DeKalb County School District/Stadiums

James R. Hallford Stadium

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	67,672
Year Built:	1968
Last Renovation:	
Replacement Value:	$10,390,305
Repair Cost:	$5,139,350.59
Total FCI:	49.46 %
Total RSLI:	17.24 %
FCA Score:	50.54

Description:

James R. Hallford Stadium campus consists of three buildings (the East Stand, West Stand, and Field House) located at 3789 Memorial College Avenue in Clarkston, Georgia. The original campus was constructed in 1968 and there have been no additions and one renovation in 2006. In addition to the buildings, the campus contains a football field and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus. A stadium survey and engineering assessment, scope verifications, and delivery method consultation will be performed under SPLOST project 207-422 by August 2016. Potential work under SPLOST includes lighting (parking lot and field), turf, fencing, and track surfacing.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 7
DOE Facility:	9003	Geographic Region:	Region 3
HS Attendance Area:	Clarkston HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	18.9		

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.

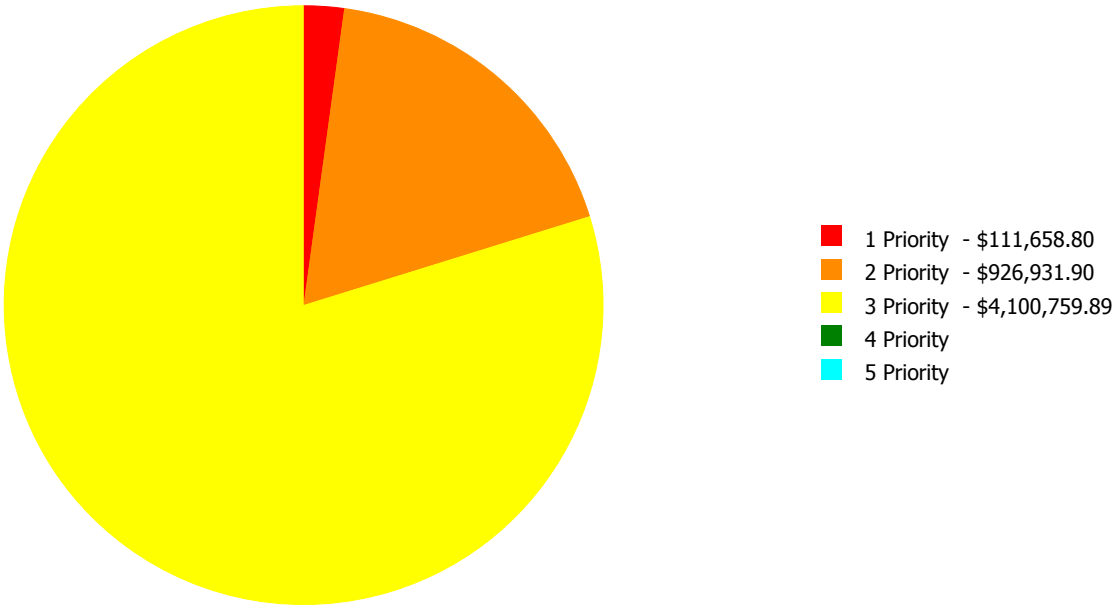
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.27 %	8.51 %	$226,759.02
B30 - Roofing	13.27 %	49.43 %	$119,087.00
C10 - Interior Construction	0.00 %	108.30 %	$261,020.00
C20 - Stairs	0.00 %	107.00 %	$165,034.06
C30 - Interior Finishes	2.81 %	32.76 %	$94,313.00
D20 - Plumbing	5.44 %	81.72 %	$184,479.00
D30 - HVAC	0.00 %	110.00 %	$191,822.00
D50 - Electrical	0.89 %	100.20 %	$1,662,419.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
G20 - Site Improvements	1.96 %	104.62 %	$2,098,938.17
G30 - Site Mechanical Utilities	6.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	3.03 %	54.40 %	$135,479.34
Totals:	**17.24 %**	**49.46 %**	**$5,139,350.59**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1968 East Stand	19,945	37.57	$0.00	$58,321.42	$756,557.58	$0.00	$0.00
1968 Field House	5,230	60.70	$0.00	$0.00	$520,635.00	$0.00	$0.00
1968 West Stand	42,497	33.63	$0.00	$106,712.64	$1,462,706.44	$0.00	$0.00
Site	67,672	82.84	$111,658.80	$761,897.84	$1,360,860.87	$0.00	$0.00
Total:		**49.46**	**$111,658.80**	**$926,931.90**	**$4,100,759.89**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,139,350.59

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:	Non School Site
Gross Area (SF):	19,945
Year Built:	1968
Last Renovation:	
Replacement Value:	$2,168,861
Repair Cost:	$814,879.00
Total FCI:	37.57 %
Total RSLI:	23.85 %
FCA Score:	62.43

Description:

The east stand building at James R. Hallford Stadium is a one-story building located at 3789 Memorial College Avenue in Clarkston, Georgia. Originally built in 1968, there have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	8030	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	53.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.24 %	11.57 %	$90,933.58
B30 - Roofing	32.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	110.00 %	$54,530.00
C20 - Stairs	0.00 %	118.39 %	$58,321.42
C30 - Interior Finishes	1.58 %	26.60 %	$17,998.00
D20 - Plumbing	0.00 %	110.00 %	$100,328.00
D30 - HVAC	0.00 %	110.00 %	$30,502.00
D50 - Electrical	0.00 %	110.00 %	$462,266.00
Totals:	**23.85 %**	**37.57 %**	**$814,879.00**

Photo Album

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

1). West Elevation - May 11, 2015

2). North Elevation - May 11, 2015

3). East Elevation - May 11, 2015

4). South Elevation - Aug 19, 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.	19,945	100	1968	2068		53.00 %	0.00 %	53			$89,553
A1020	Special Foundations	$6.25	S.F.	19,945	100	1968	2068		53.00 %	0.00 %	53			$124,656
A1030	Slab on Grade	$3.60	S.F.	19,945	100	1968	2068		53.00 %	0.00 %	53			$71,802
A2010	Basement Excavation	$0.00	S.F.	0	0	1968			0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.12	S.F.	19,945	100	1968	2068		53.00 %	0.00 %	53			$301,568
B1020	Roof Construction	$16.33	S.F.	2,700	100	1968	2068		53.00 %	0.00 %	53			$44,091
B2010	Exterior Walls	$38.65	S.F.	19,945	60	1968	2028		21.67 %	9.61 %	13		$74,093.58	$770,874
B2020	Exterior Windows	$4.87	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$14,464.00	$13,149
B2030	Exterior Doors	$0.80	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$2,376.00	$2,160
B3010	Roof Coverings	$16.79	S.F.	2,700	25	1998	2023		32.00 %	0.00 %	8			$45,333
C1010	Partitions	$13.04	S.F.	2,700	40	1968	2008		0.00 %	110.00 %	-7		$38,729.00	$35,208
C1020	Interior Doors	$2.28	S.F.	2,700	30	1968	1998		0.00 %	110.01 %	-17		$6,772.00	$6,156
C1030	Fittings	$3.04	S.F.	2,700	20	1968	1988		0.00 %	110.00 %	-27		$9,029.00	$8,208
C2010	Stair Construction	$2.47	S.F.	19,945	100	1968	2068	2015	0.00 %	118.39 %	0		$58,321.42	$49,264
C3010	Wall Finishes - Ceramic & Glazed Tiles	$12.42	S.F.	2,700	30	1968	1998		0.00 %	0.00 %	-17			$33,534
C3010	Wall Finishes - Paint	$1.93	S.F.	0	10	2006	2016		10.00 %	0.00 %	1			$0
C3020	Floor Finishes - Ceramic Tiles	$6.58	S.F.	2,700	50	1968	2018		6.00 %	0.00 %	3			$17,766
C3030	Ceiling Finishes	$6.06	S.F.	2,700	20	2006	2026	2015	0.00 %	110.00 %	0		$17,998.00	$16,362
D2010	Plumbing Fixtures	$16.35	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$48,560.00	$44,145
D2020	Domestic Water Distribution	$9.55	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$28,364.00	$25,785
D2030	Sanitary Waste	$7.88	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$23,404.00	$21,276
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution System	$4.75	S.F.	2,700	30	1968	1998		0.00 %	110.00 %	-17		$14,108.00	$12,825
D3050	Terminal & Package Units	$5.52	S.F.	2,700	15	1968	1983		0.00 %	110.00 %	-32		$16,394.00	$14,904
D5010	Electrical Service/Distribution	$3.06	S.F.	19,945	40	1968	2008		0.00 %	110.00 %	-7		$67,135.00	$61,032
D5020	Lighting and Branch Wiring	$12.57	S.F.	19,945	30	1968	1998		0.00 %	110.00 %	-17		$275,780.00	$250,709
D5030	Communications and Security	$5.44	S.F.	19,945	15	1968	1983		0.00 %	110.00 %	-32		$119,351.00	$108,501
								Total	**23.85 %**	**37.57 %**			**$814,879.00**	**$2,168,861**

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%

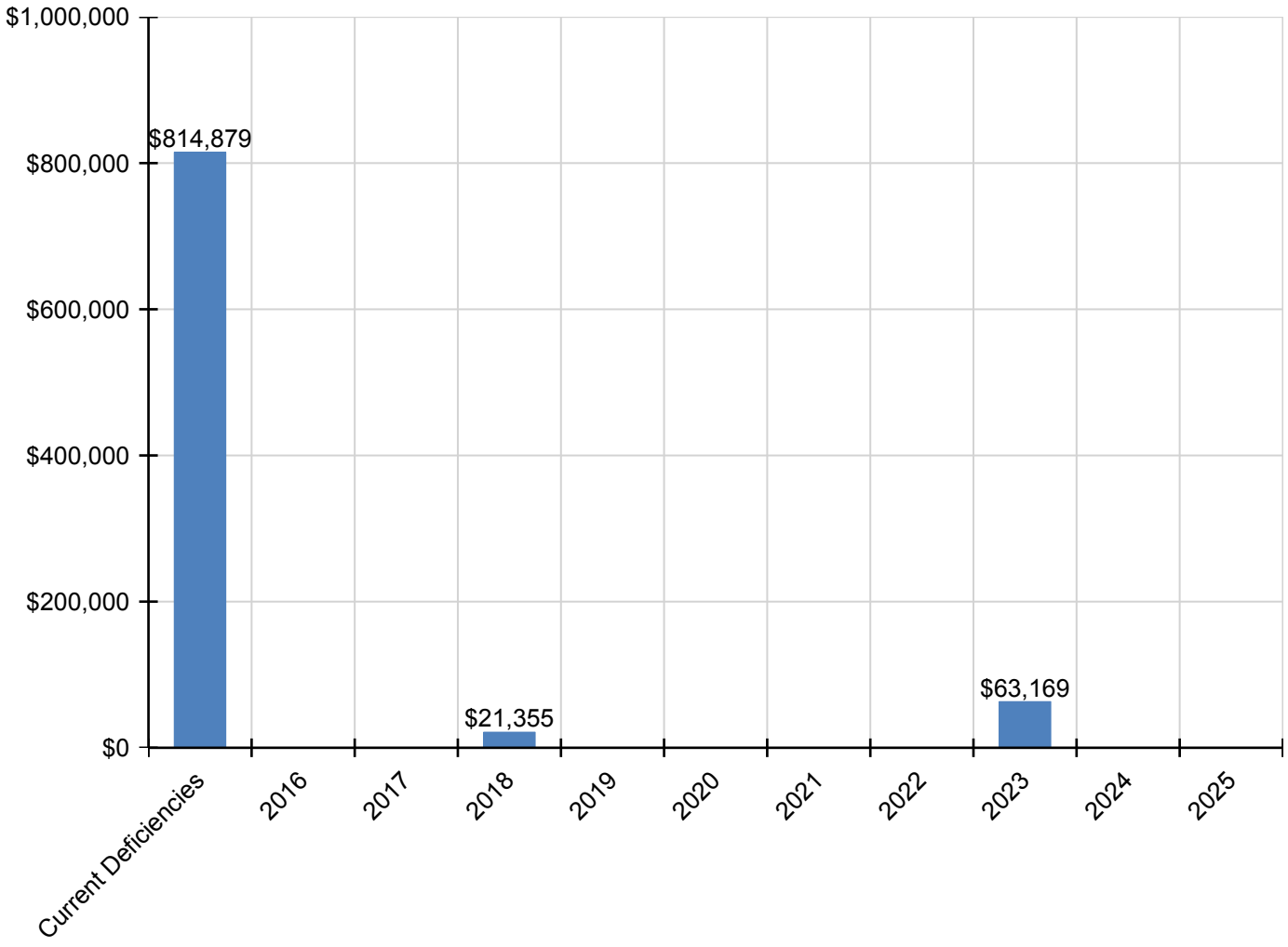
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$814,879**	**$0**	**$0**	**$21,355**	**$0**	**$0**	**$0**	**$0**	**$63,169**	**$0**	**$0**	**$899,403**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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**	$74,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,094**
B2020 - Exterior Windows	$14,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,464**
B2030 - Exterior Doors	$2,376	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,376**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$63,169	$0	$0	**$63,169**
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	$38,729	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,729**
C1020 - Interior Doors	$6,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,772**
C1030 - Fittings	$9,029	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,029**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$58,321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,321**

