DeKalb County School District/High Schools

Redan High

Final

School Assessment Report

May 19, 2016

PARSONS

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School Executive Summary

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

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Gross Area (SF):	264,659
Year Built:	1976
Last Renovation:	2015
Replacement Value:	$64,566,729
Repair Cost:	$5,071,003.39
Total FCI:	7.85 %
Total RSLI:	71.61 %
FCA Score:	92.15

Description:

The Redan High School campus consists of one main school building located at 5247 Redan Road in Stone Mountain, Georgia. The original campus was constructed in 1976 and there has been one addition to the main school building in 2010. Another addition was under construction and a major renovation was underway at the time of the assessment in 2015. In addition to the main school building, the campus contains a sewage lift station, storage buildings, football field, baseball field, press box, softball field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 7
DOE Facility:	176	Geographic Region:	Region 3
HS Attendance Area:	Redan HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	38.7		

School Condition Summary

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

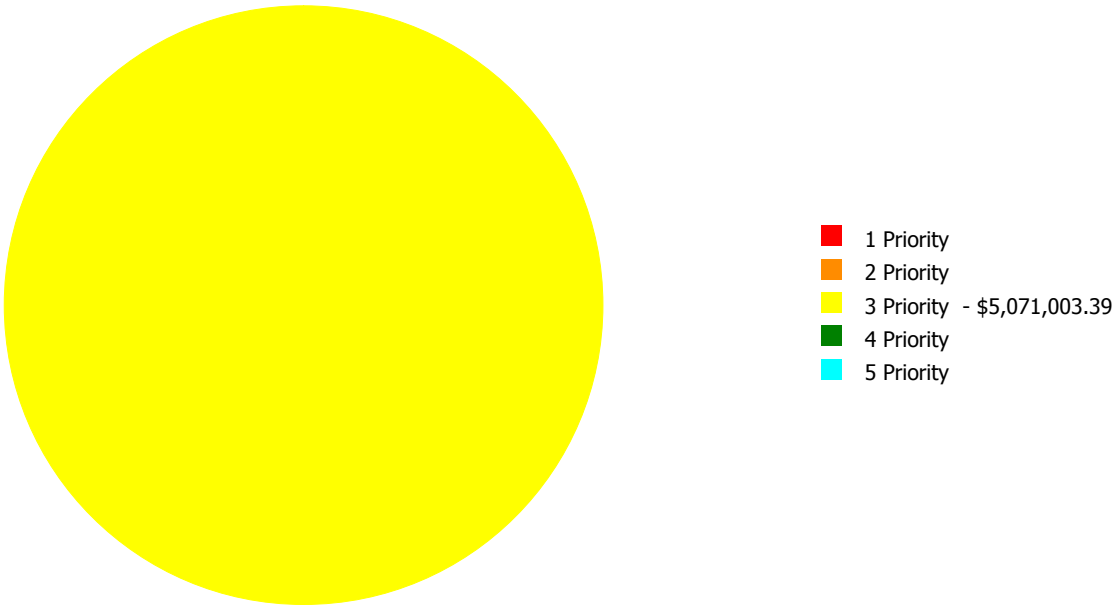
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	77.24 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	78.31 %	0.13 %	$5,958.77
B20 - Exterior Enclosure	62.33 %	2.78 %	$143,229.89
B30 - Roofing	80.56 %	0.65 %	$25,999.00
C10 - Interior Construction	83.04 %	0.00 %	$0.00
C20 - Stairs	88.93 %	0.00 %	$0.00
C30 - Interior Finishes	71.07 %	0.00 %	$0.00
D10 - Conveying	94.70 %	0.00 %	$0.00
D20 - Plumbing	68.37 %	26.46 %	$1,844,544.00
D30 - HVAC	84.54 %	0.00 %	$0.00
D40 - Fire Protection	30.09 %	76.46 %	$880,025.00
D50 - Electrical	74.22 %	0.04 %	$1,936.00
E10 - Equipment	63.88 %	34.83 %	$298,443.00
E20 - Furnishings	82.45 %	0.00 %	$0.00
F10 - Special Construction	100.00 %	0.00 %	$0.00
G20 - Site Improvements	58.83 %	30.25 %	$1,341,020.41
G30 - Site Mechanical Utilities	19.92 %	0.00 %	$0.00
G40 - Site Electrical Utilities	11.12 %	54.40 %	$529,847.32
Totals:	**71.61 %**	**7.85 %**	**$5,071,003.39**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1976 Building	173,918	8.03	$0.00	$0.00	$3,151,304.00	$0.00	$0.00
1976 Football Storage	365	52.09	$0.00	$0.00	$14,674.91	$0.00	$0.00
1976 Press Box	270	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1976 Sewage Lift Station	140	94.21	$0.00	$0.00	$29,973.75	$0.00	$0.00
1976 Softball Storage	145	6.80	$0.00	$0.00	$676.00	$0.00	$0.00
1976 Storage	145	30.02	$0.00	$0.00	$3,507.00	$0.00	$0.00
2010 Addition	6,778	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2010 Storage	455	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Addition	78,193	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016 Batting Practice Building	4,250	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	264,659	25.48	$0.00	$0.00	$1,870,867.73	$0.00	$0.00
Total:		**7.85**	**$0.00**	**$0.00**	**$5,071,003.39**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,071,003.39

Executive Summary

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

Function:	High School
Gross Area (SF):	173,918
Year Built:	1976
Last Renovation:	2015
Replacement Value:	$39,230,150
Repair Cost:	$3,151,304.00
Total FCI:	8.03 %
Total RSLI:	64.92 %
FCA Score:	91.97

Description:

The main building at Redan High School is a one-story building with mezzanine located at 5247 Redan Road in Stone Mountain, Georgia. Originally built in 1976, there has been two additions in 2010 and 2015, and two major renovations in 2010 and 2015. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	61.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.05 %	4.59 %	$136,262.00
B30 - Roofing	79.73 %	0.37 %	$13,392.00
C10 - Interior Construction	76.12 %	0.00 %	$0.00
C20 - Stairs	61.00 %	0.00 %	$0.00
C30 - Interior Finishes	62.21 %	0.00 %	$0.00
D10 - Conveying	83.33 %	0.00 %	$0.00
D20 - Plumbing	55.90 %	36.78 %	$1,823,182.00
D30 - HVAC	78.47 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$880,025.00
D50 - Electrical	62.91 %	0.00 %	$0.00
E10 - Equipment	61.62 %	37.63 %	$298,443.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**64.92 %**	**8.03 %**	**$3,151,304.00**

Photo Album

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

1). North Elevation - Main Entrance - Jul 07, 2015

2). North Elevation - Jul 07, 2015

3). Northwest Elevation - Jul 07, 2015

4). West Elevation - Jul 07, 2015

5). South Elevation - Jul 07, 2015

6). East Elevation with 2015 Addition - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	173,918	100	1976	2076		61.00 %	0.00 %	61			$610,452
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	173,918	100	1976	2076		61.00 %	0.00 %	61			$619,148
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
B1010	Floor Construction	$13.66	S.F.	31,108	100	1976	2076		61.00 %	0.00 %	61			$424,935
B1020	Roof Construction	$11.74	S.F.	173,918	100	1976	2076		61.00 %	0.00 %	61			$2,041,797
B2010	Exterior Walls	$15.69	S.F.	173,918	60	1976	2036		35.00 %	0.00 %	21			$2,728,773
B2020	Exterior Windows	$11.18	S.F.	11,080	30	1976	2006		0.00 %	110.00 %	-9		$136,262.00	$123,874
B2030	Exterior Doors	$0.66	S.F.	173,918	30	2015	2045		100.00 %	0.00 %	30			$114,786
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	173,918	25	2010	2035		80.00 %	0.00 %	20			$3,600,103
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$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
B3020	Roof Openings	$0.07	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$13,392.00	$12,174
C1010	Partitions	$19.44	S.F.	173,918	100	1976	2076		61.00 %	0.00 %	61			$3,380,966
C1020	Interior Doors	$6.11	S.F.	173,918	30	2015	2045		100.00 %	0.00 %	30			$1,062,639
C1030	Fittings	$6.20	S.F.	173,918	20	2015	2035		100.00 %	0.00 %	20			$1,078,292
C2010	Stair Construction	$1.93	S.F.	31,108	100	1976	2076		61.00 %	0.00 %	61			$60,038
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	17,390	30	1976	2006		0.00 %	0.00 %	-9			$178,595
C3010	Wall Finishes - Paint	$1.93	S.F.	156,528	10	2010	2020		50.00 %	0.00 %	5			$302,099
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	17,390	8	2015	2023		100.00 %	0.00 %	8			$147,815
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	8,407	50	2015	2065		100.00 %	0.00 %	50			$121,817
C3020	Floor Finishes - Neoprene	$11.25	S.F.	6,001	15	2010	2025		66.67 %	0.00 %	10			$67,511
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	25,000	50	1976	2026		22.00 %	0.00 %	11			$1,325,250
C3020	Floor Finishes - VCT	$9.54	S.F.	86,963	15	2010	2025		66.67 %	0.00 %	10			$829,627
C3020	Floor Finishes - Wood	$14.70	S.F.	19,800	50	1976	2026		22.00 %	0.00 %	11			$291,060
C3030	Ceiling Finishes	$9.98	S.F.	173,918	20	2015	2035		100.00 %	0.00 %	20			$1,735,702
D1010	Elevators and Lifts	$0.17	S.F.	173,918	30	2010	2040		83.33 %	0.00 %	25			$29,566
D2010	Plumbing Fixtures	$17.66	S.F.	173,918	30	2010	2040		83.33 %	0.00 %	25			$3,071,392
D2020	Domestic Water Distribution	$3.81	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$728,890.00	$662,628
D2030	Sanitary Waste	$4.80	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$918,287.00	$834,806

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2040	Rain Water Drainage	$0.92	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$176,005.00	$160,005
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	173,918	30	2015	2045		100.00 %	0.00 %	30			$93,916
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	173,918	40	2010	2050		87.50 %	0.00 %	35			$133,917
D3020	Heat Generating Systems	$4.55	S.F.	173,918	30	2015	2045		100.00 %	0.00 %	30			$791,327
D3030	Cooling Generating Systems	$4.73	S.F.	173,918	25	2010	2035		80.00 %	0.00 %	20			$822,632
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	173,918	30	2010	2040		83.33 %	0.00 %	25			$1,022,638
D3050	Terminal & Package Units	$18.52	S.F.	173,918	15	2010	2025		66.67 %	0.00 %	10			$3,220,961
D3060	Controls & Instrumentation	$3.19	S.F.	173,918	20	2015	2035		100.00 %	0.00 %	20			$554,798
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	173,918	30	2015	2045		100.00 %	0.00 %	30			$130,439
D4010	Sprinklers	$4.13	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$790,109.00	$718,281
D4020	Standpipes	$0.47	S.F.	173,918	30	1976	2006		0.00 %	110.00 %	-9		$89,916.00	$81,741
D5010	Electrical Service/Distribution	$1.73	S.F.	173,918	40	2015	2055		100.00 %	0.00 %	40			$300,878
D5020	Branch Wiring	$5.56	S.F.	173,918	30	1976	2006	2020	16.67 %	0.00 %	5			$966,984
D5020	Lighting	$8.36	S.F.	173,918	30	2010	2040		83.33 %	0.00 %	25			$1,453,954
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	173,918	15	2010	2025		66.67 %	0.00 %	10			$133,917
D5030	Communications and Security - PA & Clock Systems	$3.17	S.F.	173,918	15	2010	2025		66.67 %	0.00 %	10			$551,320
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	173,918	15	2010	2025		66.67 %	0.00 %	10			$201,745
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	173,918	20	2010	2030		75.00 %	0.00 %	15			$45,219
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	173,918	20	2010	2030		75.00 %	0.00 %	15			$132,178
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	173,918	20	2015	2035		100.00 %	0.00 %	20			$389,576
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	173,918	15	1976	1991		0.00 %	110.00 %	-24		$298,443.00	$271,312
E2010	Fixed Furnishings	$9.18	S.F.	173,918	20	2010	2030		75.00 %	0.00 %	15			$1,596,567
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**64.92 %**	**8.03 %**			**$3,151,304.00**	**$39,230,150**

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:	**$3,151,304**	**$0**	**$0**	**$0**	**$0**	**$1,618,336**	**$0**	**$0**	**$205,973**	**$0**	**$7,399,051**	**$12,374,664**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$136,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,262**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$13,392	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,392**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

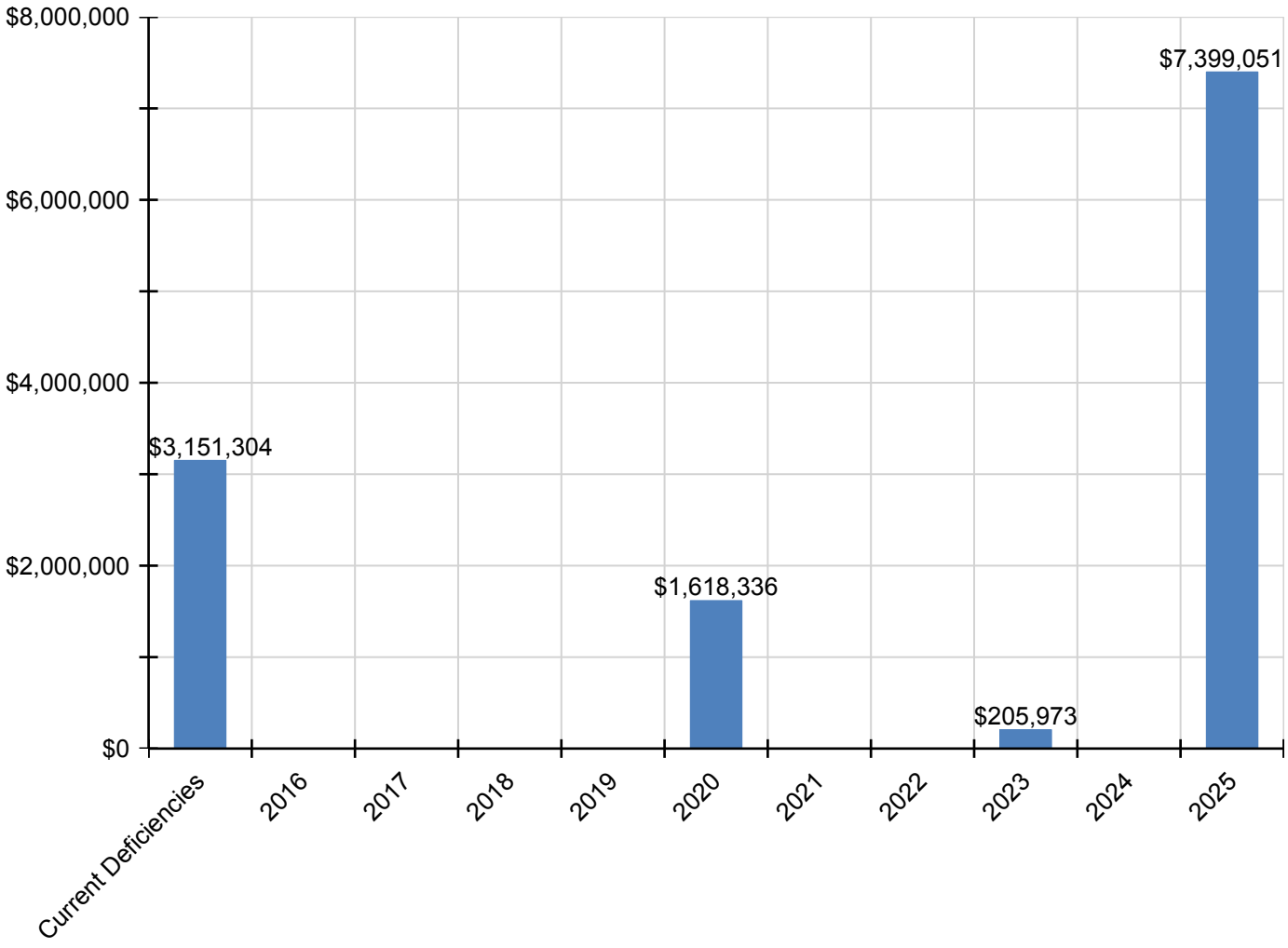
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$385,237	$0	$0	$0	$0	$0	**$385,237**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$205,973	$0	$0	**$205,973**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$99,802	**$99,802**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,226,445	**$1,226,445**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$728,890	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$728,890**
D2030 - Sanitary Waste	$918,287	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$918,287**
D2040 - Rain Water Drainage	$176,005	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$176,005**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,761,572	**$4,761,572**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$790,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$790,109**
D4020 - Standpipes	$89,916	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,916**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$1,233,099	$0	$0	$0	$0	$0	**$1,233,099**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$197,971	**$197,971**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$815,021	**$815,021**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$298,241	**$298,241**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Kitchen Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment - Sports Equipment	$298,443	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$298,443**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

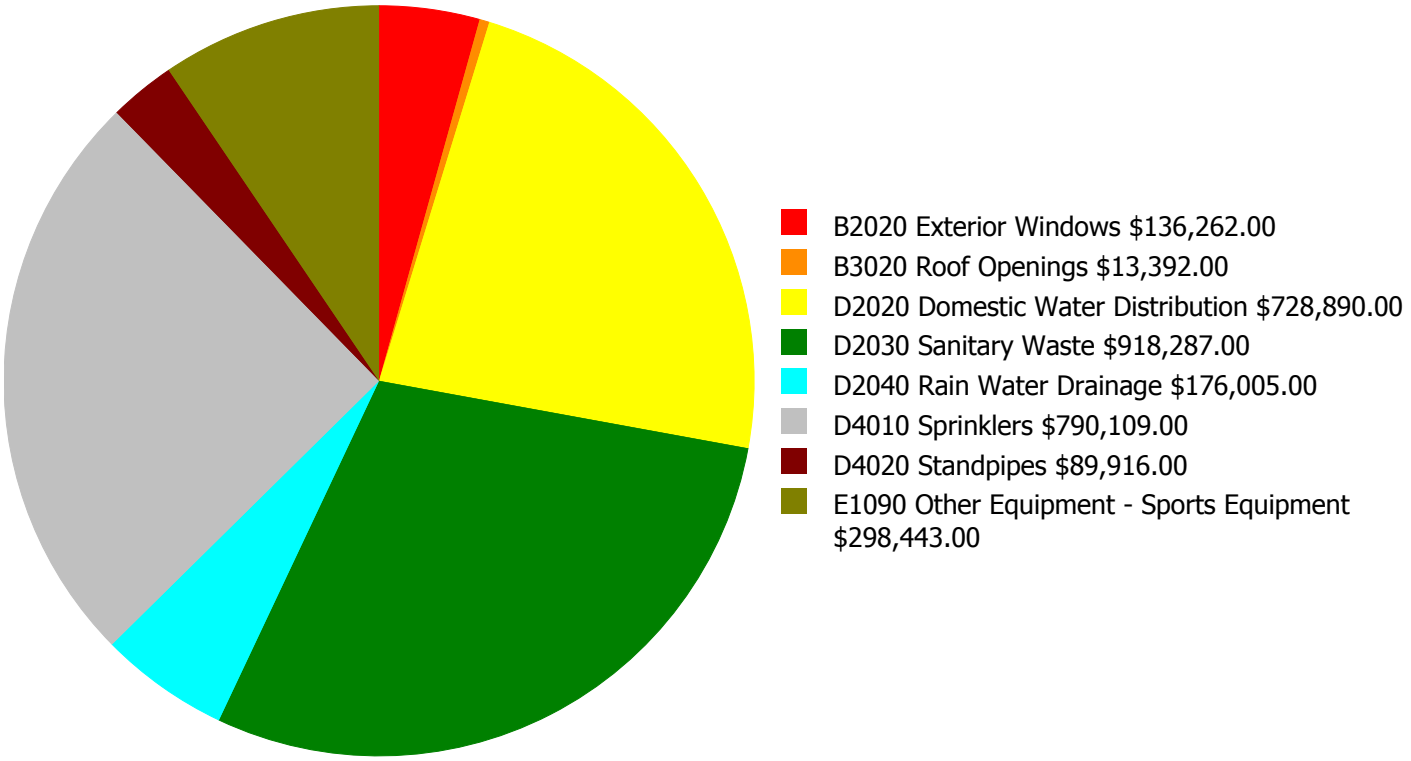
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

