DeKalb County School District/High Schools

Dunwoody 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):	211,050
Year Built:	1972
Last Renovation:	2011
Replacement Value:	$60,049,329
Repair Cost:	$5,302,927.90
Total FCI:	8.83 %
Total RSLI:	64.43 %
FCA Score:	91.17

Description:

The Dunwoody High School campus consists of one main school building located at 5035 Vermack Road in Dunwoody, Georgia. The original campus was constructed in 1972 and additions to the main school building were constructed in 1973, 1975, and 2011. In addition to these buildings, the campus contains a concession/press box building, storage buildings, batting practice building, baseball field, softball field, football field, 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 1
DOE Facility:	5055	Geographic Region:	Region 1
HS Attendance Area:	Dunwoody HS	Jurisdictional City:	City of Dunwoody
Site Acreage:	29.4		

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.

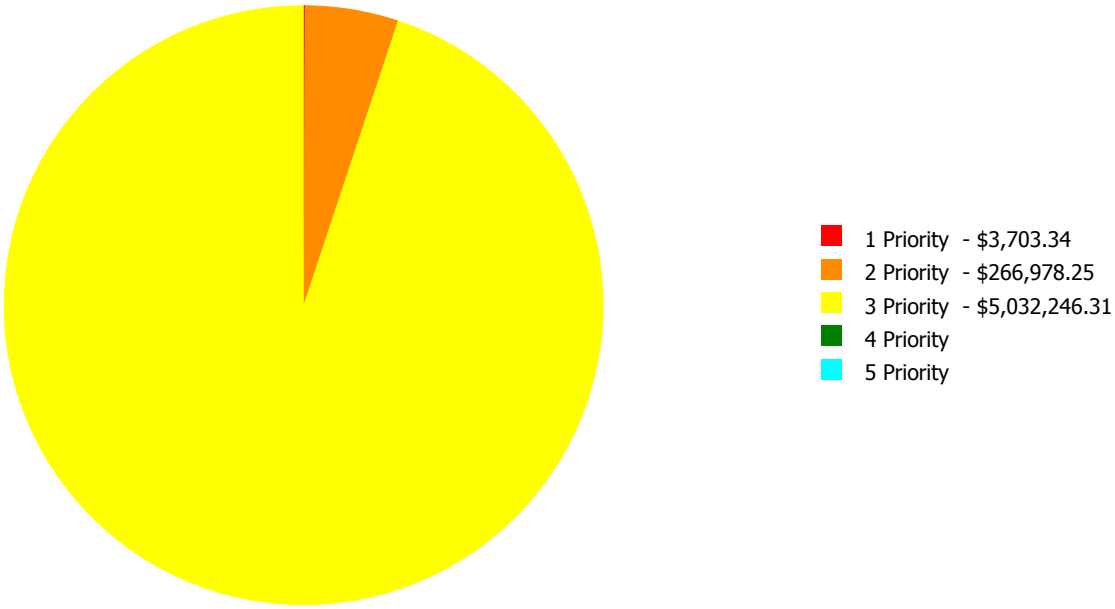
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.82 %	0.00 %	$0.00
A20 - Basement Construction	57.00 %	0.00 %	$0.00
B10 - Superstructure	63.83 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.60 %	0.61 %	$35,274.97
B30 - Roofing	80.98 %	3.82 %	$89,385.00
C10 - Interior Construction	71.26 %	0.03 %	$1,716.92
C20 - Stairs	63.57 %	13.86 %	$63,700.80
C30 - Interior Finishes	58.18 %	0.45 %	$30,752.00
D10 - Conveying	54.55 %	40.76 %	$80,926.00
D20 - Plumbing	60.57 %	33.68 %	$1,973,880.96
D30 - HVAC	79.06 %	0.00 %	$0.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	80.53 %	0.18 %	$10,300.79
E10 - Equipment	39.79 %	52.25 %	$421,566.00
E20 - Furnishings	13.59 %	91.32 %	$1,727,667.00
F10 - Special Construction	14.27 %	0.00 %	$0.00
G20 - Site Improvements	68.72 %	9.49 %	$419,698.31
G30 - Site Mechanical Utilities	12.51 %	11.74 %	$181,080.90
G40 - Site Electrical Utilities	57.42 %	34.37 %	$266,978.25
Totals:	**64.43 %**	**8.83 %**	**$5,302,927.90**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1972 Baseball Storage Building	200	60.44	$0.00	$0.00	$10,705.59	$0.00	$0.00
1972 Football Storage Building	400	60.48	$0.00	$0.00	$23,154.20	$0.00	$0.00
1972, 1973, 1975 Building	171,090	9.77	$3,703.34	$0.00	$4,269,457.68	$0.00	$0.00
1994 Baseball Concession/Press Box	600	30.13	$0.00	$0.00	$25,759.83	$0.00	$0.00
1994 Batting Practice Building	3,500	35.84	$0.00	$0.00	$102,389.80	$0.00	$0.00
1998 Softball Field Storage	260	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2011 Addition	35,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	211,050	12.87	$0.00	$266,978.25	$600,779.21	$0.00	$0.00
Total:		**8.83**	**$3,703.34**	**$266,978.25**	**$5,032,246.31**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,302,927.90

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):	200
Year Built:	1972
Last Renovation:	
Replacement Value:	$17,714
Repair Cost:	$10,705.59
Total FCI:	60.44 %
Total RSLI:	21.68 %
FCA Score:	39.56

Description:

The baseball storage building at Dunwoody High School is located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1972, 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	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	25.05 %	42.97 %	$3,148.59
B30 - Roofing	0.00 %	110.00 %	$4,554.00
D50 - Electrical	0.00 %	110.00 %	$3,003.00
Totals:	**21.68 %**	**60.44 %**	**$10,705.59**

Photo Album

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

1). South Elevation - Aug 06, 2015

2). West Elevation - Aug 06, 2015

3). North Elevation - Aug 06, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.27	S.F.	200	100	1972	2072		57.00 %	0.00 %	57			$654
B1020	Roof Construction	$14.31	S.F.	200	100	1972	2072		57.00 %	0.00 %	57			$2,862
B2010	Exterior Walls	$32.40	S.F.	200	60	1972	2032		28.33 %	34.19 %	17		$2,215.59	$6,480
B2030	Exterior Doors	$4.24	S.F.	200	30	1972	2002		0.00 %	110.02 %	-13		$933.00	$848
B3010	Roof Coverings -BUR	$20.70	S.F.	200	25	1972	1997		0.00 %	110.00 %	-18		$4,554.00	$4,140
D5010	Electrical Service/Distribution	$2.69	S.F.	200	40	1972	2012		0.00 %	110.04 %	-3		$592.00	$538
D5020	Lighting and Branch Wiring	$10.96	S.F.	200	30	1972	2002		0.00 %	109.99 %	-13		$2,411.00	$2,192
								Total	**21.68 %**	**60.44 %**			**$10,705.59**	**$17,714**

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.

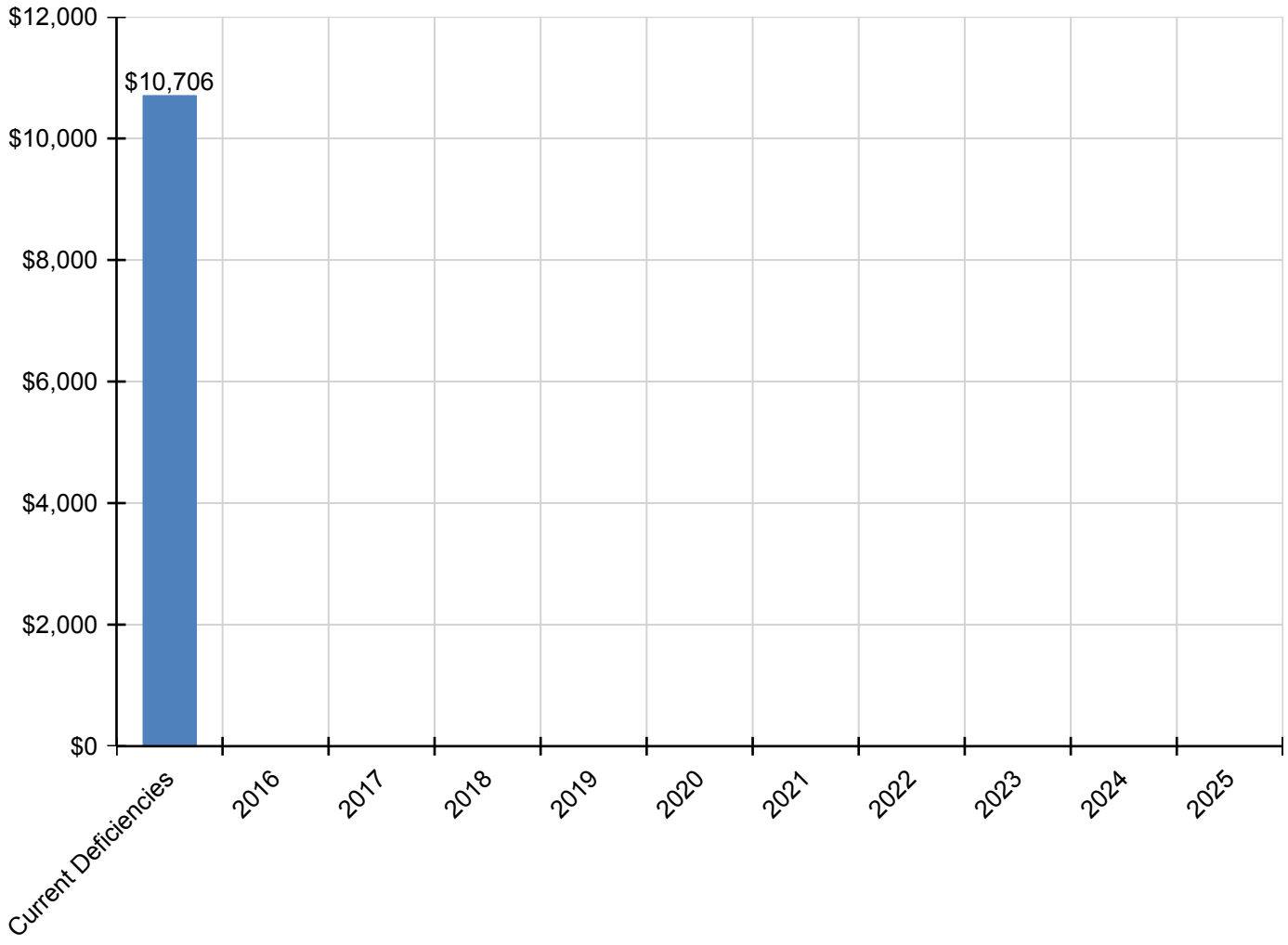
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$10,706**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,706**
*** 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**	$2,216	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,216**
B2030 - Exterior Doors	$933	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$933**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings -BUR	$4,554	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,554**
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	$592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$592**
D5020 - Lighting and Branch Wiring	$2,411	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,411**

** Indicates non-renewable system*

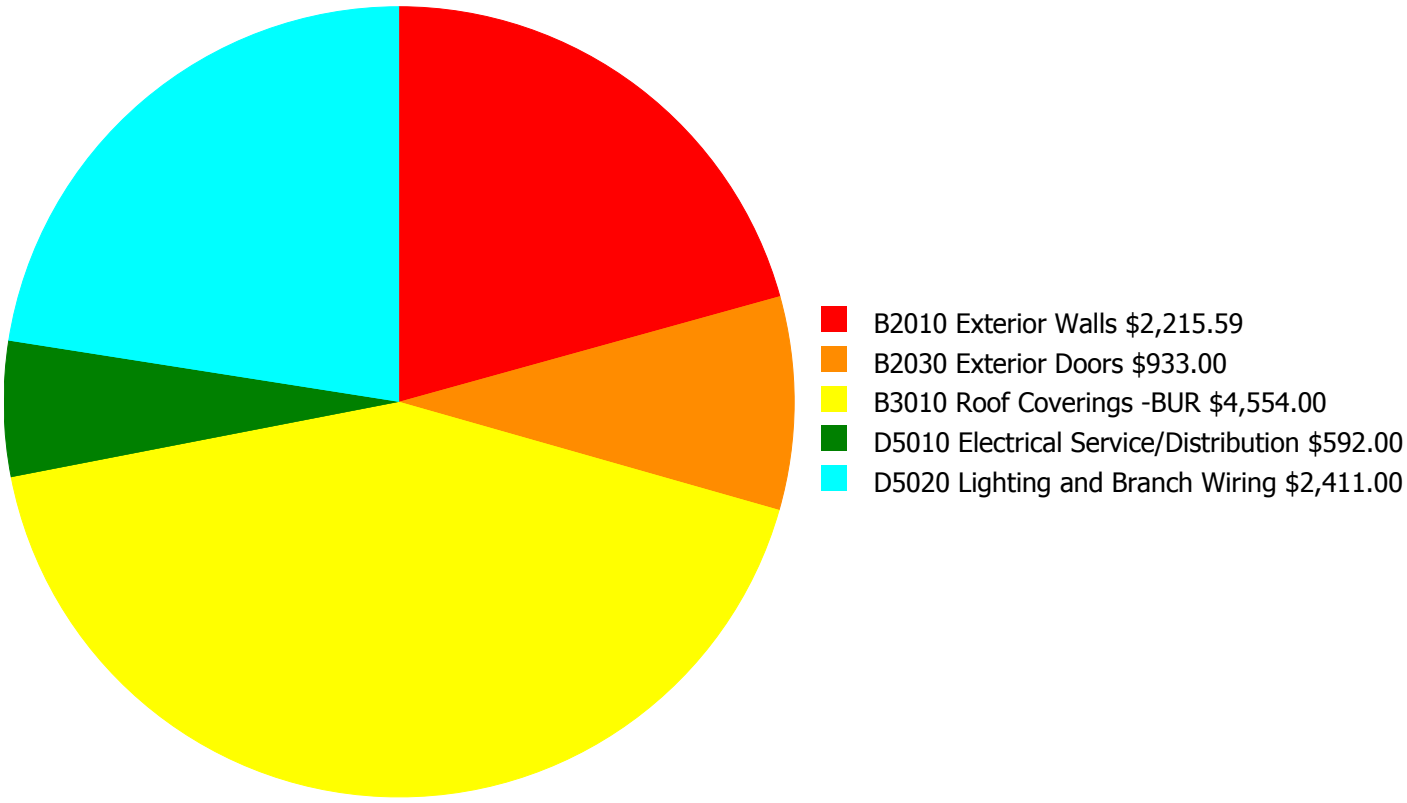
Forecasted Capital Renewal Requirement

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

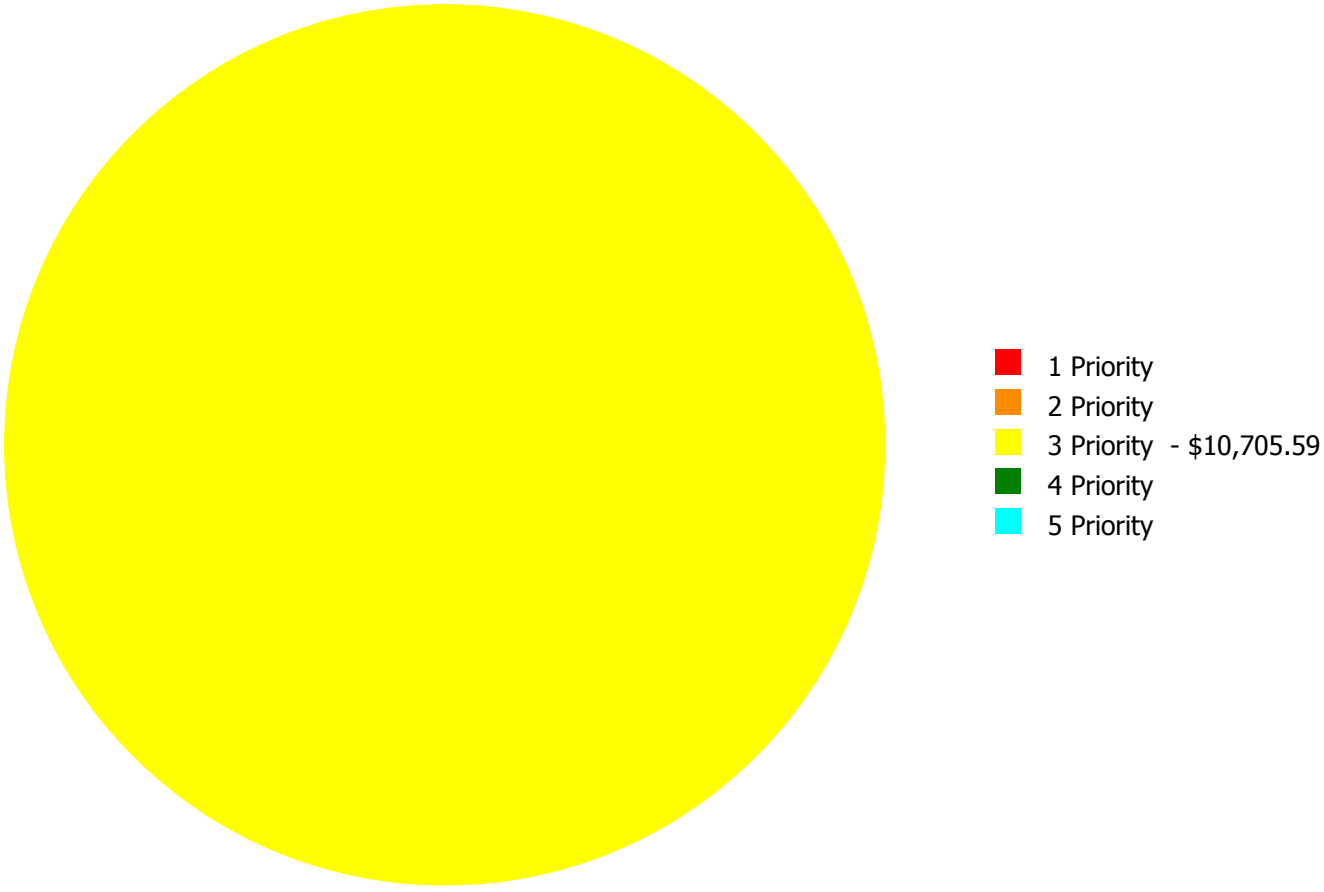
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $10,705.59