C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed Tiles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic Tiles	$0	$0	$0	$21,355	$0	$0	$0	$0	$0	$0	$0	**$21,355**
C3030 - Ceiling Finishes	$17,998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,998**
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	$48,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,560**
D2020 - Domestic Water Distribution	$28,364	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,364**
D2030 - Sanitary Waste	$23,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,404**
D2040 - Rain Water Drainage	$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**
D3040 - Distribution System	$14,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,108**
D3050 - Terminal & Package Units	$16,394	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,394**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$67,135	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,135**
D5020 - Lighting and Branch Wiring	$275,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,780**
D5030 - Communications and Security	$119,351	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,351**

** Indicates non-renewable system*

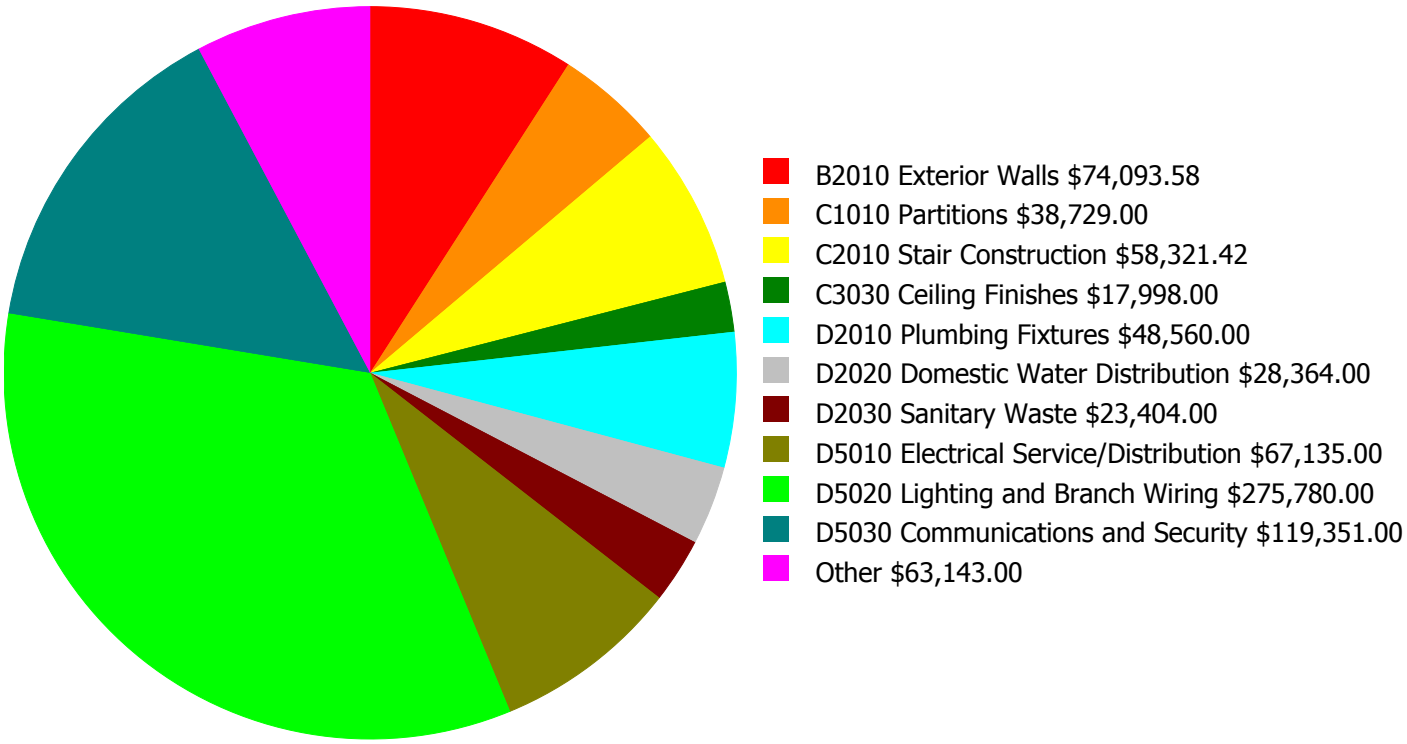
Forecasted Capital Renewal Requirement

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

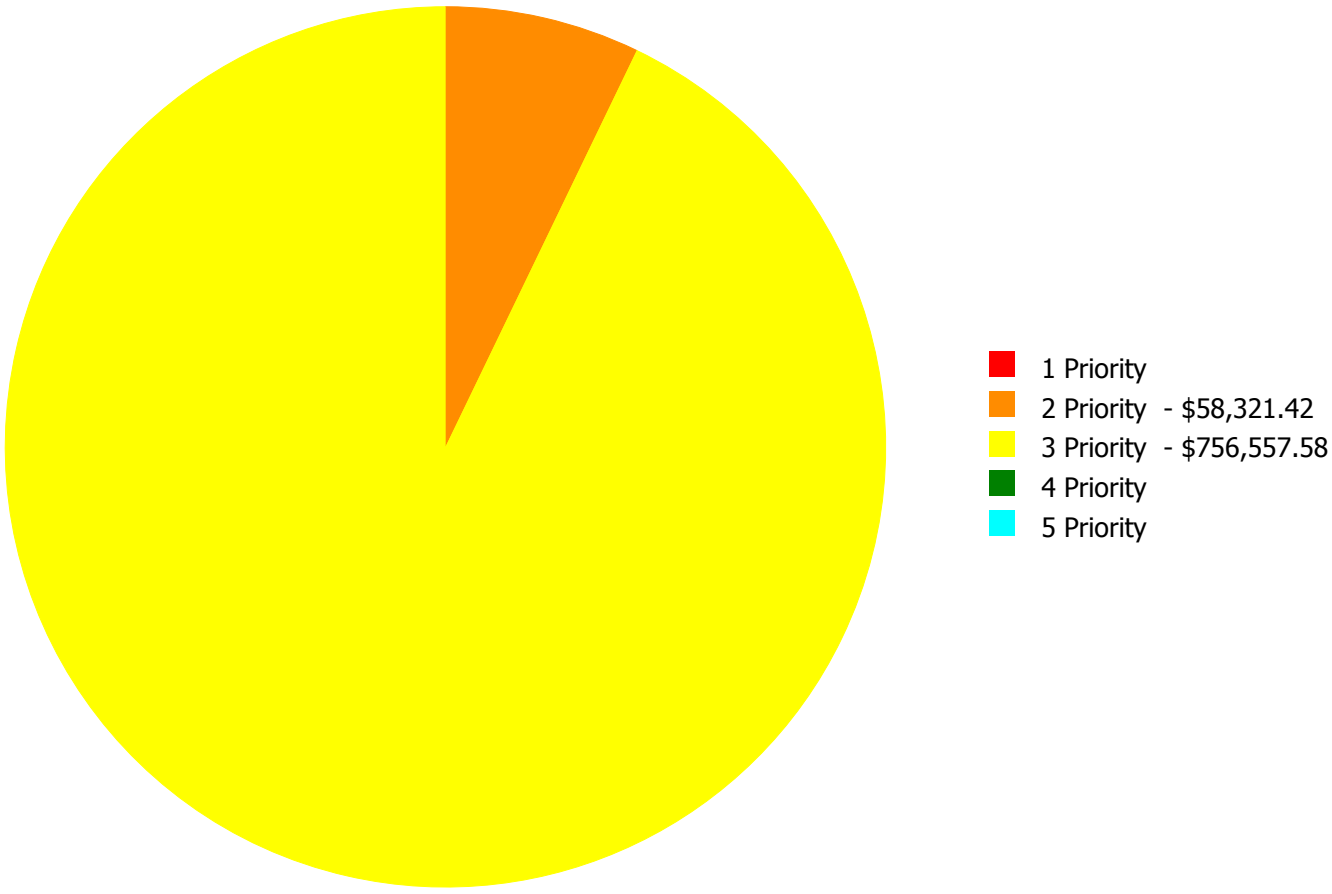
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $814,879.00

Deficiency Summary by Priority

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



Budget Estimate Total: $814,879.00

Deficiency By Priority Investment Table

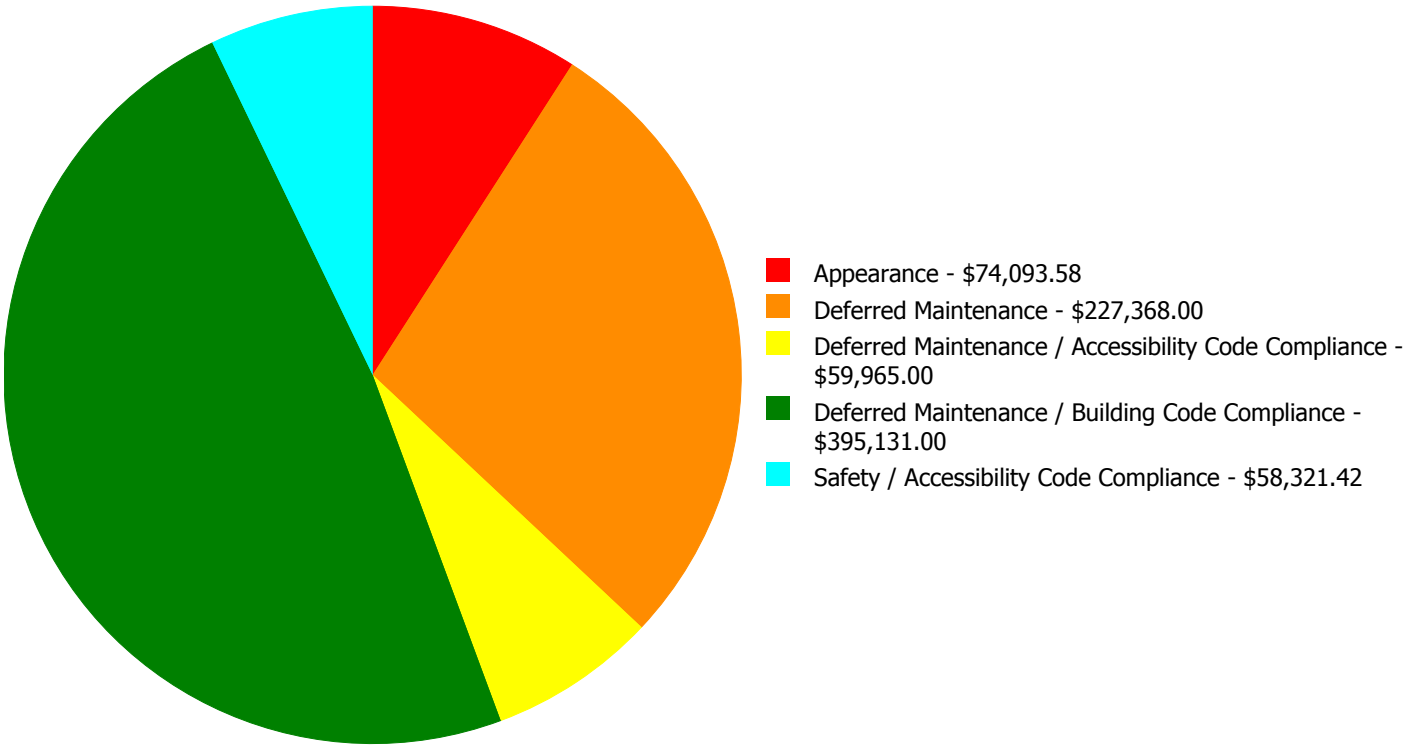
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$74,093.58	$0.00	$0.00	$74,093.58
B2020	Exterior Windows	$0.00	$0.00	$14,464.00	$0.00	$0.00	$14,464.00
B2030	Exterior Doors	$0.00	$0.00	$2,376.00	$0.00	$0.00	$2,376.00
C1010	Partitions	$0.00	$0.00	$38,729.00	$0.00	$0.00	$38,729.00
C1020	Interior Doors	$0.00	$0.00	$6,772.00	$0.00	$0.00	$6,772.00
C1030	Fittings	$0.00	$0.00	$9,029.00	$0.00	$0.00	$9,029.00
C2010	Stair Construction	$0.00	$58,321.42	$0.00	$0.00	$0.00	$58,321.42
C3030	Ceiling Finishes	$0.00	$0.00	$17,998.00	$0.00	$0.00	$17,998.00
D2010	Plumbing Fixtures	$0.00	$0.00	$48,560.00	$0.00	$0.00	$48,560.00
D2020	Domestic Water Distribution	$0.00	$0.00	$28,364.00	$0.00	$0.00	$28,364.00
D2030	Sanitary Waste	$0.00	$0.00	$23,404.00	$0.00	$0.00	$23,404.00
D3040	Distribution System	$0.00	$0.00	$14,108.00	$0.00	$0.00	$14,108.00
D3050	Terminal & Package Units	$0.00	$0.00	$16,394.00	$0.00	$0.00	$16,394.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$67,135.00	$0.00	$0.00	$67,135.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$275,780.00	$0.00	$0.00	$275,780.00
D5030	Communications and Security	$0.00	$0.00	$119,351.00	$0.00	$0.00	$119,351.00
	Total:	$0.00	$58,321.42	$756,557.58	$0.00	$0.00	$814,879.00

Deficiency Summary by Category

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



Budget Estimate Total: $814,879.00

Deficiency Details by Priority

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

Priority 2 Priority:

System: C2010 - Stair Construction

Location: East Stand Stadium

Distress: Inadequate

Category: Safety / Accessibility Code Compliance

Priority: 2 Priority

Correction: Replace stadium stairs ($2.08/sf)

Qty: 23,610.00

Unit of Measure: S.F.