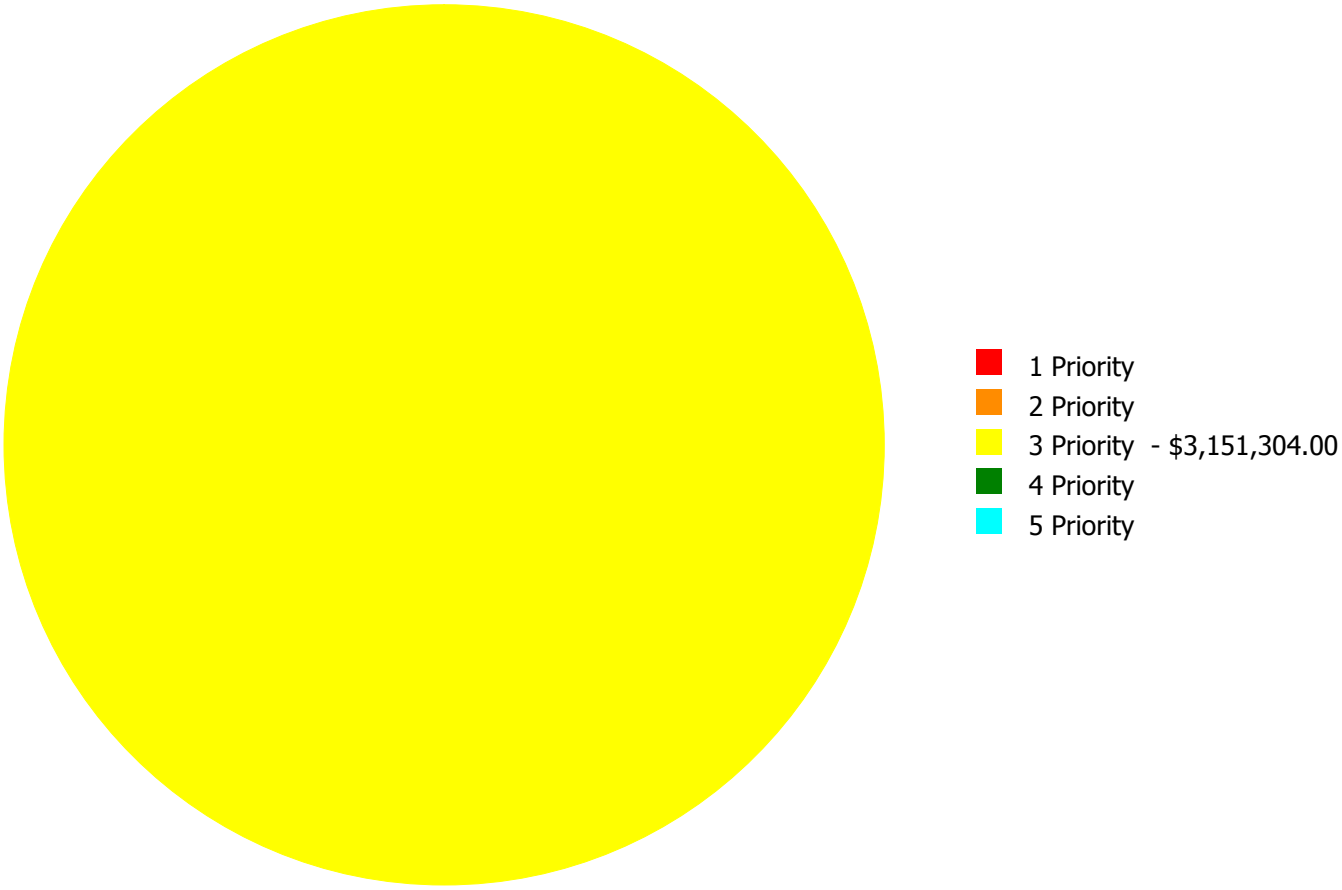
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,151,304.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,151,304.00

Deficiency By Priority Investment Table

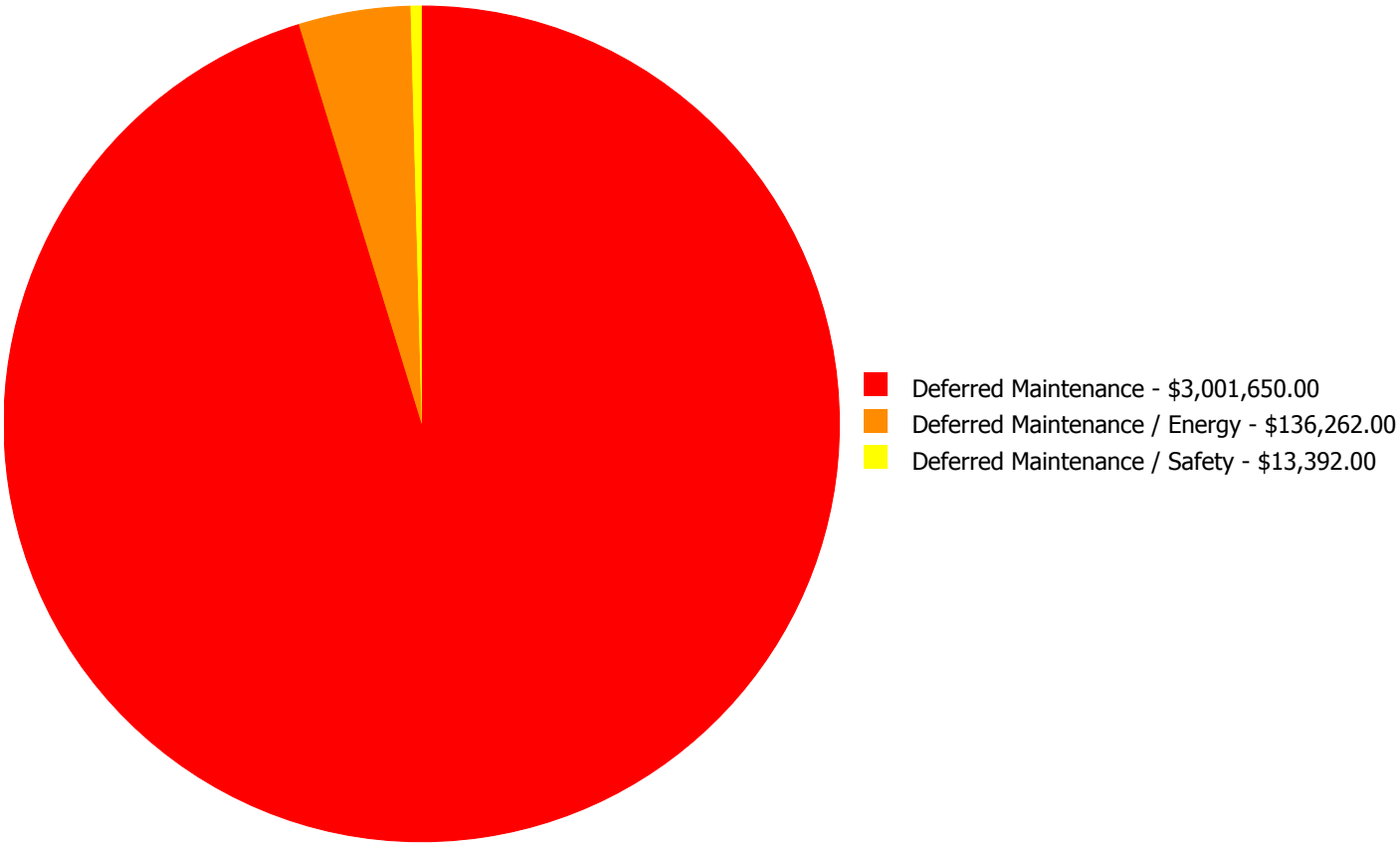
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B2020	Exterior Windows	$0.00	$0.00	$136,262.00	$0.00	$0.00	$136,262.00
B3020	Roof Openings	$0.00	$0.00	$13,392.00	$0.00	$0.00	$13,392.00
D2020	Domestic Water Distribution	$0.00	$0.00	$728,890.00	$0.00	$0.00	$728,890.00
D2030	Sanitary Waste	$0.00	$0.00	$918,287.00	$0.00	$0.00	$918,287.00
D2040	Rain Water Drainage	$0.00	$0.00	$176,005.00	$0.00	$0.00	$176,005.00
D4010	Sprinklers	$0.00	$0.00	$790,109.00	$0.00	$0.00	$790,109.00
D4020	Standpipes	$0.00	$0.00	$89,916.00	$0.00	$0.00	$89,916.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$298,443.00	$0.00	$0.00	$298,443.00
	Total:	$0.00	$0.00	$3,151,304.00	$0.00	$0.00	$3,151,304.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,151,304.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 11,080.00
Unit of Measure: S.F.
Estimate: $136,262.00
Assessor Name: Ben Nixon
Date Created: 12/07/2015

Notes: Clerestory windows above the cafeteria are beyond their expected service life and should be scheduled for replacement.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $13,392.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $728,890.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $918,287.00
Assessor Name: Ben Nixon
Date Created: 07/07/2015

Notes: The sanitary waste system is beyond its expected service life and should be scheduled for replacement. SPLOST project 513-422 may include some of this work.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $176,005.00
Assessor Name: Ben Nixon
Date Created: 07/07/2015

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

System: D4010 - Sprinklers

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $790,109.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D4020 - Standpipes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $89,916.00
Assessor Name: Ben Nixon
Date Created: 07/07/2015

Notes: Standpipes are beyond their expected service life, aged, and should be scheduled for replacement.

System: E1090 - Other Equipment - Sports Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 173,918.00
Unit of Measure: S.F.
Estimate: $298,443.00
Assessor Name: Ben Nixon
Date Created: 12/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	365
Year Built:	1976
Last Renovation:	
Replacement Value:	$28,173
Repair Cost:	$14,674.91
Total FCI:	52.09 %
Total RSLI:	20.37 %
FCA Score:	47.91

Description:

The football storage building is located on the campus grounds of Redan High School. Originally built in 1976, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	99.98 %	$5,958.77
B20 - Exterior Enclosure	33.43 %	13.37 %	$1,975.14
B30 - Roofing	0.00 %	110.00 %	$6,741.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**20.37 %**	**52.09 %**	**$14,674.91**

Photo Album

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

1). West Elevation - Jul 07, 2015

2). South Elevation - Jul 07, 2015

3). East Elevation - Jul 07, 2015

4). North Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	365	100	1976	2076		61.00 %	0.00 %	61			$1,314
B1020	Roof Construction	$16.33	S.F.	365	100	1976	2076	2015	0.00 %	99.98 %	0		$5,958.77	$5,960
B2010	Exterior Walls	$38.65	S.F.	365	60	1976	2036		35.00 %	8.82 %	21		$1,244.14	$14,107
B2020	Exterior Windows	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$1.82	S.F.	365	30	1976	2006		0.00 %	110.09 %	-9		$731.00	$664
B3010	Roof Coverings	$16.79	S.F.	365	20	1976	1996		0.00 %	110.00 %	-19		$6,741.00	$6,128
D2040	Rain Water Drainage	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**20.37 %**	**52.09 %**			**$14,674.91**	**$28,173**

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.

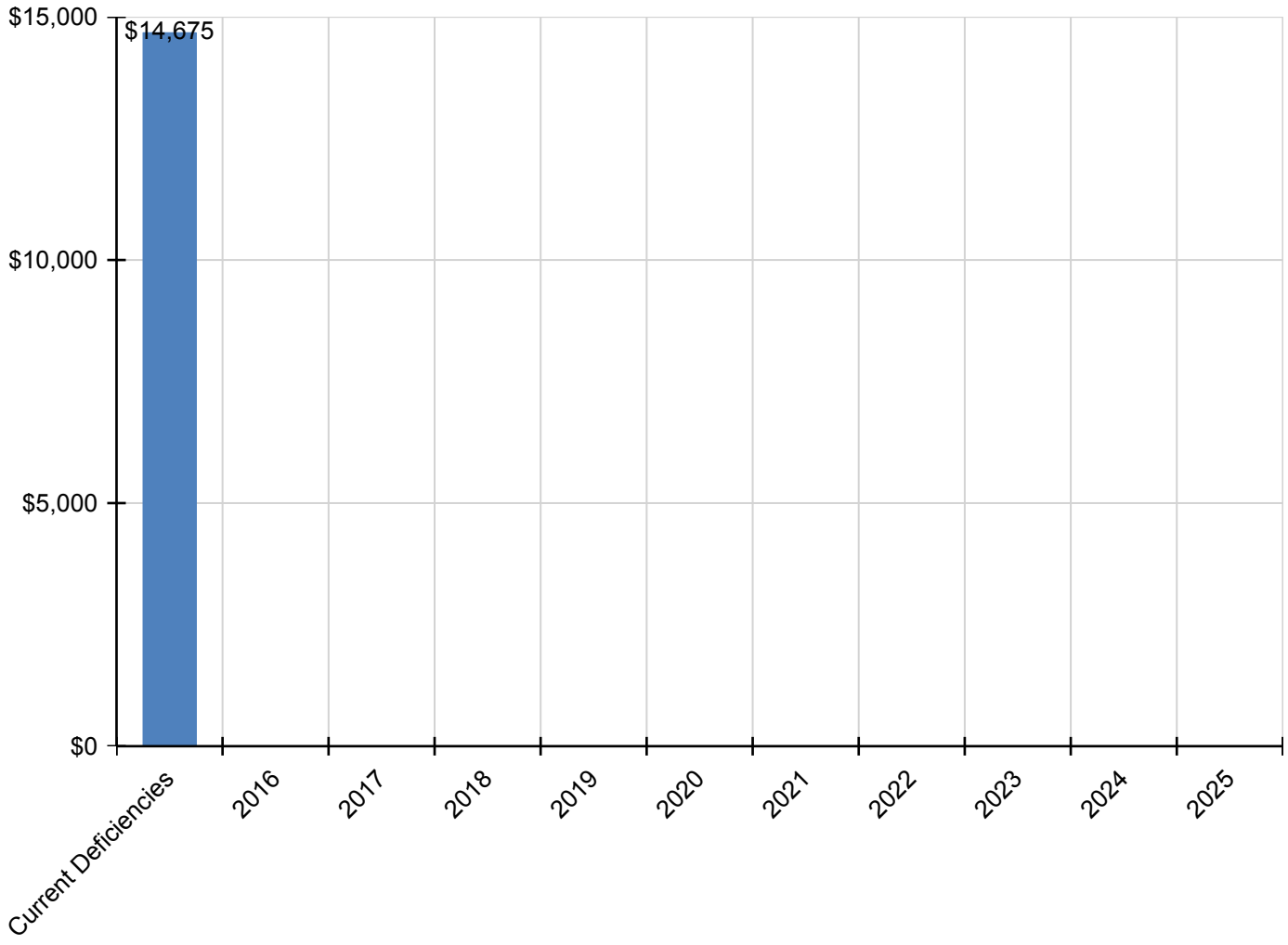
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$14,675**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,675**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$5,959	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,959**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$1,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,244**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$731**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$6,741	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,741**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

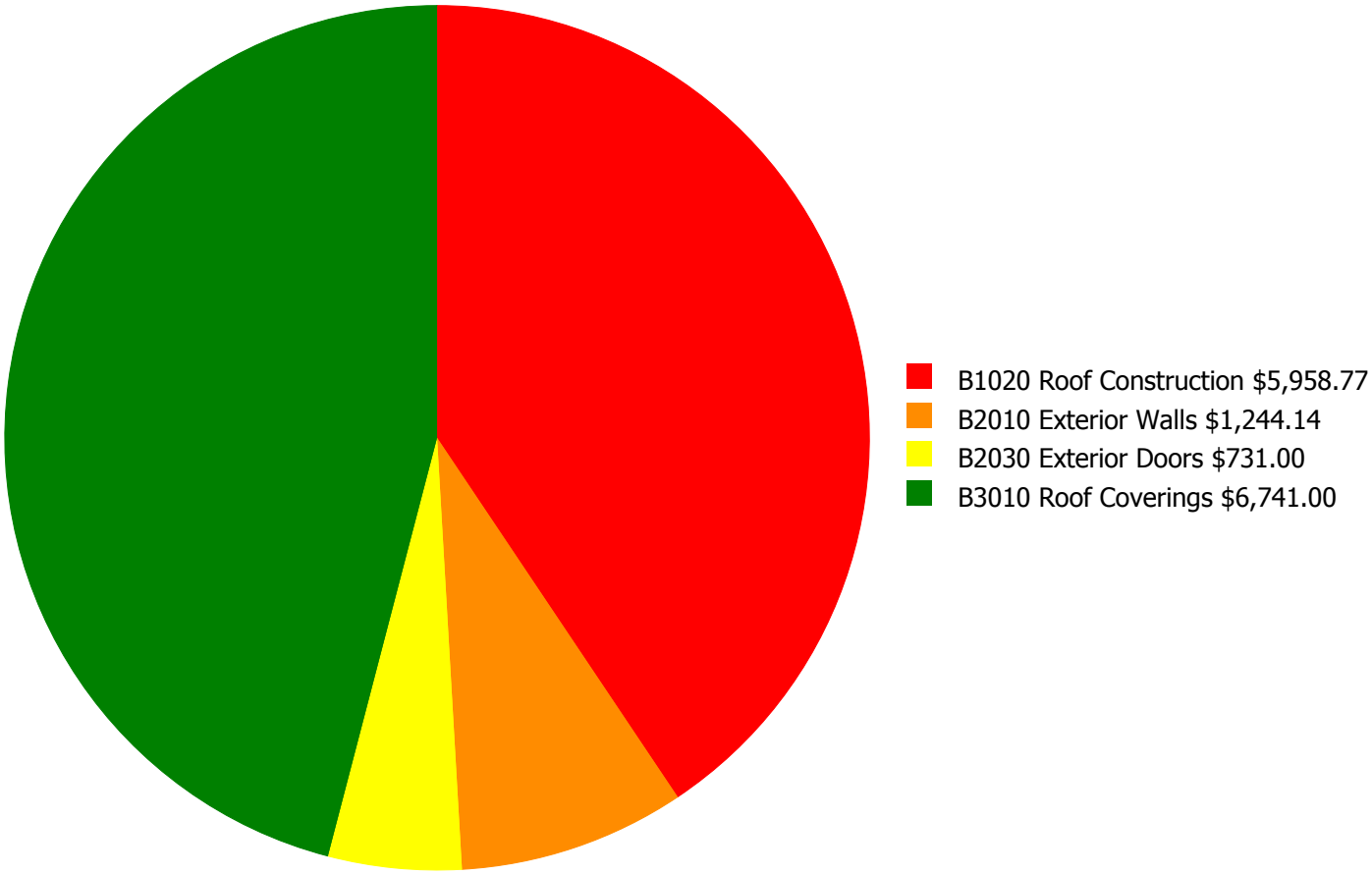
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

