DeKalb County School District/High Schools

Southwest DeKalb High

Final

School Assessment Report

May 20, 2016

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	295,582
Year Built:	1967
Last Renovation:	2015
Replacement Value:	$78,832,529
Repair Cost:	$7,919,230.75
Total FCI:	10.05 %
Total RSLI:	63.23 %
FCA Score:	89.95

Description:

The Southwest DeKalb High School campus consists of five buildings located at 2863 Kelley Chapel Road in Decatur, Georgia. The original campus was constructed in 1967, additions to the original school building were constructed in 1970, 2006 and 2013. Other buildings include two classrooms buildings, which were constructed in 1970 and 1972, a band/music building, now used as storage building, which was constructed in 2001, and a field house, which was constructed in 2009. In addition to these buildings, the campus contains storage buildings, concessions building, football field, baseball field, 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 4	Board District:	District 5
DOE Facility:	5067	Geographic Region:	Region 4
HS Attendance Area:	Southwest DeKalb HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	35.8		

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.

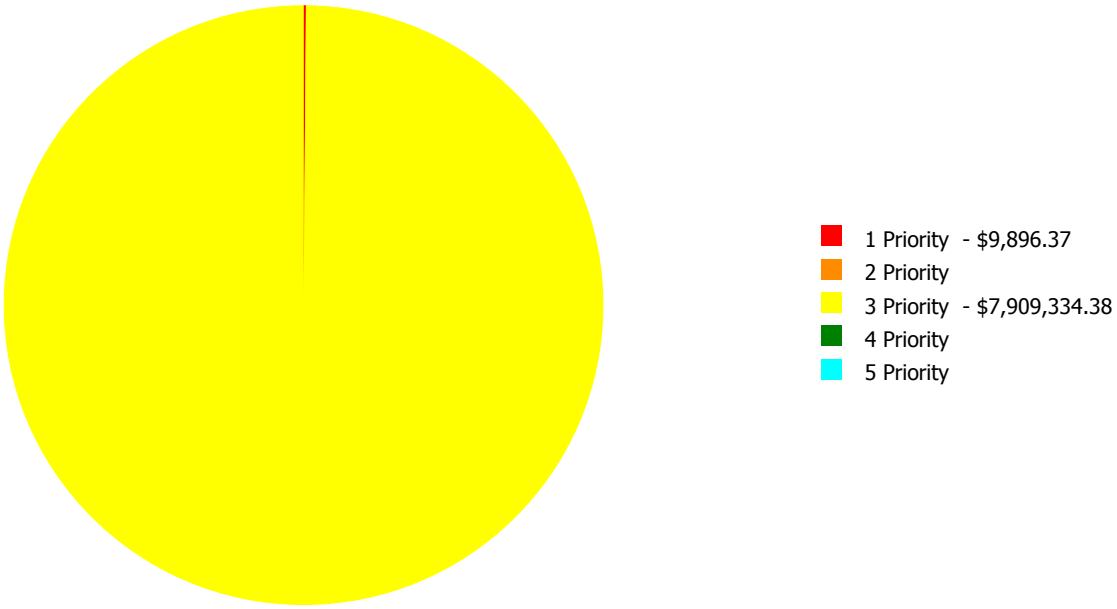
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.66 %	0.00 %	$0.00
A20 - Basement Construction	52.00 %	0.00 %	$0.00
B10 - Superstructure	67.53 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.51 %	1.92 %	$147,136.00
B30 - Roofing	92.36 %	0.16 %	$7,013.00
C10 - Interior Construction	70.69 %	0.90 %	$79,575.21
C20 - Stairs	66.30 %	4.74 %	$25,480.32
C30 - Interior Finishes	55.30 %	3.06 %	$223,185.00
D10 - Conveying	78.68 %	0.00 %	$0.00
D20 - Plumbing	61.11 %	28.70 %	$2,278,469.10
D30 - HVAC	56.80 %	17.83 %	$1,915,558.00
D40 - Fire Protection	80.92 %	0.00 %	$0.00
D50 - Electrical	64.36 %	15.54 %	$1,204,690.00
E10 - Equipment	55.60 %	0.00 %	$0.00
E20 - Furnishings	59.83 %	14.35 %	$371,606.00
F10 - Special Construction	63.97 %	0.00 %	$0.00
G20 - Site Improvements	31.82 %	31.92 %	$1,448,674.19
G30 - Site Mechanical Utilities	81.52 %	0.00 %	$0.00
G40 - Site Electrical Utilities	63.32 %	20.03 %	$217,843.93
Totals:	**63.23 %**	**10.05 %**	**$7,919,230.75**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1967 Football Storage Bldg.	308	45.63	$0.00	$0.00	$14,071.00	$0.00	$0.00
1967 Softball Storage Bldg.	300	17.44	$0.00	$0.00	$5,158.00	$0.00	$0.00
1967, 1970 Building	133,223	9.96	$3,168.87	$0.00	$3,432,927.28	$0.00	$0.00
1970 Building	36,800	22.98	$6,727.50	$0.00	$2,068,453.98	$0.00	$0.00
1972 Building	11,500	27.42	$0.00	$0.00	$649,201.00	$0.00	$0.00
2000 Athletic Fields Concession Bldg.	200	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2001 Building	5,478	8.34	$0.00	$0.00	$73,005.00	$0.00	$0.00
2006 Addition	18,507	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Building	5,450	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2013 Addition	83,816	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	295,582	21.40	$0.00	$0.00	$1,666,518.12	$0.00	$0.00
Total:		**10.05**	**$9,896.37**	**$0.00**	**$7,909,334.38**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,919,230.75