Estimate: $58,321.42

Assessor Name: Sam Mandola

Date Created: 05/15/2015

Notes: The stadium steps, access ramps, and stairs are unsafe, do not have adequate railing, are damaged, and do not provide ADA accessibility to all areas.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Surfaces
Distress: Needs Remediation
Category: Appearance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 15,000.00
Unit of Measure: S.F.
Estimate: $74,093.58
Assessor Name: Sam Mandola
Date Created: 08/21/2015

Notes: The exterior surfaces are stained and need to be pressure washed and repainted.

System: B2020 - Exterior Windows

Location: East Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,700.00
Unit of Measure: S.F.
Estimate: $14,464.00
Assessor Name: Sam Mandola
Date Created: 05/11/2015

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

System: B2030 - Exterior Doors

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $2,376.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life and not ADA compliant.

System: C1010 - Partitions

Location: East Stand

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $38,729.00

Assessor Name: Sam Mandola

Date Created: 05/11/2015

Notes: The glazed partitions are broken and cracked in several locations and should be scheduled for replacement.

System: C1020 - Interior Doors

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: $6,772.00

Assessor Name: Sam Mandola

Date Created: 08/18/2015

Notes: The interior doors are beyond their useful life and should be replaced.

System: C1030 - Fittings

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $9,029.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: East Stand

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $17,998.00

Assessor Name: Sam Mandola

Date Created: 05/11/2015

Notes: The ceiling finishes are damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 2,700.00

Unit of Measure: S.F.

Estimate: $48,560.00

Assessor Name: Sam Mandola

Date Created: 05/11/2015

Notes: The plumbing fixtures are beyond service life, inadequate, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: East Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,700.00
Unit of Measure: S.F.
Estimate: $28,364.00
Assessor Name: Sam Mandola
Date Created: 05/11/2015

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

System: D2030 - Sanitary Waste

Location: East Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,700.00
Unit of Measure: S.F.
Estimate: $23,404.00
Assessor Name: Sam Mandola
Date Created: 05/11/2015

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

System: D3040 - Distribution System

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,700.00
Unit of Measure: S.F.
Estimate: $14,108.00
Assessor Name: Sam Mandola
Date Created: 08/19/2015

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

System: D3050 - Terminal & Package Units

Location: East Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 2,700.00
Unit of Measure: S.F.
Estimate: $16,394.00
Assessor Name: Sam Mandola
Date Created: 05/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 19,945.00

Unit of Measure: S.F.

Estimate: $67,135.00

Assessor Name: Sam Mandola

Date Created: 05/11/2015

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

System: D5020 - Lighting and Branch Wiring

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 19,945.00

Unit of Measure: S.F.

Estimate: $275,780.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The branch wiring and lighting system is beyond its expected service life, inadequate, not code compliant, and should be scheduled for replacement.

System: D5030 - Communications and Security

Location: East Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 19,945.00

Unit of Measure: S.F.

Estimate: $119,351.00

Assessor Name: Sam Mandola

Date Created: 05/11/2015

Notes: Telephone and data, PA and clock system, and security and CCTV systems are beyond service life and should be replaced. Audible and visible fire alarm is missing and should be added.

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:	Non School Site
Gross Area (SF):	5,230
Year Built:	1968
Last Renovation:	
Replacement Value:	$857,695
Repair Cost:	$520,635.00
Total FCI:	60.70 %
Total RSLI:	14.00 %
FCA Score:	39.30

Description:

The field house at James R. Hallford Stadium is located at 3789 Memorial College Avenue in Clarkston, Georgia. Originally built in 1968, there have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	8010	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	53.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.23 %	2.23 %	$4,602.00
B30 - Roofing	0.00 %	110.00 %	$119,087.00
C10 - Interior Construction	0.00 %	105.72 %	$101,242.00
C30 - Interior Finishes	3.68 %	51.63 %	$41,652.00
D20 - Plumbing	8.76 %	96.24 %	$61,557.00
D30 - HVAC	0.00 %	110.00 %	$102,576.00
D50 - Electrical	0.00 %	110.00 %	$89,919.00
Totals:	**14.00 %**	**60.70 %**	**$520,635.00**

Photo Album

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

1). South Elevation - May 11, 2015

2). North Elevation - May 11, 2015

3). West Elevation - May 11, 2015

4). East Elevation - May 11, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	5,230	100	1968	2068		53.00 %	0.00 %	53			$23,483
A1030	Slab on Grade	$3.60	S.F.	5,230	100	1968	2068		53.00 %	0.00 %	53			$18,828
A2010	Basement Excavation	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$16.33	S.F.	5,230	100	1968	2068		53.00 %	0.00 %	53			$85,406
B2010	Exterior Walls	$38.65	S.F.	5,230	60	1968	2028		21.67 %	0.00 %	13			$202,140
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$0.80	S.F.	5,230	30	1968	1998		0.00 %	109.99 %	-17		$4,602.00	$4,184
B3010	Roof Coverings - BUR	$20.70	S.F.	5,230	25	1968	1993		0.00 %	110.00 %	-22		$119,087.00	$108,261
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C1010	Partitions	$13.04	S.F.	5,230	40	1968	2008		0.00 %	110.00 %	-7		$75,019.00	$68,199
C1020	Interior Doors	$2.61	S.F.	5,230	30	1968	1998		0.00 %	80.00 %	-17		$10,920.00	$13,650
C1030	Fittings	$2.66	S.F.	5,230	20	1968	1988		0.00 %	110.00 %	-27		$15,303.00	$13,912
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.90	S.F.	5,230	10	2006	2016		10.00 %	0.00 %	1			$9,937
C3020	Floor Finishes - Carpet	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.57	S.F.	2,615	50	1968	2018		6.00 %	0.00 %	3			$32,871
C3020	Floor Finishes - Epoxy Paint	$2.36	S.F.	2,615	15	1968	1983		0.00 %	110.01 %	-32		$6,789.00	$6,171
C3030	Ceiling Finishes	$6.06	S.F.	5,230	20	2006	2026	2015	0.00 %	110.00 %	0		$34,863.00	$31,694
D2010	Plumbing Fixtures	$1.53	S.F.	5,230	30	2006	2036		70.00 %	0.00 %	21			$8,002
D2020	Domestic Water Distribution	$3.81	S.F.	5,230	30	1968	1998		0.00 %	110.00 %	-17		$21,919.00	$19,926
D2030	Sanitary Waste	$4.80	S.F.	5,230	30	1968	1998		0.00 %	110.00 %	-17		$27,614.00	$25,104
D2040	Rain Water Drainage	$1.55	S.F.	5,230	30	1968	1998		0.00 %	109.99 %	-17		$8,917.00	$8,107
D2090	Other Plumbing Systems - Natural Gas	$0.54	S.F.	5,230	40	1968	2008		0.00 %	110.02 %	-7		$3,107.00	$2,824
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	5,230	30	1968	1998		0.00 %	110.00 %	-17		$30,088.00	$27,353
D3050	Heat Generation	$9.41	S.F.	5,230	30	1968	1998		0.00 %	110.00 %	-17		$54,136.00	$49,214
D3060	Controls & Instrumention	$3.19	S.F.	5,230	20	1968	1988		0.00 %	110.00 %	-27		$18,352.00	$16,684
D5010	Electrical Service/Distribution	$3.06	S.F.	5,230	40	1968	2008		0.00 %	110.00 %	-7		$17,604.00	$16,004
D5020	Lighting and Branch Wiring	$12.57	S.F.	5,230	30	1968	1998		0.00 %	110.00 %	-17		$72,315.00	$65,741
								Total	**14.00 %**	**60.70 %**			**$520,635.00**	**$857,695**

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.

Inflation Rate: 3%

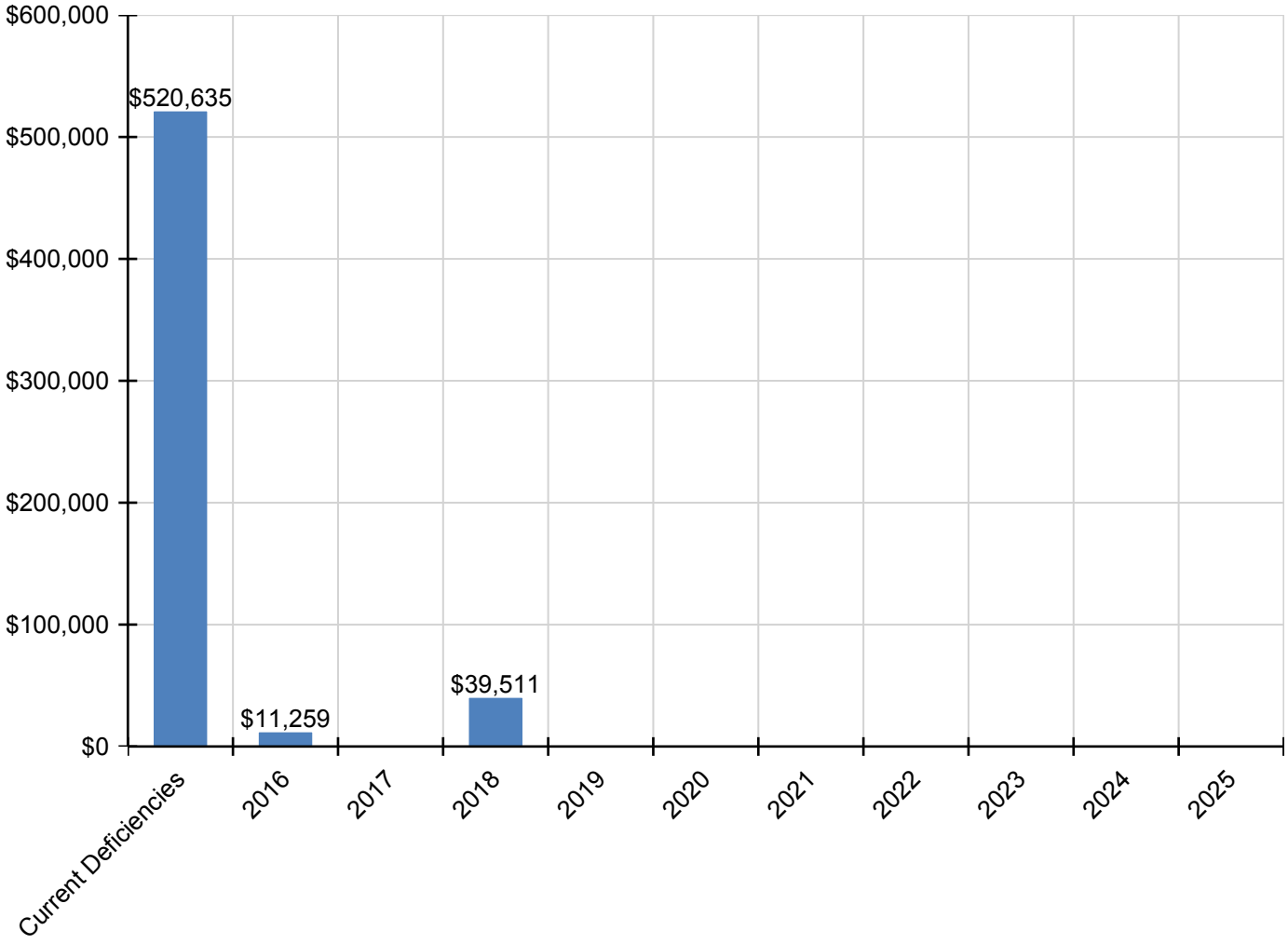
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$520,635**	**$11,259**	**$0**	**$39,511**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$571,405**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$4,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,602**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$119,087	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,087**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$75,019	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,019**
C1020 - Interior Doors	$10,920	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,920**
C1030 - Fittings	$15,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,303**
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	$11,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,259**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$39,511	$0	$0	$0	$0	$0	$0	$0	**$39,511**
C3020 - Floor Finishes - Epoxy Paint	$6,789	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,789**
C3030 - Ceiling Finishes	$34,863	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,863**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$21,919	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,919**
D2030 - Sanitary Waste	$27,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,614**
D2040 - Rain Water Drainage	$8,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,917**
D2090 - Other Plumbing Systems - Natural Gas	$3,107	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,107**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$30,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,088**
D3050 - Heat Generation	$54,136	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,136**
D3060 - Controls & Instrumention	$18,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,352**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$17,604	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,604**
D5020 - Lighting and Branch Wiring	$72,315	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,315**