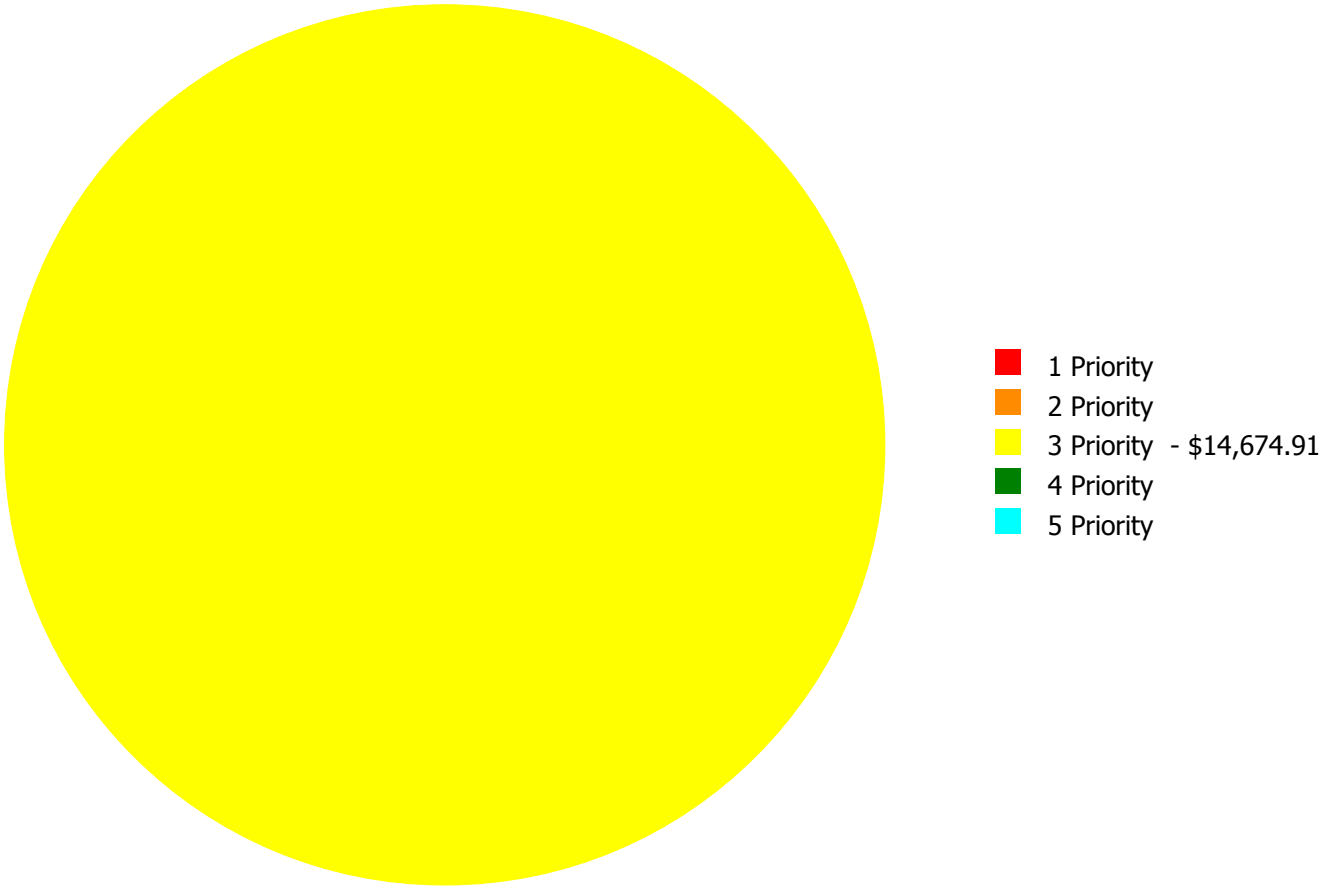
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $14,674.91

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: $14,674.91

Deficiency By Priority Investment Table

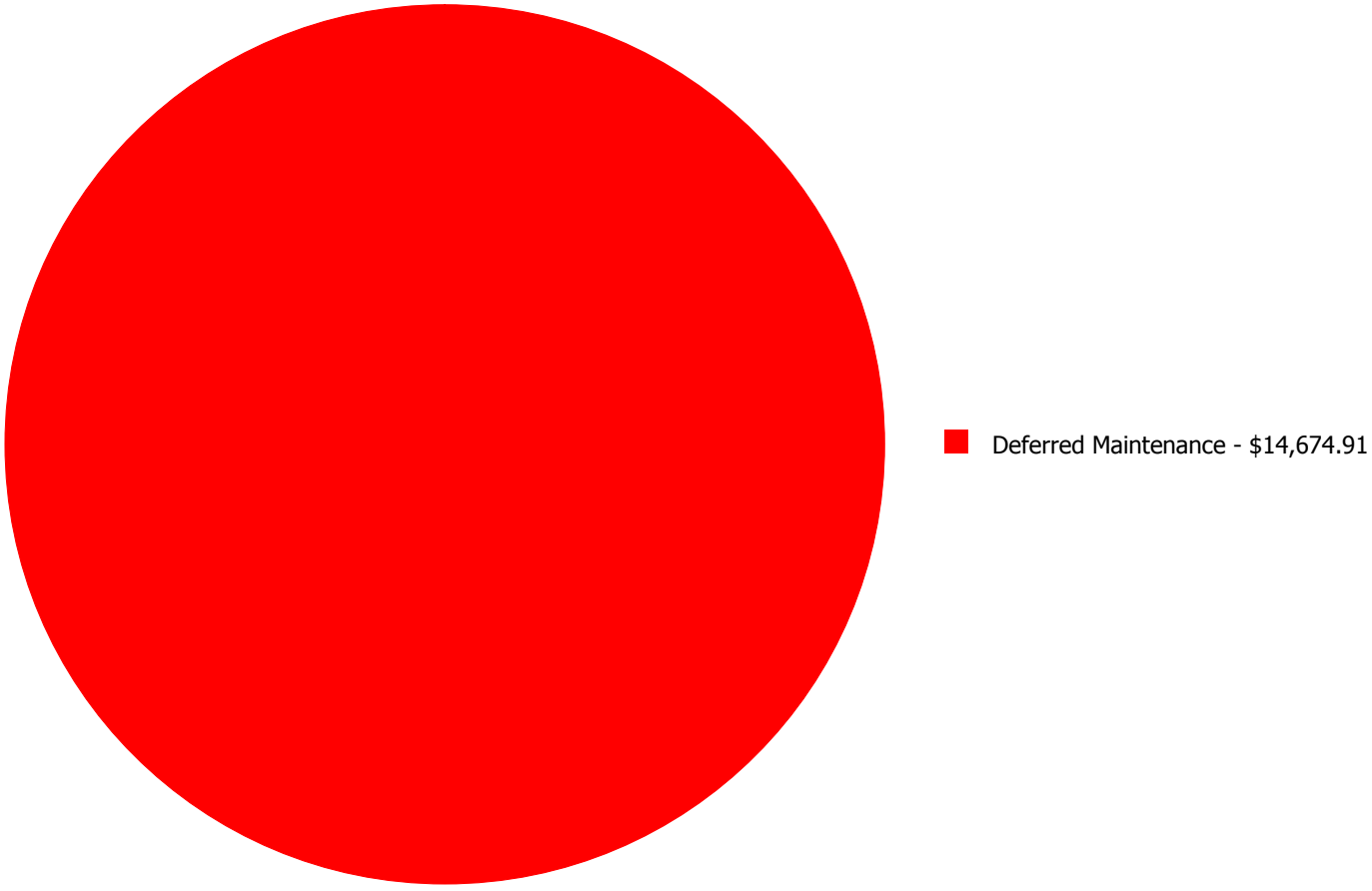
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
B1020	Roof Construction	$0.00	$0.00	$5,958.77	$0.00	$0.00	$5,958.77
B2010	Exterior Walls	$0.00	$0.00	$1,244.14	$0.00	$0.00	$1,244.14
B2030	Exterior Doors	$0.00	$0.00	$731.00	$0.00	$0.00	$731.00
B3010	Roof Coverings	$0.00	$0.00	$6,741.00	$0.00	$0.00	$6,741.00
	Total:	$0.00	$0.00	$14,674.91	$0.00	$0.00	$14,674.91

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: $14,674.91

Deficiency Details by Priority

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

Priority 3 Priority:

System: B1020 - Roof Construction

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace entire roof ($13.54/sf)
Qty: 365.00
Unit of Measure: S.F.
Estimate: $5,958.77
Assessor Name: Sam Mandola
Date Created: 07/07/2015

Notes: The original steel decking is rusted, damaged, and should be replaced.

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 365.00
Unit of Measure: S.F.
Estimate: $1,244.14
Assessor Name: Sam Mandola
Date Created: 07/07/2015

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

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 365.00
Unit of Measure: S.F.
Estimate: $731.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 365.00
Unit of Measure: S.F.
Estimate: $6,741.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	270
Year Built:	1976
Last Renovation:	2013
Replacement Value:	$30,319
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.38 %
FCA Score:	100.00

Description:

The press box is a two-story building located on the campus grounds of Redan High School. Originally built in 1976, there has been one major renovation in 2013 and no additions. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
B10 - Superstructure	79.23 %	0.00 %	$0.00
B20 - Exterior Enclosure	96.15 %	0.00 %	$0.00
B30 - Roofing	86.67 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C20 - Stairs	98.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	93.33 %	0.00 %	$0.00
Totals:	**88.38 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Jul 07, 2015

2). Southwest Elevation - Jul 07, 2015

3). Southeast Elevation - Jul 07, 2015

4). Northeast Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	270	100	1976	2076		61.00 %	0.00 %	61			$972
B1010	Floor Construction	$16.81	S.F.	270	100	1976	2076		61.00 %	0.00 %	61			$4,539
B1020	Roof Construction	$16.33	S.F.	270	100	2013	2113		98.00 %	0.00 %	98			$4,409
B2010	Exterior Walls	$38.65	S.F.	270	60	2013	2073		96.67 %	0.00 %	58			$10,436
B2020	Exterior Windows	$4.87	S.F.	270	30	2013	2043		93.33 %	0.00 %	28			$1,315
B2030	Exterior Doors	$2.28	S.F.	270	30	2013	2043		93.33 %	0.00 %	28			$616
B3010	Roof Coverings -Asphalt Shingles	$16.79	S.F.	270	15	2013	2028		86.67 %	0.00 %	13			$4,533
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C2010	Stair Construction	$2.21	S.F.	270	100	2013	2113		98.00 %	0.00 %	98			$597
C3010	Wall Finishes	$1.61	S.F.		20				0.00 %	0.00 %				$0
C3020	Floor Finishes	$6.58	S.F.		20				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$6.06	S.F.		20				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2020	Domestic Water Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2030	Sanitary Waste	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	270	30	2013	2043		93.33 %	0.00 %	28			$826
D5020	Lighting and Branch Wiring	$7.69	S.F.	270	30	2013	2043		93.33 %	0.00 %	28			$2,076
D5030	Communications and Security	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**88.38 %**					**$30,319**

Renewal Schedule

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

Inflation Rate: 3%

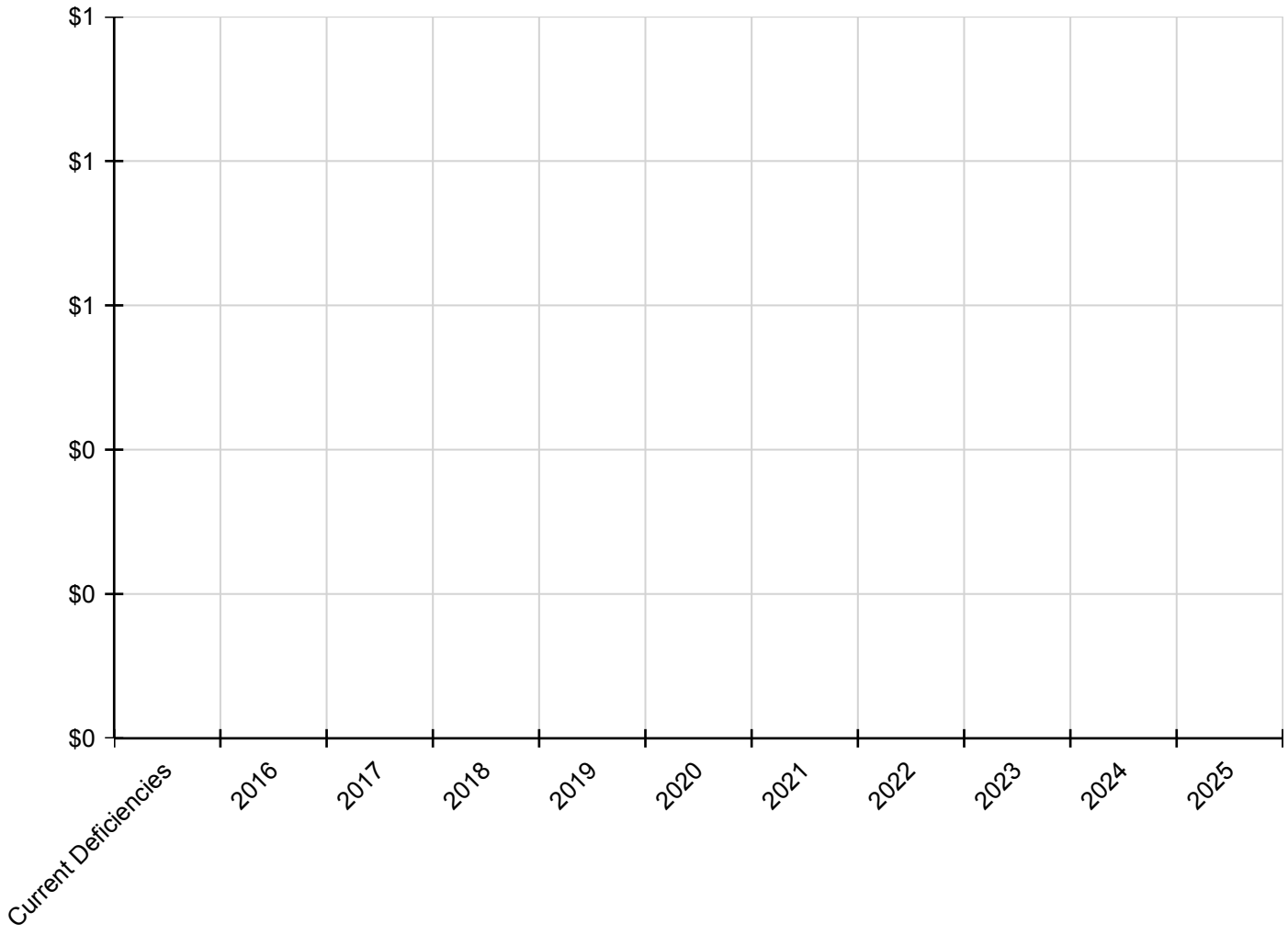
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings -Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	140
Year Built:	1976
Last Renovation:	
Replacement Value:	$31,816
Repair Cost:	$29,973.75
Total FCI:	94.21 %
Total RSLI:	6.95 %
FCA Score:	5.79

Description:

The sewage lift station is located on the campus grounds of Redan High School. Originally built in 1976, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
B10 - Superstructure	0.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.85 %	56.81 %	$3,487.75
B30 - Roofing	0.00 %	110.01 %	$3,188.00
D20 - Plumbing	0.00 %	120.00 %	$21,362.00
D50 - Electrical	0.49 %	88.48 %	$1,936.00
Totals:	**6.95 %**	**94.21 %**	**$29,973.75**

Photo Album

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

1). East Elevation - Jul 07, 2015

2). North Elevation - Jul 07, 2015

3). West Elevation - Jul 07, 2015

4). South Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1030	Slab on Grade	$3.60	S.F.	140	100	1976	2076		61.00 %	0.00 %	61			$504
B1020	Roof Construction	$16.33	S.F.	140	100	1976	2076	2015	0.00 %	0.00 %	0			$2,286
B2010	Exterior Walls	$38.65	S.F.	140	60	1976	2036		35.00 %	49.65 %	21		$2,686.75	$5,411
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.20	S.F.	140	30	1976	2006		0.00 %	110.03 %	-9		$801.00	$728
B3010	Roof Coverings - BUR	$20.70	S.F.	140	20	1976	1996		0.00 %	110.01 %	-19		$3,188.00	$2,898
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090810	Piping - Installed - Unit Costs	$42.39	S.F.	140	30	1976	2006		0.00 %	120.00 %	-9		$7,122.00	$5,935
D2090820	Standard Pumps and Fittings - Installed - Unit Costs	$84.76	S.F.	140	30	1976	2006		0.00 %	120.01 %	-9		$14,240.00	$11,866
D5010	Electrical Service/Distribution	$3.06	S.F.	140	40	1976	2016		2.50 %	0.00 %	1			$428
D5020	Lighting and Branch Wiring	$12.57	S.F.	140	30	1976	2006		0.00 %	110.00 %	-9		$1,936.00	$1,760
								Total	**6.95 %**	**94.21 %**			**$29,973.75**	**$31,816**

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.