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: $10,705.59

Deficiency By Priority Investment Table

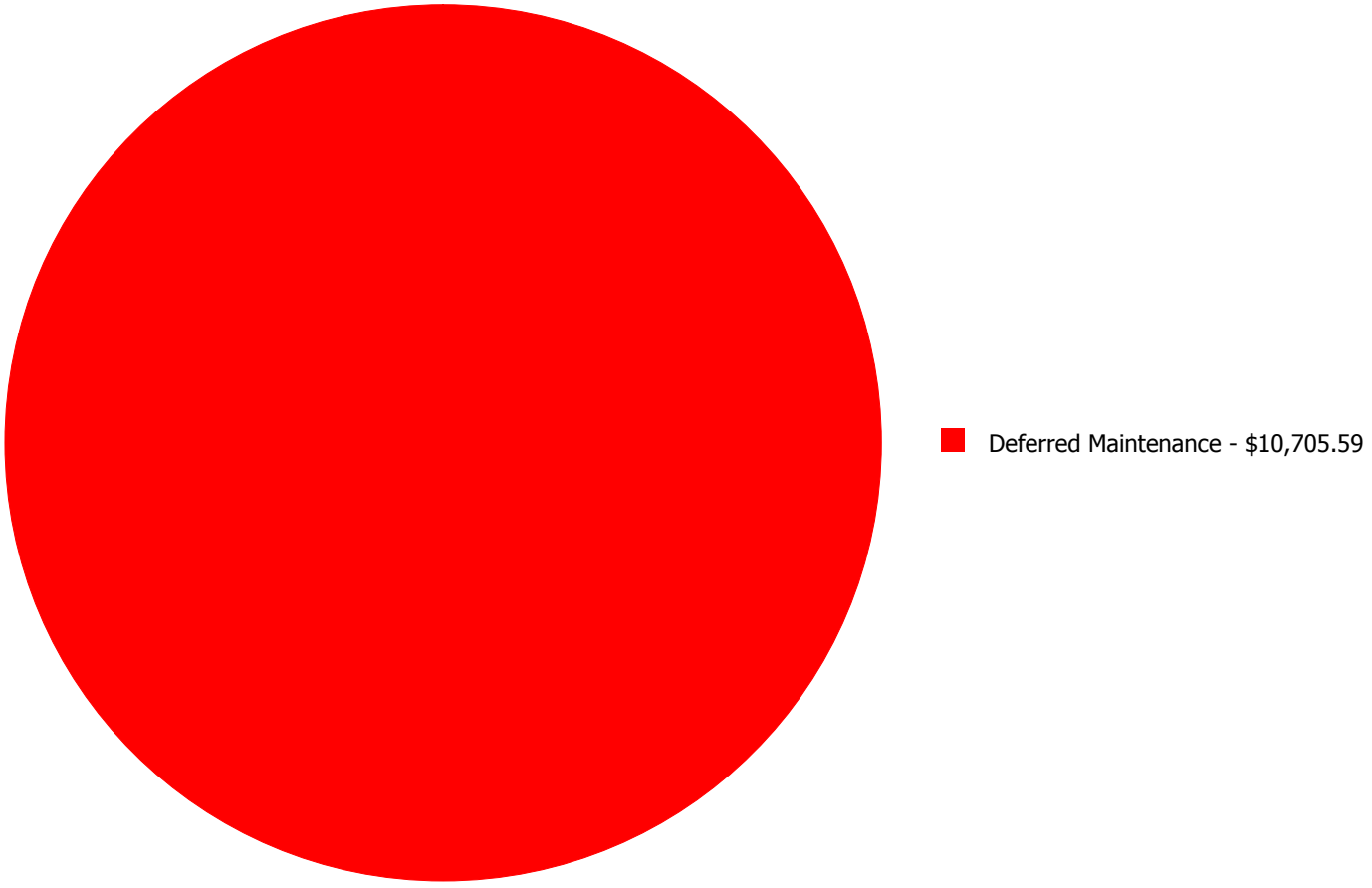
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$2,215.59	$0.00	$0.00	$2,215.59
B2030	Exterior Doors	$0.00	$0.00	$933.00	$0.00	$0.00	$933.00
B3010	Roof Coverings -BUR	$0.00	$0.00	$4,554.00	$0.00	$0.00	$4,554.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$592.00	$0.00	$0.00	$592.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$2,411.00	$0.00	$0.00	$2,411.00
	Total:	$0.00	$0.00	$10,705.59	$0.00	$0.00	$10,705.59

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: $10,705.59

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 concrete block walls
Qty: 650.00
Unit of Measure: S.F.
Estimate: $2,215.59
Assessor Name: Ben Nixon
Date Created: 08/25/2015

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

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 200.00
Unit of Measure: S.F.
Estimate: $933.00
Assessor Name: Ben Nixon
Date Created: 08/06/2015

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: 200.00
Unit of Measure: S.F.
Estimate: $4,554.00
Assessor Name: Ben Nixon
Date Created: 08/06/2015

Notes: Built-up roof covering is in deteriorating condition, with cracks and loss of surface, 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: 200.00
Unit of Measure: S.F.
Estimate: $592.00
Assessor Name: Ben Nixon
Date Created: 08/06/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 200.00

Unit of Measure: S.F.

Estimate: $2,411.00

Assessor Name: Ben Nixon

Date Created: 08/06/2015

Notes: Lighting and branch wiring are beyond their expected service life, aged, 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):	400
Year Built:	1972
Last Renovation:	
Replacement Value:	$38,284
Repair Cost:	$23,154.20
Total FCI:	60.48 %
Total RSLI:	23.31 %
FCA Score:	39.52

Description:

The football storage building at Dunwoody High School is located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1972, 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	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.76 %	45.43 %	$7,169.20
B30 - Roofing	0.00 %	110.00 %	$9,108.00
D50 - Electrical	0.00 %	110.00 %	$6,877.00
Totals:	**23.31 %**	**60.48 %**	**$23,154.20**

Photo Album

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

1). East Elevation - Aug 06, 2015

2). North Elevation - Aug 06, 2015

3). West Elevation - Aug 06, 2015

4). South Elevation - Aug 06, 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	1972	2072		57.00 %	0.00 %	57			$1,440
B1020	Roof Construction	$16.33	S.F.	400	100	1972	2072		57.00 %	0.00 %	57			$6,532
B2010	Exterior Walls	$38.65	S.F.	400	60	1972	2032		28.33 %	44.10 %	17		$6,817.20	$15,460
B2030	Exterior Doors	$0.80	S.F.	400	30	1972	2002		0.00 %	110.00 %	-13		$352.00	$320
B3010	Roof Coverings -BUR	$20.70	S.F.	400	25	1972	1997		0.00 %	110.00 %	-18		$9,108.00	$8,280
D5010	Electrical Service/Distribution	$3.06	S.F.	400	40	1972	2012		0.00 %	109.97 %	-3		$1,346.00	$1,224
D5020	Lighting and Branch Wiring	$12.57	S.F.	400	30	1972	2002		0.00 %	110.00 %	-13		$5,531.00	$5,028
								Total	**23.31 %**	**60.48 %**			**$23,154.20**	**$38,284**

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.

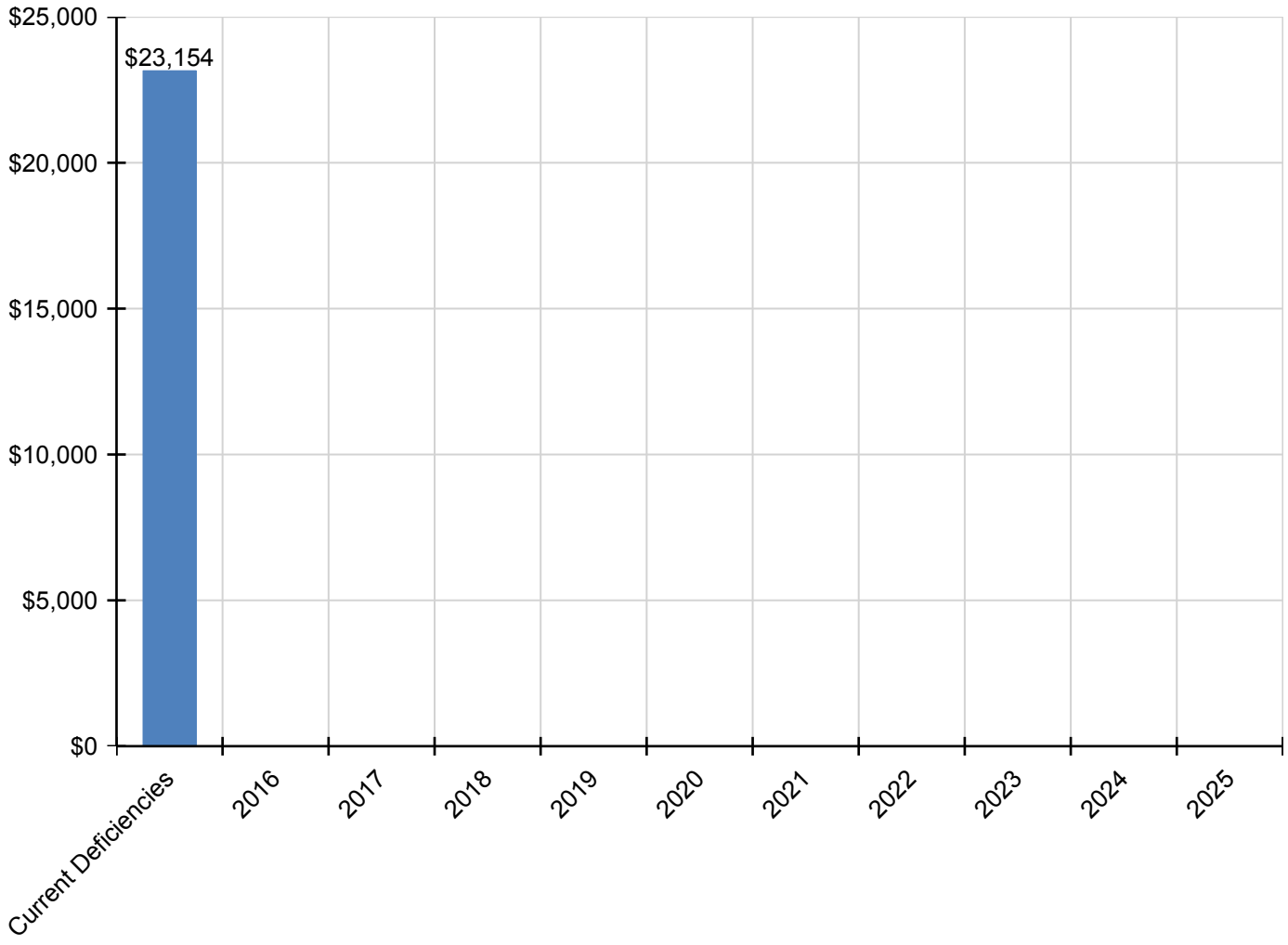
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$23,154**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$23,154**
*** 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**	$6,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,817**
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**
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	$1,346	$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*

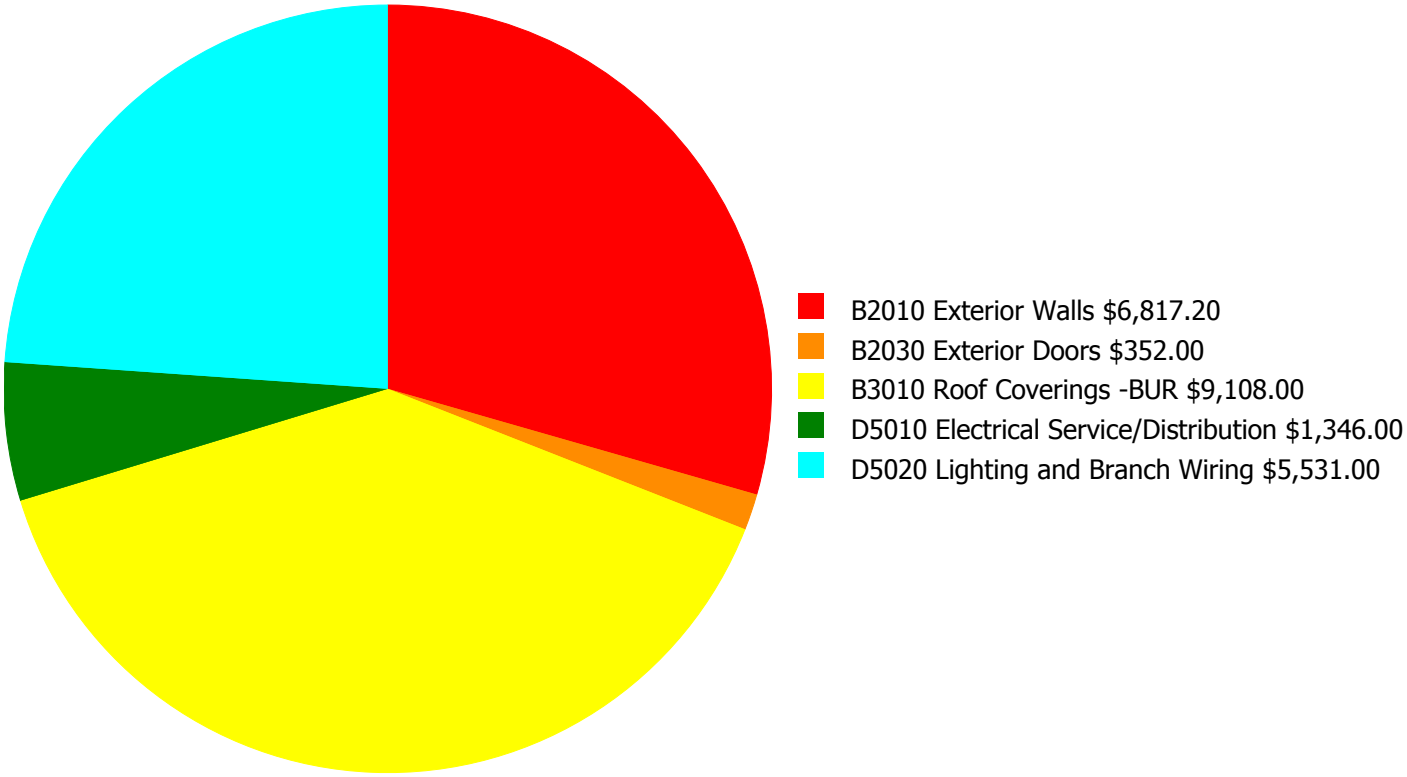
Forecasted Capital Renewal Requirement

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

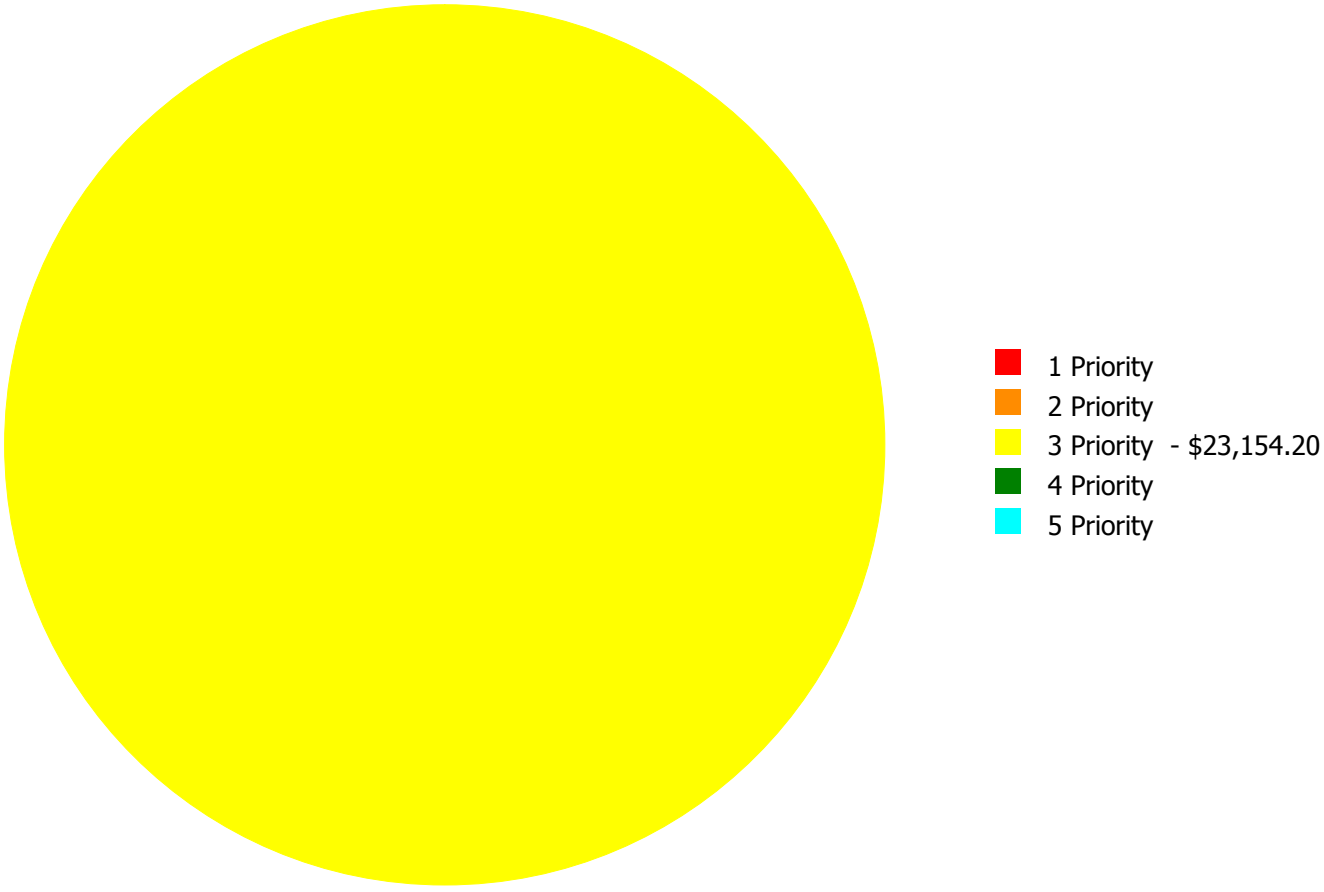
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $23,154.20