** Indicates non-renewable system*

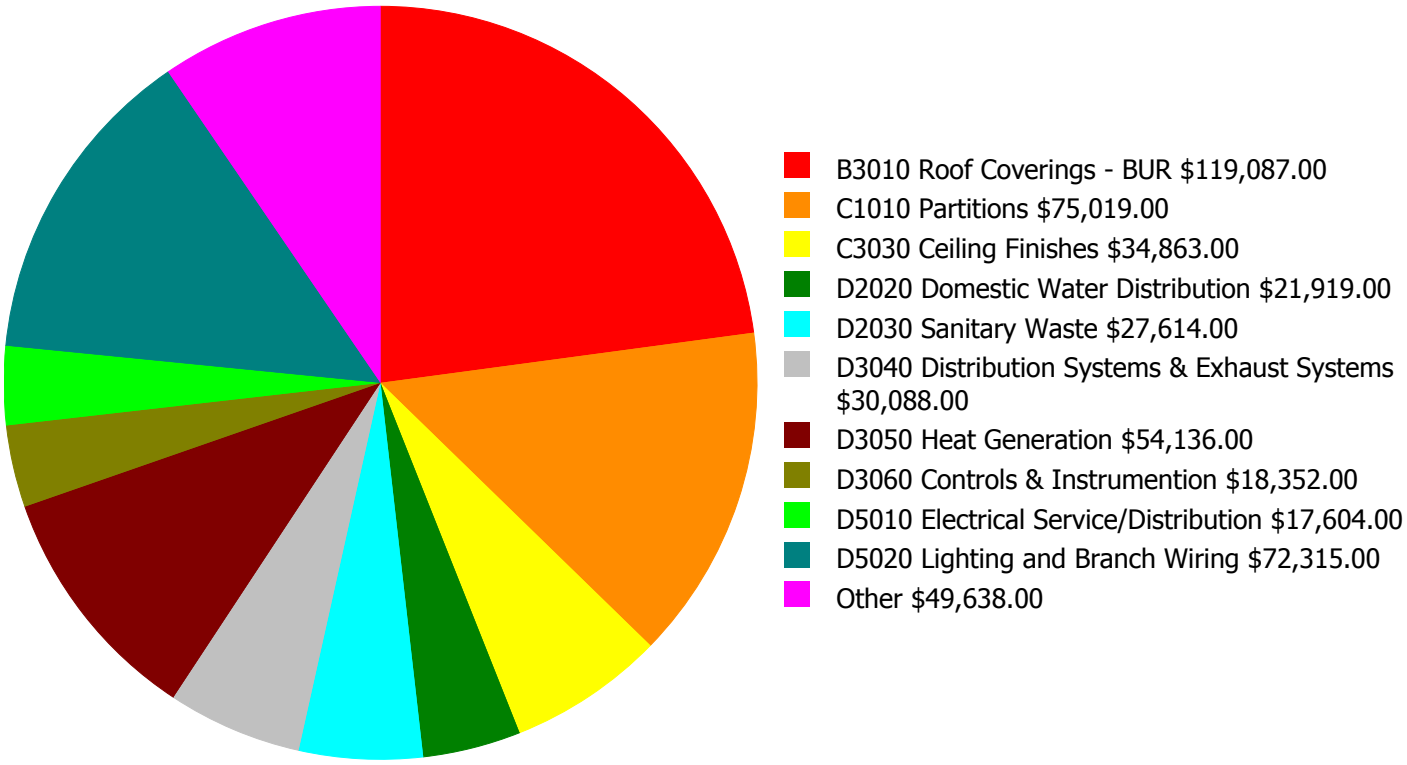
Forecasted Capital Renewal Requirement

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

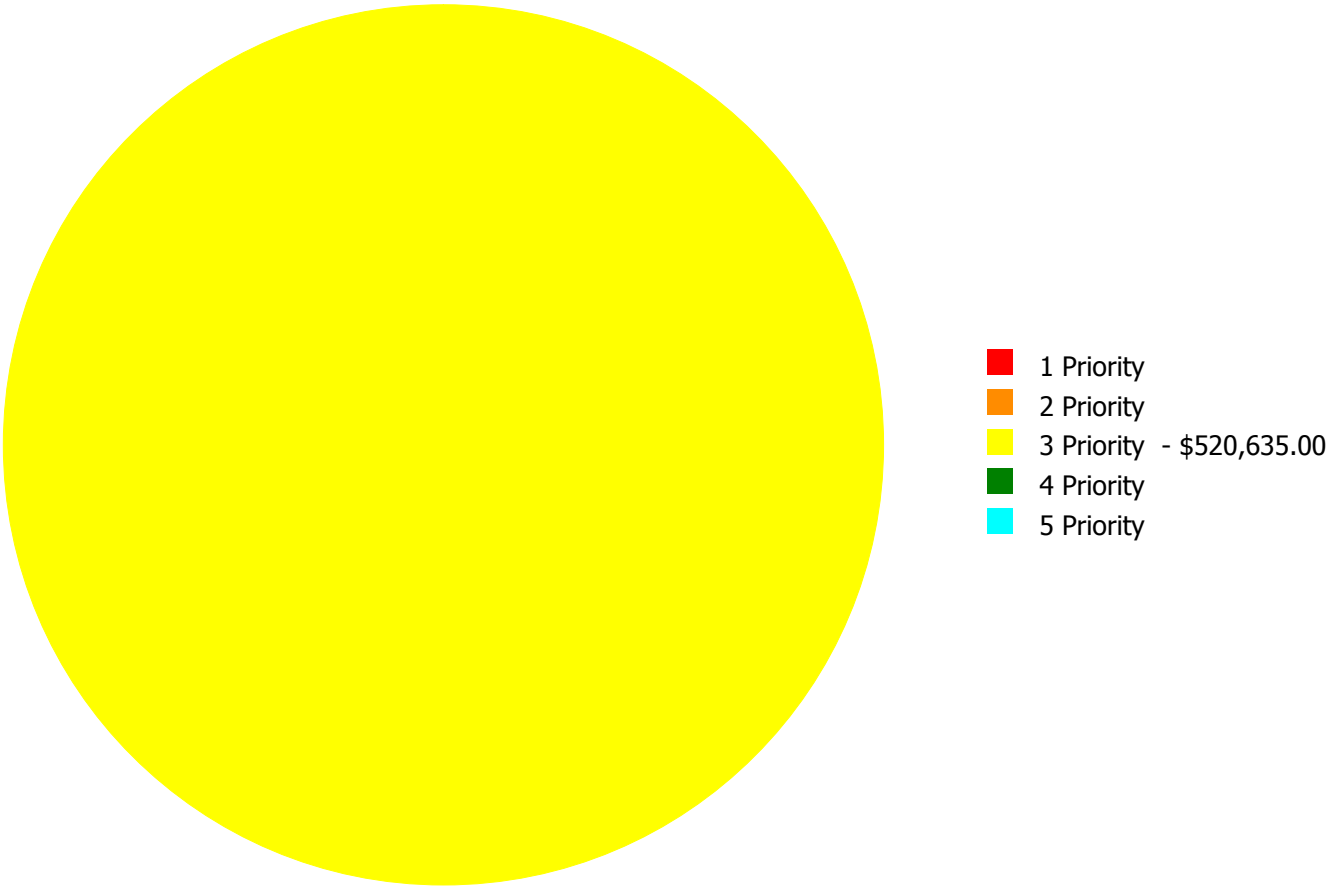
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $520,635.00

Deficiency Summary by Priority

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



Budget Estimate Total: $520,635.00

Deficiency By Priority Investment Table

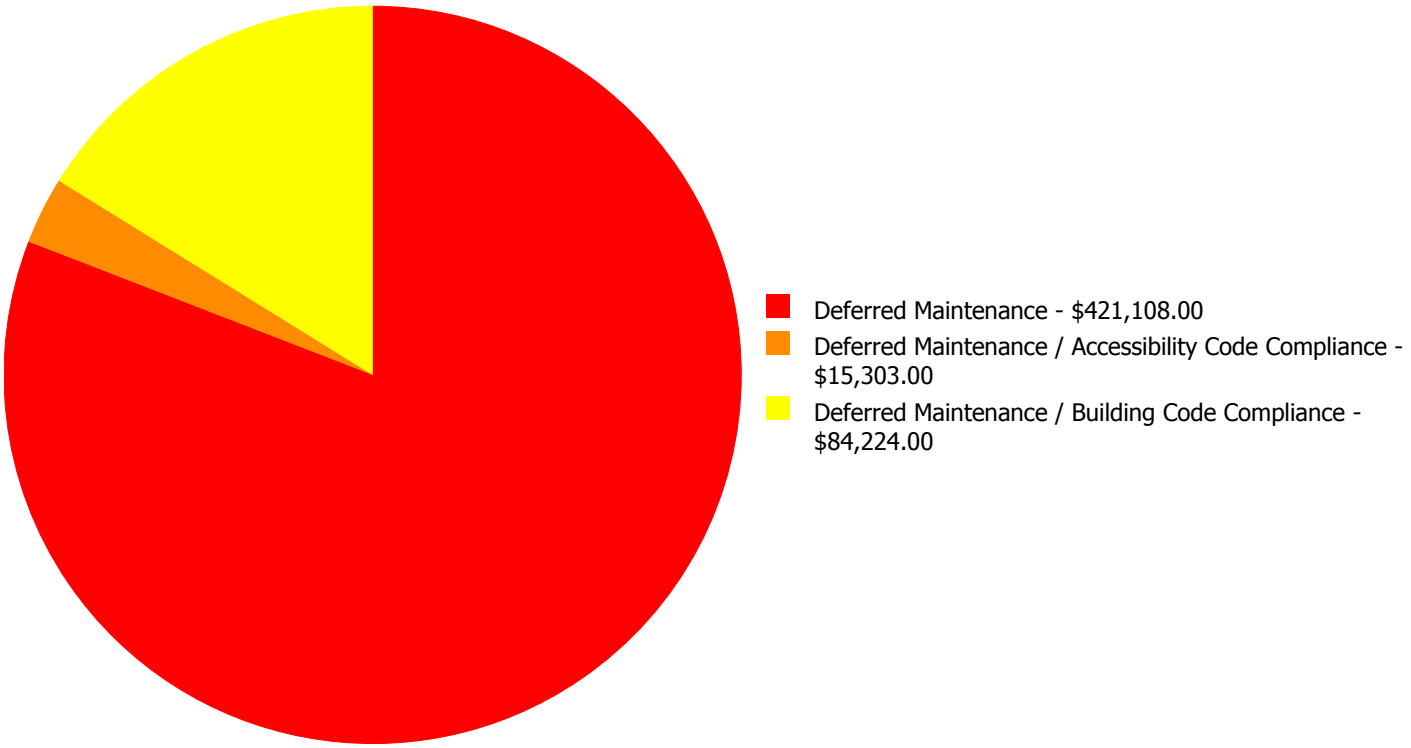
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	$0.00	$0.00	$4,602.00	$0.00	$0.00	$4,602.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$119,087.00	$0.00	$0.00	$119,087.00
C1010	Partitions	$0.00	$0.00	$75,019.00	$0.00	$0.00	$75,019.00
C1020	Interior Doors	$0.00	$0.00	$10,920.00	$0.00	$0.00	$10,920.00
C1030	Fittings	$0.00	$0.00	$15,303.00	$0.00	$0.00	$15,303.00
C3020	Floor Finishes - Epoxy Paint	$0.00	$0.00	$6,789.00	$0.00	$0.00	$6,789.00
C3030	Ceiling Finishes	$0.00	$0.00	$34,863.00	$0.00	$0.00	$34,863.00
D2020	Domestic Water Distribution	$0.00	$0.00	$21,919.00	$0.00	$0.00	$21,919.00
D2030	Sanitary Waste	$0.00	$0.00	$27,614.00	$0.00	$0.00	$27,614.00
D2040	Rain Water Drainage	$0.00	$0.00	$8,917.00	$0.00	$0.00	$8,917.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$3,107.00	$0.00	$0.00	$3,107.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$30,088.00	$0.00	$0.00	$30,088.00
D3050	Heat Generation	$0.00	$0.00	$54,136.00	$0.00	$0.00	$54,136.00
D3060	Controls & Instrumention	$0.00	$0.00	$18,352.00	$0.00	$0.00	$18,352.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$17,604.00	$0.00	$0.00	$17,604.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$72,315.00	$0.00	$0.00	$72,315.00
	Total:	$0.00	$0.00	$520,635.00	$0.00	$0.00	$520,635.00

Deficiency Summary by Category

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



Budget Estimate Total: $520,635.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $4,602.00
Assessor Name: Ben Nixon
Date Created: 05/11/2015

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

System: B3010 - Roof Coverings - BUR

Location: Field House
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $119,087.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The roof covering is damaged, beyond its expected service life, and should be scheduled for replacement.