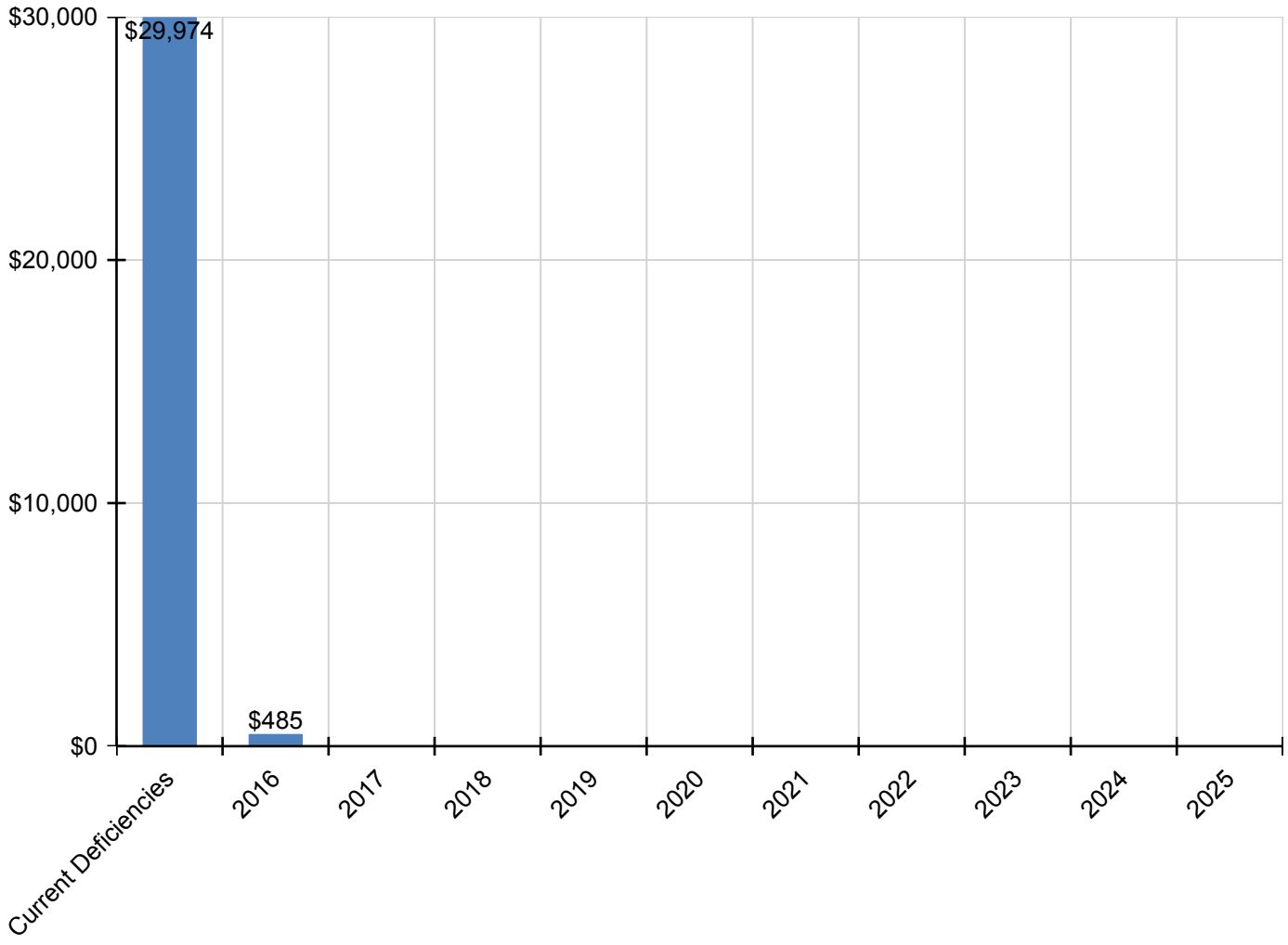
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$29,974**	**$485**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,459**
*** 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**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$2,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,687**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$801	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$801**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$3,188	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,188**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090810 - Piping - Installed - Unit Costs	$7,122	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,122**
D2090820 - Standard Pumps and Fittings - Installed - Unit Costs	$14,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,240**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$485	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$485**
D5020 - Lighting and Branch Wiring	$1,936	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,936**

** Indicates non-renewable system*

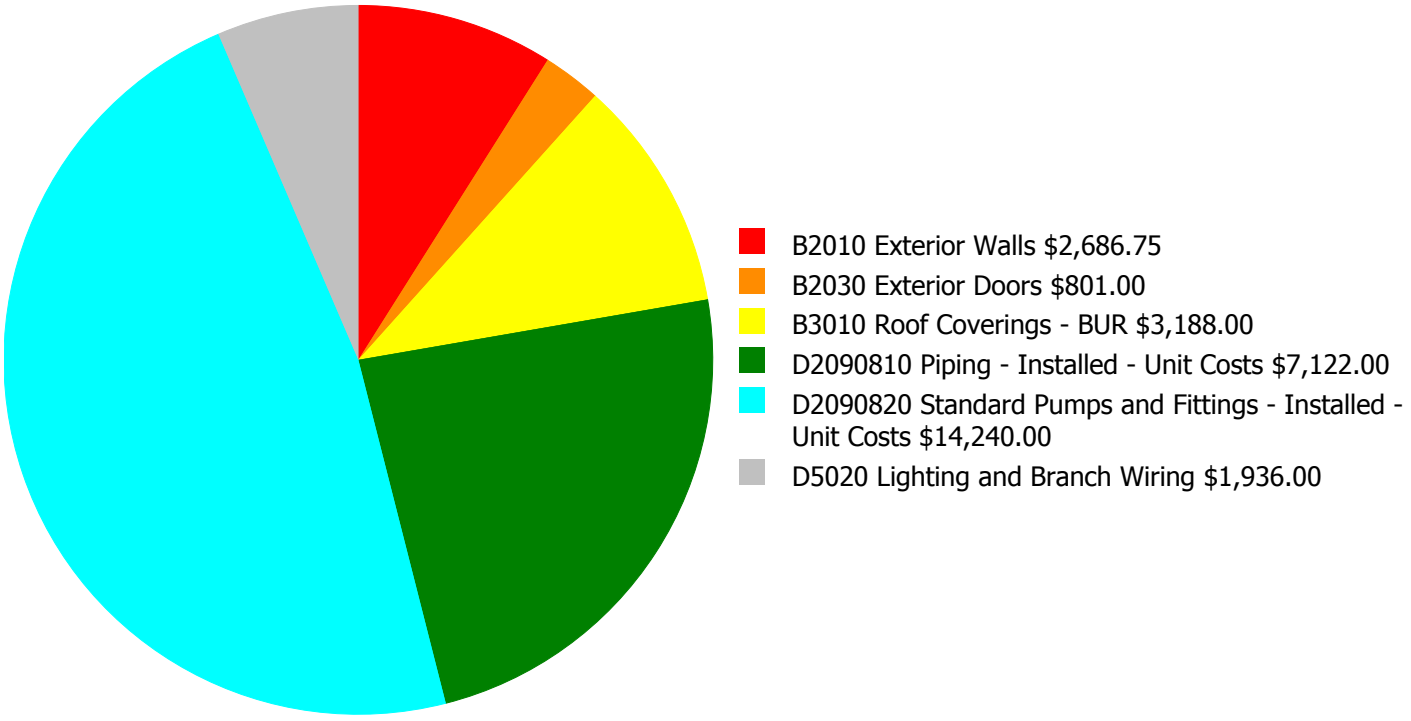
Forecasted Capital Renewal Requirement

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

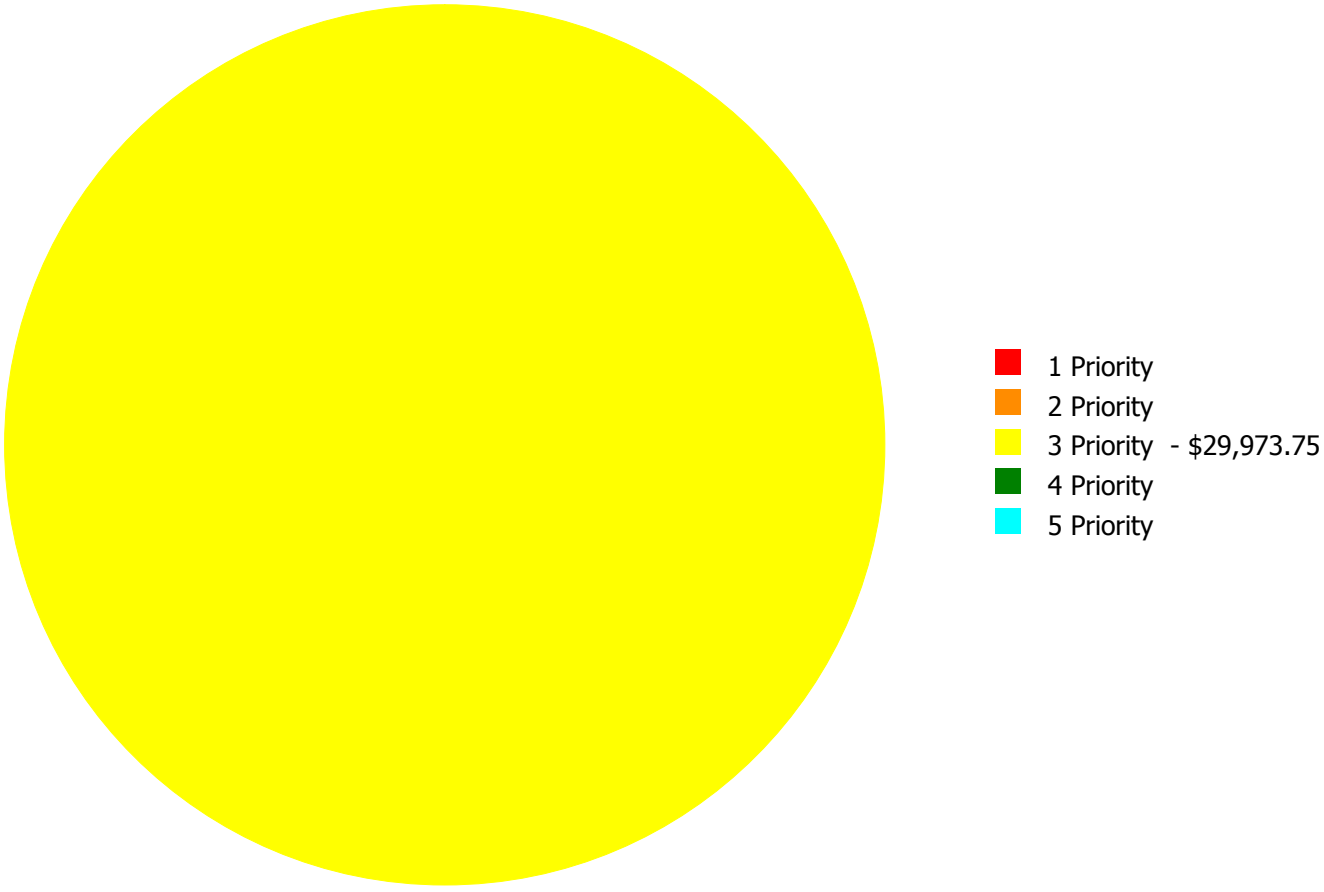
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $29,973.75

Deficiency Summary by Priority

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



Budget Estimate Total: $29,973.75

Deficiency By Priority Investment Table

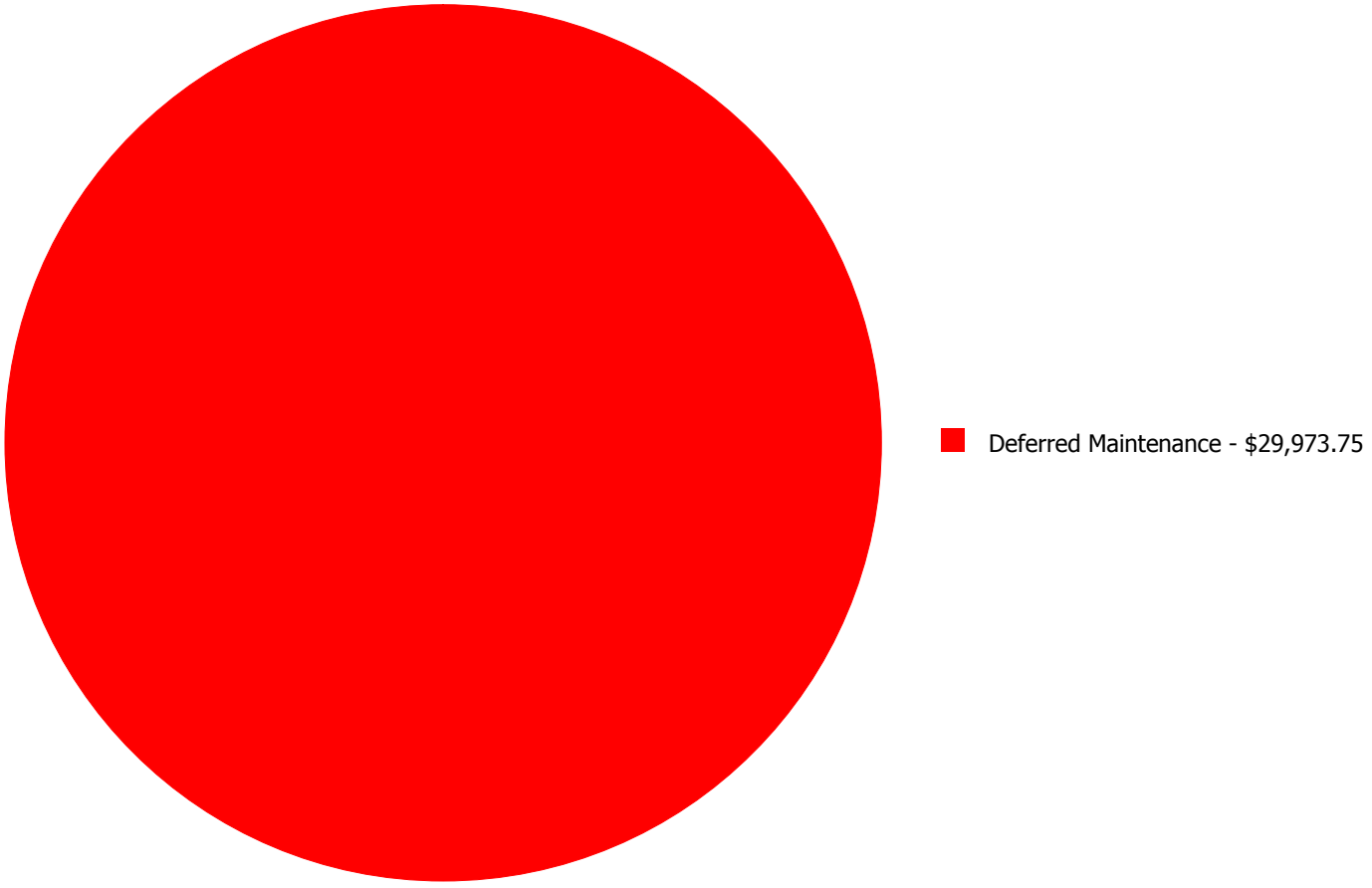
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$2,686.75	$0.00	$0.00	$2,686.75
B2030	Exterior Doors	$0.00	$0.00	$801.00	$0.00	$0.00	$801.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$3,188.00	$0.00	$0.00	$3,188.00
D2090810	Piping - Installed - Unit Costs	$0.00	$0.00	$7,122.00	$0.00	$0.00	$7,122.00
D2090820	Standard Pumps and Fittings - Installed - Unit Costs	$0.00	$0.00	$14,240.00	$0.00	$0.00	$14,240.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$1,936.00	$0.00	$0.00	$1,936.00
	Total:	$0.00	$0.00	$29,973.75	$0.00	$0.00	$29,973.75

Deficiency Summary by Category

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



Budget Estimate Total: $29,973.75

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repair 8" concrete block wall, 1st floor
Qty: 140.00
Unit of Measure: S.F.
Estimate: $2,209.55
Assessor Name: Ben Nixon
Date Created: 07/07/2015

Notes: Repair concrete block wall as needed.

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Repaint concrete block walls
Qty: 140.00
Unit of Measure: S.F.
Estimate: $477.20
Assessor Name: Ben Nixon
Date Created: 07/07/2015

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

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 140.00
Unit of Measure: S.F.
Estimate: $801.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The exterior wooden door is beyond its expected service life, inadequate, and should be replaced.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 140.00
Unit of Measure: S.F.
Estimate: $3,188.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: D2090810 - Piping - Installed - Unit Costs

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 140.00
Unit of Measure: S.F.
Estimate: $7,122.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Sanitary sewage process piping is aged and should be scheduled for replacement.

System: D2090820 - Standard Pumps and Fittings - Installed - Unit Costs

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 140.00
Unit of Measure: S.F.
Estimate: $14,240.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Sanitary sewage process pumps and fittings are aged and should be scheduled for replacement.

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 140.00

Unit of Measure: S.F.

Estimate: $1,936.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	145
Year Built:	1976
Last Renovation:	
Replacement Value:	$9,943
Repair Cost:	$676.00
Total FCI:	6.80 %
Total RSLI:	35.31 %
FCA Score:	93.20

Description:

The softball storage building is located on the campus grounds of Redan High School. Originally built in 1976, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
B10 - Superstructure	61.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.95 %	12.72 %	$676.00
B30 - Roofing	15.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**35.31 %**	**6.80 %**	**$676.00**

Photo Album

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

1). South Elevation - Jul 07, 2015

2). East Elevation - Jul 07, 2015

3). North Elevation - Jul 07, 2015

4). West Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.27	S.F.	145	100	1976	2076		61.00 %	0.00 %	61			$474
B1020	Roof Construction	$14.31	S.F.	145	100	1976	2076		61.00 %	0.00 %	61			$2,075
B2010	Exterior Walls	$32.40	S.F.	145	60	1976	2036		35.00 %	0.00 %	21			$4,698
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$4.24	S.F.	145	30	1976	2006		0.00 %	109.92 %	-9		$676.00	$615
B3010	Roof Coverings	$14.35	S.F.	145	20	1976	1996	2018	15.00 %	0.00 %	3			$2,081
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**35.31 %**	**6.80 %**			**$676.00**	**$9,943**

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.

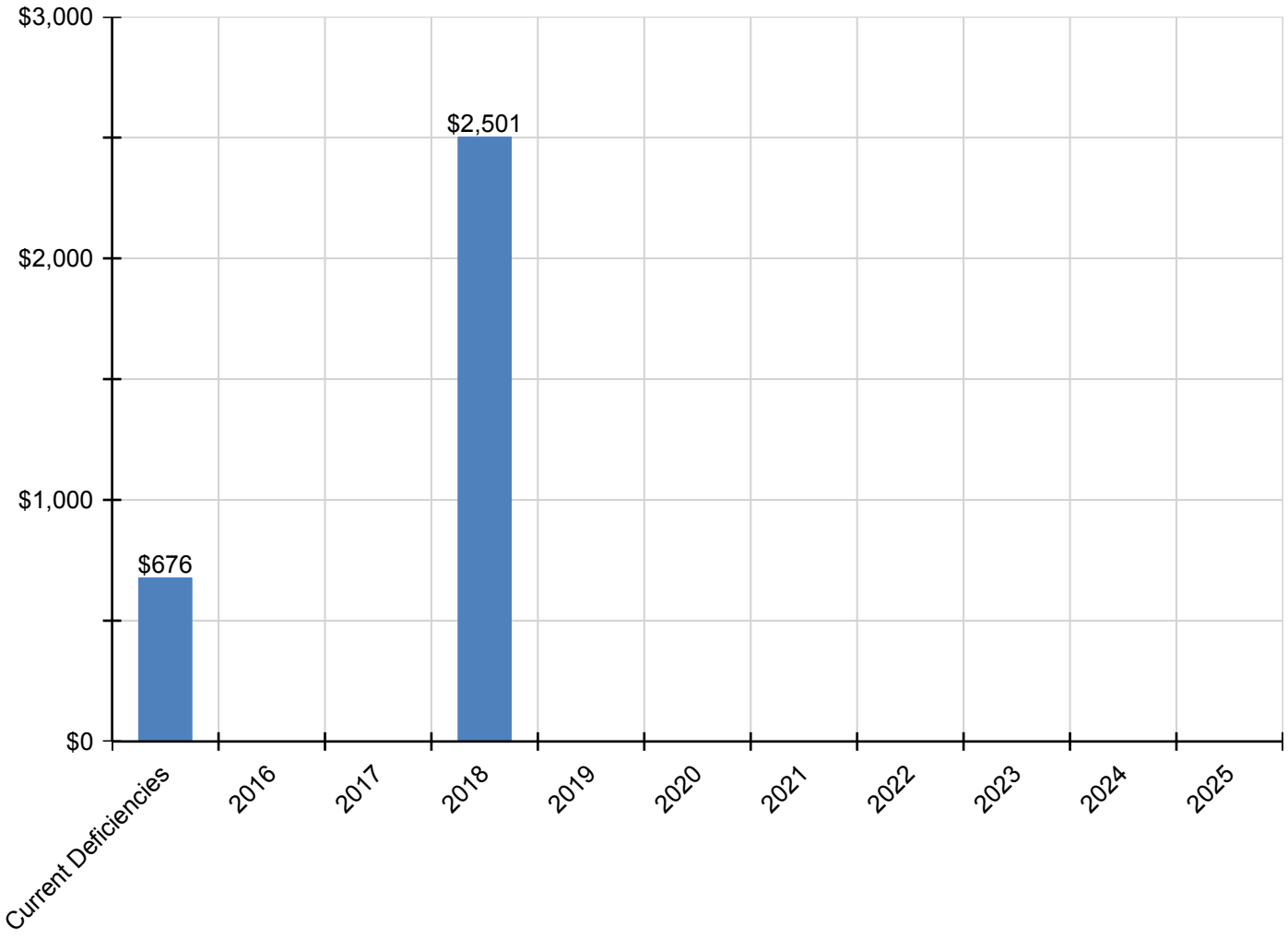
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$676**	**$0**	**$0**	**$2,501**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,177**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$676**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$2,501	$0	$0	$0	$0	$0	$0	$0	**$2,501**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