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):	308
Year Built:	1967
Last Renovation:	2006
Replacement Value:	$30,835
Repair Cost:	$14,071.00
Total FCI:	45.63 %
Total RSLI:	18.07 %
FCA Score:	54.37

Description:

The football storage building at Southwest DeKalb High School is located at 2863 Kelley Chapel Road in Decatur, Georgia. Originally built in 1967, there have been no additions and some renovations in 2006. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		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	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	17.63 %	13.05 %	$1,762.00
B30 - Roofing	0.00 %	109.99 %	$7,013.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.01 %	$5,296.00
Totals:	**18.07 %**	**45.63 %**	**$14,071.00**

Photo Album

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

1). South Elevation - Jul 22, 2015

2). East Elevation - Jul 22, 2015

3). North Elevation - Jul 22, 2015

4). West Elevation - Jul 22, 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.	308	100	1967	2067		52.00 %	0.00 %	52			$1,109
B1020	Roof Construction	$16.33	S.F.	308	100	1967	2067		52.00 %	0.00 %	52			$5,030
B2010	Exterior Walls	$38.65	S.F.	308	60	1967	2027		20.00 %	0.00 %	12			$11,904
B2030	Exterior Doors	$5.20	S.F.	308	30	1967	1997		0.00 %	109.99 %	-18		$1,762.00	$1,602
B3010	Roof Coverings - BUR	$20.70	S.F.	308	25	1967	1992		0.00 %	109.99 %	-23		$7,013.00	$6,376
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	308	40	1967	2007		0.00 %	110.08 %	-8		$1,037.00	$942
D5020	Lighting and Branch Wiring	$12.57	S.F.	308	30	1967	1997		0.00 %	109.99 %	-18		$4,259.00	$3,872
								Total	**18.07 %**	**45.63 %**			**$14,071.00**	**$30,835**

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.