System: C1010 - Partitions

Location: Field House

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

Estimate: $75,019.00

Assessor Name: Ben Nixon

Date Created: 05/15/2015

Notes: The exterior walls are failing and should be repaired or replaced.

System: C1020 - Interior Doors

Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

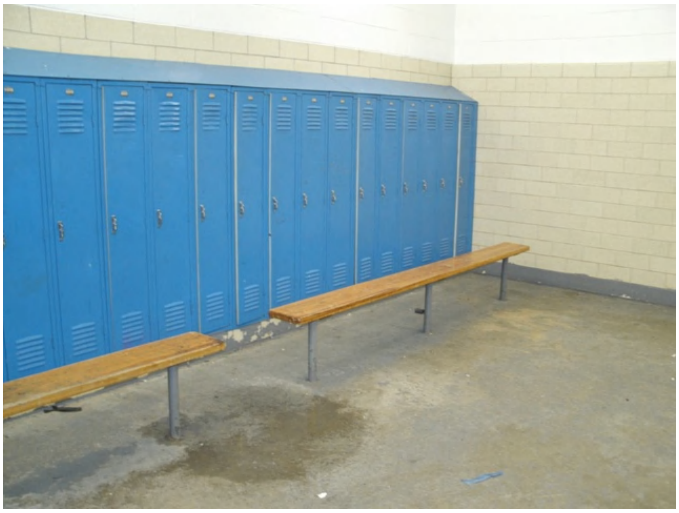
Estimate: $10,920.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C1030 - Fittings



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

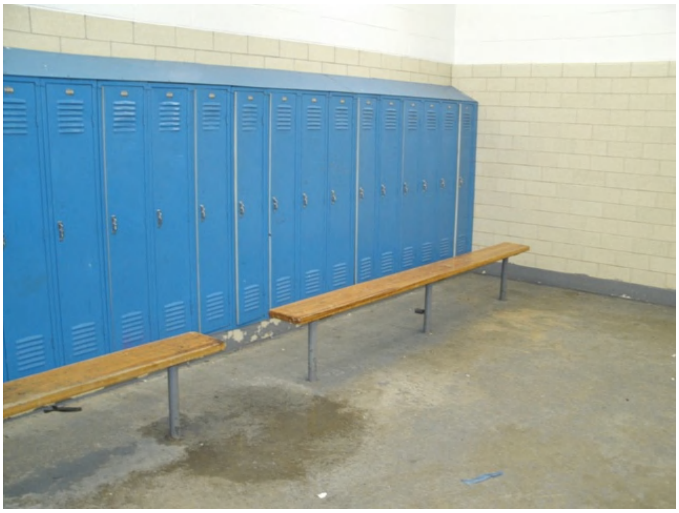
Estimate: $15,303.00

Assessor Name: Ben Nixon

Date Created: 08/18/2015

Notes: Fittings, such as lockers and toilet partitions, are aged, in marginal condition, not ADA compliant, and should be scheduled for replacement.

System: C3020 - Floor Finishes - Epoxy Paint



Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 2,615.00

Unit of Measure: S.F.

Estimate: $6,789.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The floor needs to be repainted.

System: C3030 - Ceiling Finishes

Location: Field House
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $34,863.00
Assessor Name: Ben Nixon
Date Created: 05/15/2015

Notes: The ceiling finishes are damaged and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $21,919.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $27,614.00
Assessor Name: Ben Nixon
Date Created: 05/11/2015

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

System: D2040 - Rain Water Drainage

Location: Field House
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $8,917.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The rain water drainage system is damaged and should be replaced with the roof.

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

Estimate: $3,107.00

Assessor Name: Ben Nixon

Date Created: 05/11/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

Estimate: $30,088.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The original distribution and exhaust systems are beyond their expected service life, not code compliant, and should be scheduled for replacement.

System: D3050 - Heat Generation

Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

Estimate: $54,136.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The boiler is beyond its expected service life, not code compliant, and should be scheduled for replacement.

System: D3060 - Controls & Instrumention

Location: Field House

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,230.00

Unit of Measure: S.F.

Estimate: $18,352.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D5010 - Electrical Service/Distribution

Location: Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $17,604.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The electrical service and distribution system is beyond its expected service life.

System: D5020 - Lighting and Branch Wiring

Location: Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,230.00
Unit of Measure: S.F.
Estimate: $72,315.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The lighting and branch wiring system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST IV project 206-422 to replace stadium lighting is expected to be complete by August 2016.

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:	Non School Site
Gross Area (SF):	42,497
Year Built:	1968
Last Renovation:	2006
Replacement Value:	$4,666,566
Repair Cost:	$1,569,419.08
Total FCI:	33.63 %
Total RSLI:	23.15 %
FCA Score:	66.37

Description:

The west stand building at James R. Hallford is a one-story building located at 3789 Memorial College Avenue in Clarkston, Georgia. Originally built in 1968, there have been no additions and one renovation in 2006. 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:	8020	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	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.28 %	7.85 %	$131,223.44
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	110.00 %	$105,248.00
C20 - Stairs	0.00 %	101.66 %	$106,712.64
C30 - Interior Finishes	2.90 %	24.83 %	$34,663.00
D20 - Plumbing	9.45 %	32.02 %	$22,594.00
D30 - HVAC	0.00 %	110.00 %	$58,744.00
D50 - Electrical	1.28 %	95.94 %	$1,110,234.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	0.00 %	$0.00
Totals:	**23.15 %**	**33.63 %**	**$1,569,419.08**

Photo Album

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

1). West Elevation - May 12, 2015

2). North Elevation - May 12, 2015

3). South Elevation - May 12, 2015

4). East Elevation - May 12, 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	$4.91	S.F.	42,497	100	1968	2068		53.00 %	0.00 %	53			$208,660
A1020	Special Foundations	$6.25	S.F.	42,497	100	1968	2068		53.00 %	0.00 %	53			$265,606
A1030	Slab on Grade	$4.50	S.F.	42,497	100	1968	2068		53.00 %	0.00 %	53			$191,237
B1010	Floor Construction	$12.60	S.F.	42,497	100	1968	2068		53.00 %	0.00 %	53			$535,462
B1020	Roof Construction	$16.33	S.F.	5,200	100	1968	2068		53.00 %	0.00 %	53			$84,916
B2010	Exterior Walls	$38.65	S.F.	42,497	60	1968	2028		21.67 %	6.01 %	13		$98,791.44	$1,642,509
B2020	Exterior Windows	$4.87	S.F.	5,200	30	1968	1998		0.00 %	110.00 %	-17		$27,856.00	$25,324
B2030	Exterior Doors	$0.80	S.F.	5,200	30	1968	1998		0.00 %	110.00 %	-17		$4,576.00	$4,160
B3010	Roof Coverings	$16.79	S.F.	5,200	25	1968	1993	2020	20.00 %	0.00 %	5			$87,308
C1010	Partitions	$13.04	S.F.	5,200	40	1968	2008		0.00 %	110.00 %	-7		$74,589.00	$67,808
C1020	Interior Doors	$2.32	S.F.	5,200	30	1968	1998		0.00 %	110.00 %	-17		$13,270.00	$12,064
C1030	Fittings	$3.04	S.F.	5,200	20	1968	1988		0.00 %	110.00 %	-27		$17,389.00	$15,808
C2010	Stair Construction	$2.47	S.F.	42,497	100	1968	2068	2015	0.00 %	101.66 %	0		$106,712.64	$104,968
C3010	Wall Finishes - Ceramic & Glazed Tiles	$8.97	S.F.	4,600	30	1968	1998		0.00 %	0.00 %	-17			$41,262
C3010	Wall Finishes - Paint	$1.70	S.F.	600	10	2006	2016		10.00 %	0.00 %	1			$1,020
C3020	Floor Finishes - Ceramic Tiles	$12.65	S.F.	5,200	50	1968	2018		6.00 %	0.00 %	3			$65,780
C3030	Ceiling Finishes	$6.06	S.F.	5,200	20	2006	2026	2015	0.00 %	110.00 %	0		$34,663.00	$31,512
D2010	Plumbing Fixtures	$3.95	S.F.	5,200	30	1968	1998		0.00 %	110.00 %	-17		$22,594.00	$20,540
D2020	Domestic Water Distribution	$3.60	S.F.	5,200	30	1968	1998	2019	13.33 %	0.00 %	4			$18,720
D2030	Sanitary Waste	$6.02	S.F.	5,200	30	1968	1998	2019	13.33 %	0.00 %	4			$31,304
D3040	Distribution System	$4.75	S.F.	5,200	30	1968	1998		0.00 %	110.00 %	-17		$27,170.00	$24,700
D3050	Terminal & Package Units	$5.52	S.F.	5,200	15	1968	1983		0.00 %	110.00 %	-32		$31,574.00	$28,704
D5010	Electrical Service/Distribution	$3.48	S.F.	42,497	40	1968	2008	2019	10.00 %	0.00 %	4			$147,890
D5020	Lighting and Branch Wiring	$18.31	S.F.	42,497	30	1968	1998		0.00 %	110.00 %	-17		$855,932.00	$778,120
D5030	Communications and Security	$5.44	S.F.	42,497	10	1968	1978		0.00 %	110.00 %	-37		$254,302.00	$231,184
E1090	Other Equipment - Food Service	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**23.15 %**	**33.63 %**			**$1,569,419.08**	**$4,666,566**

Renewal Schedule

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

Inflation Rate: 3%

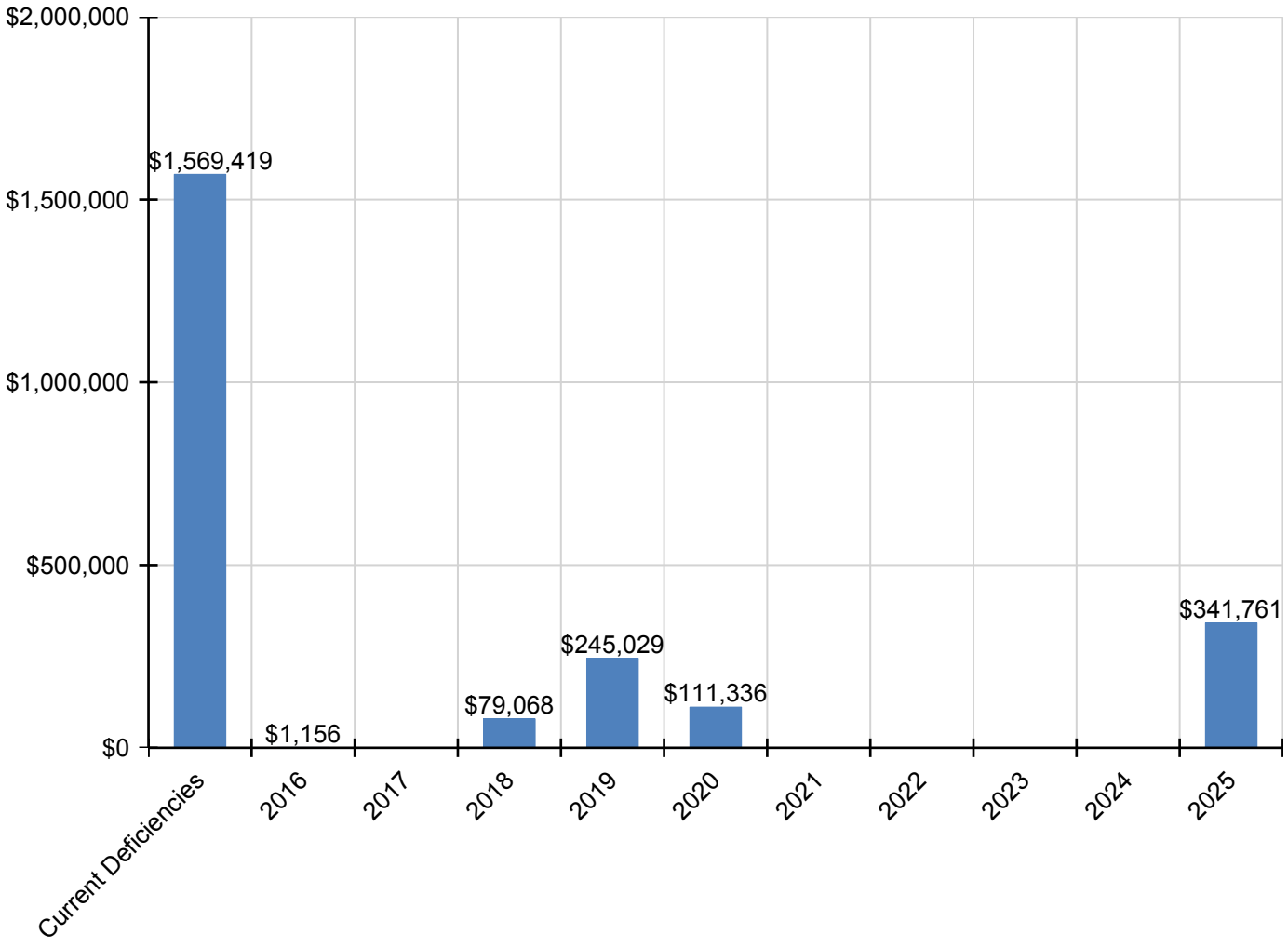
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,569,419**	**$1,156**	**$0**	**$79,068**	**$245,029**	**$111,336**	**$0**	**$0**	**$0**	**$0**	**$341,761**	**$2,347,767**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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**
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**	$98,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,791**
B2020 - Exterior Windows	$27,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,856**
B2030 - Exterior Doors	$4,576	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,576**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$111,336	$0	$0	$0	$0	$0	**$111,336**
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	$74,589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,589**
C1020 - Interior Doors	$13,270	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,270**
C1030 - Fittings	$17,389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,389**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$106,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,713**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed Tiles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$1,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,156**