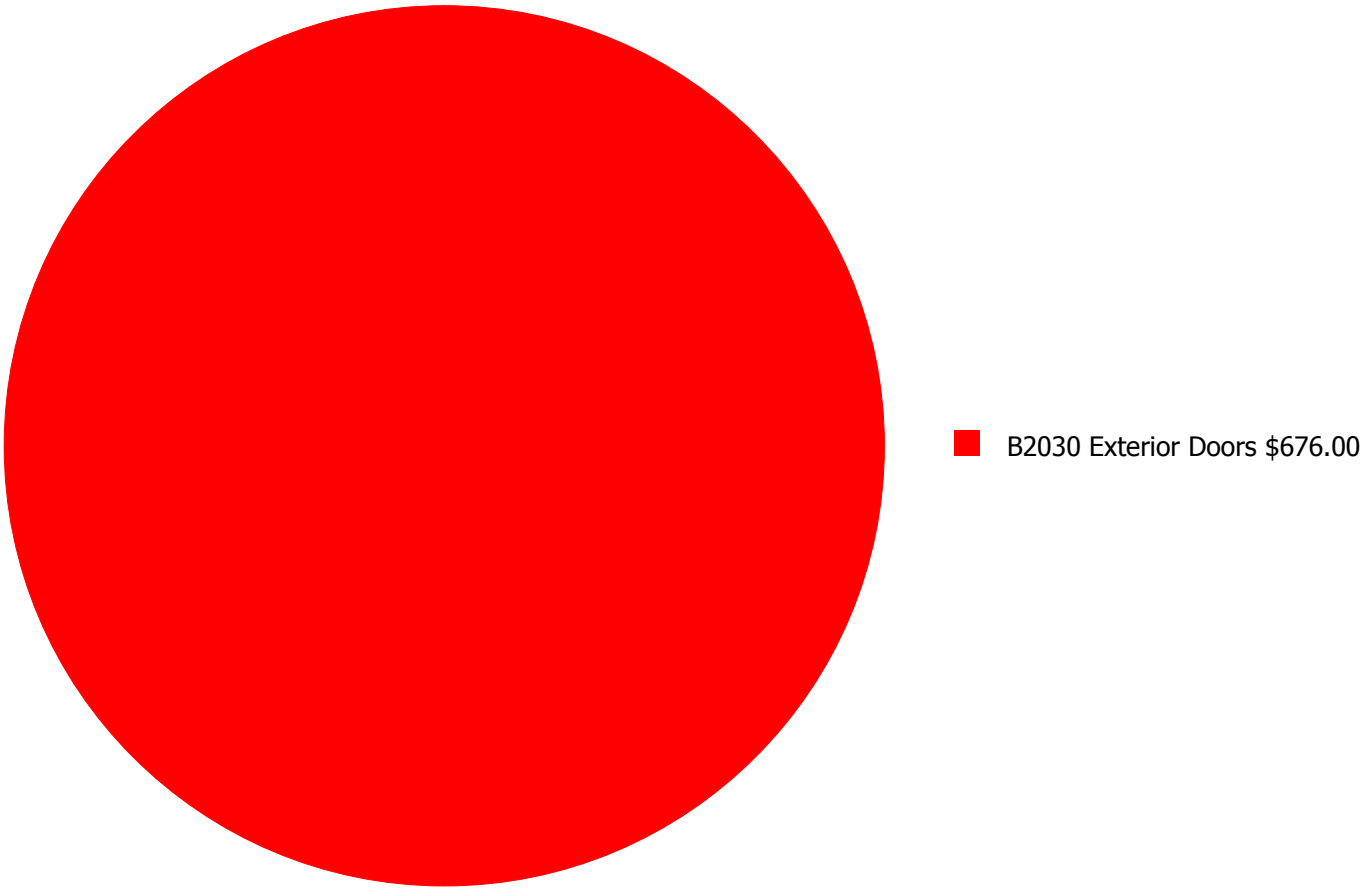
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

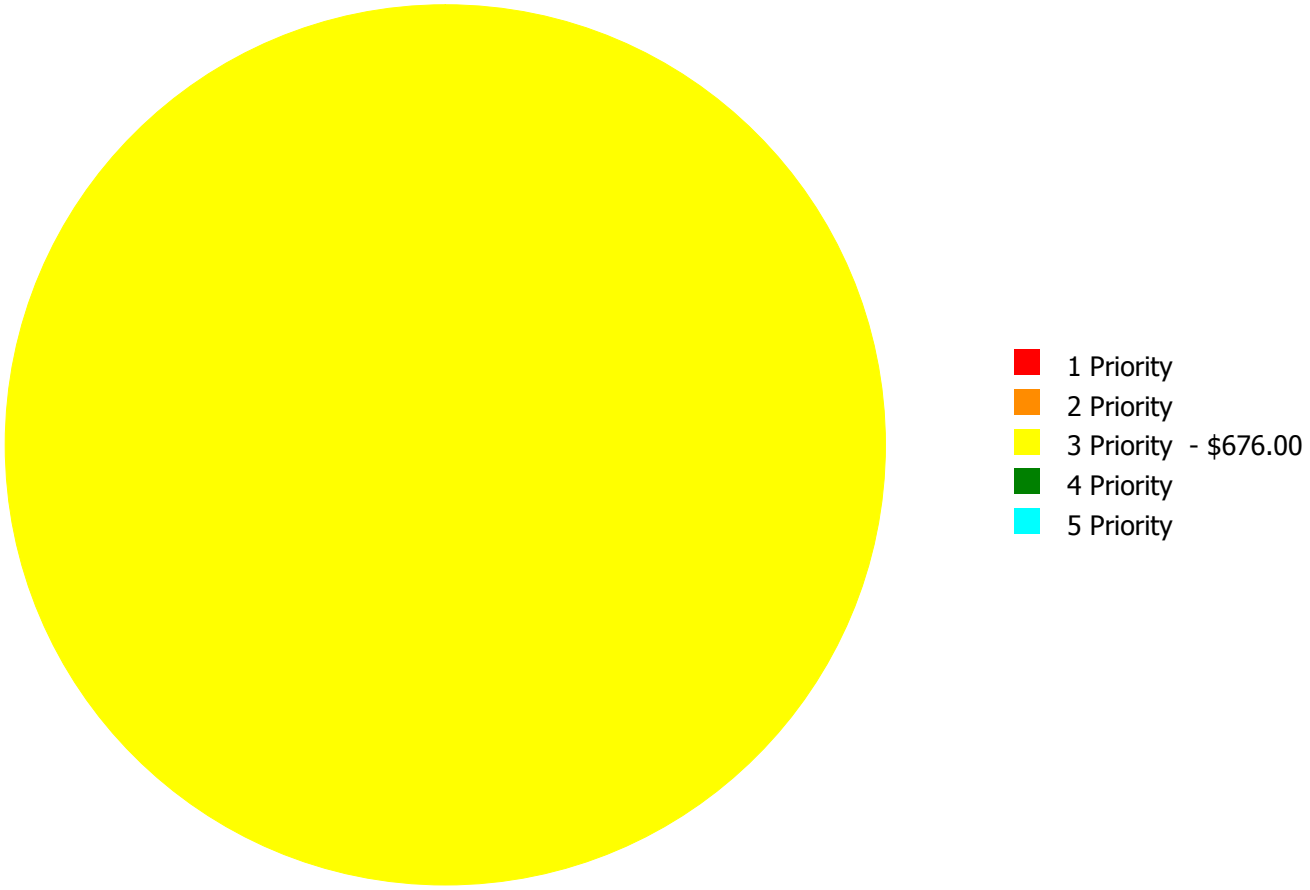
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $676.00

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: $676.00

Deficiency By Priority Investment Table

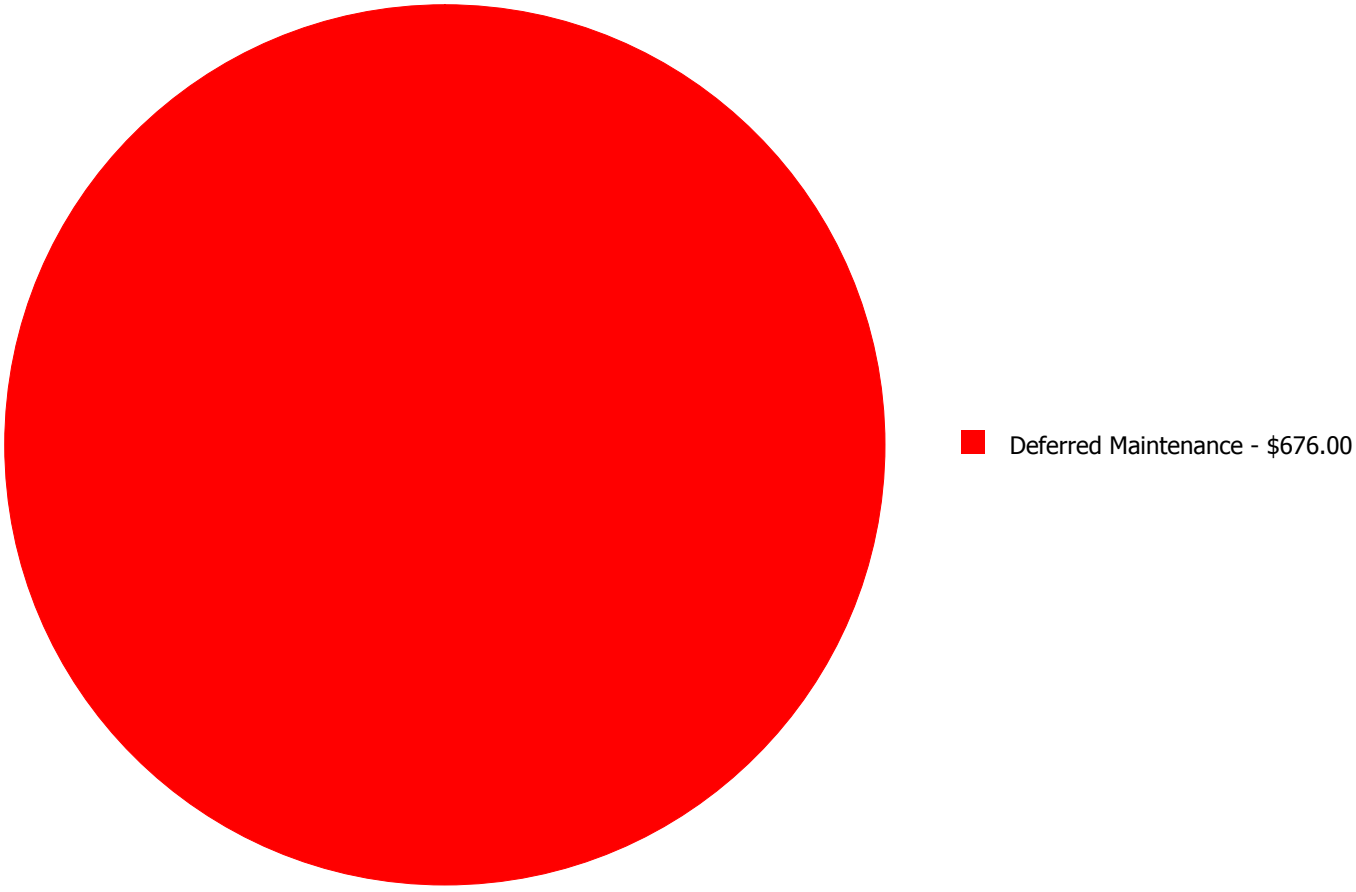
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$676.00	$0.00	$0.00	$676.00
	Total:	$0.00	$0.00	$676.00	$0.00	$0.00	$676.00

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: $676.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $676.00
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	145
Year Built:	1976
Last Renovation:	
Replacement Value:	$11,683
Repair Cost:	$3,507.00
Total FCI:	30.02 %
Total RSLI:	31.88 %
FCA Score:	69.98

Description:

The 1976 storage building is located on the campus grounds of Redan High School. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	$0.00
B10 - Superstructure	61.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.85 %	13.04 %	$829.00
B30 - Roofing	0.00 %	109.98 %	$2,678.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**31.88 %**	**30.02 %**	**$3,507.00**

Photo Album

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

1). East Elevation - Jul 07, 2015

2). North Elevation - Jul 07, 2015

3). West Elevation - Jul 07, 2015

4). South Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.60	S.F.	145	100	1976	2076		61.00 %	0.00 %	61			$522
B1020	Roof Construction	$16.33	S.F.	145	100	1976	2076		61.00 %	0.00 %	61			$2,368
B2010	Exterior Walls	$38.65	S.F.	145	60	1976	2036		35.00 %	0.00 %	21			$5,604
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$5.20	S.F.	145	30	1976	2006		0.00 %	109.95 %	-9		$829.00	$754
B3010	Roof Coverings	$16.79	S.F.	145	20	1976	1996		0.00 %	109.98 %	-19		$2,678.00	$2,435
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5020	Lighting and Branch Wiring	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**31.88 %**	**30.02 %**			**$3,507.00**	**$11,683**

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.

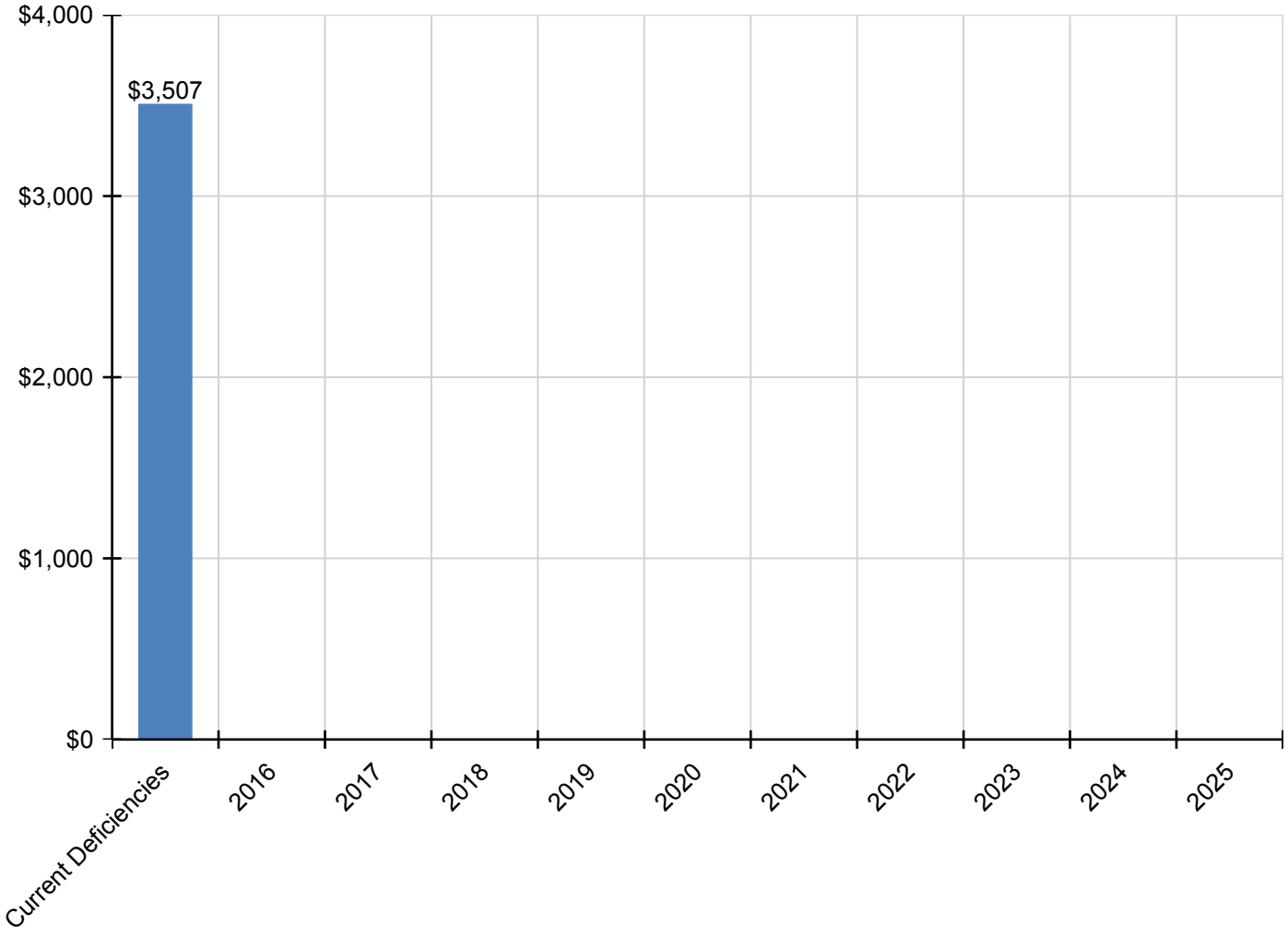
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,507**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,507**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$829**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$2,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,678**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