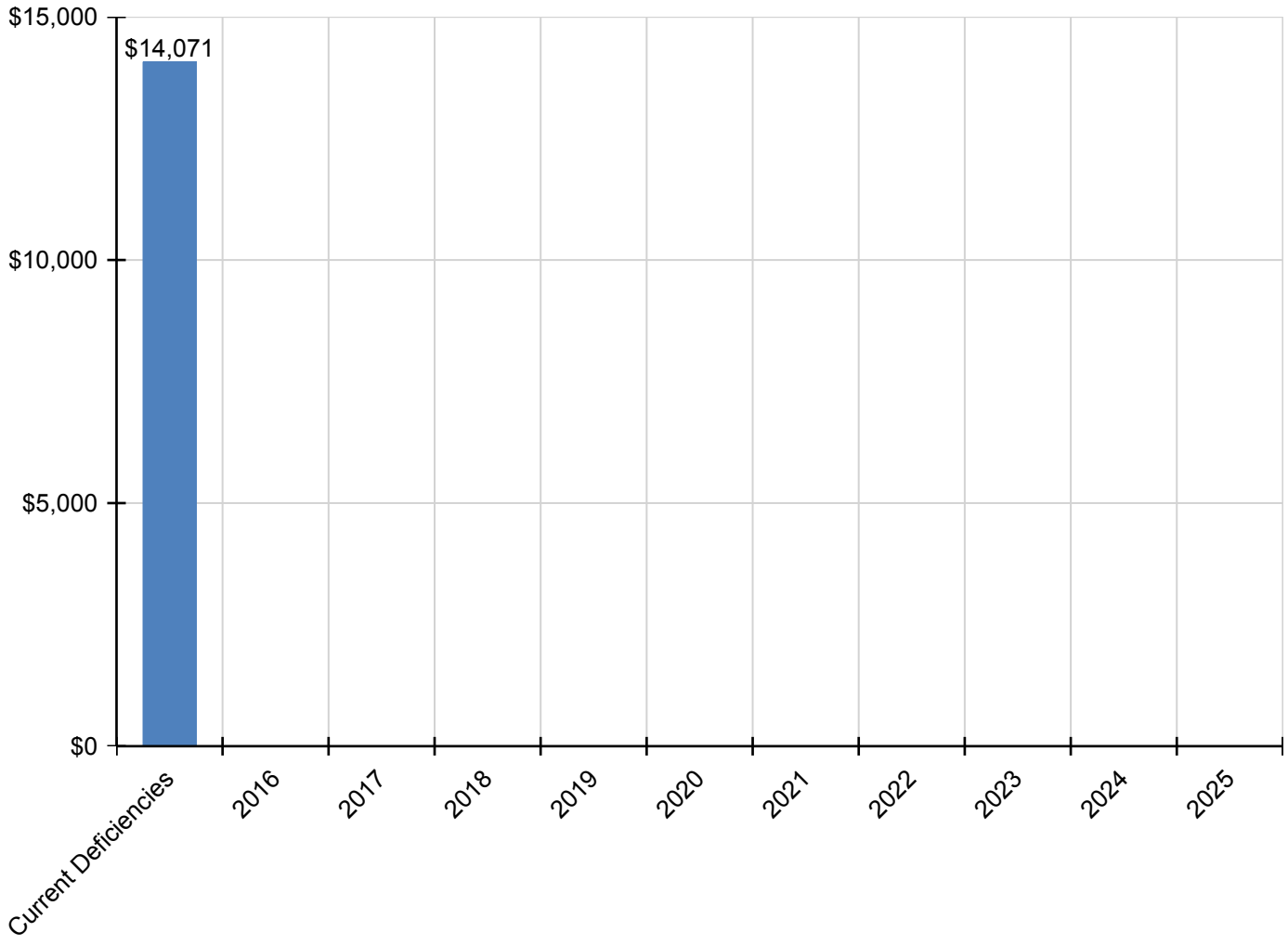
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$14,071**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,071**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$1,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,762**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$7,013	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,013**
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	$1,037	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,037**
D5020 - Lighting and Branch Wiring	$4,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,259**