C3020 - Floor Finishes - Ceramic Tiles	$0	$0	$0	$79,068	$0	$0	$0	$0	$0	$0	$0	**$79,068**
C3030 - Ceiling Finishes	$34,663	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,663**
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	$22,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,594**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$23,176	$0	$0	$0	$0	$0	$0	**$23,176**
D2030 - Sanitary Waste	$0	$0	$0	$0	$38,756	$0	$0	$0	$0	$0	$0	**$38,756**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution System	$27,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,170**
D3050 - Terminal & Package Units	$31,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,574**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$183,097	$0	$0	$0	$0	$0	$0	**$183,097**
D5020 - Lighting and Branch Wiring	$855,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$855,932**
D5030 - Communications and Security	$254,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	$341,761	**$596,063**
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**
E1090 - Other Equipment - Food Service	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

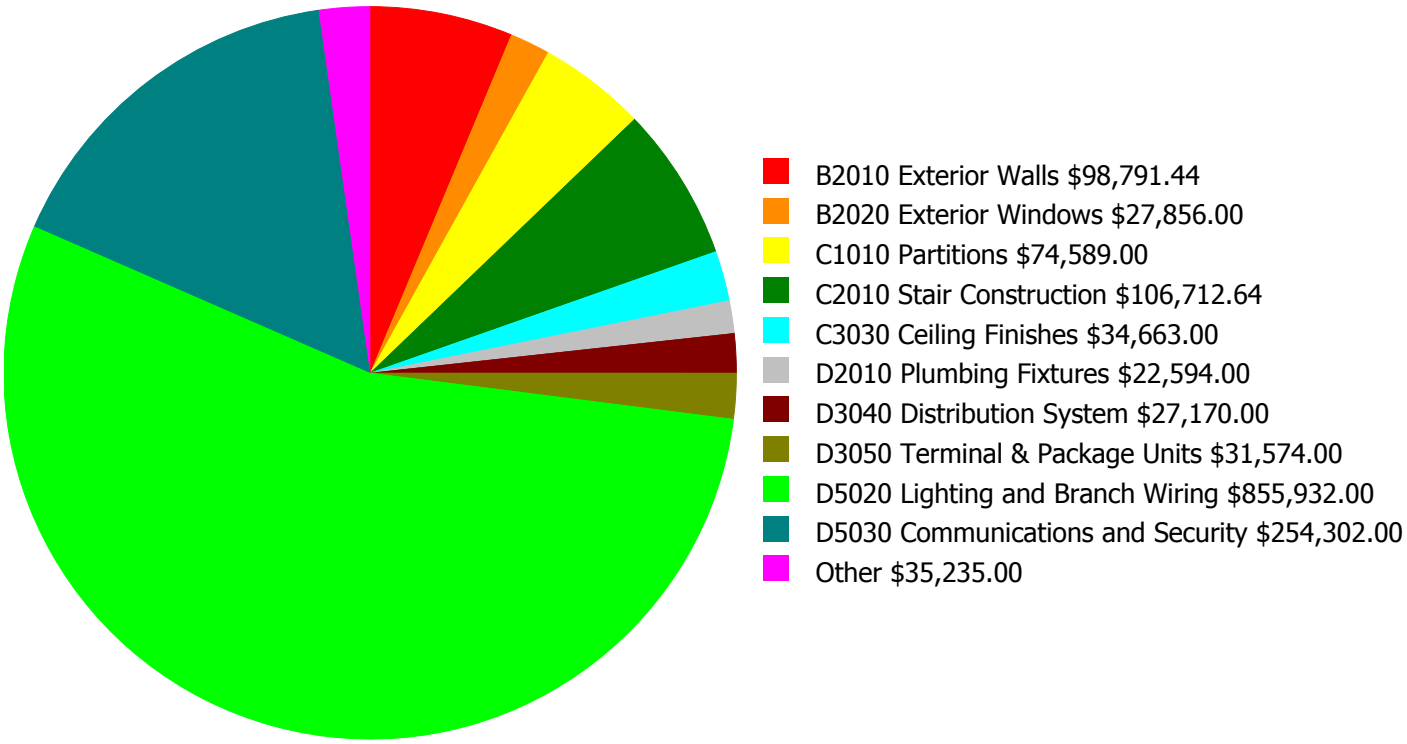
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

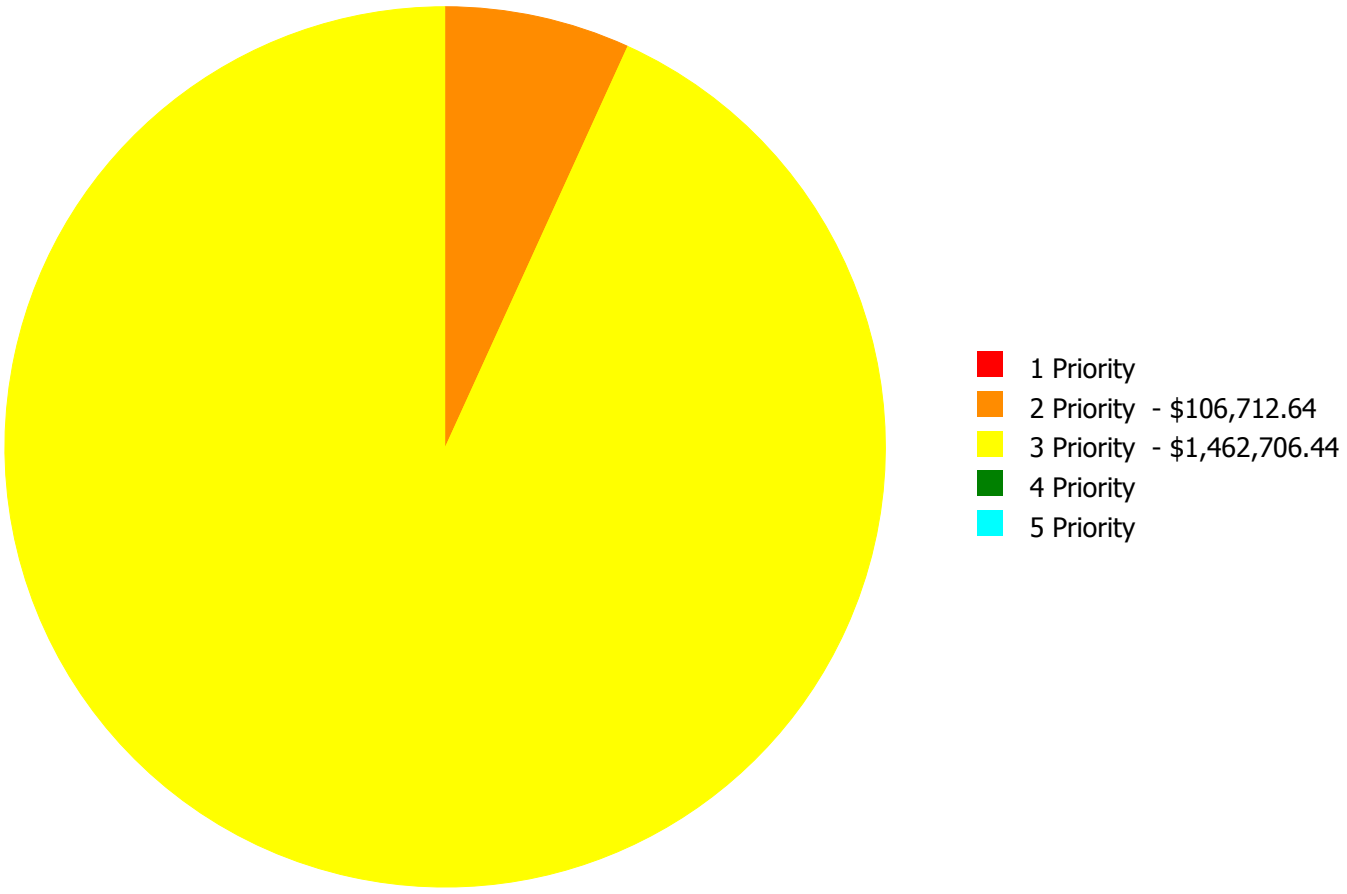
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,569,419.08

Deficiency Summary by Priority

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



Budget Estimate Total: $1,569,419.08

Deficiency By Priority Investment Table

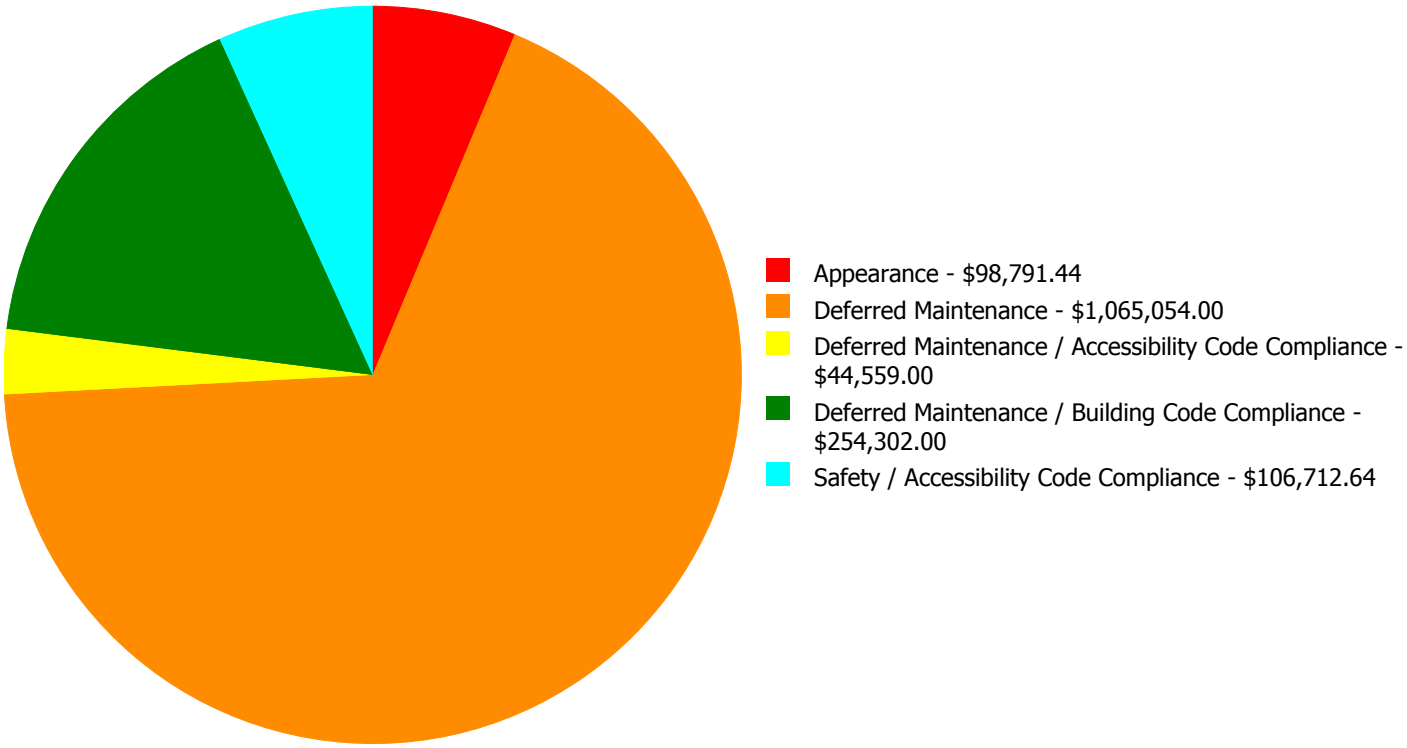
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$98,791.44	$0.00	$0.00	$98,791.44
B2020	Exterior Windows	$0.00	$0.00	$27,856.00	$0.00	$0.00	$27,856.00
B2030	Exterior Doors	$0.00	$0.00	$4,576.00	$0.00	$0.00	$4,576.00
C1010	Partitions	$0.00	$0.00	$74,589.00	$0.00	$0.00	$74,589.00
C1020	Interior Doors	$0.00	$0.00	$13,270.00	$0.00	$0.00	$13,270.00
C1030	Fittings	$0.00	$0.00	$17,389.00	$0.00	$0.00	$17,389.00
C2010	Stair Construction	$0.00	$106,712.64	$0.00	$0.00	$0.00	$106,712.64
C3030	Ceiling Finishes	$0.00	$0.00	$34,663.00	$0.00	$0.00	$34,663.00
D2010	Plumbing Fixtures	$0.00	$0.00	$22,594.00	$0.00	$0.00	$22,594.00
D3040	Distribution System	$0.00	$0.00	$27,170.00	$0.00	$0.00	$27,170.00
D3050	Terminal & Package Units	$0.00	$0.00	$31,574.00	$0.00	$0.00	$31,574.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$855,932.00	$0.00	$0.00	$855,932.00
D5030	Communications and Security	$0.00	$0.00	$254,302.00	$0.00	$0.00	$254,302.00
	Total:	$0.00	$106,712.64	$1,462,706.44	$0.00	$0.00	$1,569,419.08

Deficiency Summary by Category

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



Budget Estimate Total: $1,569,419.08

Deficiency Details by Priority

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

Priority 2 Priority:

System: C2010 - Stair Construction

Location: West Stand Stadium

Distress: Inadequate

Category: Safety / Accessibility Code Compliance

Priority: 2 Priority

Correction: Replace stadium stairs ($2.08/sf)

Qty: 43,200.00

Unit of Measure: S.F.