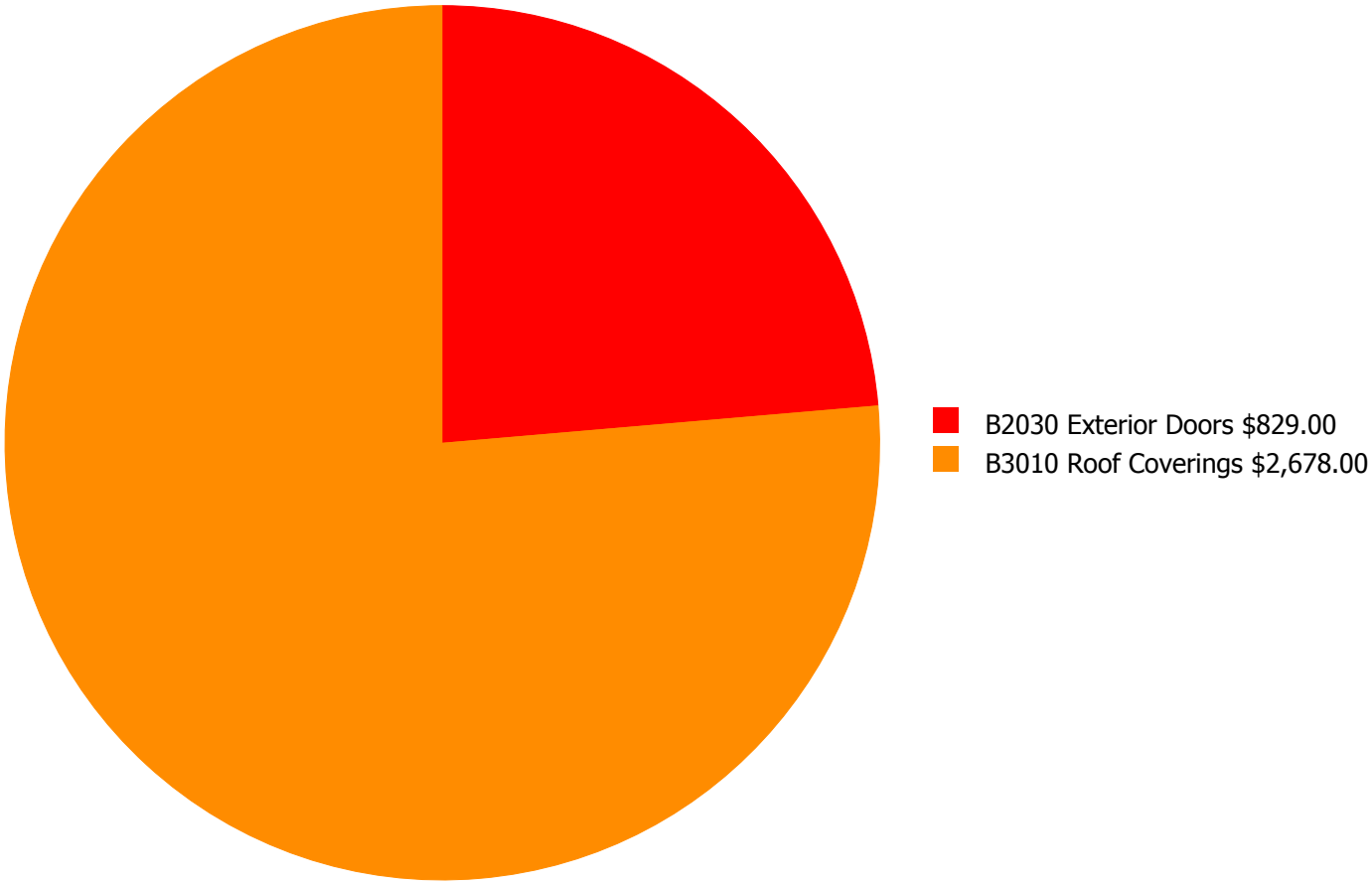
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

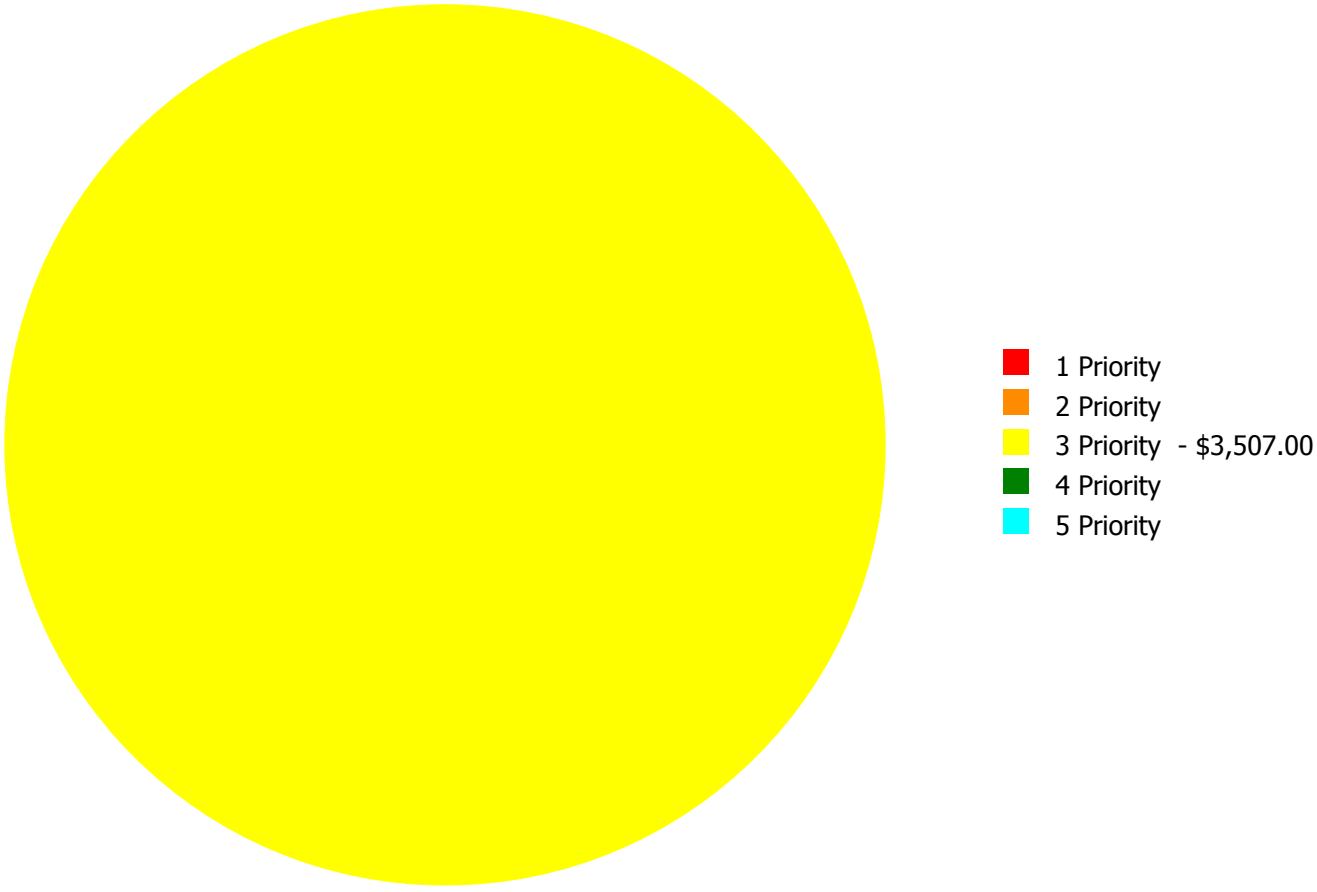
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,507.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,507.00

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.
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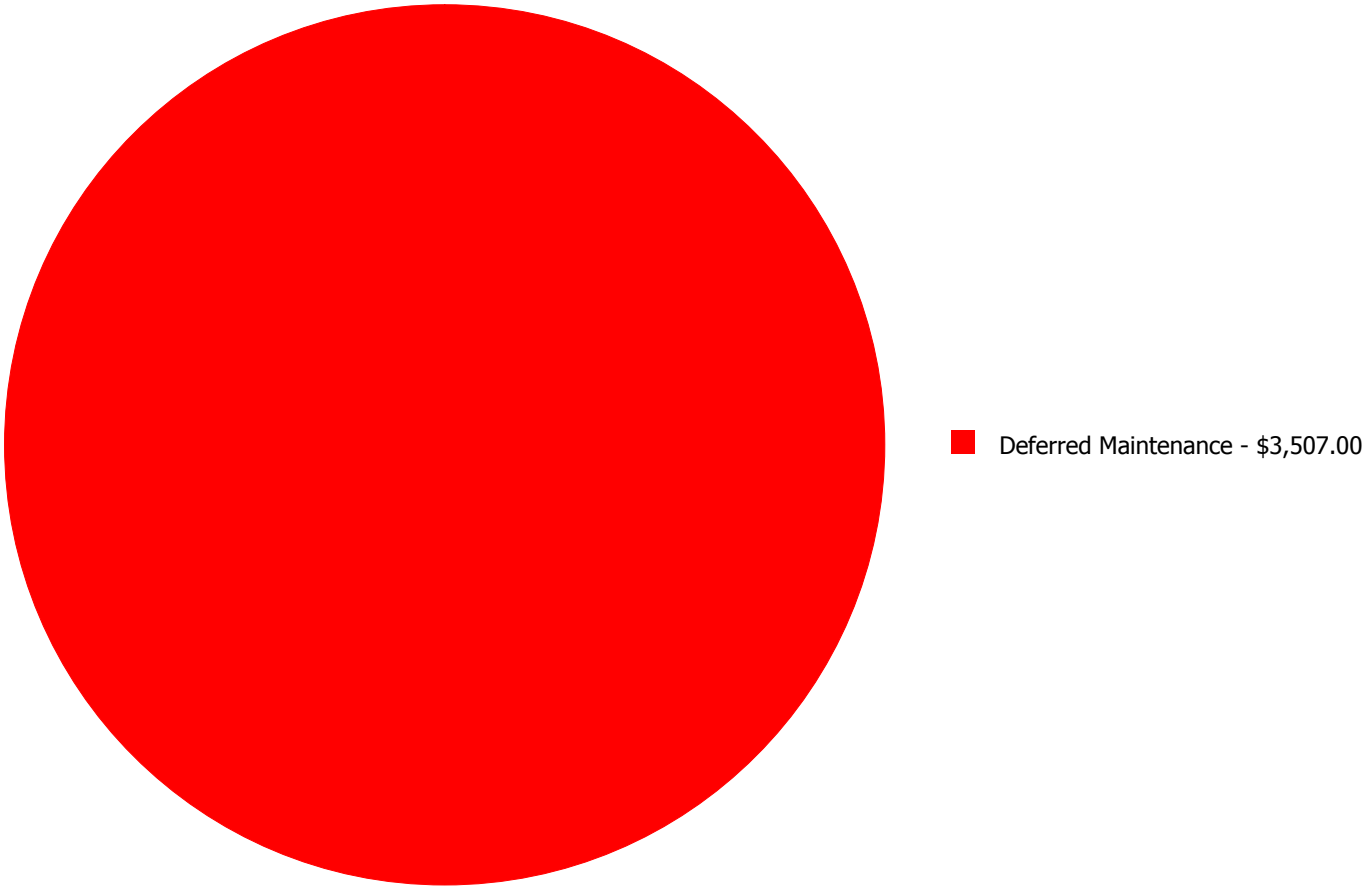
- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous 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	$829.00	$0.00	$0.00	$829.00
B3010	Roof Coverings	$0.00	$0.00	$2,678.00	$0.00	$0.00	$2,678.00
	Total:	$0.00	$0.00	$3,507.00	$0.00	$0.00	$3,507.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,507.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $829.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: B3010 - Roof Coverings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 145.00
Unit of Measure: S.F.
Estimate: $2,678.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	6,778
Year Built:	2010
Last Renovation:	
Replacement Value:	$1,319,565
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.65 %
FCA Score:	100.00

Description:

The 2010 classroom addition at Redan High School is a one-story building located at 5247 Redan Road in Stone Mountain, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5020	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.08 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	88.85 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	72.08 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	70.02 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	78.63 %	0.00 %	$0.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**80.65 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Jul 07, 2015

2). Northwest Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.51	S.F.	6,778	100	2010	2110		95.00 %	0.00 %	95			$23,791
A1020	Special Foundations	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	6,778	100	2010	2110		95.00 %	0.00 %	95			$24,130
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
B1010	Floor Construction	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
B1020	Roof Construction	$11.74	S.F.	6,778	100	2010	2110		95.00 %	0.00 %	95			$79,574
B2010	Exterior Walls	$15.69	S.F.	6,778	60	2010	2070		91.67 %	0.00 %	55			$106,347
B2020	Exterior Windows	$11.18	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$75,778
B2030	Exterior Doors	$0.66	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$4,473
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	6,778	25	2010	2035		80.00 %	0.00 %	20			$140,305
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1010	Partitions	$19.44	S.F.	6,778	100	2010	2110		95.00 %	0.00 %	95			$131,764
C1020	Interior Doors	$6.11	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$41,414
C1030	Fittings	$6.20	S.F.	6,778	20	2010	2030		75.00 %	0.00 %	15			$42,024
C2010	Stair Construction	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	6,778	10	2010	2020		50.00 %	0.00 %	5			$13,082
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	305	8	2010	2018		37.50 %	0.00 %	3			$2,593
C3020	Floor Finishes - Ceramic & Quarry Tile	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Terrazzo	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$9.54	S.F.	6,473	20	2010	2030		75.00 %	0.00 %	15			$61,752
C3020	Floor Finishes - Wood	$14.70	S.F.	0	20	2010	2030		75.00 %	0.00 %	15			$0
C3030	Ceiling Finishes	$9.98	S.F.	6,778	20	2010	2030		75.00 %	0.00 %	15			$67,644
D1010	Elevators and Lifts	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2020	Domestic Water Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2030	Sanitary Waste	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.92	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$6,236

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3020	Heat Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$39,855
D3050	Terminal & Package Units	$28.04	S.F.	6,778	15	2010	2025		66.67 %	0.00 %	10			$190,055
D3060	Controls & Instrumentation	$3.19	S.F.	6,778	20	2010	2030		75.00 %	0.00 %	15			$21,622
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$27,993
D4020	Standpipes	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	6,778	40	2010	2050		87.50 %	0.00 %	35			$11,726
D5020	Branch Wiring	$5.56	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$37,686
D5020	Lighting	$8.36	S.F.	6,778	30	2010	2040		83.33 %	0.00 %	25			$56,664
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	6,778	15	2010	2025		66.67 %	0.00 %	10			$5,219
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	6,778	15	2010	2025		66.67 %	0.00 %	10			$32,670
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	6,778	15	2010	2025		66.67 %	0.00 %	10			$7,862
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1010	Commercial Equipment	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.75	S.F.	6,778	20				0.00 %	0.00 %				$5,084
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	6,778	20	2010	2030		75.00 %	0.00 %	15			$62,222
F1010	Special Structures - Canopies	$0.00	S.F.	0	0				0.00 %	0.00 %				$0
								Total	**80.65 %**					**$1,319,565**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$3,116**	**$0**	**$16,682**	**$0**	**$0**	**$0**	**$0**	**$348,596**	**$368,394**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

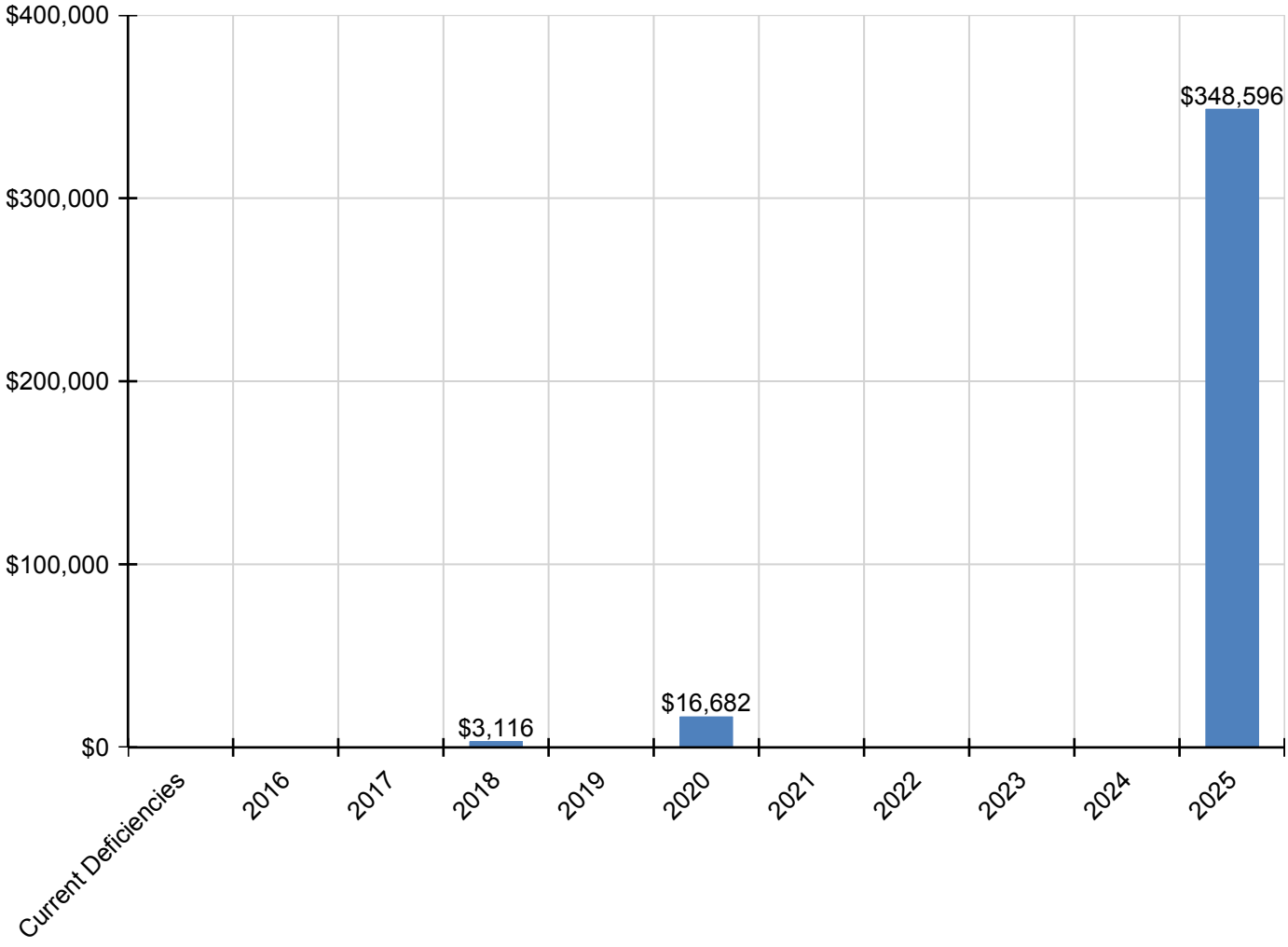
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$16,682	$0	$0	$0	$0	$0	**$16,682**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$3,116	$0	$0	$0	$0	$0	$0	$0	**$3,116**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$280,961	**$280,961**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,715	**$7,715**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,296	**$48,296**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,624	**$11,624**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	455
Year Built:	2010
Last Renovation:	
Replacement Value:	$46,124
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.01 %
FCA Score:	100.00

Description:

The 2010 storage building is located on the campus grounds of Redan High School. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.70 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	95.00 %	0.00 %	$0.00
C30 - Interior Finishes	37.50 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	83.33 %	0.00 %	$0.00
Totals:	**88.01 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Jul 07, 2015

2). South Elevation - Jul 07, 2015

3). East Elevation - Jul 07, 2015

4). North Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.27	S.F.	455	100	2010	2110		95.00 %	0.00 %	95			$1,488
B1020	Roof Construction	$14.31	S.F.	455	100	2010	2110		95.00 %	0.00 %	95			$6,511
B2010	Exterior Walls	$32.40	S.F.	455	60	2010	2070		91.67 %	0.00 %	55			$14,742
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$4.24	S.F.	455	30	2010	2040		83.33 %	0.00 %	25			$1,929
B3010	Roof Coverings -BUR	$20.70	S.F.	455	25	2010	2035		80.00 %	0.00 %	20			$9,419
C1010	Partitions	$11.39	S.F.	455	100	2010	2110		95.00 %	0.00 %	95			$5,182
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes -Paint	$1.41	S.F.	455	8	2010	2018		37.50 %	0.00 %	3			$642
C3020	Floor Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$2.69	S.F.	455	30	2010	2040		83.33 %	0.00 %	25			$1,224
D5020	Lighting and Branch Wiring	$10.96	S.F.	455	30	2010	2040		83.33 %	0.00 %	25			$4,987
								Total	**88.01 %**					**$46,124**