** Indicates non-renewable system*

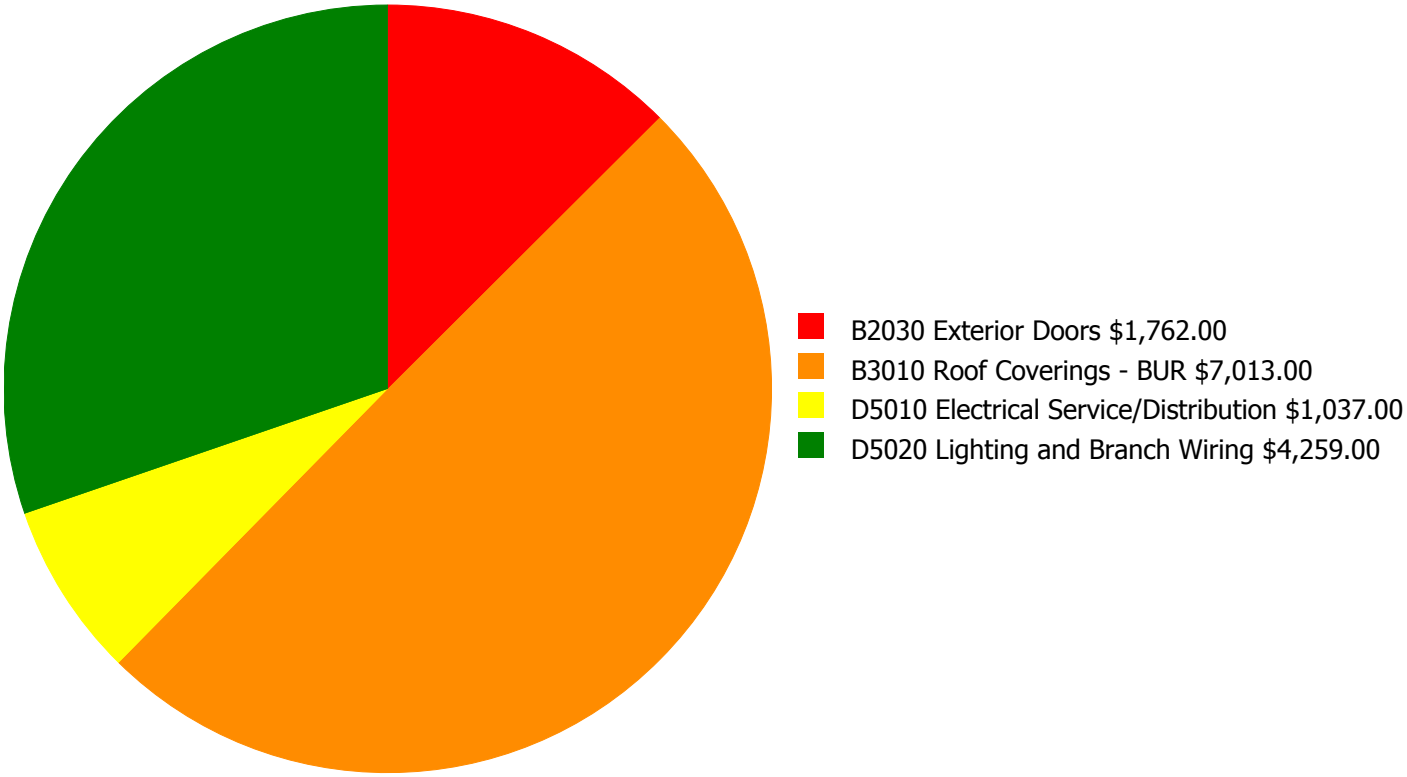
Forecasted Capital Renewal Requirement