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: $23,154.20

Deficiency By Priority Investment Table

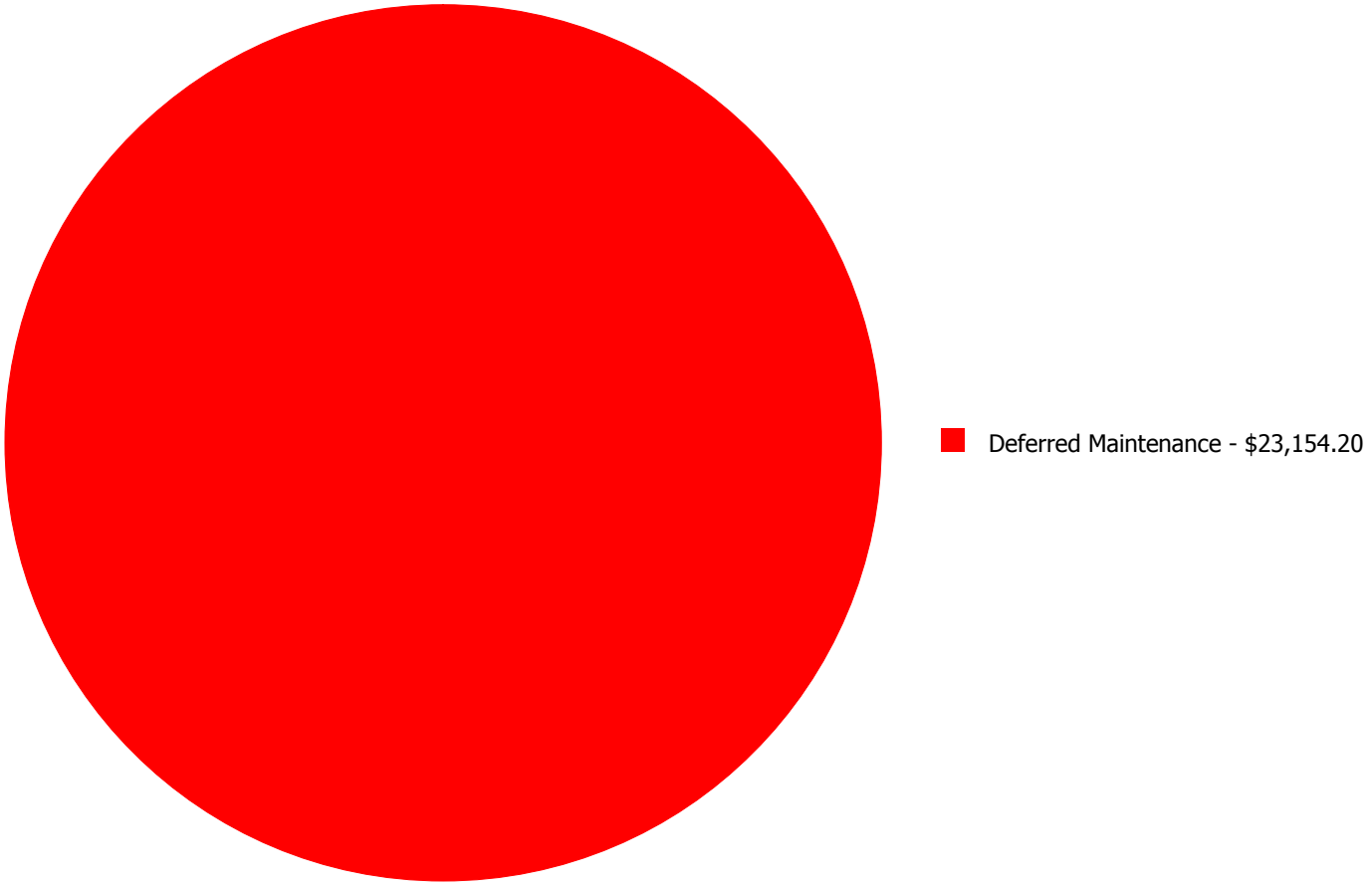
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$6,817.20	$0.00	$0.00	$6,817.20
B2030	Exterior Doors	$0.00	$0.00	$352.00	$0.00	$0.00	$352.00
B3010	Roof Coverings -BUR	$0.00	$0.00	$9,108.00	$0.00	$0.00	$9,108.00
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	$0.00	$23,154.20	$0.00	$0.00	$23,154.20

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: $23,154.20

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 concrete block walls
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $6,817.20
Assessor Name: Ben Nixon
Date Created: 08/25/2015

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

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 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.

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 cracks and loss of surface, 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: 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, aged, and should be scheduled for replacement.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 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, aged, 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):	171,090
Year Built:	1972
Last Renovation:	2011
Replacement Value:	$43,726,555
Repair Cost:	$4,273,161.02
Total FCI:	9.77 %
Total RSLI:	61.64 %
FCA Score:	90.23

Description:

The main building at Dunwoody High School is a three-story building located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1972, there have been three additions in 1973, 1975, and 2011, and a major renovation in 2011. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

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

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	$0.00
A20 - Basement Construction	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.42 %	0.07 %	$3,282.55
B30 - Roofing	84.02 %	0.00 %	$0.00
C10 - Interior Construction	67.20 %	0.03 %	$1,716.92
C20 - Stairs	57.00 %	16.85 %	$63,700.80
C30 - Interior Finishes	54.91 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$80,926.00
D20 - Plumbing	55.35 %	40.48 %	$1,973,880.96
D30 - HVAC	79.20 %	0.00 %	$0.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	81.21 %	0.01 %	$420.79
E10 - Equipment	38.42 %	54.04 %	$421,566.00
E20 - Furnishings	0.00 %	110.00 %	$1,727,667.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**61.64 %**	**9.77 %**	**$4,273,161.02**

Photo Album

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

1). West Elevation - Aug 06, 2015

2). North Elevation - Aug 06, 2015

3). East Elevation - Aug 06, 2015

4). South Elevation - Aug 06, 2015

Condition Detail

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

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7. Year Installed: The date of system installation.
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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.	171,090	100	1972	2072		57.00 %	0.00 %	57			$600,526
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$609,080
A2010	Basement Excavation	$0.14	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$23,953
A2020	Basement Walls	$1.64	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$280,588
B1010	Floor Construction	$15.61	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$2,670,715
B1020	Roof Construction	$11.74	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$2,008,597
B2010	Exterior Walls	$15.69	S.F.	171,090	60	1972	2032		28.33 %	0.00 %	17			$2,684,402
B2020	Exterior Windows	$11.18	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$1,912,786
B2030	Exterior Doors	$0.66	S.F.	171,090	30	2011	2041		86.67 %	2.91 %	26		$3,282.55	$112,919
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	72,880	25	2011	2036		84.00 %	0.00 %	21			$1,508,616
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	$0.07	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$11,976
C1010	Partitions	$19.44	S.F.	171,090	100	1972	2072		57.00 %	0.00 %	57			$3,325,990
C1020	Interior Doors	$6.11	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$1,045,360
C1030	Fittings	$6.20	S.F.	171,090	20	2011	2031		80.00 %	0.16 %	16		$1,716.92	$1,060,758
C2010	Stair Construction	$2.21	S.F.	171,090	100	1972	2072		57.00 %	16.85 %	57		$63,700.80	$378,109
C3010	Wall Finishes - Paint	$1.93	S.F.	136,872	10	2011	2021		60.00 %	0.00 %	6			$264,163
C3010	Wall Finishes - Painted Ceramic Tile	$10.27	S.F.	34,218	30	2011	2041		86.67 %	0.00 %	26			$351,419
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	17,109	8	2011	2019		50.00 %	0.00 %	4			$145,427
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	17,109	50	1972	2022		14.00 %	0.00 %	7			$247,909
C3020	Floor Finishes - Rubber	$20.48	S.F.	7,000	15	2011	2026		73.33 %	0.00 %	11			$143,360
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	34,218	50	1972	2022		14.00 %	0.00 %	7			$1,813,896
C3020	Floor Finishes - VCT	$9.54	S.F.	104,594	15	2011	2026		73.33 %	0.00 %	11			$997,827
C3020	Floor Finishes - Wood	$14.70	S.F.	15,940	50	2011	2061		92.00 %	0.00 %	46			$234,318
C3030	Ceiling Finishes	$9.98	S.F.	171,090	20	2011	2031		80.00 %	0.00 %	16			$1,707,478
D1010	Elevators and Lifts	$0.43	S.F.	171,090	30	1972	2002		0.00 %	110.00 %	-13		$80,926.00	$73,569
D2010	Plumbing Fixtures	$17.66	S.F.	171,090	30	2011	2041		86.67 %	1.17 %	26		$35,431.96	$3,021,449
D2020	Domestic Water Distribution	$3.81	S.F.	171,090	30	1972	2002		0.00 %	110.00 %	-13		$717,038.00	$651,853
D2030	Sanitary Waste	$4.80	S.F.	171,090	30	1972	2002		0.00 %	110.00 %	-13		$903,355.00	$821,232

School Assessment Report - 1972, 1973, 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	$0.92	S.F.	171,090	30	1972	2002		0.00 %	110.00 %	-13		$173,143.00	$157,403
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$92,389
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	171,090	40	1972	2012		0.00 %	110.00 %	-3		$144,913.00	$131,739
D3020	Heat Generating Systems	$4.55	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$778,460
D3030	Cooling Generating Systems	$4.73	S.F.	171,090	25	2011	2036		84.00 %	0.00 %	21			$809,256
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$1,006,009
D3050	Terminal & Package Units	$18.52	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$3,168,587
D3060	Controls & Instrumentation	$3.19	S.F.	171,090	20	2011	2031		80.00 %	0.00 %	16			$545,777
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$128,318
D4010	Sprinklers	$4.13	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$706,602
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	171,090	40	2011	2051		90.00 %	0.00 %	36			$295,986
D5020	Branch Wiring	$5.56	S.F.	171,090	30	2011	2041		86.67 %	0.00 %	26			$951,260
D5020	Lighting	$8.36	S.F.	171,090	30	2011	2041		86.67 %	0.03 %	26		$420.79	$1,430,312
D5030	Communications and Security - Data Communication	$2.79	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$477,341
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$131,739
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$824,654
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$198,464
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$340,469
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	171,090	20	2011	2031		80.00 %	0.00 %	16			$44,483
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	171,090	20	2011	2031		80.00 %	0.00 %	16			$130,028
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	171,090	20	1972	1992		0.00 %	110.00 %	-23		$421,566.00	$383,242
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	171,090	15	2011	2026		73.33 %	0.00 %	11			$266,900
E2010	Fixed Furnishings	$9.18	S.F.	171,090	20	1972	1992		0.00 %	110.00 %	-23		$1,727,667.00	$1,570,606
F1010	Special Structures - Canopies	$2.62	S.F.	171,090	25	1972	1997		0.00 %	0.00 %	-18			$448,256
								Total	**61.64 %**	**9.77 %**			**$4,273,161.02**	**$43,726,555**

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:	**$4,273,161**	**$0**	**$0**	**$0**	**$180,047**	**$0**	**$346,967**	**$2,789,337**	**$0**	**$0**	**$0**	**$7,589,511**
*** 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	$3,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,283**
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**

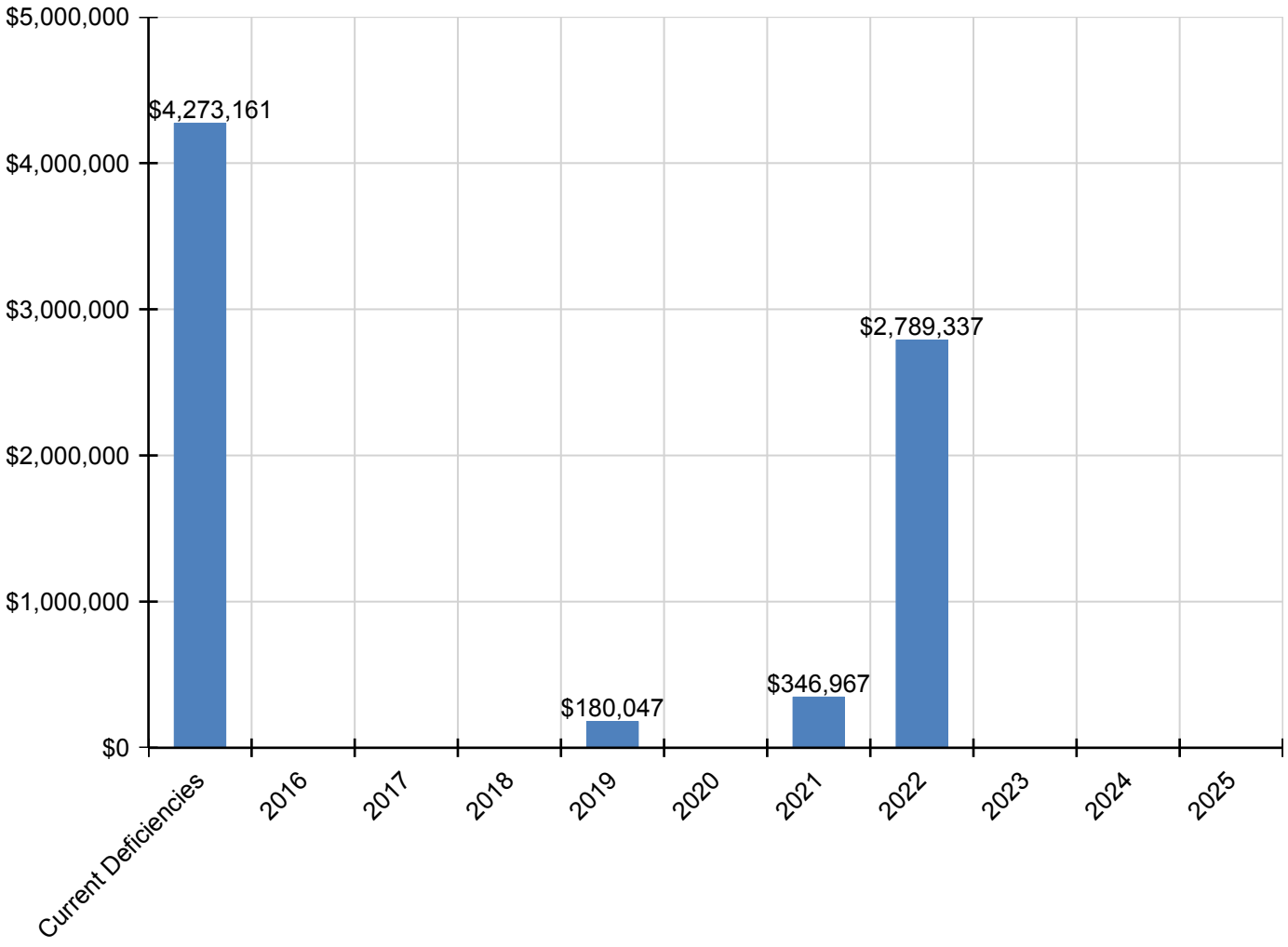
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$1,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,717**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$63,701	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,701**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$346,967	$0	$0	$0	$0	**$346,967**
C3010 - Wall Finishes - Painted Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$180,047	$0	$0	$0	$0	$0	$0	**$180,047**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$335,387	$0	$0	$0	**$335,387**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$2,453,950	$0	$0	$0	**$2,453,950**
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	$80,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,926**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$35,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,432**
D2020 - Domestic Water Distribution	$717,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$717,038**
D2030 - Sanitary Waste	$903,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$903,355**
D2040 - Rain Water Drainage	$173,143	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,143**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$144,913	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,913**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$421**
D5030 - Communications and Security - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Kitchen Equipment	$421,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$421,566**
E1090 - Other Equipment - Sports Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$1,727,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,727,667**
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*