Estimate: $106,712.64

Assessor Name: Sam Mandola

Date Created: 05/15/2015

Notes: The stadium steps, access ramps, and stairs do not have adequate railing, are damaged, and do not provide ADA accessibility to all areas.

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Surfaces
Distress: Needs Remediation
Category: Appearance
Priority: 3 Priority
Correction: Repaint exterior wall
Qty: 20,000.00
Unit of Measure: S.F.
Estimate: $98,791.44
Assessor Name: Sam Mandola
Date Created: 08/21/2015

Notes: The seating area is in poor condition and should be cleaned and repainted.

System: B2020 - Exterior Windows

Location: West Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,200.00
Unit of Measure: S.F.
Estimate: $27,856.00
Assessor Name: Sam Mandola
Date Created: 05/12/2015

Notes: The exterior windows are beyond their expected life and should be scheduled for replacement.

System: B2030 - Exterior Doors

Location: West Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $4,576.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior doors are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.

System: C1010 - Partitions

Location: West Stand

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $74,589.00

Assessor Name: Sam Mandola

Date Created: 05/15/2015

Notes: The partitions are damaged and should be scheduled for replacement.

System: C1020 - Interior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $13,270.00

Assessor Name: Sam Mandola

Date Created: 08/18/2015

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

System: C1030 - Fittings

Location: West Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $17,389.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: C3030 - Ceiling Finishes

Location: West Stand

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $34,663.00

Assessor Name: Sam Mandola

Date Created: 05/15/2015

Notes: The ceiling finishes are beyond service life and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 5,200.00

Unit of Measure: S.F.

Estimate: $22,594.00

Assessor Name: Sam Mandola

Date Created: 08/18/2015

Notes: The plumbing fixtures are beyond service life, inadequate, not ADA compliant, and should be scheduled for replacement.

System: D3040 - Distribution System

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,200.00
Unit of Measure: S.F.
Estimate: $27,170.00
Assessor Name: Sam Mandola
Date Created: 08/19/2015

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

System: D3050 - Terminal & Package Units

Location: West Stand
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,200.00
Unit of Measure: S.F.
Estimate: $31,574.00
Assessor Name: Sam Mandola
Date Created: 05/12/2015

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

System: D5020 - Lighting and Branch Wiring

Location: West Stand

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 42,497.00

Unit of Measure: S.F.

Estimate: $855,932.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

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

System: D5030 - Communications and Security

Location: West Stand

Distress: Beyond Service Life

Category: Deferred Maintenance / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 42,497.00

Unit of Measure: S.F.

Estimate: $254,302.00

Assessor Name: Sam Mandola

Date Created: 05/12/2015

Notes: Telephone and data, PA and clock system, and security and CCTV systems are beyond service life and should be replaced. Audible and visible fire alarm is missing and should be added.

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:	Non School Site
Gross Area (SF):	67,672
Year Built:	1968
Last Renovation:	2006
Replacement Value:	$2,697,183
Repair Cost:	$2,234,417.51
Total FCI:	82.84 %
Total RSLI:	2.72 %
FCA Score:	17.16

Description:

The James R. Hallford Stadium site was originally constructed in 1968, has a total area of 18.9 acres, and is occupied by approximately 72,010 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football field, track, 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:	1400

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	1.96 %	104.62 %	$2,098,938.17
G30 - Site Mechanical Utilities	6.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	3.03 %	54.40 %	$135,479.34
Totals:	**2.72 %**	**82.84 %**	**$2,234,417.51**

Photo Album

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

1). Aerial Image of James R. Hallford Stadium - Aug 18, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	129,402	25	1968	1993		0.00 %	110.00 %	-22		$735,909.17	$669,008
G2020	Parking Lots	$4.56	S.F.	46,394	25	1968	1993		0.00 %	110.00 %	-22		$232,712.30	$211,557
G2030	Pedestrian Paving	$1.50	S.F.	67,672	30	1968	1998		0.00 %	110.00 %	-17		$111,658.80	$101,508
G2040	Baseball Field	$8.35	S.F.		0				0.00 %	0.00 %				$0
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.	67,672	25	1968	1993		0.00 %	110.00 %	-22		$67,739.67	$61,582
G2040	Football Field	$5.85	S.F.	105,096	10	2006	2016	2015	0.00 %	110.00 %	0		$676,292.76	$614,812
G2040	Hard Surface Play Area	$6.26	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.		0				0.00 %	0.00 %				$0
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.		0				0.00 %	0.00 %				$0
G2040	Tennis Courts	$18.47	S.F.		0				0.00 %	0.00 %				$0
G2040	Track	$7.04	S.F.	35,463	10	2006	2016	2015	0.00 %	110.00 %	0		$274,625.47	$249,660
G2050	Landscaping	$1.45	S.F.	67,672	15	2006	2021		40.00 %	0.00 %	6			$98,124
G3010	Water Supply	$1.83	S.F.	67,672	50	1968	2018		6.00 %	0.00 %	3			$123,840
G3020	Sanitary Sewer	$1.15	S.F.	67,672	50	1968	2018		6.00 %	0.00 %	3			$77,823
G3030	Storm Sewer	$3.55	S.F.	67,672	50	1968	2018		6.00 %	0.00 %	3			$240,236
G3060	Fuel Distribution	$0.78	S.F.		0				0.00 %	0.00 %				$0
G4010	Electrical Distribution	$1.86	S.F.	67,672	50	1968	2018		6.00 %	0.00 %	3			$125,870
G4020	Site Lighting	$1.15	S.F.	67,672	30	1968	1998		0.00 %	110.00 %	-17		$85,605.08	$77,823
G4030	Site Communications & Security	$0.67	S.F.	67,672	10	1968	1978		0.00 %	110.00 %	-37		$49,874.26	$45,340
								Total	**2.72 %**	**82.84 %**			**$2,234,417.51**	**$2,697,183**

Renewal Schedule

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

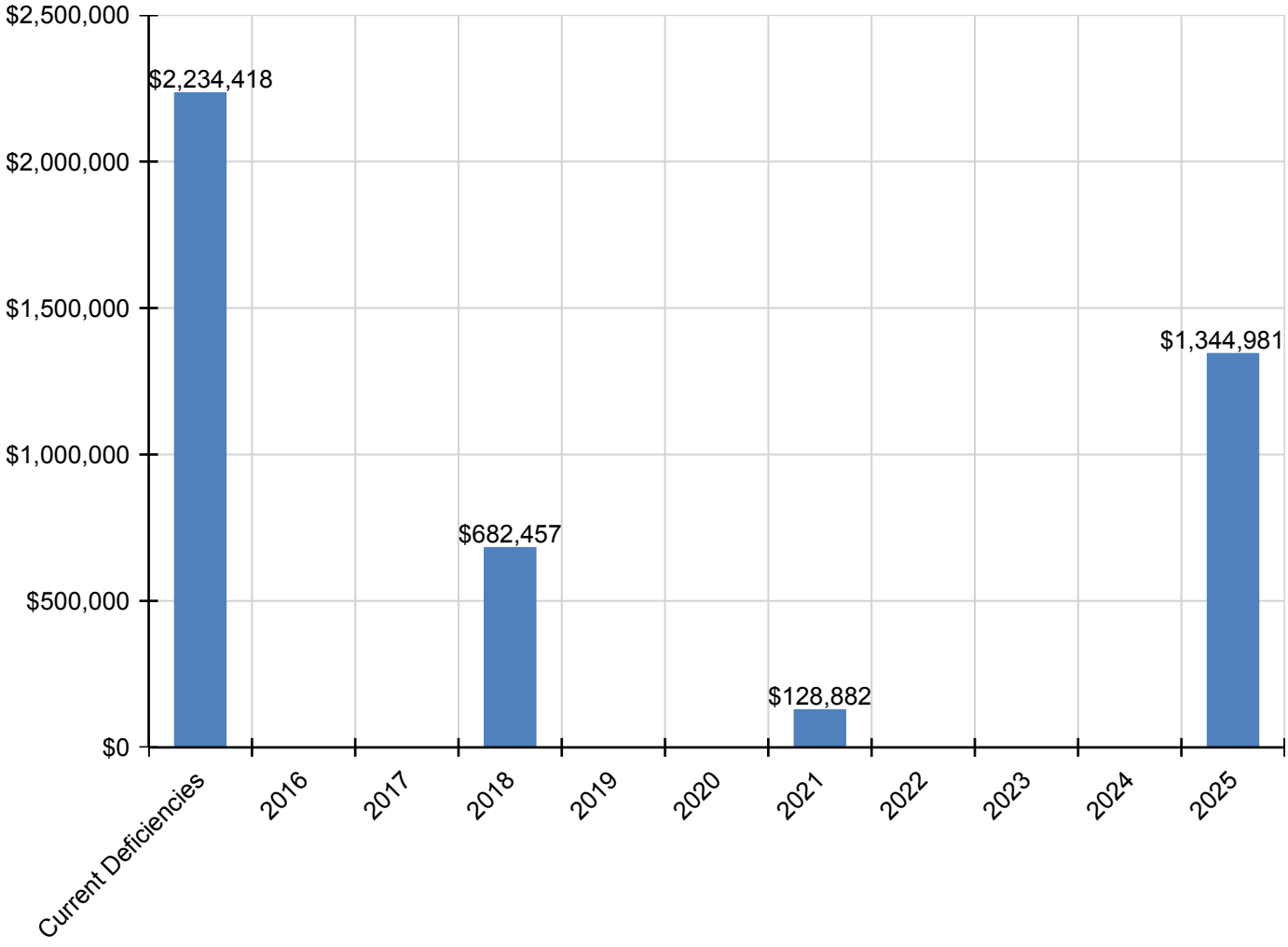
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,234,418**	**$0**	**$0**	**$682,457**	**$0**	**$0**	**$128,882**	**$0**	**$0**	**$0**	**$1,344,981**	**$4,390,738**
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	$735,909	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$735,909**
G2020 - Parking Lots	$232,712	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,712**
G2030 - Pedestrian Paving	$111,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,659**
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	$67,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,740**
G2040 - Football Field	$676,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$908,881	**$1,585,174**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$274,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$369,073	**$643,699**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$128,882	$0	$0	$0	$0	**$128,882**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$148,856	$0	$0	$0	$0	$0	$0	$0	**$148,856**
G3020 - Sanitary Sewer	$0	$0	$0	$93,543	$0	$0	$0	$0	$0	$0	$0	**$93,543**
G3030 - Storm Sewer	$0	$0	$0	$288,763	$0	$0	$0	$0	$0	$0	$0	**$288,763**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$151,296	$0	$0	$0	$0	$0	$0	$0	**$151,296**
G4020 - Site Lighting	$85,605	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,605**
G4030 - Site Communications & Security	$49,874	$0	$0	$0	$0	$0	$0	$0	$0	$0	$67,026	**$116,901**