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

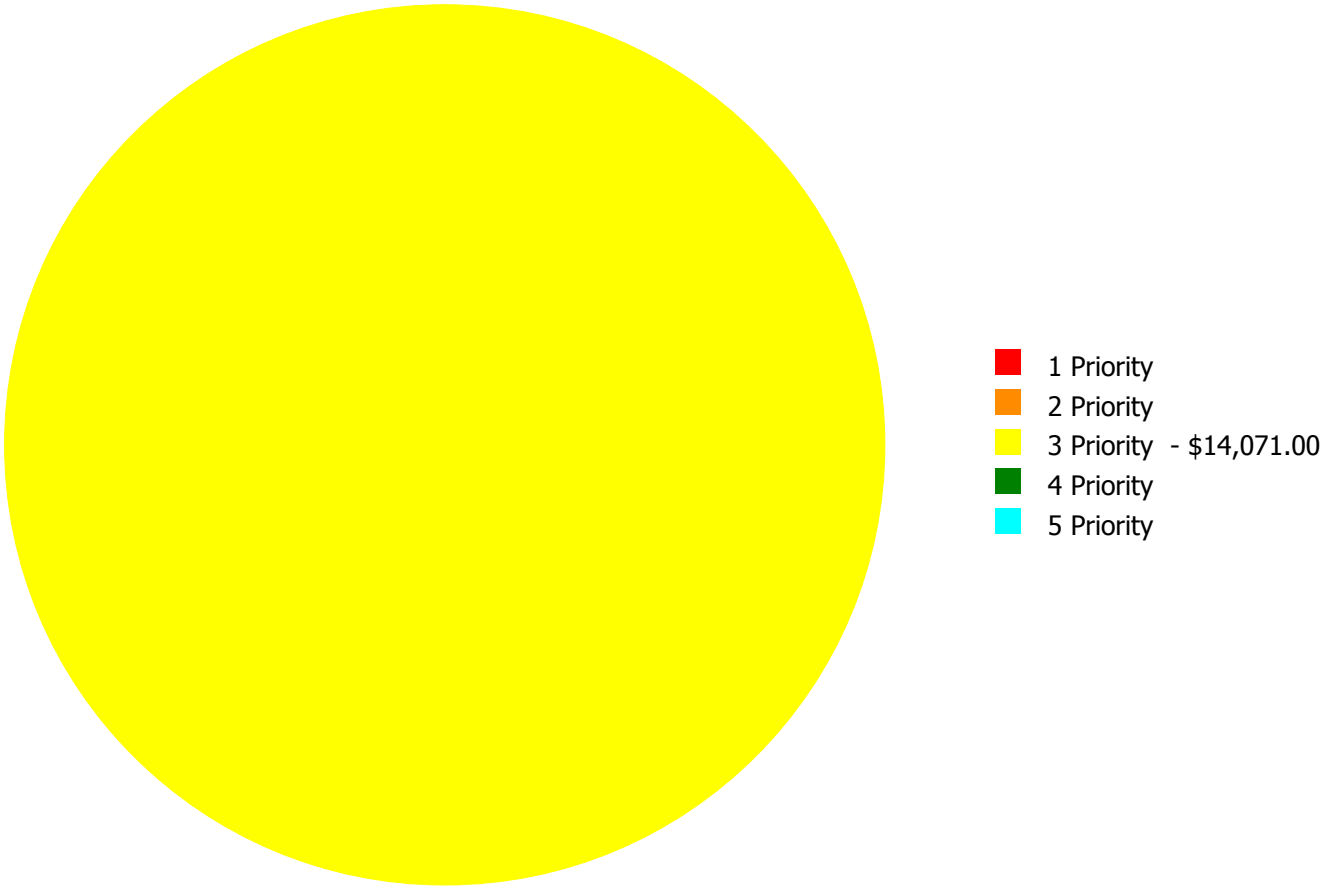
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $14,071.00