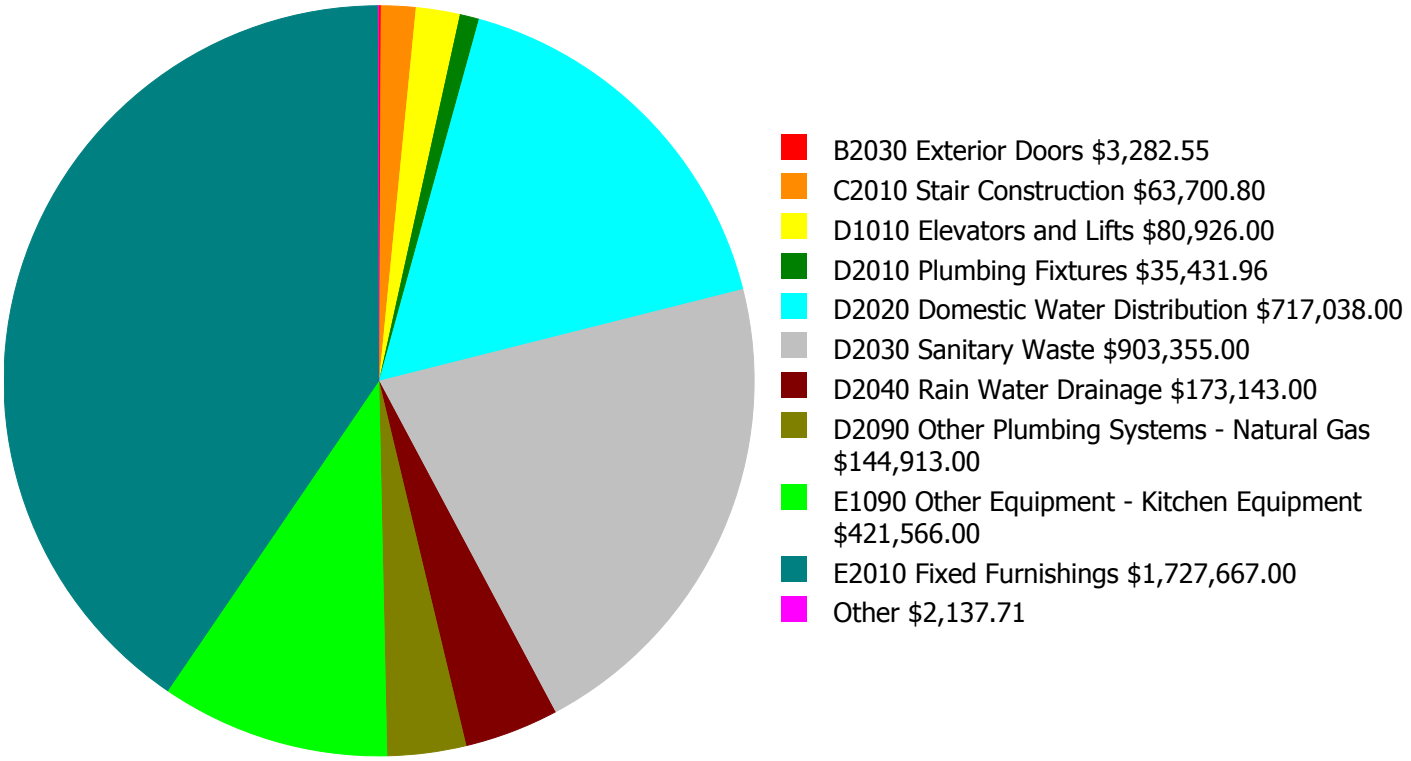
Forecasted Capital Renewal Requirement

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

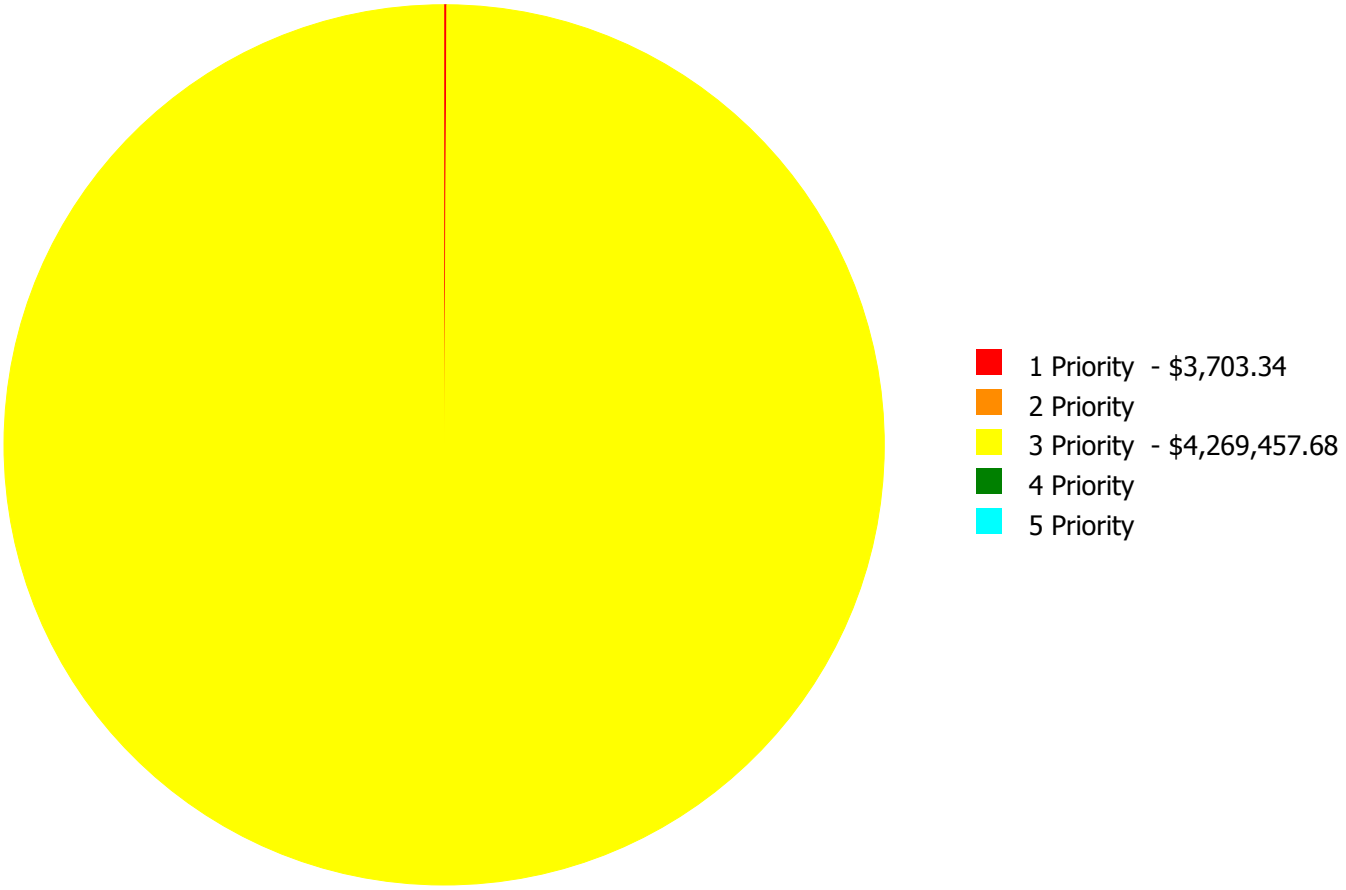
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $4,273,161.02

Deficiency Summary by Priority

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



Budget Estimate Total: $4,273,161.02

Deficiency By Priority Investment Table

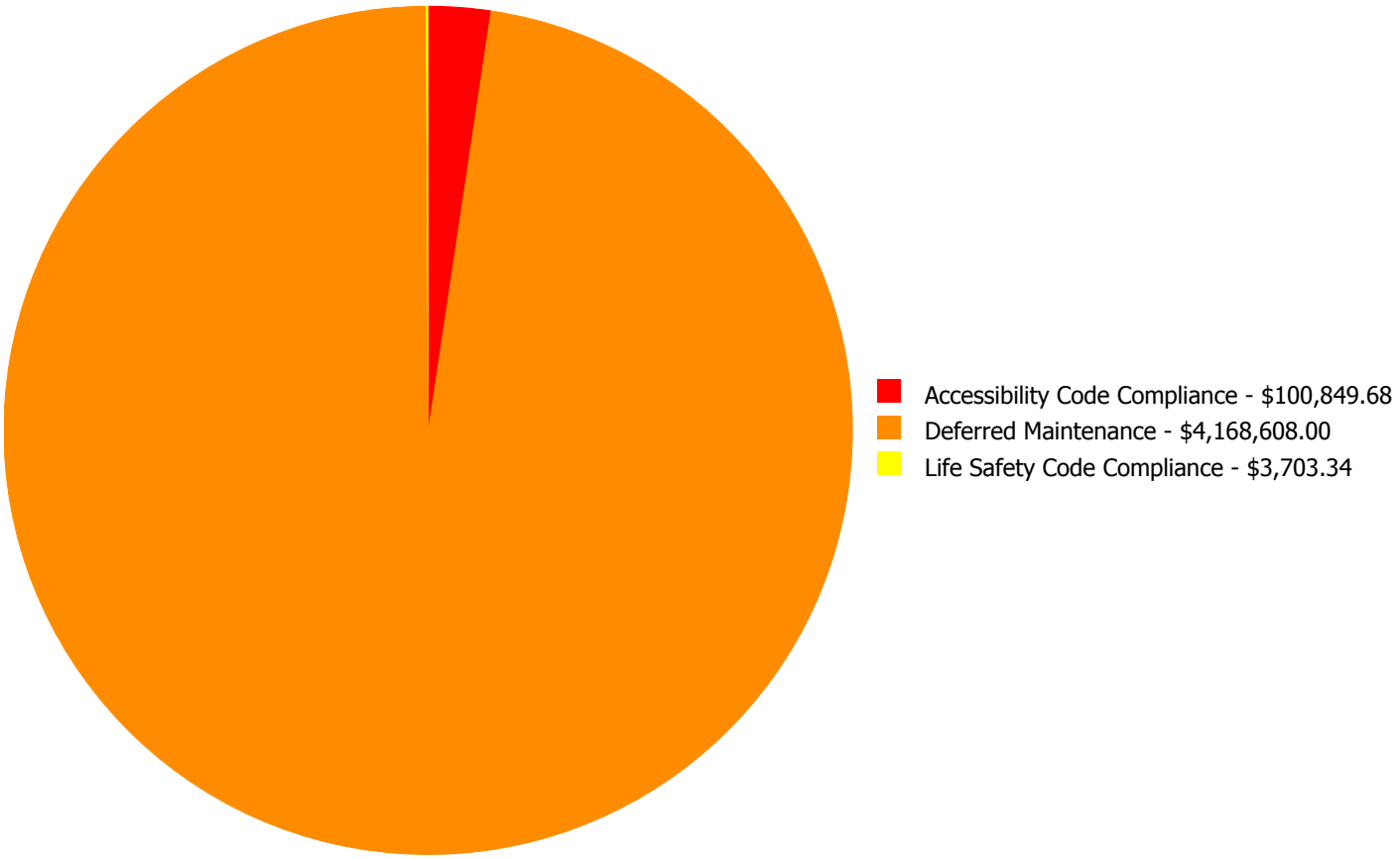
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$3,282.55	$0.00	$0.00	$0.00	$0.00	$3,282.55
C1030	Fittings	$0.00	$0.00	$1,716.92	$0.00	$0.00	$1,716.92
C2010	Stair Construction	$0.00	$0.00	$63,700.80	$0.00	$0.00	$63,700.80
D1010	Elevators and Lifts	$0.00	$0.00	$80,926.00	$0.00	$0.00	$80,926.00
D2010	Plumbing Fixtures	$0.00	$0.00	$35,431.96	$0.00	$0.00	$35,431.96
D2020	Domestic Water Distribution	$0.00	$0.00	$717,038.00	$0.00	$0.00	$717,038.00
D2030	Sanitary Waste	$0.00	$0.00	$903,355.00	$0.00	$0.00	$903,355.00
D2040	Rain Water Drainage	$0.00	$0.00	$173,143.00	$0.00	$0.00	$173,143.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$144,913.00	$0.00	$0.00	$144,913.00
D5020	Lighting	$420.79	$0.00	$0.00	$0.00	$0.00	$420.79
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$421,566.00	$0.00	$0.00	$421,566.00
E2010	Fixed Furnishings	$0.00	$0.00	$1,727,667.00	$0.00	$0.00	$1,727,667.00
	Total:	$3,703.34	$0.00	$4,269,457.68	$0.00	$0.00	$4,273,161.02

Deficiency Summary by Category

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



Budget Estimate Total: $4,273,161.02

Deficiency Details by Priority

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

Priority 1 Priority:

System: B2030 - Exterior Doors

Location: 1604 Technology Lab, 1606 Electrical
Distress: Missing
Category: Life Safety Code Compliance
Priority: 1 Priority
Correction: Replace door panic device
Qty: 2.00
Unit of Measure: Ea.
Estimate: $3,282.55
Assessor Name: Eduardo Lopez
Date Created: 08/25/2015

Notes: In two locations noted, building emergency exit doors do not have a panic hardware installed and should be provided per code.

System: D5020 - Lighting

Location: Staircase - Lower Level South Exit
Distress: Needs Remediation
Category: Life Safety Code Compliance
Priority: 1 Priority
Correction: Add/replace illuminated exit signage
Qty: 1.00
Unit of Measure: Ea.
Estimate: $420.79
Assessor Name: Eduardo Lopez
Date Created: 08/25/2015

Notes: Emergency exit door in staircase swings in the correct direction has a panic hardware device. However, the emergency exit sign was installed on the opposite side and is misleading. Remove and install illuminated exit sign in staircase towards direction of egress.

Priority 3 Priority:

System: C1030 - Fittings

Location: Restrooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 12.00

Unit of Measure: S.F.

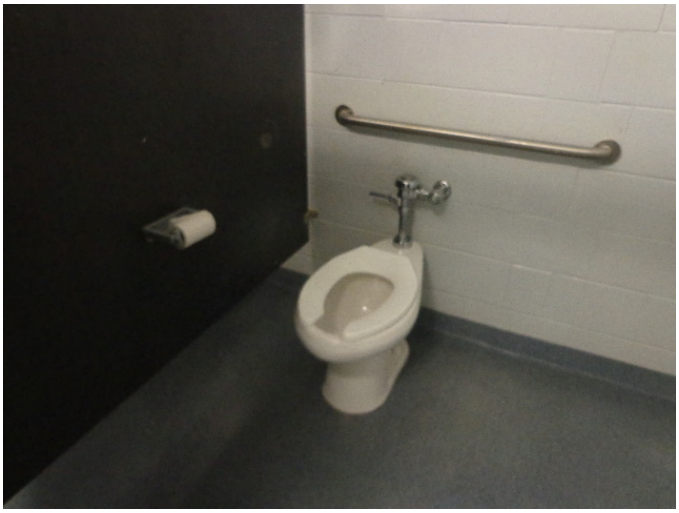
Estimate: $1,093.46

Assessor Name: Eduardo Lopez

Date Created: 08/25/2015

Notes: Many restrooms are ADA compliant. However, ADA compliant signage is missing and should be provided.

System: C1030 - Fittings



Location: 1108 Boys Restroom

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove and replace grab bars w/ADA compliant grab bars.

Qty: 1.00

Unit of Measure: Ea.

Estimate: $623.46

Assessor Name: Eduardo Lopez

Date Created: 08/25/2015

Notes: Accessible toilet is missing a grab bar to comply with ADA standards.

System: C2010 - Stair Construction

Location: Staircase

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Remove/replace handrails w/ADA compliant handrails

Qty: 1,000.00

Unit of Measure: L.F.

Estimate: $63,700.80

Assessor Name: Eduardo Lopez

Date Created: 08/14/2015

Notes: Handrails are not ADA compliant and are missing guardrails, and should be replaced.

System: D1010 - Elevators and Lifts

Location: Southwest Corner of Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 171,090.00

Unit of Measure: S.F.

Estimate: $80,926.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 3.00

Unit of Measure: Ea.

Estimate: $23,812.12

Assessor Name: Eduardo Lopez

Date Created: 08/25/2015

Notes: Drinking fountain protrudes into main path of travel and should comply with ADA standards. Remove/replace drinking fountain w/recessed ADA compliant drinking fountain.

System: D2010 - Plumbing Fixtures

Location: 113, 119 and 123 Shower

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant shower

Qty: 2.00

Unit of Measure: Ea.

Estimate: $11,337.16

Assessor Name: Eduardo Lopez

Date Created: 08/25/2015

Notes: Add ADA compliant showers.

System: D2010 - Plumbing Fixtures

Location: 1310 Boys RR, 1010 Boys RR, and 1013 Girls RR

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant insulation to lavatory piping

Qty: 3.00

Unit of Measure: Ea.

Estimate: $282.68

Assessor Name: Eduardo Lopez

Date Created: 08/25/2015

Notes: Pipe insulation is missing per ADA standards.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 171,090.00

Unit of Measure: S.F.

Estimate: $717,038.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The domestic water distribution system is beyond its expected service life, aged, 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: 171,090.00
Unit of Measure: S.F.
Estimate: $903,355.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Staff reports odors from drains in 1400 hall, boys/girls PE.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 171,090.00
Unit of Measure: S.F.
Estimate: $173,143.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The rainwater drainage system is beyond its expected service life and should be scheduled for replacement. Staff reports that water draining on auditorium side hits the bottom level and floods.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 171,090.00
Unit of Measure: S.F.
Estimate: $144,913.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 171,090.00
Unit of Measure: S.F.
Estimate: $421,566.00
Assessor Name: Eduardo Lopez
Date Created: 08/06/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 171,090.00

Unit of Measure: S.F.