** Indicates non-renewable system*

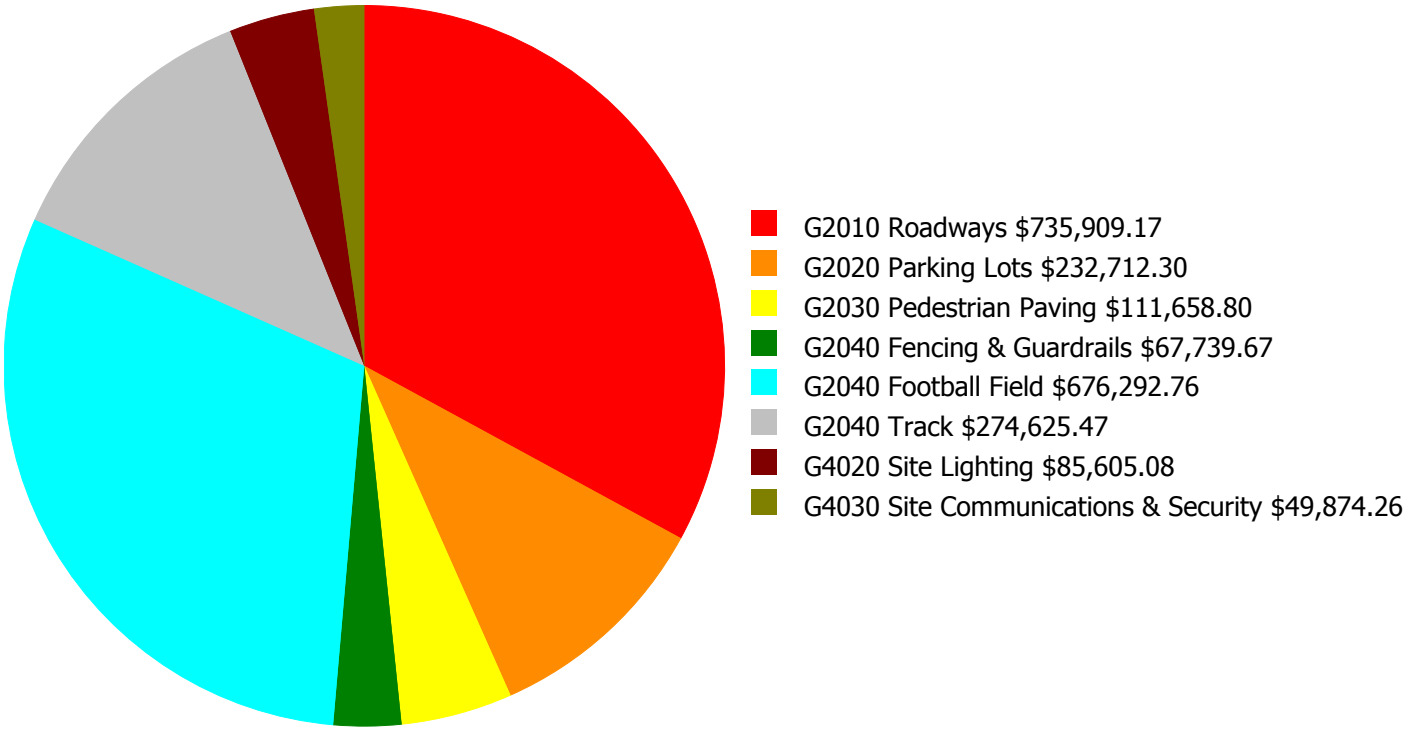
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

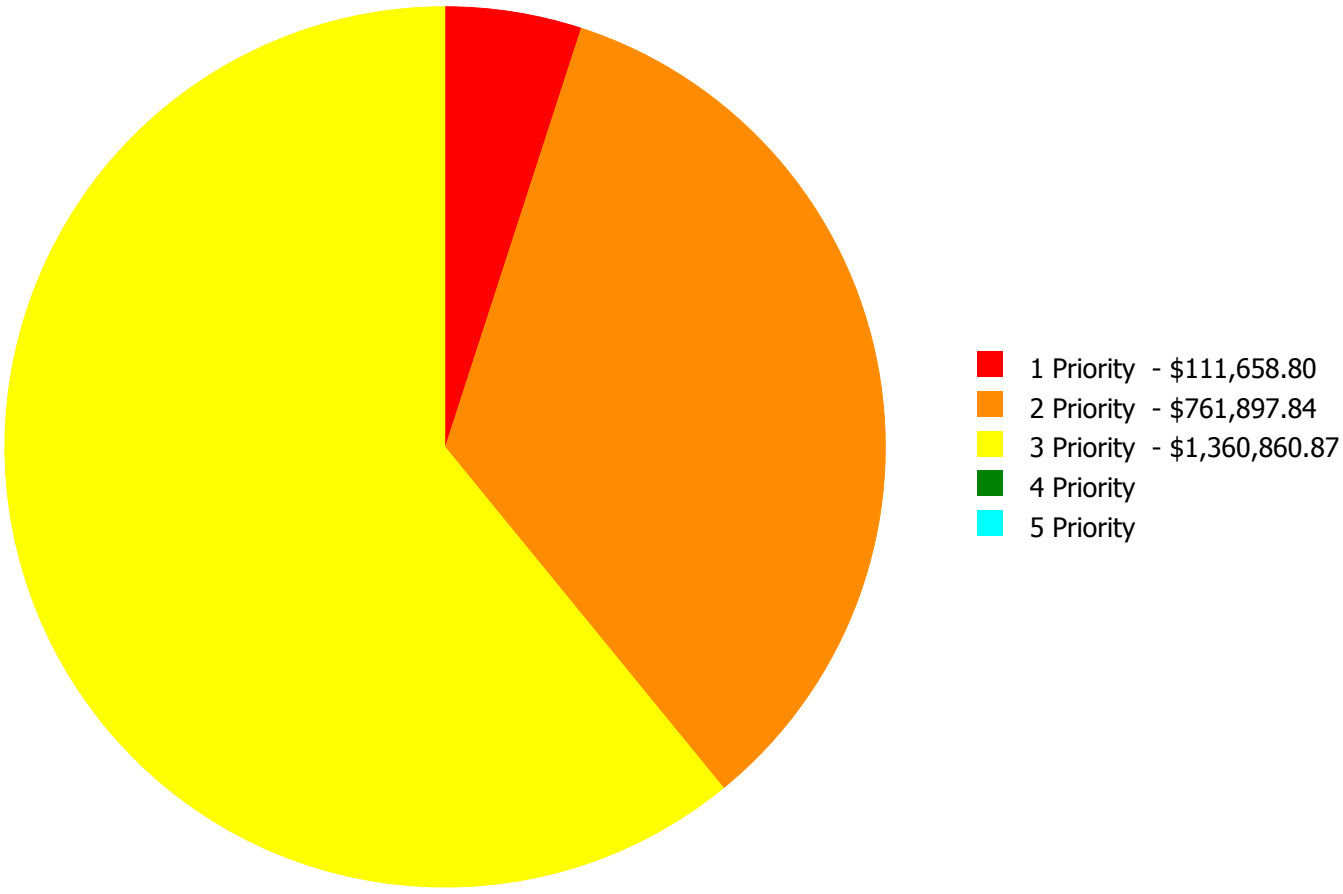
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $2,234,417.51

Deficiency Summary by Priority

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



Budget Estimate Total: $2,234,417.51

Deficiency By Priority Investment Table

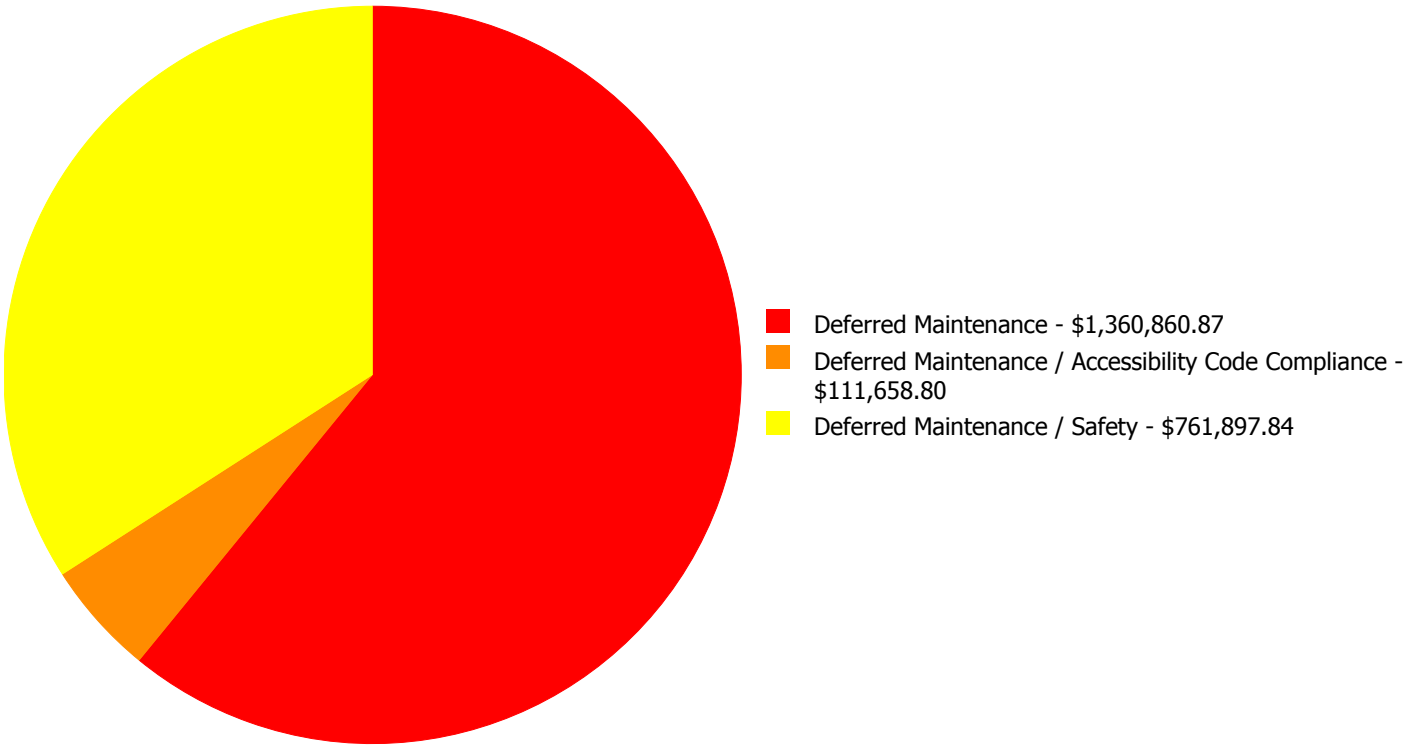
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$735,909.17	$0.00	$0.00	$735,909.17
G2020	Parking Lots	$0.00	$0.00	$232,712.30	$0.00	$0.00	$232,712.30
G2030	Pedestrian Paving	$111,658.80	$0.00	$0.00	$0.00	$0.00	$111,658.80
G2040	Fencing & Guardrails	$0.00	$0.00	$67,739.67	$0.00	$0.00	$67,739.67
G2040	Football Field	$0.00	$676,292.76	$0.00	$0.00	$0.00	$676,292.76
G2040	Track	$0.00	$0.00	$274,625.47	$0.00	$0.00	$274,625.47
G4020	Site Lighting	$0.00	$85,605.08	$0.00	$0.00	$0.00	$85,605.08
G4030	Site Communications & Security	$0.00	$0.00	$49,874.26	$0.00	$0.00	$49,874.26
	Total:	$111,658.80	$761,897.84	$1,360,860.87	$0.00	$0.00	$2,234,417.51

Deficiency Summary by Category

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



Budget Estimate Total: $2,234,417.51

Deficiency Details by Priority

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

Priority 1 Priority:

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 1 Priority

Correction: Renew System

Qty: 67,672.00

Unit of Measure: S.F.

Estimate: $111,658.80

Assessor Name: Eduardo Lopez

Date Created: 08/18/2015

Notes: The sidewalks are beyond their expected service life, damaged, and should be scheduled for replacement.

Priority 2 Priority:

System: G2040 - Football Field

Location: Football Field
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 105,096.00
Unit of Measure: S.F.
Estimate: $676,292.76
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The artificial turf football field is worn, damaged, has ripples causing tripping hazards, and should be replaced. The score board and goal posts are also beyond their service life and should be replaced. SPLOST IV project 206-422 to replace the turf is currently defunded.

System: G4020 - Site Lighting

Location: Site
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 2 Priority
Correction: Renew System
Qty: 67,672.00
Unit of Measure: S.F.
Estimate: $85,605.08
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The original site and field lighting is damaged and beyond its expected service life. The light poles and arms are rusted, the stadium poles are improperly mounted on the top of the stadium and have rusted anchor bolts, and there is inadequate and unsafe climbing apparatuses to perform maintenance on the lighting array. SPLOST IV project 206-422 to replace stadium lighting is expected to be complete by August 2016.

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 129,402.00
Unit of Measure: S.F.
Estimate: $735,909.17
Assessor Name: Eduardo Lopez
Date Created: 08/18/2015

Notes: The roadways are damaged with cracks and potholes, and should be resurfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 46,394.00
Unit of Measure: S.F.
Estimate: $232,712.30
Assessor Name: Eduardo Lopez
Date Created: 08/18/2015

Notes: The parking lots are beyond their expected service life, damaged with cracks and potholes, and should be resurfaced and restriped.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 67,672.00
Unit of Measure: S.F.
Estimate: $67,739.67
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The original fencing is beyond its expected service life, rusted, and should be scheduled for replacement. SPLOST IV project 206-422 to replace the fencing is currently defunded.

System: G2040 - Track

Location: Track
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 35,463.00
Unit of Measure: S.F.
Estimate: $274,625.47
Assessor Name: Eduardo Lopez
Date Created: 04/29/2015

Notes: The track is unfinished and unusable. SPLOST IV project 206-422 to replace the track is currently defunded.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 67,672.00

Unit of Measure: S.F.

Estimate: $49,874.26

Assessor Name: Eduardo Lopez

Date Created: 04/29/2015

Notes: The original site communications system 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.