Renewal Schedule

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

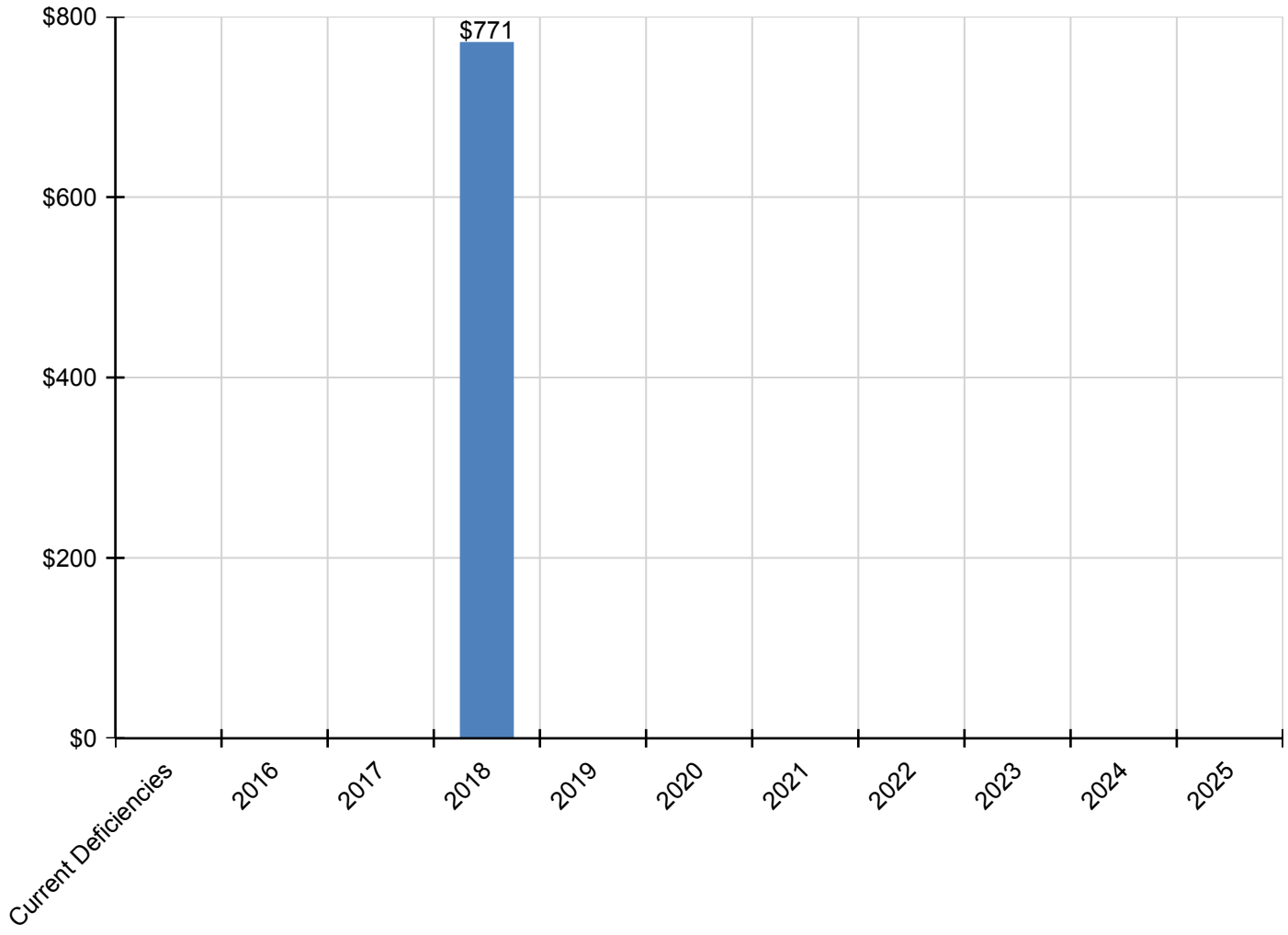
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$771**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$771**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings -BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes -Paint	$0	$0	$0	$771	$0	$0	$0	$0	$0	$0	$0	**$771**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	78,193
Year Built:	2015
Last Renovation:	
Replacement Value:	$16,072,487
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00

Description:

The 2015 classroom addition at Redan High School is a two-story building located at 5247 Redan Road in Stone Mountain, Georgia. This addition is under construction. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C20 - Stairs	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D10 - Conveying	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
F10 - Special Construction	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jul 07, 2015

2). East Elevation - Jul 07, 2015

3). North Elevation - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.16	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$247,090
A1020	Special Foundations	$3.97	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$310,426
A1030	Slab on Grade	$3.23	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$252,563
B1010	Floor Construction	$13.66	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$1,068,116
B1020	Roof Construction	$10.32	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$806,952
B2010	Exterior Walls	$13.15	S.F.	78,193	60	2015	2075		100.00 %	0.00 %	60			$1,028,238
B2020	Exterior Windows	$9.38	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$733,450
B2030	Exterior Doors	$0.55	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$43,006
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - EPDM	$2.84	S.F.	45,400	15	2015	2030		100.00 %	0.00 %	15			$128,936
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.06	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$4,692
C1010	Partitions	$16.96	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$1,326,153
C1020	Interior Doors	$5.34	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$417,551
C1030	Fittings	$5.40	S.F.	78,193	20	2015	2035		100.00 %	0.00 %	20			$422,242
C2010	Stair Construction	$1.93	S.F.	78,193	100	2015	2115		100.00 %	0.00 %	100			$150,912
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.		30	2015	2045		100.00 %	0.00 %	30			$0
C3010	Wall Finishes - Paint	$1.70	S.F.	78,193	8	2015	2023		100.00 %	0.00 %	8			$132,928
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.		10	2015	2025		100.00 %	0.00 %	10			$0
C3020	Floor Finishes - Carpet	$7.40	S.F.		8	2015	2023		100.00 %	0.00 %	8			$0
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.		50	2015	2065		100.00 %	0.00 %	50			$0
C3020	Floor Finishes - Terrazzo	$46.23	S.F.		50	2015	2065		100.00 %	0.00 %	50			$0
C3020	Floor Finishes - VCT	$8.28	S.F.	78,193	15	2015	2030		100.00 %	0.00 %	15			$647,438
C3020	Floor Finishes - Wood	$12.82	S.F.		20	2015	2035		100.00 %	0.00 %	20			$0
C3030	Ceiling Finishes	$8.72	S.F.	78,193	20	2015	2035		100.00 %	0.00 %	20			$681,843
D1010	Elevators and Lifts	$0.81	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$63,336
D2010	Plumbing Fixtures	$15.77	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$1,233,104
D2020	Domestic Water Distribution	$3.41	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$266,638
D2030	Sanitary Waste	$4.28	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$334,666
D2040	Rain Water Drainage	$0.84	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$65,682
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$36,751
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	78,193	40	2015	2055		100.00 %	0.00 %	40			$53,953

School Assessment Report - 2015 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3020	Heat Generating Systems	$4.55	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$355,778
D3030	Cooling Generating Systems	$4.73	S.F.	78,193	25	2015	2040		100.00 %	0.00 %	25			$369,853
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$408,949
D3050	Terminal & Package Units	$18.52	S.F.	78,193	15	2015	2030		100.00 %	0.00 %	15			$1,448,134
D3060	Controls & Instrumentation	$2.84	S.F.	78,193	20	2015	2035		100.00 %	0.00 %	20			$222,068
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$289,314
D4020	Standpipes	$0.43	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$33,623
D5010	Electrical Service/Distribution	$1.49	S.F.	78,193	40	2015	2055		100.00 %	0.00 %	40			$116,508
D5020	Branch Wiring	$4.83	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$377,672
D5020	Lighting	$7.27	S.F.	78,193	30	2015	2045		100.00 %	0.00 %	30			$568,463
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	78,193	15	2015	2030		100.00 %	0.00 %	15			$51,607
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	78,193	15	2015	2030		100.00 %	0.00 %	15			$326,847
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	78,193	15	2015	2030		100.00 %	0.00 %	15			$78,975
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.75	S.F.	78,193	20	2015	2035		100.00 %	0.00 %	20			$58,645
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1090	Other Equipment (Sports Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	78,193	20	2015	2035		100.00 %	0.00 %	20			$704,519
F1010	Special Structures - Canopies	$2.62	S.F.	78,193	25	2015	2040		100.00 %	0.00 %	25			$204,866
								Total	**100.00 %**					**$16,072,487**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$185,228**	**$0**	**$0**	**$185,228**
*** 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**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

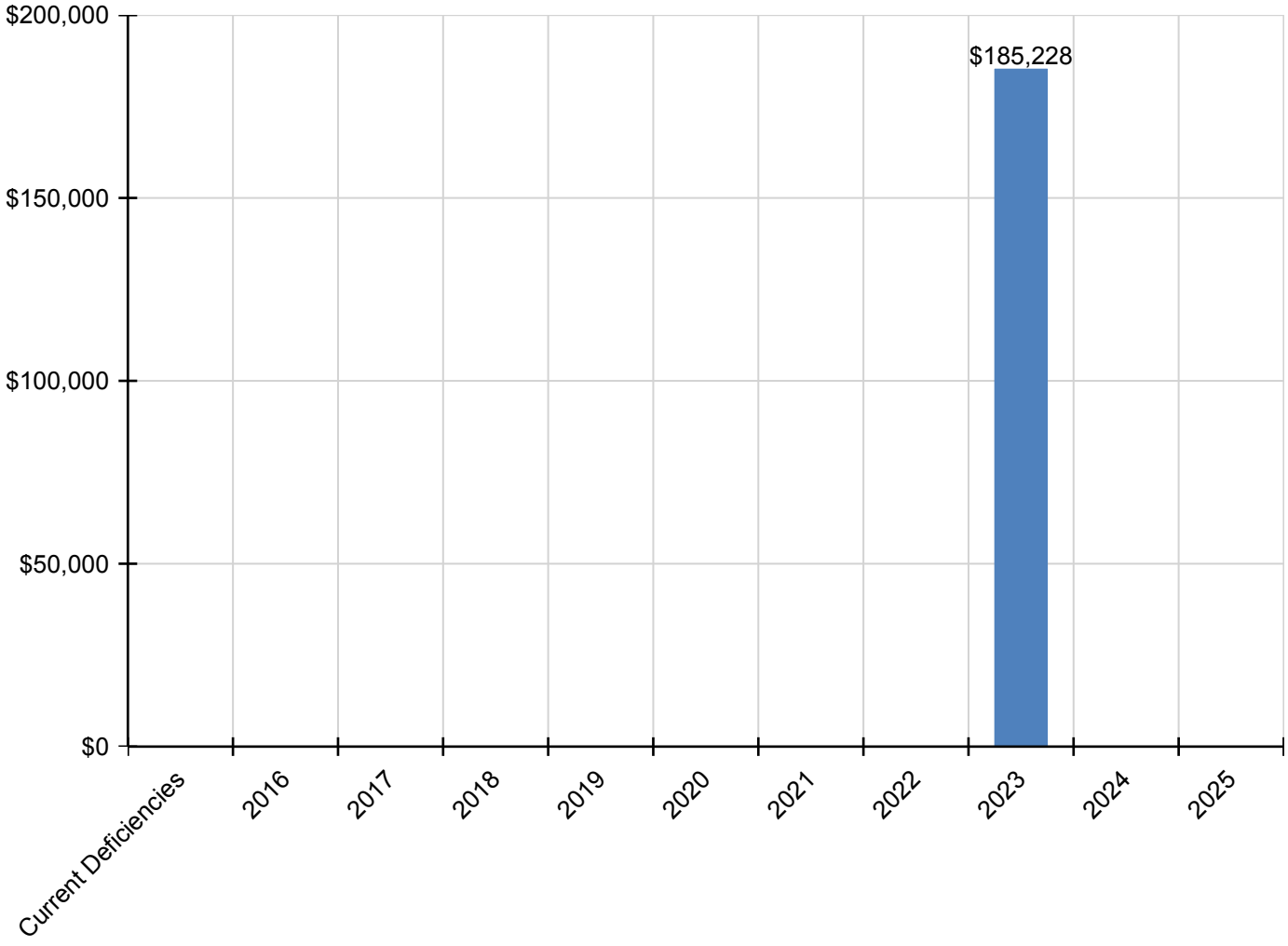
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$185,228	$0	$0	**$185,228**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Kitchen Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment (Sports Equipment)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	4,250
Year Built:	2015
Last Renovation:	
Replacement Value:	$444,383
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00

Description:

The batting practice building at Redan High School will be a one-story building located on the campus grounds. The building is under construction and is scheduled to be complete by 2016. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	Fire Sprinkler System:

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	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Batting Practice Building Under Construction - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.08	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$17,340
A1030	Slab on Grade	$3.27	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$13,898
B1020	Roof Construction	$14.31	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$60,818
B2010	Exterior Walls	$32.40	S.F.	4,250	100	2015	2115		100.00 %	0.00 %	100			$137,700
B2020	Exterior Windows	$0.00	S.F.		0				0.00 %	0.00 %				$0
B2030	Exterior Doors	$0.66	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$2,805
B3010	Roof Coverings - Standing Seam Metal	$18.27	S.F.	4,250	75	2015	2090		100.00 %	0.00 %	75			$77,648
C1010	Partitions	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1020	Interior Doors	$0.00	S.F.		0				0.00 %	0.00 %				$0
C1030	Fittings	$2.66	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$11,305
C3010	Wall Finishes - Paint	$1.67	S.F.	4,250	10	2015	2025		100.00 %	0.00 %	10			$7,098
C3020	Floor Finishes - Neoprene	$8.87	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$37,698
C3030	Ceiling Finishes	$4.72	S.F.	4,250	20	2015	2035		100.00 %	0.00 %	20			$20,060
D2010	Plumbing Fixtures	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2020	Domestic Water Distribution	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2030	Sanitary Waste	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3050	Terminal & Package Units	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3060	Controls & Instrumentation	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$2.69	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$11,433
D5020	Lighting and Branch Wiring	$10.96	S.F.	4,250	30	2015	2045		100.00 %	0.00 %	30			$46,580
								Total	**100.00 %**					**$444,383**

Renewal Schedule

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

Inflation Rate: 3%

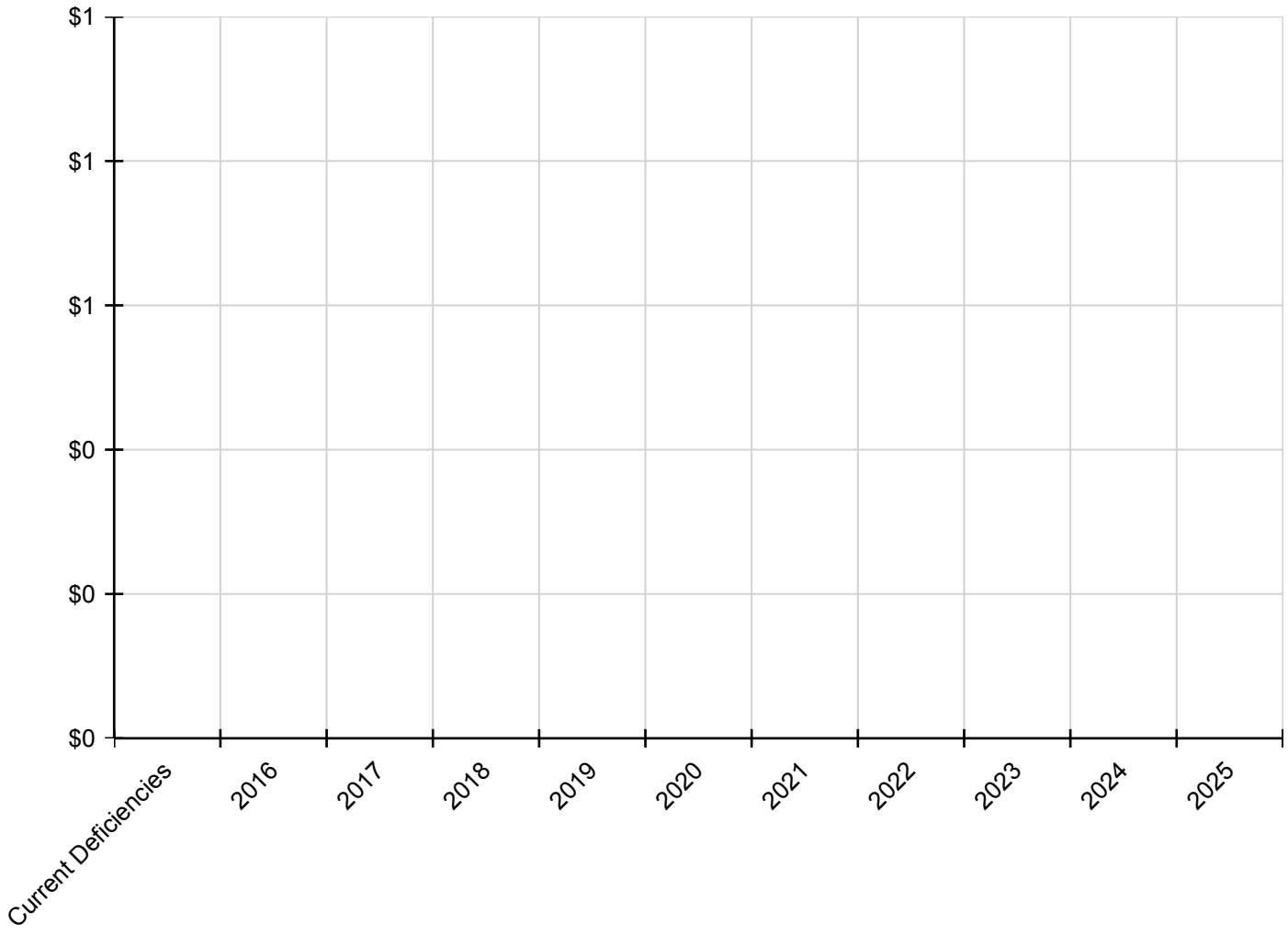
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - 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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Neoprene	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems	$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 Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	264,659
Year Built:	1976
Last Renovation:	2015
Replacement Value:	$7,342,086
Repair Cost:	$1,870,867.73
Total FCI:	25.48 %
Total RSLI:	42.25 %
FCA Score:	74.52

Description:

The Redan High School site was originally constructed in 1976, has a total area of 38.7 acres, and is occupied by approximately 260,419 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:

Site Code:	1545

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	58.83 %	30.25 %	$1,341,020.41
G30 - Site Mechanical Utilities	19.92 %	0.00 %	$0.00
G40 - Site Electrical Utilities	11.12 %	54.40 %	$529,847.32
Totals:	**42.25 %**	**25.48 %**	**$1,870,867.73**

Photo Album

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

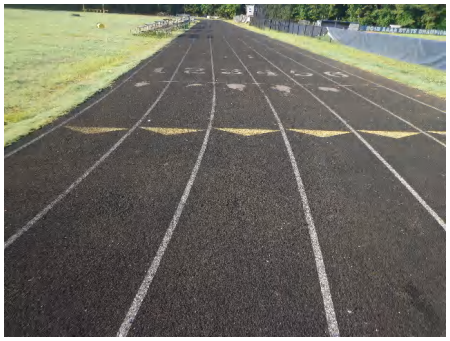
1). Aerial Image of Redan High School - Jul 07, 2015

2). Tennis Courts - Jul 07, 2015

3). Playing Field - Jul 07, 2015

4). Softball Field - Jul 07, 2015

5). Track - Jul 07, 2015



6). Baseball Field - Jul 07, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$5.17	S.F.	108,009	25	2015	2040		100.00 %	0.00 %	25			$558,407
G2020	Parking Lots	$4.56	S.F.	53,954	25	2015	2040		100.00 %	0.00 %	25			$246,030
G2030	Pedestrian Paving	$1.50	S.F.	264,659	30	2015	2045		100.00 %	0.00 %	30			$396,989
G2040	Baseball Field	$8.35	S.F.	114,840	20	2015	2035		100.00 %	0.00 %	20			$958,914
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.	264,659	30	1976	2006		0.00 %	110.00 %	-9		$264,923.66	$240,840
G2040	Football Field	$5.85	S.F.	103,222	20	1976	1996	2020	25.00 %	0.00 %	5			$603,849
G2040	Hard Surface Area	$12.61	S.F.		0				0.00 %	0.00 %				$0
G2040	Playing Field	$3.92	S.F.	52,106	20	1976	1996	2020	25.00 %	0.00 %	5			$204,256
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	34,237	20	1976	1996		0.00 %	110.00 %	-19		$333,673.80	$303,340
G2040	Tennis Courts	$18.47	S.F.	13,315	20	2015	2035		100.00 %	0.00 %	20			$245,928
G2040	Track	$7.04	S.F.	41,360	10	1976	1986		0.00 %	110.00 %	-29		$320,291.84	$291,174
G2050	Landscaping	$1.45	S.F.	264,659	15	1976	1991		0.00 %	110.00 %	-24		$422,131.11	$383,756
G3010	Water Supply	$1.83	S.F.	264,659	50	1976	2026		22.00 %	0.00 %	11			$484,326
G3020	Sanitary Sewer	$1.15	S.F.	264,659	50	1976	2026		22.00 %	0.00 %	11			$304,358
G3030	Storm Sewer	$3.55	S.F.	264,659	50	1976	2026		22.00 %	0.00 %	11			$939,539
G3060	Fuel Distribution	$0.78	S.F.	264,659	40	1976	2016		2.50 %	0.00 %	1			$206,434
G4010	Electrical Distribution	$1.86	S.F.	264,659	50	1976	2026		22.00 %	0.00 %	11			$492,266
G4020	Site Lighting	$1.15	S.F.	264,659	30	1976	2006		0.00 %	110.00 %	-9		$334,793.64	$304,358
G4030	Site Communications & Security	$0.67	S.F.	264,659	10	1976	1986		0.00 %	110.00 %	-29		$195,053.68	$177,322
								Total	**42.25 %**	**25.48 %**			**$1,870,867.73**	**$7,342,086**

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.