Estimate: $1,727,667.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	600
Year Built:	1994
Last Renovation:	
Replacement Value:	$85,503
Repair Cost:	$25,759.83
Total FCI:	30.13 %
Total RSLI:	50.12 %
FCA Score:	69.87

Description:

The concession/press box building at Dunwoody High School is a two-story building located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1994, 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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.52 %	34.49 %	$9,171.83
B30 - Roofing	0.00 %	110.00 %	$11,081.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C20 - Stairs	58.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	109.99 %	$5,507.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D50 - Electrical	33.43 %	0.00 %	$0.00
Totals:	**50.12 %**	**30.13 %**	**$25,759.83**

Photo Album

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

1). Northwest Elevation - Aug 06, 2015

2). Northeast Elevation - Aug 06, 2015

3). Southeast Elevation - Aug 06, 2015

4). Southwest Elevation - Aug 06, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	600	100	1994	2094		79.00 %	0.00 %	79			$2,694
A1030	Slab on Grade	$3.60	S.F.	600	100	1994	2094		79.00 %	0.00 %	79			$2,160
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	$16.81	S.F.	600	100	1994	2094		79.00 %	0.00 %	79			$10,086
B1020	Roof Construction	$16.33	S.F.	600	100	1994	2094		79.00 %	0.00 %	79			$9,798
B2010	Exterior Walls	$38.65	S.F.	600	60	1994	2054		65.00 %	39.55 %	39		$9,171.83	$23,190
B2020	Exterior Windows	$4.87	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$2,922
B2030	Exterior Doors	$0.80	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$480
B3010	Roof Coverings - Asphalt Shingles	$16.79	S.F.	600	15	1994	2009		0.00 %	110.00 %	-6		$11,081.00	$10,074
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C2010	Stair Construction	$6.97	S.F.	600	50	1994	2044		58.00 %	0.00 %	29			$4,182
C3010	Wall Finishes	$1.61	S.F.	300	20	1994	2014		0.00 %	109.94 %	-1		$531.00	$483
C3020	Floor Finishes -Carpet	$6.58	S.F.	300	8	1994	2002		0.00 %	109.98 %	-13		$2,171.00	$1,974
C3020	Floor Finishes -Epoxy	$8.50	S.F.	300	20	1994	2014		0.00 %	110.00 %	-1		$2,805.00	$2,550
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$1.38	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$828
D2020	Domestic Water Distribution	$3.48	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$2,088
D2030	Sanitary Waste	$4.36	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$2,616
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	600	40	1994	2034		47.50 %	0.00 %	19			$1,836
D5020	Lighting and Branch Wiring	$12.57	S.F.	600	30	1994	2024		30.00 %	0.00 %	9			$7,542
D5030	Communications and Security	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**50.12 %**	**30.13 %**			**$25,759.83**	**$85,503**

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%

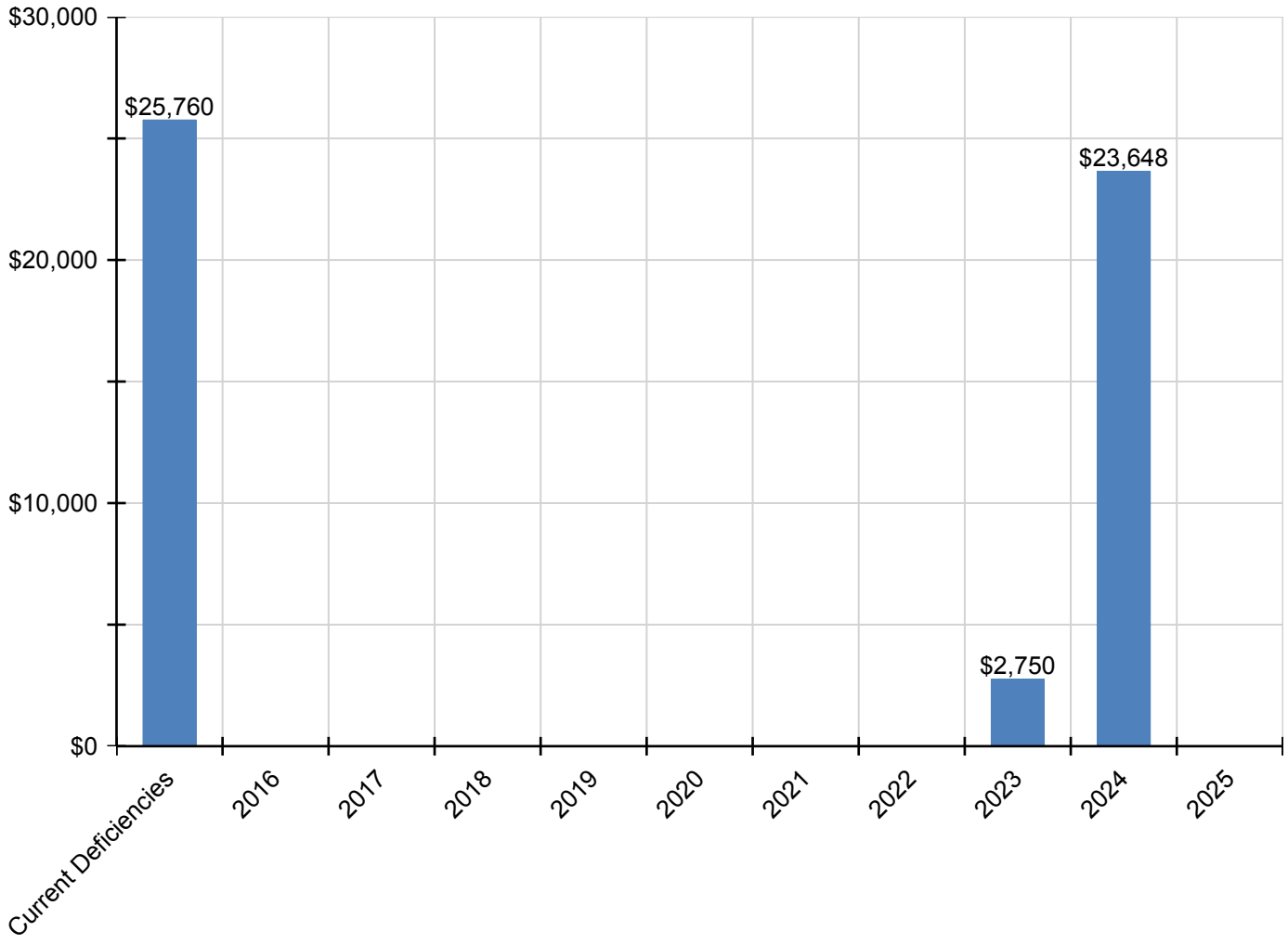
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$25,760**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,750**	**$23,648**	**$0**	**$52,158**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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**	$9,172	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,172**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,194	$0	**$4,194**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$689	$0	**$689**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphalt Shingles	$11,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,081**
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	$531	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$531**
C3020 - Floor Finishes -Carpet	$2,171	$0	$0	$0	$0	$0	$0	$0	$2,750	$0	$0	**$4,921**
C3020 - Floor Finishes -Epoxy	$2,805	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,805**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,189	$0	**$1,189**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,997	$0	**$2,997**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,755	$0	**$3,755**
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	$10,824	$0	**$10,824**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

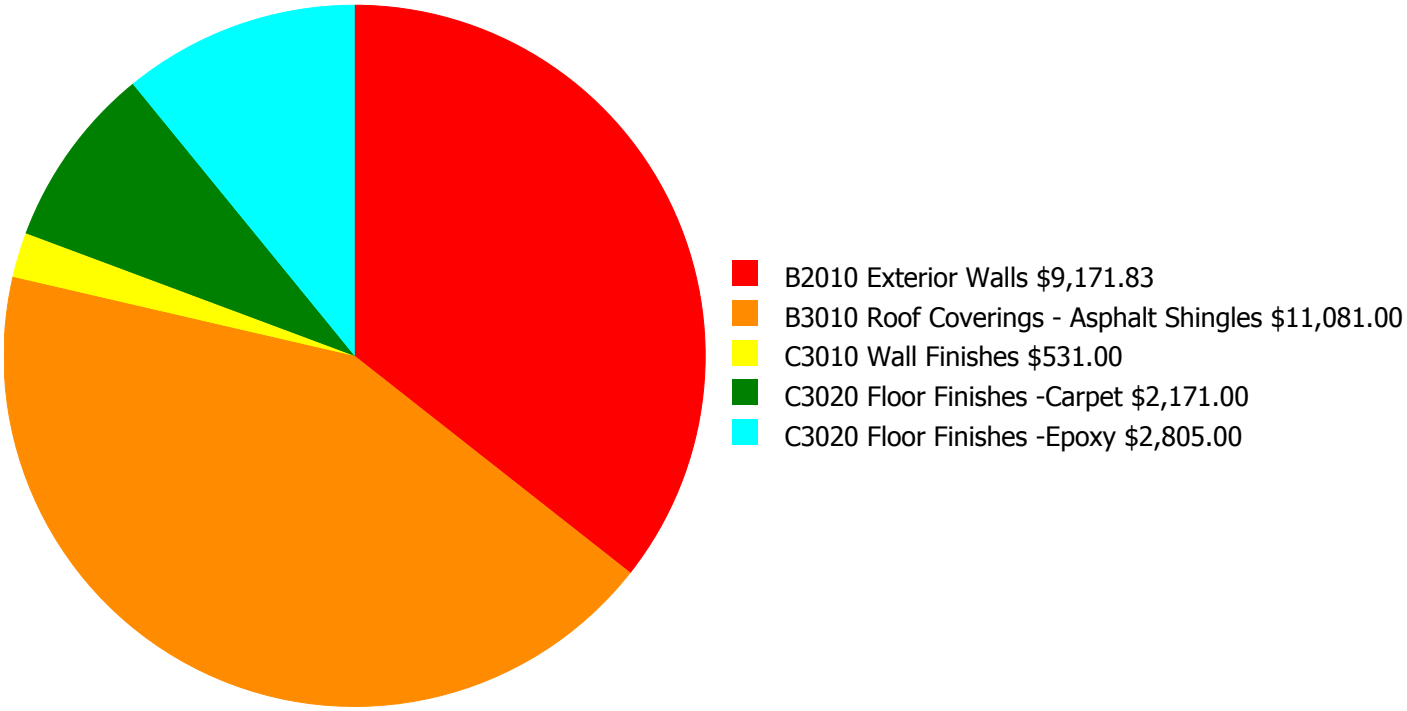
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

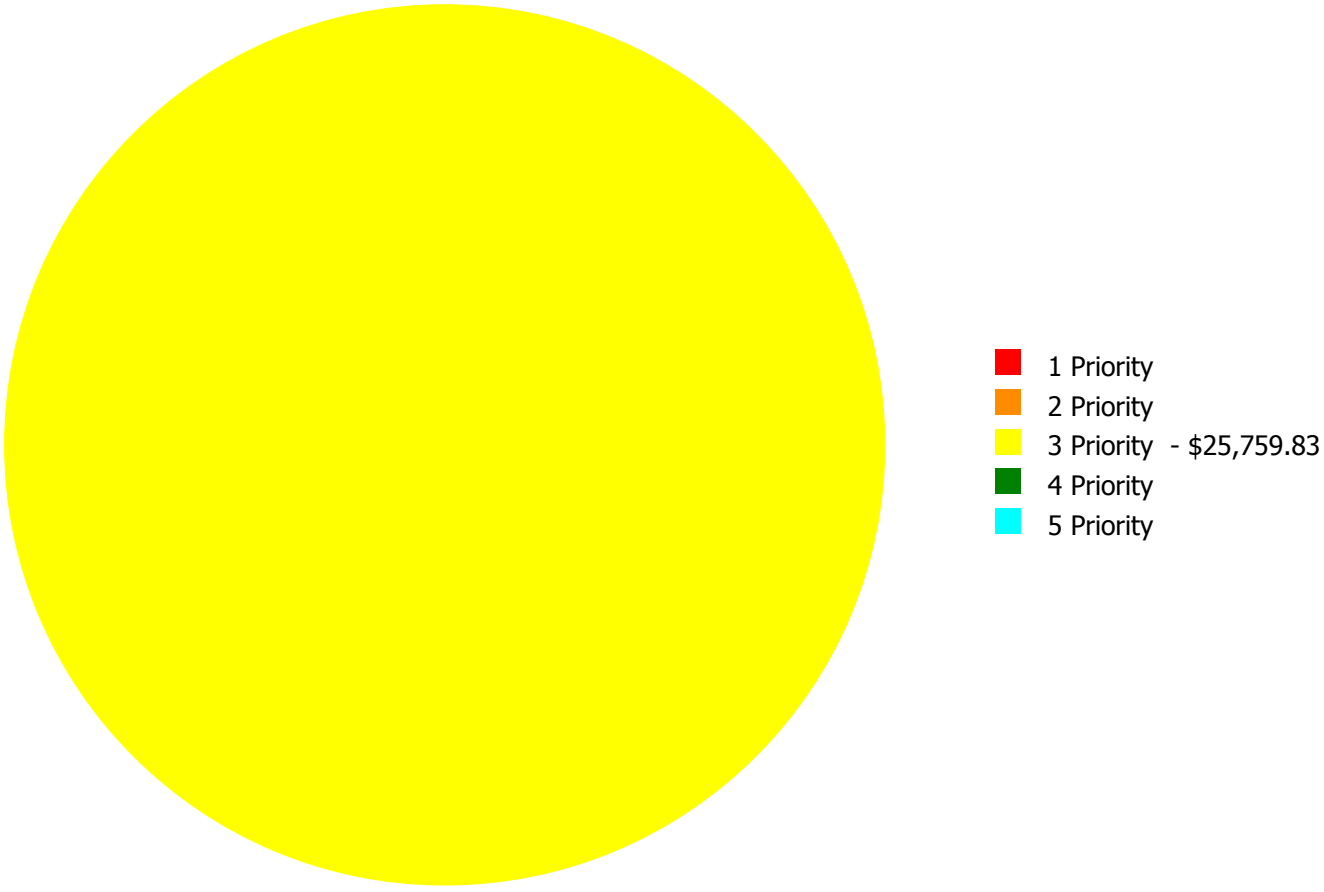
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $25,759.83

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: $25,759.83

Deficiency By Priority Investment Table

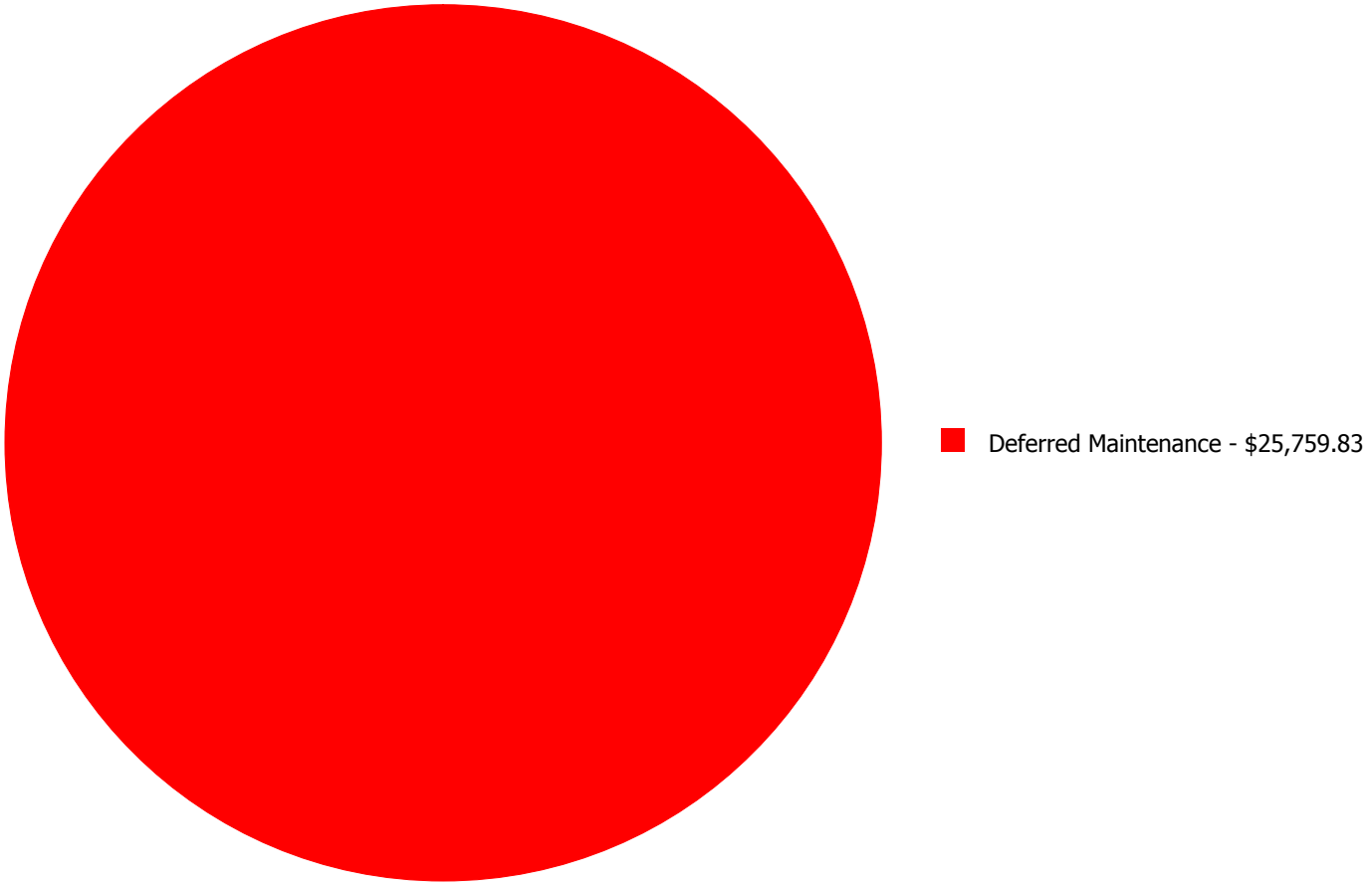
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$9,171.83	$0.00	$0.00	$9,171.83
B3010	Roof Coverings - Asphalt Shingles	$0.00	$0.00	$11,081.00	$0.00	$0.00	$11,081.00
C3010	Wall Finishes	$0.00	$0.00	$531.00	$0.00	$0.00	$531.00
C3020	Floor Finishes -Carpet	$0.00	$0.00	$2,171.00	$0.00	$0.00	$2,171.00
C3020	Floor Finishes -Epoxy	$0.00	$0.00	$2,805.00	$0.00	$0.00	$2,805.00
	Total:	$0.00	$0.00	$25,759.83	$0.00	$0.00	$25,759.83

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: $25,759.83

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: Replace aluminum siding, 2nd floor
Qty: 5.00
Unit of Measure: C.S.F.
Estimate: $9,171.83
Assessor Name: Sam Mandola
Date Created: 08/25/2015

Notes: Repair/replace wood siding as needed.

System: B3010 - Roof Coverings - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $11,081.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The asphalt shingle roof covering is in deteriorated condition and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 300.00
Unit of Measure: S.F.
Estimate: $531.00
Assessor Name: Sam Mandola
Date Created: 08/25/2015

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

System: C3020 - Floor Finishes -Carpet

Location: Press Box
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 300.00
Unit of Measure: S.F.
Estimate: $2,171.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

Notes: The carpet is beyond its expected life and should be scheduled for replacement.

System: C3020 - Floor Finishes -Epoxy

Location: Concession Area

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 300.00

Unit of Measure: S.F.

Estimate: $2,805.00

Assessor Name: Sam Mandola

Date Created: 08/25/2015

Notes: The epoxy finish is aged, 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):	3,500
Year Built:	1994
Last Renovation:	
Replacement Value:	$285,695
Repair Cost:	$102,389.80
Total FCI:	35.84 %
Total RSLI:	42.04 %
FCA Score:	64.16

Description:

The batting practice building at Dunwoody High School is located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1994, 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	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.87 %	18.45 %	$12,502.80
B30 - Roofing	0.00 %	110.00 %	$64,642.00
C30 - Interior Finishes	19.65 %	72.73 %	$25,245.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	33.43 %	0.00 %	$0.00
Totals:	**42.04 %**	**35.84 %**	**$102,389.80**

Photo Album

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

1). South Elevation - Aug 07, 2015

2). East Elevation - Aug 07, 2015

3). North Elevation - Aug 07, 2015

4). West Elevation - Aug 07, 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.	3,500	100	1994	2094		79.00 %	0.00 %	79			$12,600
B1020	Roof Construction	$16.33	S.F.	3,500	100	1994	2094		79.00 %	0.00 %	79			$57,155
B2010	Exterior Walls	$15.97	S.F.	3,500	60	1994	2054		65.00 %	22.37 %	39		$12,502.80	$55,895
B2020	Exterior Windows	$2.59	S.F.	3,500	30	1994	2024		30.00 %	0.00 %	9			$9,065
B2030	Exterior Doors	$0.80	S.F.	3,500	30	1994	2024		30.00 %	0.00 %	9			$2,800
B3010	Roof Coverings - Preformed Metal	$16.79	S.F.	3,500	20	1994	2014		0.00 %	110.00 %	-1		$64,642.00	$58,765
C3010	Wall Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet Turf	$8.50	S.F.	2,700	8	1994	2002		0.00 %	110.00 %	-13		$25,245.00	$22,950
C3020	Floor Finishes - Wood	$14.70	S.F.	800	50	1994	2044		58.00 %	0.00 %	29			$11,760
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	3,500	40	1994	2034		47.50 %	0.00 %	19			$10,710
D5020	Lighting and Branch Wiring	$12.57	S.F.	3,500	30	1994	2024		30.00 %	0.00 %	9			$43,995
								Total	**42.04 %**	**35.84 %**			**$102,389.80**	**$285,695**

Renewal Schedule

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

School Assessment Report - 1994 Batting Practice Building

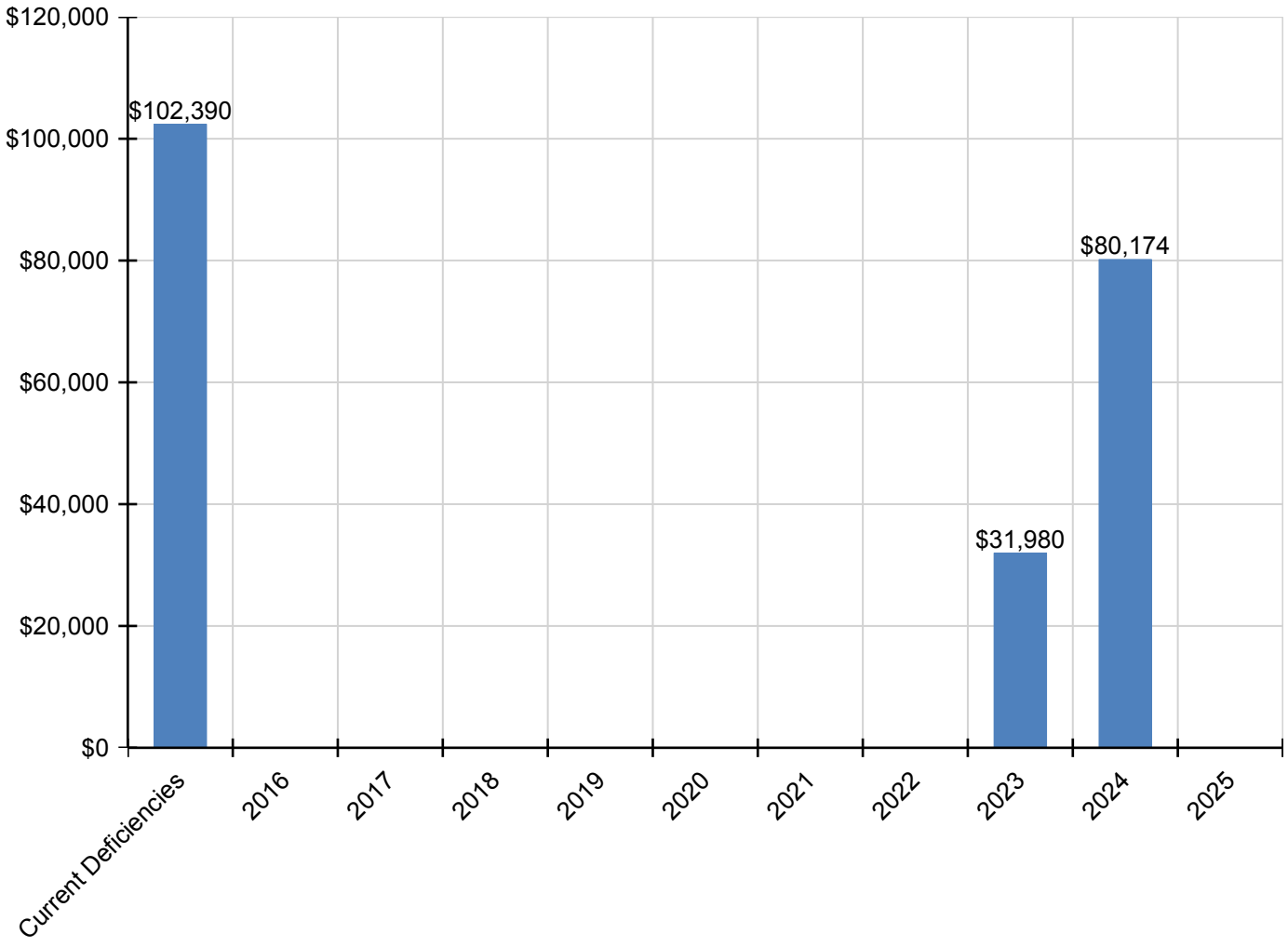
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$102,390**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$31,980**	**$80,174**	**$0**	**$214,544**
*** 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**	$12,503	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,503**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,011	$0	**$13,011**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,019	$0	**$4,019**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$64,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,642**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet Turf	$25,245	$0	$0	$0	$0	$0	$0	$0	$31,980	$0	$0	**$57,225**
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**
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	$63,144	$0	**$63,144**

** Indicates non-renewable system*

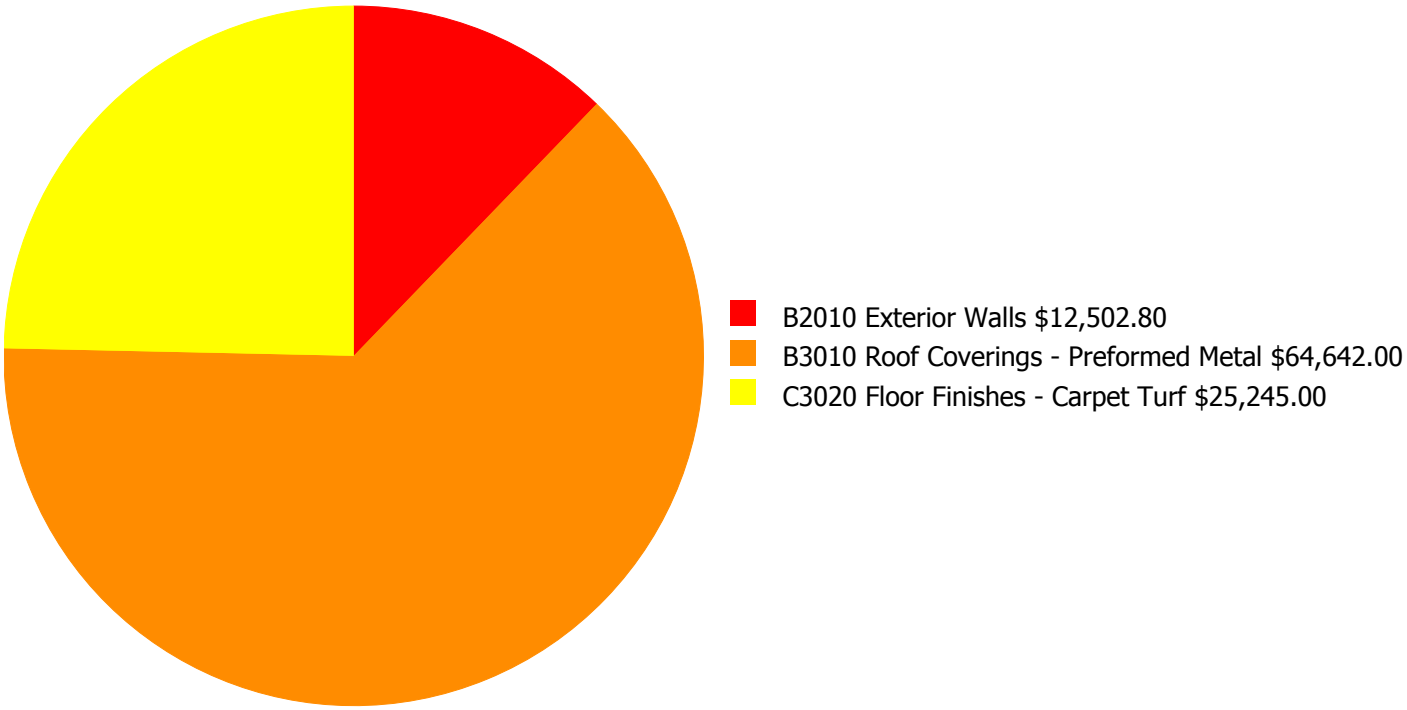
Forecasted Capital Renewal Requirement

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

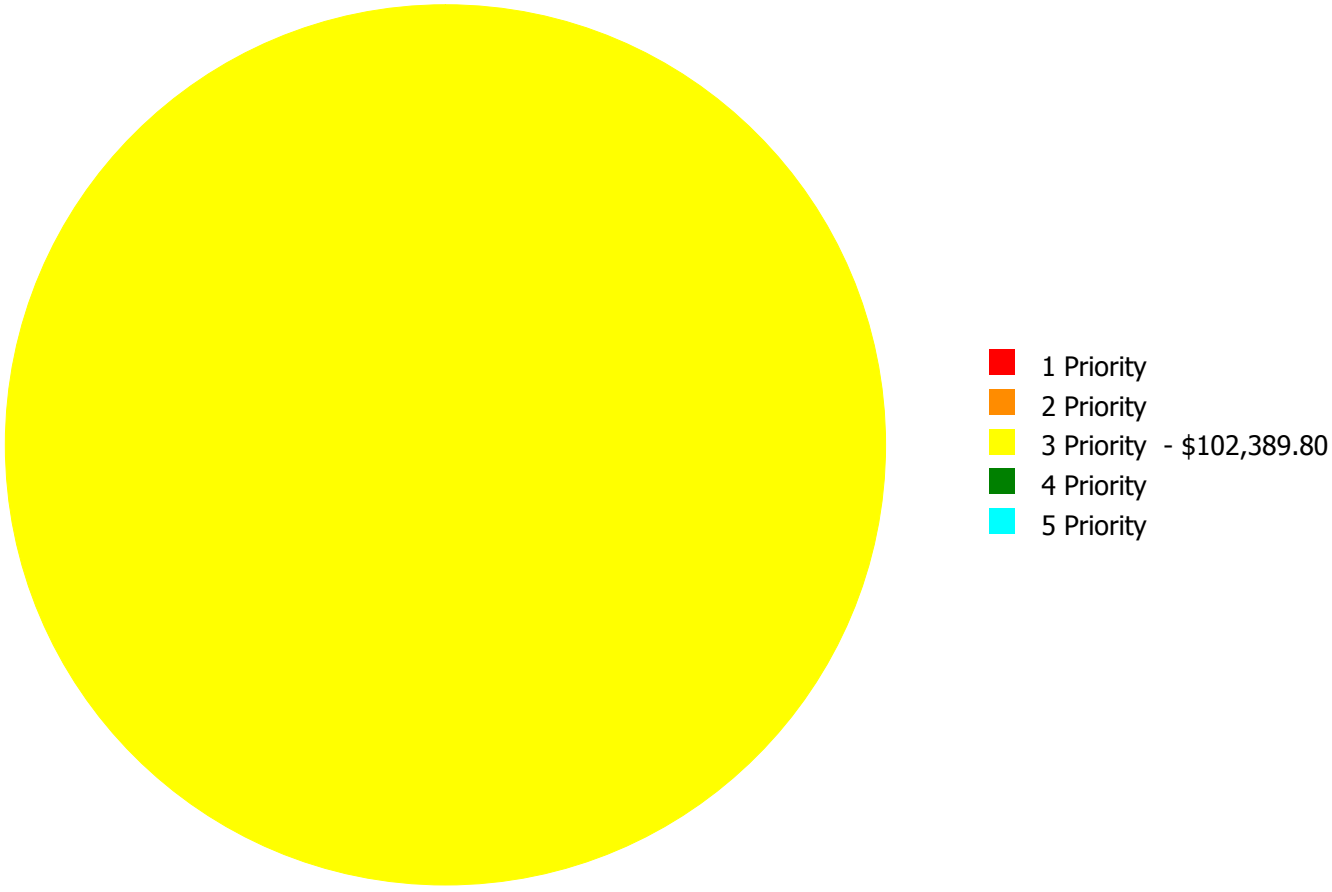
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $102,389.80

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: $102,389.80

Deficiency By Priority Investment Table

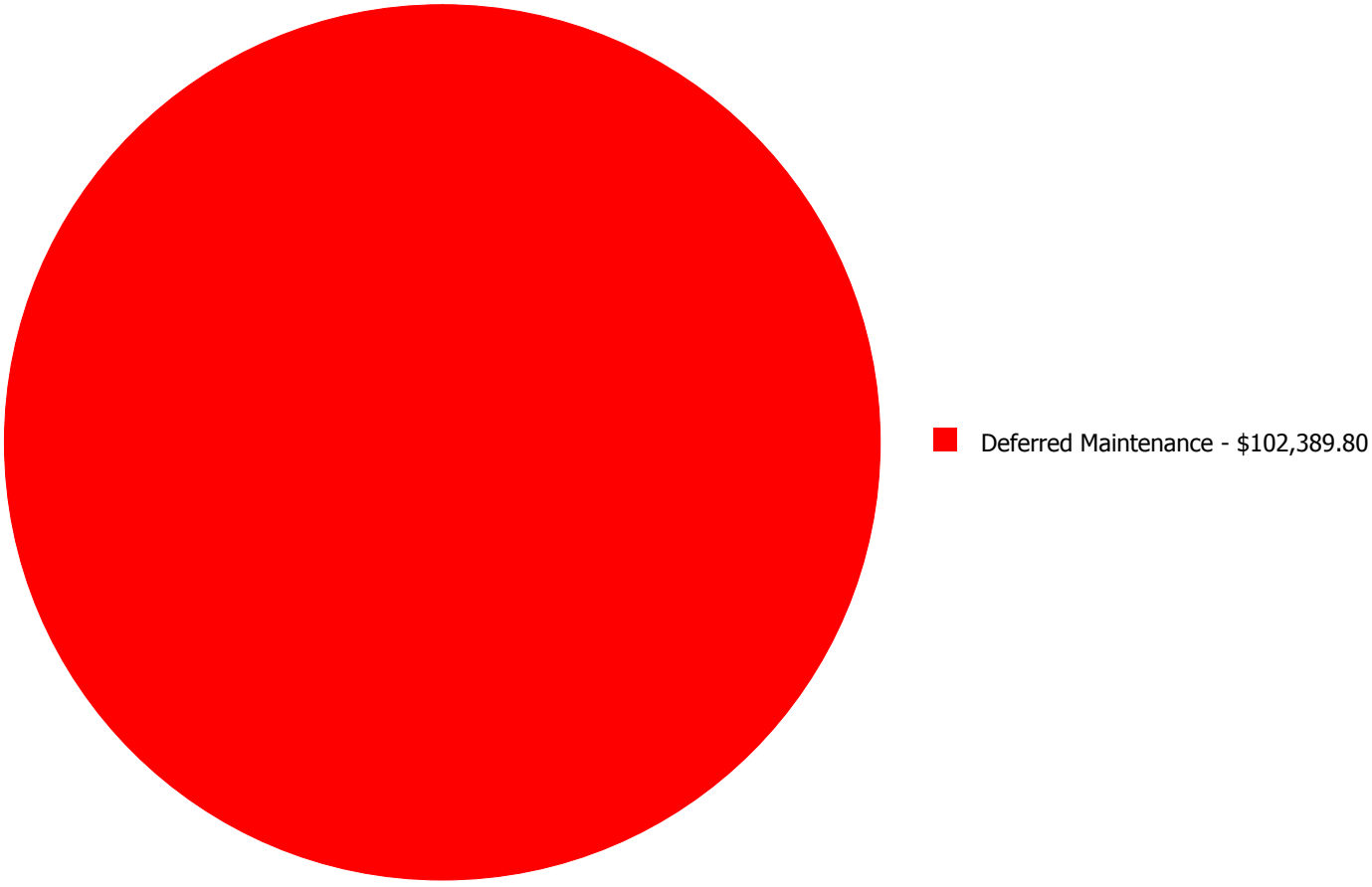
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$12,502.80	$0.00	$0.00	$12,502.80
B3010	Roof Coverings - Preformed Metal	$0.00	$0.00	$64,642.00	$0.00	$0.00	$64,642.00
C3020	Floor Finishes - Carpet Turf	$0.00	$0.00	$25,245.00	$0.00	$0.00	$25,245.00
	Total:	$0.00	$0.00	$102,389.80	$0.00	$0.00	$102,389.80

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: $102,389.80

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: Spray refinish aluminum siding - 1st floor
Qty: 40.00
Unit of Measure: C.S.F.
Estimate: $12,502.80
Assessor Name: Sam Mandola
Date Created: 08/25/2015

Notes: The metal panel finish is aged, scuffed, faded and stained, and should be replaced.

System: B3010 - Roof Coverings - Preformed Metal

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 3,500.00
Unit of Measure: S.F.
Estimate: $64,642.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The metal roof is in deteriorated condition, rusted, and should be replaced.