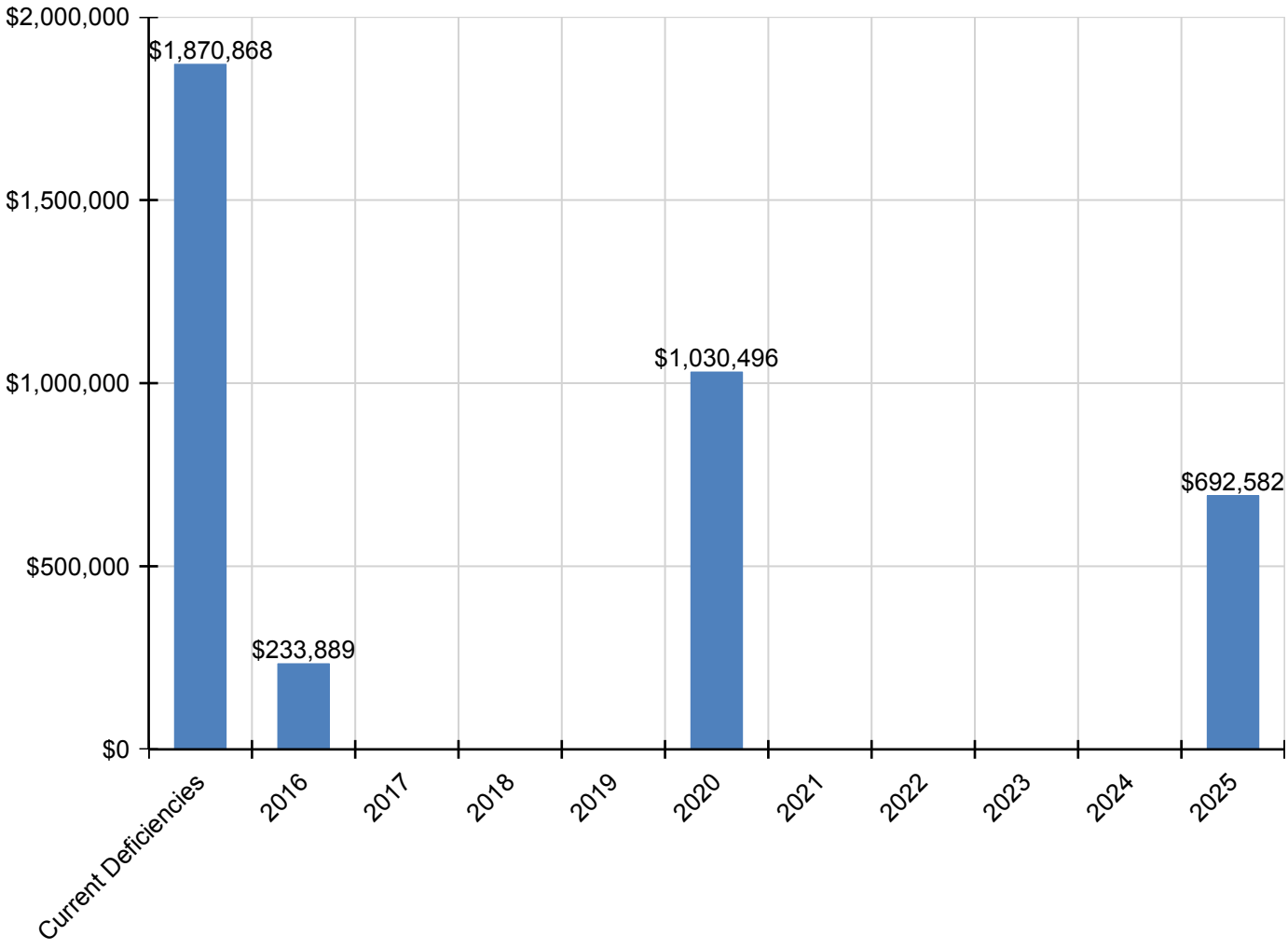
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,870,868**	**$233,889**	**$0**	**$0**	**$0**	**$1,030,496**	**$0**	**$0**	**$0**	**$0**	**$692,582**	**$3,827,835**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$264,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,924**
G2040 - Football Field	$0	$0	$0	$0	$0	$770,029	$0	$0	$0	$0	$0	**$770,029**
G2040 - Hard Surface Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$260,467	$0	$0	$0	$0	$0	**$260,467**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$333,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$333,674**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$320,292	$0	$0	$0	$0	$0	$0	$0	$0	$0	$430,446	**$750,738**
G2050 - Landscaping	$422,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$422,131**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$233,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,889**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$334,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$334,794**
G4030 - Site Communications & Security	$195,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$262,136	**$457,190**

** Indicates non-renewable system*

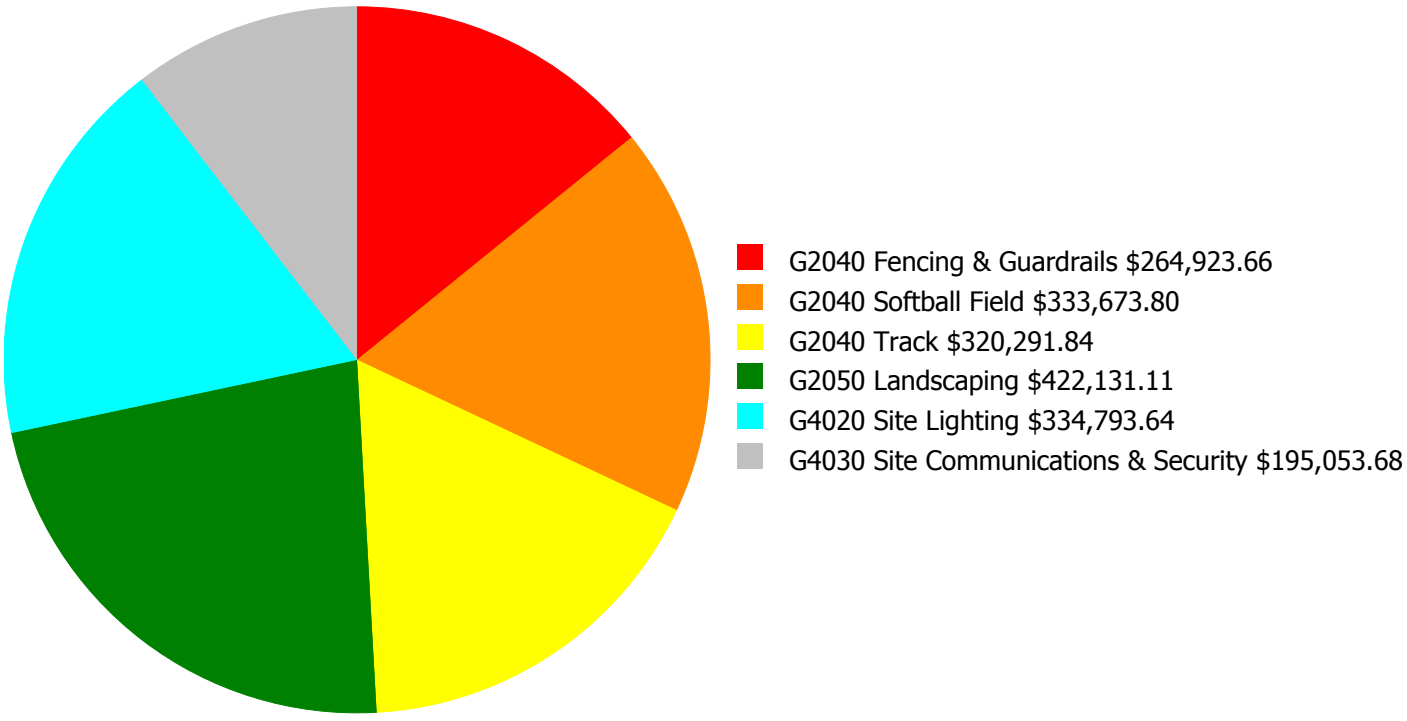
Forecasted Capital Renewal Requirement

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

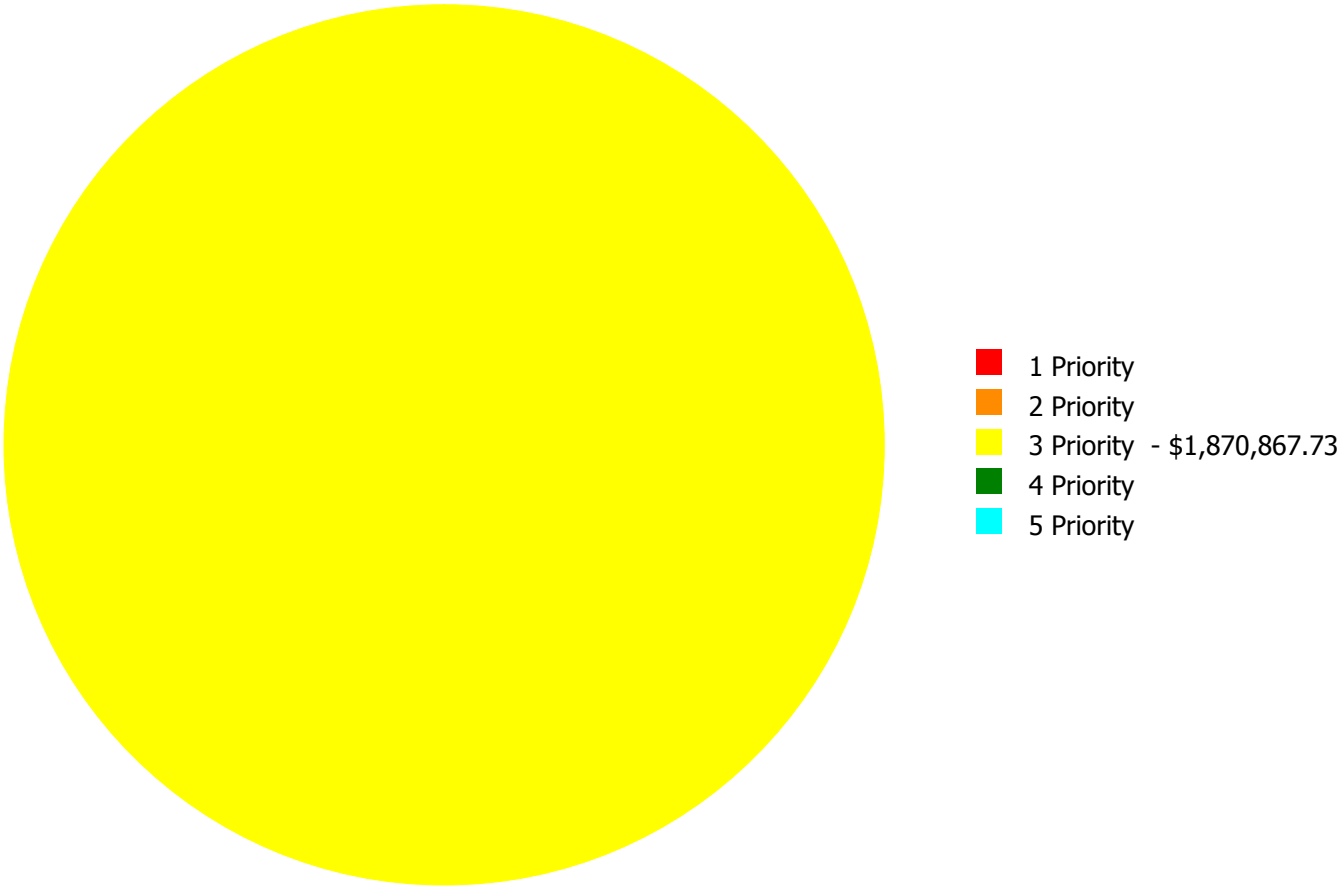
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,870,867.73

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: $1,870,867.73

Deficiency By Priority Investment Table

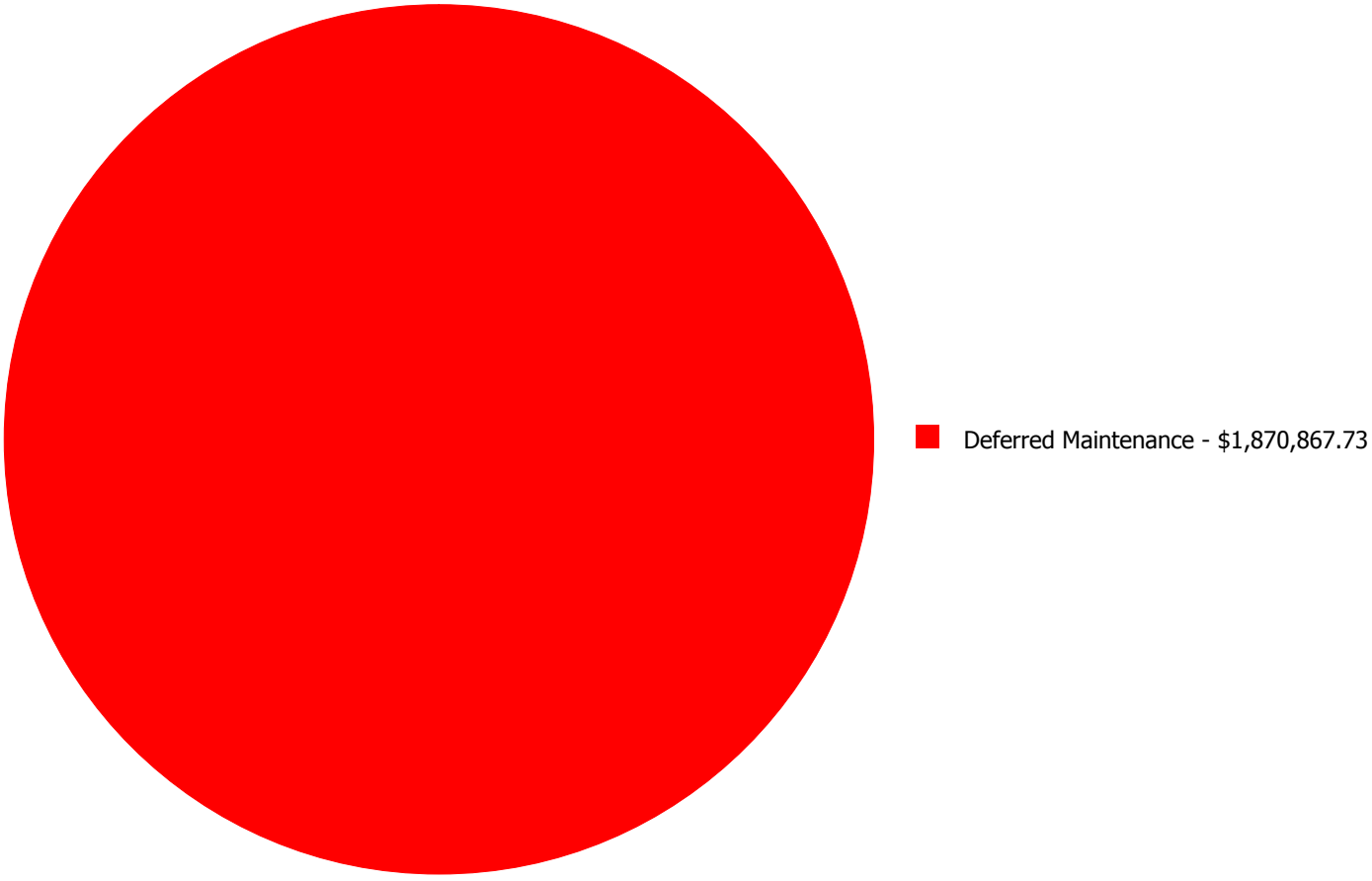
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
G2040	Fencing & Guardrails	$0.00	$0.00	$264,923.66	$0.00	$0.00	$264,923.66
G2040	Softball Field	$0.00	$0.00	$333,673.80	$0.00	$0.00	$333,673.80
G2040	Track	$0.00	$0.00	$320,291.84	$0.00	$0.00	$320,291.84
G2050	Landscaping	$0.00	$0.00	$422,131.11	$0.00	$0.00	$422,131.11
G4020	Site Lighting	$0.00	$0.00	$334,793.64	$0.00	$0.00	$334,793.64
G4030	Site Communications & Security	$0.00	$0.00	$195,053.68	$0.00	$0.00	$195,053.68
	Total:	$0.00	$0.00	$1,870,867.73	$0.00	$0.00	$1,870,867.73

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: $1,870,867.73

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 264,659.00
Unit of Measure: S.F.
Estimate: $264,923.66
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

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

System: G2040 - Softball Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 34,237.00
Unit of Measure: S.F.
Estimate: $333,673.80
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

Notes: The softball field, including the dugouts, backstop, fencing, infield and turf, is beyond its expected life and should be scheduled for replacement.

System: G2040 - Track

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 41,360.00
Unit of Measure: S.F.
Estimate: $320,291.84
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

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

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 264,659.00
Unit of Measure: S.F.
Estimate: $422,131.11
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

Notes: Landscaping is in poor condition, with overgrown weeds and eroded areas, and should be replaced to prevent erosion.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 264,659.00
Unit of Measure: S.F.
Estimate: $334,793.64
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

Notes: Site lighting is beyond its expected service life and should be scheduled for replacement.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 264,659.00
Unit of Measure: S.F.
Estimate: $195,053.68
Assessor Name: Eduardo Lopez
Date Created: 07/07/2015

Notes: The site communications and security systems are beyond their 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.