System: C3020 - Floor Finishes - Carpet Turf

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $25,245.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The artificial turf finish is beyond its expected 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):	260
Year Built:	1998
Last Renovation:	
Replacement Value:	$24,885
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.04 %
FCA Score:	100.00

Description:

The Softball Field Storage Building at Dunwoody High School is located at 5035 Vermack Road in Dunwoody, Georgia. Originally built in 1998, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	71.09 %	0.00 %	$0.00
B30 - Roofing	32.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	46.11 %	0.00 %	$0.00
Totals:	**61.04 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Aug 06, 2015

2). West Elevation - Aug 06, 2015

3). South Elevation - Aug 06, 2015

4). East Elevation - Aug 06, 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.	260	100	1998	2098		83.00 %	0.00 %	83			$936
B1020	Roof Construction	$16.33	S.F.	260	100	1998	2098		83.00 %	0.00 %	83			$4,246
B2010	Exterior Walls	$38.65	S.F.	260	60	1998	2058		71.67 %	0.00 %	43			$10,049
B2030	Exterior Doors	$0.80	S.F.	260	30	1998	2028		43.33 %	0.00 %	13			$208
B3010	Roof Coverings -BUR	$20.70	S.F.	260	25	1998	2023		32.00 %	0.00 %	8			$5,382
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	260	40	1998	2038		57.50 %	0.00 %	23			$796
D5020	Lighting and Branch Wiring	$12.57	S.F.	260	30	1998	2028		43.33 %	0.00 %	13			$3,268
								Total	**61.04 %**					**$24,885**

Renewal Schedule

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

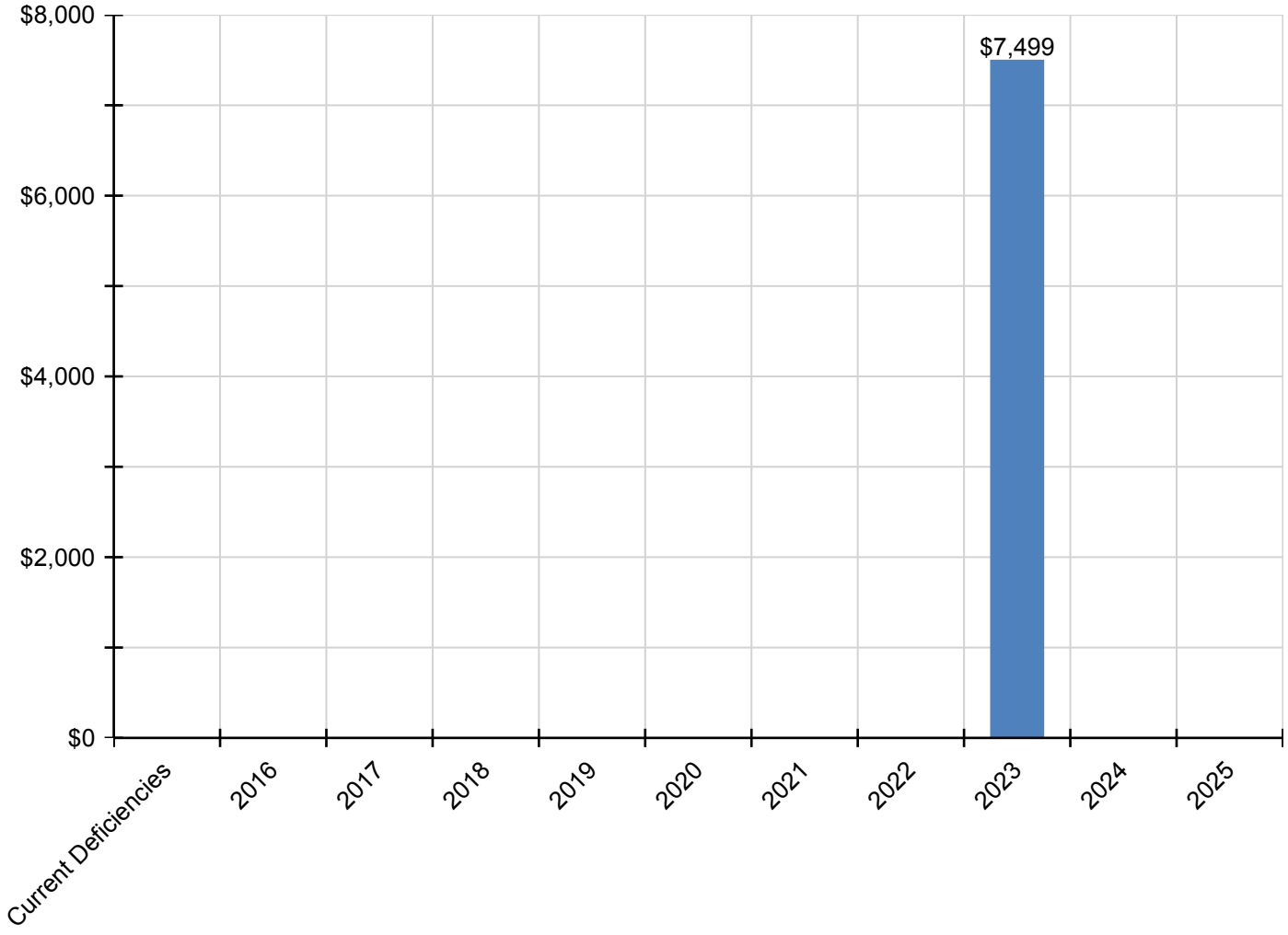
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,499**	**$0**	**$0**	**$7,499**
*** 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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings -BUR	$0	$0	$0	$0	$0	$0	$0	$0	$7,499	$0	$0	**$7,499**
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.

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	35,000
Year Built:	2011
Last Renovation:	
Replacement Value:	$9,126,551
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	86.15 %
FCA Score:	100.00

Description:

The 2011 addition at Dunwoody High School consists of third floor classrooms and an auditorium to the main building located at 5035 Vermack Road in Dunwoody, Georgia. There have been no additions or renovations. 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. There are no energy conservation opportunities for this building at this time.

Attributes:

General Attributes:

Building Codes:	5013	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	96.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	96.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.47 %	0.00 %	$0.00
B30 - Roofing	84.02 %	0.00 %	$0.00
C10 - Interior Construction	91.08 %	0.00 %	$0.00
C20 - Stairs	96.00 %	0.00 %	$0.00
C30 - Interior Finishes	80.05 %	0.00 %	$0.00
D10 - Conveying	86.67 %	0.00 %	$0.00
D20 - Plumbing	86.76 %	0.00 %	$0.00
D30 - HVAC	78.34 %	0.00 %	$0.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	81.22 %	0.00 %	$0.00
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
F10 - Special Construction	84.00 %	0.00 %	$0.00
Totals:	**86.15 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Aug 06, 2015

2). North Elevation - Aug 06, 2015

3). East Elevation - Aug 06, 2015

4). Southwest Elevation - Aug 06, 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.	35,000	100	2011	2111		96.00 %	0.00 %	96			$122,850
A1020	Special Foundations	$4.36	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$152,600
A1030	Slab on Grade	$3.56	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$124,600
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	$15.61	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$546,350
B1020	Roof Construction	$11.74	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$410,900
B2010	Exterior Walls	$15.69	S.F.	35,000	60	2011	2071		93.33 %	0.00 %	56			$549,150
B2020	Exterior Windows	$11.18	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$391,300
B2030	Exterior Doors	$0.66	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$23,100
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	35,000	25	2011	2036		84.00 %	0.00 %	21			$724,500
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	$0.19	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$6,650
C1010	Partitions	$19.44	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$680,400
C1020	Interior Doors	$6.11	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$213,850
C1030	Fittings	$6.20	S.F.	35,000	20	2011	2031		80.00 %	0.00 %	16			$217,000
C2010	Stair Construction	$2.21	S.F.	35,000	100	2011	2111		96.00 %	0.00 %	96			$77,350
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	550	30	2011	2041		86.67 %	0.00 %	26			$5,649
C3010	Wall Finishes - Paint	$1.93	S.F.	15,750	10	2011	2021		60.00 %	0.00 %	6			$30,398
C3010	Wall Finishes - Wood Paneling	$15.19	S.F.	1,200	15	2011	2026		73.33 %	0.00 %	11			$18,228
C3020	Floor Finishes - Carpet	$8.50	S.F.	5,469	8	2011	2019		50.00 %	0.00 %	4			$46,487
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,150	50	2011	2061		92.00 %	0.00 %	46			$16,664
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	4,843	50	2011	2061		92.00 %	0.00 %	46			$256,727
C3020	Floor Finishes - VCT	$9.54	S.F.	22,148	15	2011	2026		73.33 %	0.00 %	11			$211,292
C3020	Floor Finishes - Wood	$14.70	S.F.	1,480	50	2011	2061		92.00 %	0.00 %	46			$21,756
C3030	Ceiling Finishes	$9.98	S.F.	35,000	20	2011	2031		80.00 %	0.00 %	16			$349,300
D1010	Elevators and Lifts	$3.57	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$124,950
D2010	Plumbing Fixtures	$17.66	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$618,100
D2020	Domestic Water Distribution	$3.81	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$133,350
D2030	Sanitary Waste	$4.80	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$168,000
D2040	Rain Water Drainage	$0.92	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$32,200

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.	35,000	40	2011	2051		90.00 %	0.00 %	36			$26,950
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$428,750
D3050	Terminal & Package Units	$21.43	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$750,050
D3060	Controls & Instrumentation	$3.19	S.F.	35,000	20	2011	2031		80.00 %	0.00 %	16			$111,650
D3090	Other HVAC Systems/Equip	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$144,550
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	35,000	40	2011	2051		90.00 %	0.00 %	36			$60,550
D5020	Branch Wiring	$5.56	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$194,600
D5020	Lighting	$8.36	S.F.	35,000	30	2011	2041		86.67 %	0.00 %	26			$292,600
D5030	Communications and Security - Data Communication	$2.79	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$97,650
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$26,950
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$168,700
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$40,600
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	35,000	15	2011	2026		73.33 %	0.00 %	11			$69,650
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	35,000	20	2011	2031		80.00 %	0.00 %	16			$26,600
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	35,000	20	2011	2031		80.00 %	0.00 %	16			$321,300
F1010	Special Structures - Canopies	$2.62	S.F.	35,000	25	2011	2036		84.00 %	0.00 %	21			$91,700
								Total	**86.15 %**					**$9,126,551**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$57,553**	**$0**	**$39,926**	**$0**	**$0**	**$0**	**$0**	**$97,478**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

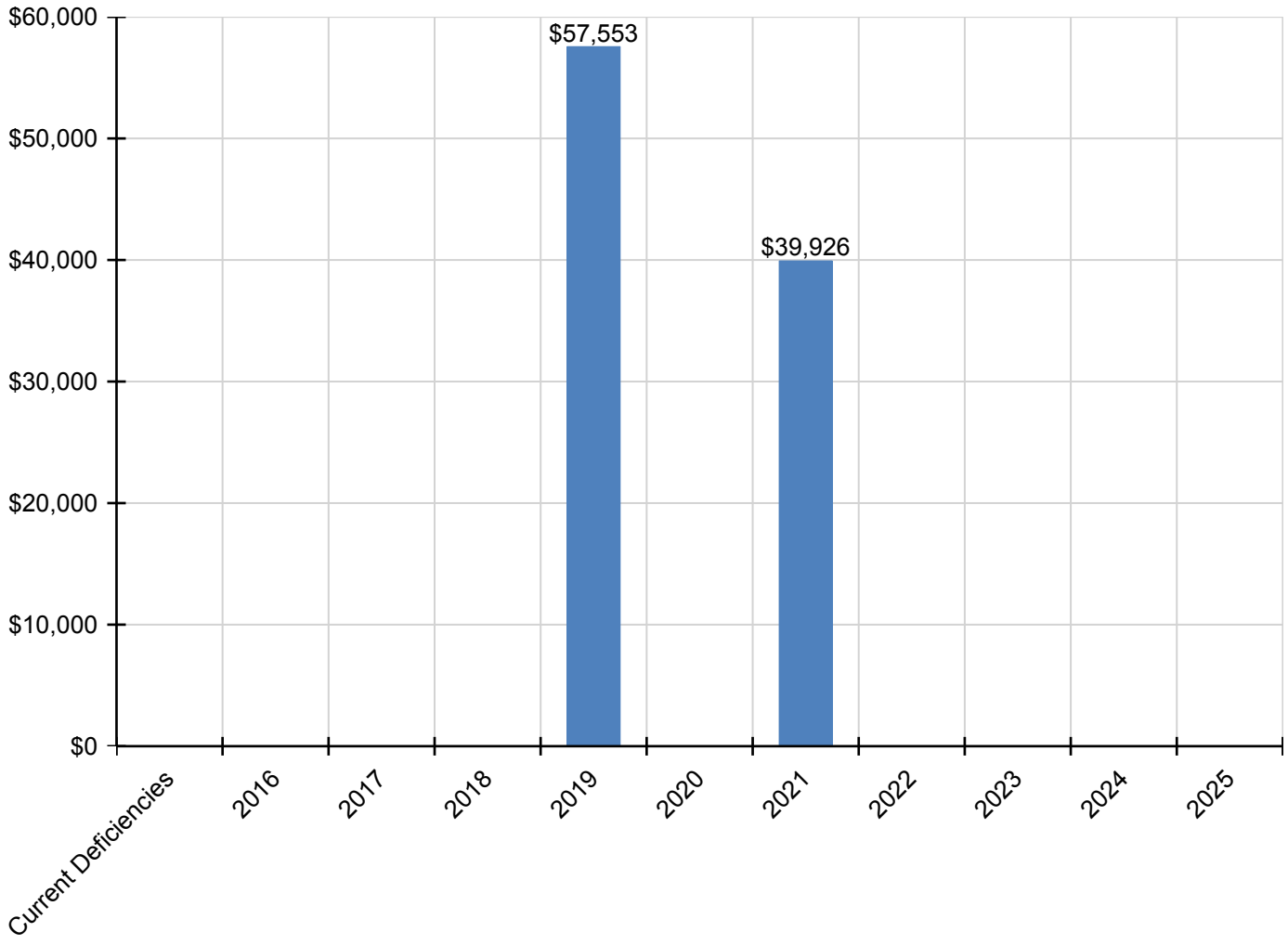
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$39,926	$0	$0	$0	$0	**$39,926**
C3010 - Wall Finishes - Wood Paneling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$57,553	$0	$0	$0	$0	$0	$0	**$57,553**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$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	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	211,050
Year Built:	1972
Last Renovation:	2011
Replacement Value:	$6,744,142
Repair Cost:	$867,757.46
Total FCI:	12.87 %
Total RSLI:	54.56 %
FCA Score:	87.13

Description:

The Dunwoody High School site was originally constructed in 1972, has a total area of 29.4 acres, and is occupied by approximately 211,050 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:	1210

Condition Summary

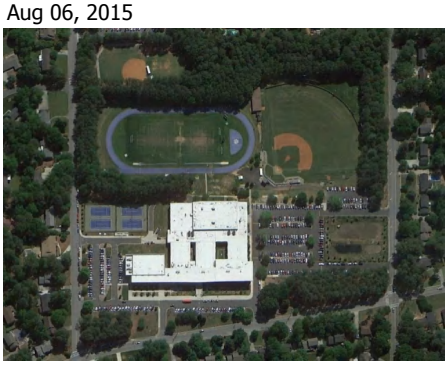
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	68.72 %	9.49 %	$419,698.31
G30 - Site Mechanical Utilities	12.51 %	11.74 %	$181,080.90
G40 - Site Electrical Utilities	57.42 %	34.37 %	$266,978.25
Totals:	**54.56 %**	**12.87 %**	**$867,757.46**

Photo Album

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

1). Aerial Image of Dunwoody High School - Aug 06, 2015



2). Football Field - Aug 07, 2015

3). Tennis Courts - Aug 07, 2015

4). Baseball Field - Aug 07, 2015

5). Track - Aug 07, 2015

6). Softball Field - Aug 07, 2015

7). Emergency Generator - Aug 07, 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.	96,497	25	2011	2036		84.00 %	1.21 %	21		$6,022.80	$498,889
G2020	Parking Lots	$4.56	S.F.	69,089	25	2011	2036		84.00 %	2.52 %	21		$7,950.10	$315,046
G2030	Pedestrian Paving	$1.50	S.F.	211,050	30	2011	2041		86.67 %	0.00 %	26			$316,575
G2040	Baseball Field	$8.35	S.F.	131,978	20	2011	2031		80.00 %	0.00 %	16			$1,102,016
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.		0				0.00 %	0.00 %				$0
G2040	Fencing & Guardrails	$0.91	S.F.	211,050	30	1998	2028		43.33 %	0.00 %	13			$192,056
G2040	Football Field	$5.85	S.F.	95,159	20	2005	2025		50.00 %	0.00 %	10			$556,680
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	21,740	20	1972	1992		0.00 %	110.00 %	-23		$93,742.88	$85,221
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	31,151	20	2011	2031		80.00 %	0.00 %	16			$275,998
G2040	Tennis Courts	$18.47	S.F.	26,669	20	2011	2031		80.00 %	0.00 %	16			$492,576
G2040	Track	$7.04	S.F.	40,287	10	2005	2015		0.00 %	110.00 %	0		$311,982.53	$283,620
G2050	Landscaping	$1.45	S.F.	211,050	15	2011	2026		73.33 %	0.00 %	11			$306,023
G3010	Water Supply	$1.83	S.F.	211,050	50	1972	2022		14.00 %	0.00 %	7			$386,222
G3020	Sanitary Sewer	$1.15	S.F.	211,050	50	1972	2022		14.00 %	0.00 %	7			$242,708
G3030	Storm Sewer	$3.55	S.F.	211,050	50	1972	2022		14.00 %	0.00 %	7			$749,228
G3060	Fuel Distribution	$0.78	S.F.	211,050	40	1972	2012		0.00 %	110.00 %	-3		$181,080.90	$164,619
G4010	Electrical Distribution	$1.86	S.F.	211,050	50	2011	2061		92.00 %	0.00 %	46			$392,553
G4020	Site Lighting	$1.15	S.F.	211,050	30	2011	2041	2015	0.00 %	110.00 %	0		$266,978.25	$242,708
G4030	Site Communications & Security	$0.67	S.F.	211,050	10	2011	2021		60.00 %	0.00 %	6			$141,404
								Total	**54.56 %**	**12.87 %**			**$867,757.46**	**$6,744,142**

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.

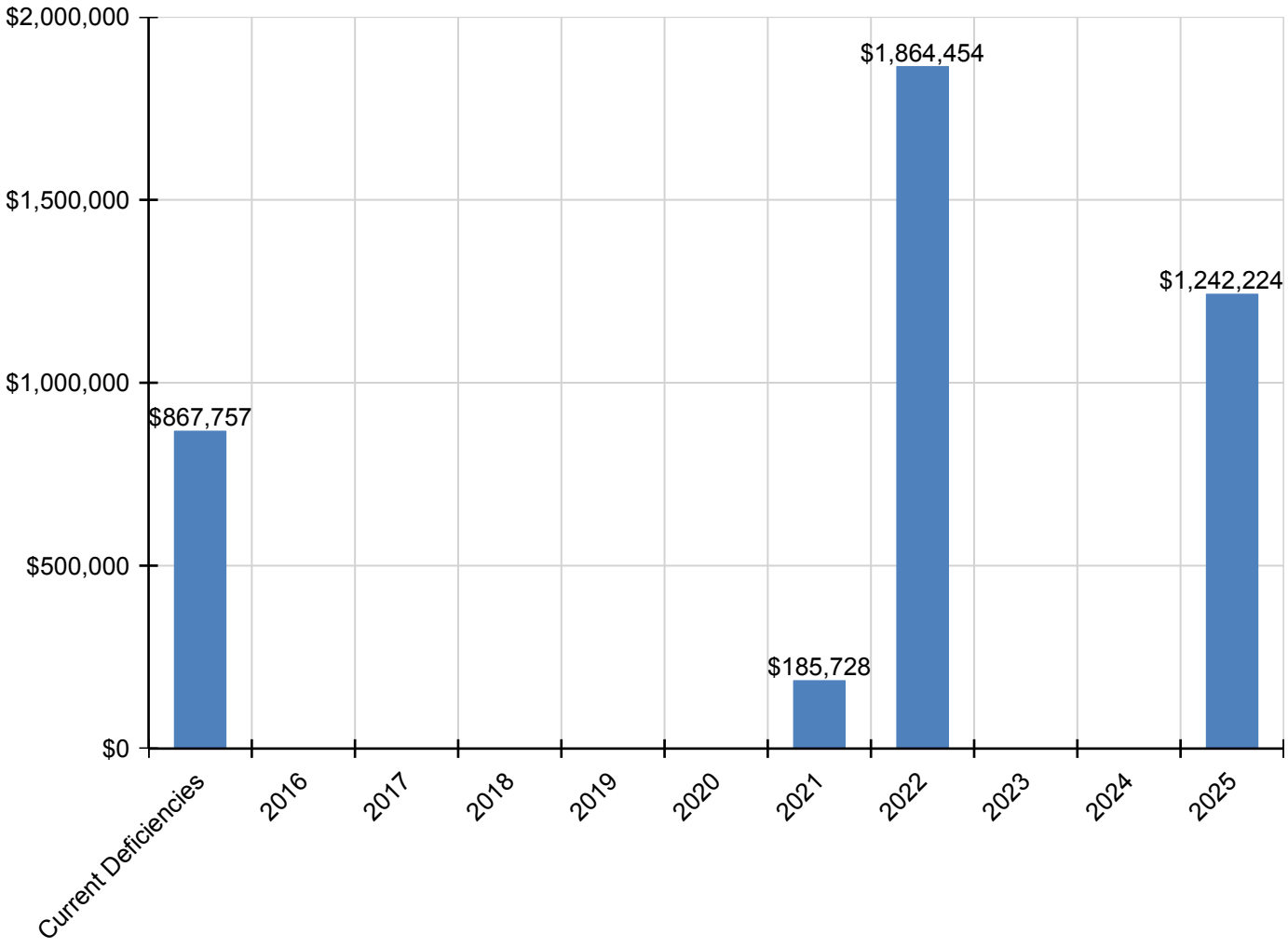
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$867,757**	**$0**	**$0**	**$0**	**$0**	**$0**	**$185,728**	**$1,864,454**	**$0**	**$0**	**$1,242,224**	**$4,160,163**
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	$6,023	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,023**
G2020 - Parking Lots	$7,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,950**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$822,945	**$822,945**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$93,743	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,743**
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	$311,983	$0	$0	$0	$0	$0	$0	$0	$0	$0	$419,279	**$731,262**
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	$0	$0	$0	$0	$0	$0	$0	$522,505	$0	$0	$0	**$522,505**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$328,349	$0	$0	$0	**$328,349**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$1,013,601	$0	$0	$0	**$1,013,601**
G3060 - Fuel Distribution	$181,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,081**
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	$266,978	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$266,978**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$185,728	$0	$0	$0	$0	**$185,728**

** Indicates non-renewable system*

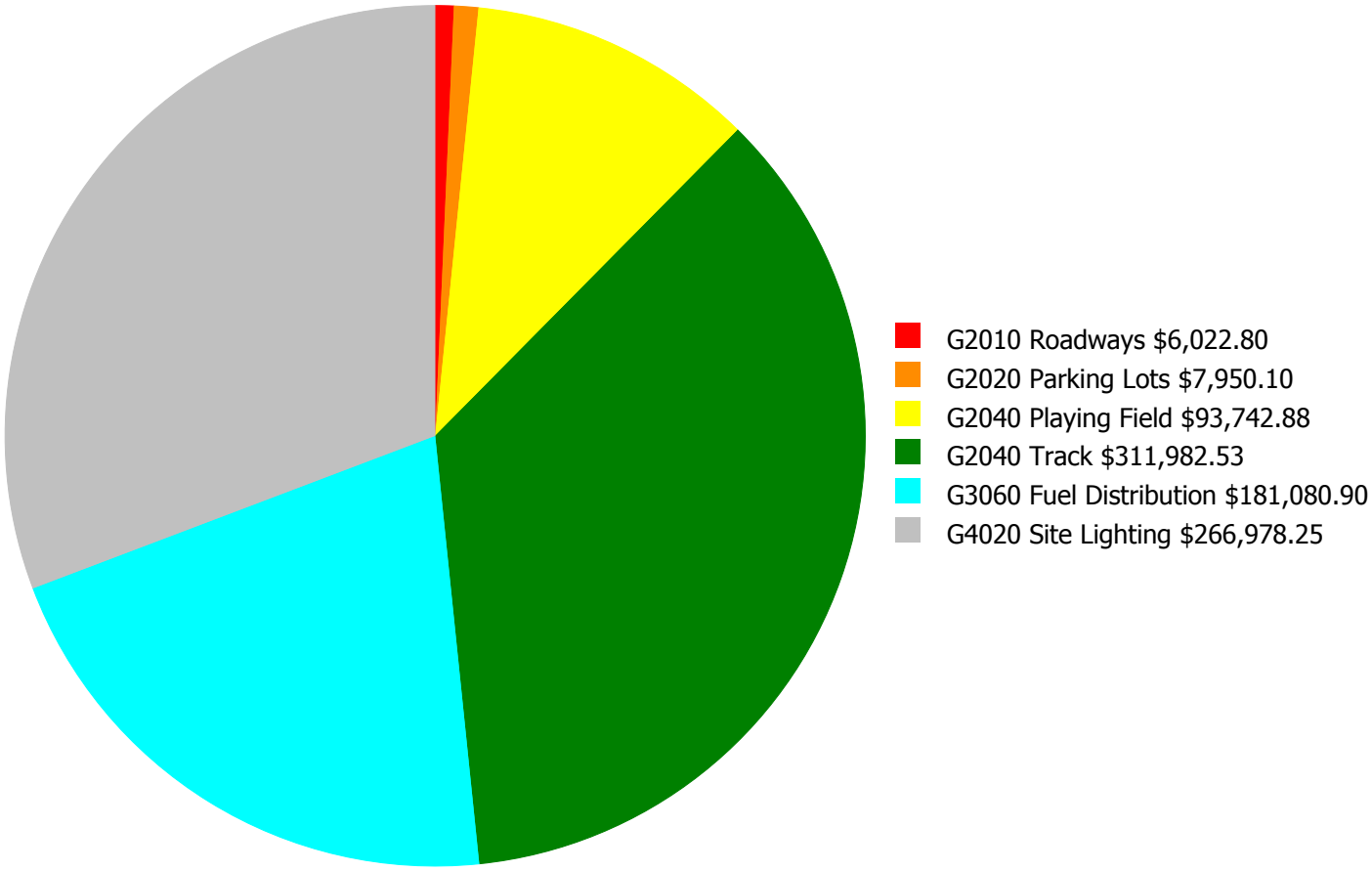
Forecasted Capital Renewal Requirement

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

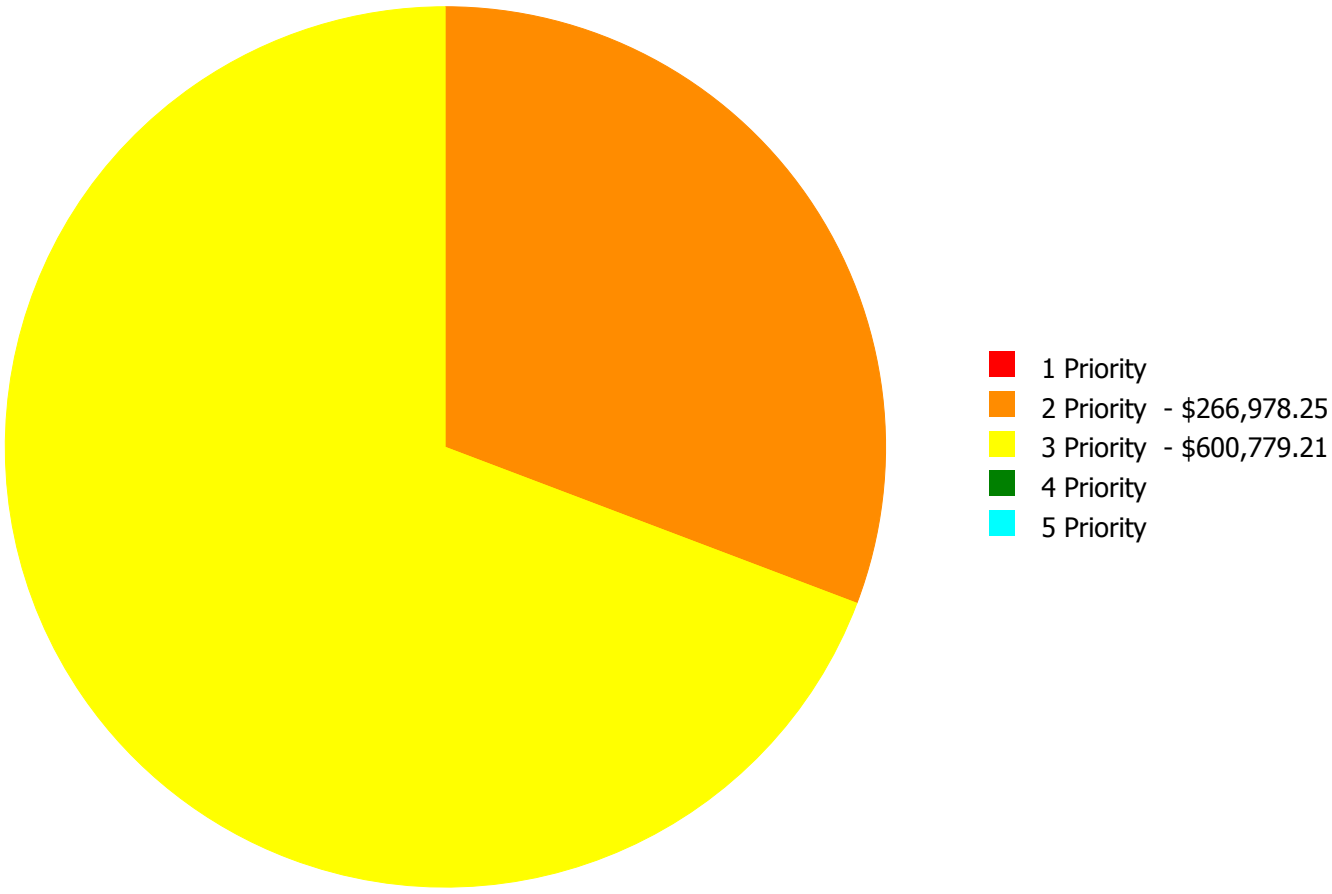
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $867,757.46

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: $867,757.46

Deficiency By Priority Investment Table

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

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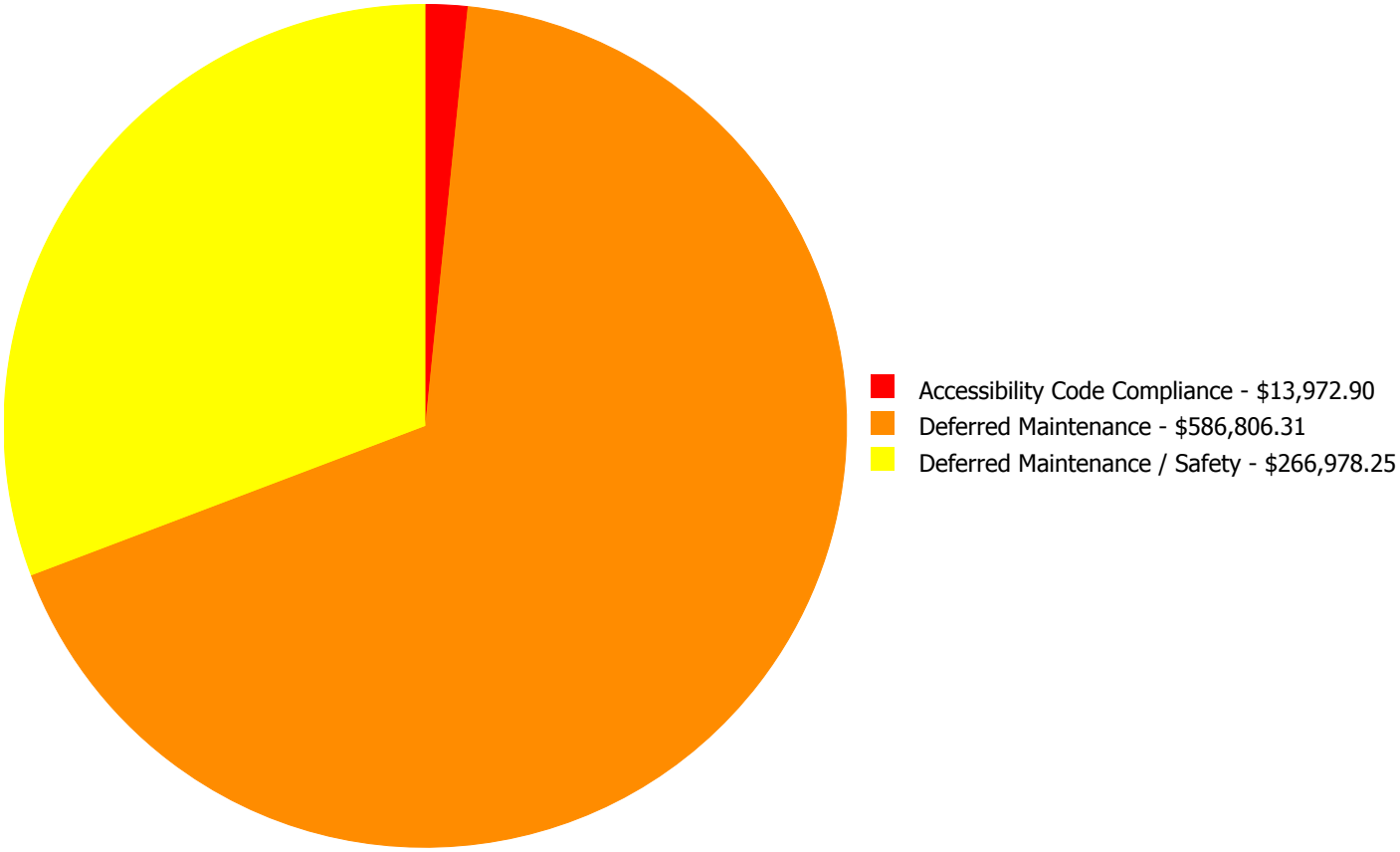
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards..
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$6,022.80	$0.00	$0.00	$6,022.80
G2020	Parking Lots	$0.00	$0.00	$7,950.10	$0.00	$0.00	$7,950.10
G2040	Playing Field	$0.00	$0.00	$93,742.88	$0.00	$0.00	$93,742.88
G2040	Track	$0.00	$0.00	$311,982.53	$0.00	$0.00	$311,982.53
G3060	Fuel Distribution	$0.00	$0.00	$181,080.90	$0.00	$0.00	$181,080.90
G4020	Site Lighting	$0.00	$266,978.25	$0.00	$0.00	$0.00	$266,978.25
	Total:	$0.00	$266,978.25	$600,779.21	$0.00	$0.00	$867,757.46

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: $867,757.46

Deficiency Details by Priority

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

Priority 2 Priority:

System: G4020 - Site Lighting

Location: Back of School and Sport Fields

Distress: Inadequate

Category: Deferred Maintenance / Safety

Priority: 2 Priority

Correction: Renew System

Qty: 211,050.00

Unit of Measure: S.F.

Estimate: $266,978.25

Assessor Name: Sam Mandola

Date Created: 12/14/2015

Notes: Site lighting was installed by Georgia Power in 2011, but is inadequate/missing in the back of the school building and at the sport fields. It should be replaced /upgraded to provide better coverage.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add ADA compliant striping at handicap roadway crossing

Qty: 10.00

Unit of Measure: Ea.

Estimate: $6,022.80

Assessor Name: Eduardo Lopez

Date Created: 12/16/2015

Notes: A marked path between accessible parking and the sidewalk leading to the main entrance is missing and should be provided.

System: G2020 - Parking Lots

Location: West Parking

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

Correction: Add handicap van parking space

Qty: 6.00

Unit of Measure: Ea.

Estimate: $7,950.10

Assessor Name: Eduardo Lopez

Date Created: 12/16/2015

Notes: ADA parking spaces are missing an accessible aisle. Reconfigure ADA parking spaces to comply with ADA standards.

System: G2040 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 21,740.00
Unit of Measure: S.F.
Estimate: $93,742.88
Assessor Name: Eduardo Lopez
Date Created: 08/05/2015

Notes: The playing field is beyond its expected service life, has bare spots, and should be re-sodded to prevent erosion.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 40,287.00
Unit of Measure: S.F.
Estimate: $311,982.53
Assessor Name: Eduardo Lopez
Date Created: 08/05/2015

Notes: The track is beyond its expected service life, deteriorating with loss of surface, and should be scheduled for replacement.

System: G3060 - Fuel Distribution

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 211,050.00

Unit of Measure: S.F.

Estimate: $181,080.90

Assessor Name: Eduardo Lopez

Date Created: 08/05/2015

Notes: Natural gas service is beyond its expected service life 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.