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: $14,071.00

Deficiency By Priority Investment Table

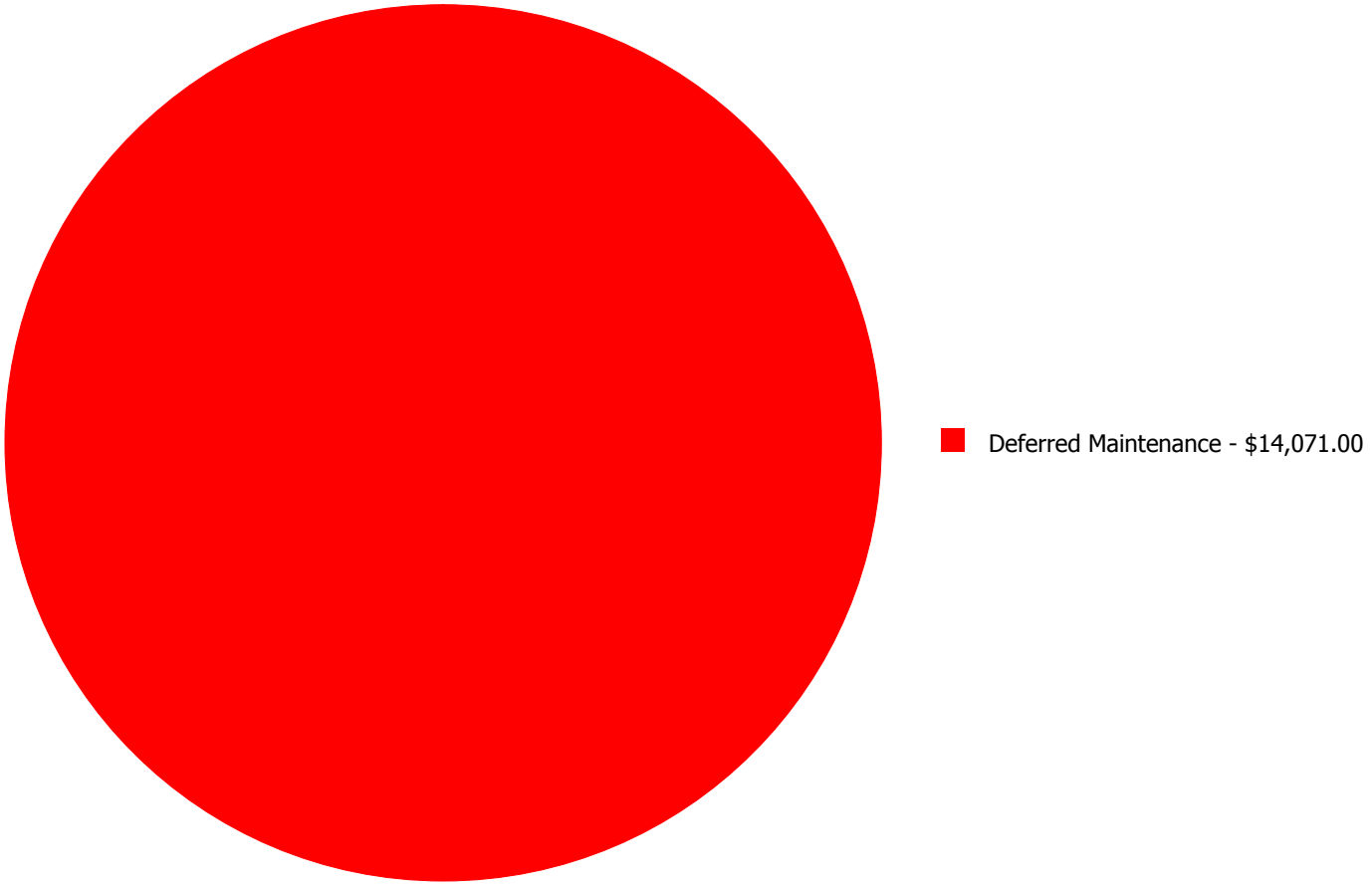
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$1,762.00	$0.00	$0.00	$1,762.00
B3010	Roof Coverings - BUR	$0.00	$0.00	$7,013.00	$0.00	$0.00	$7,013.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,037.00	$0.00	$0.00	$1,037.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$4,259.00	$0.00	$0.00	$4,259.00
	Total:	$0.00	$0.00	$14,071.00	$0.00	$0.00	$14,071.00

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: $14,071.00

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 Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 308.00
Unit of Measure: S.F.
Estimate: $1,762.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The original exterior doors are aged, rusted, and should be replaced. SPLOST project 514-422 to install new windows, doors and hardware.

System: B3010 - Roof Coverings - BUR

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 308.00
Unit of Measure: S.F.
Estimate: $7,013.00
Assessor Name: Ben Nixon
Date Created: 07/19/2015

Notes: The metal roofing is aged, rusted, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 308.00
Unit of Measure: S.F.
Estimate: $1,037.00
Assessor Name: Ben Nixon
Date Created: 07/22/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 308.00
Unit of Measure: S.F.
Estimate: $4,259.00
Assessor Name: Ben Nixon
Date Created: 07/22/2015

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

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Function:	High School
Gross Area (SF):	300
Year Built:	1967
Last Renovation:	2006
Replacement Value:	$29,583
Repair Cost:	$5,158.00
Total FCI:	17.44 %
Total RSLI:	34.41 %
FCA Score:	82.56

Description:

The softball storage building at Southwest DeKalb High School is located at 2863 Kelley Chapel Road in Decatur, Georgia. Originally built in 1967, there have been no additions and some renovations in 2006. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5050	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	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	24.37 %	0.00 %	$0.00
B30 - Roofing	64.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$5,158.00
Totals:	**34.41 %**	**17.44 %**	**$5,158.00**

Photo Album

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

1). South Elevation - Jul 22, 2015

2). East Elevation - Jul 22, 2015

3). North Elevation - Jul 22, 2015

4). West Elevation - Jul 22, 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.	300	100	1967	2067		52.00 %	0.00 %	52			$1,080
B1020	Roof Construction	$16.33	S.F.	300	100	1967	2067		52.00 %	0.00 %	52			$4,899
B2010	Exterior Walls	$38.65	S.F.	300	60	1967	2027		20.00 %	0.00 %	12			$11,595
B2030	Exterior Doors	$3.70	S.F.	300	30	2006	2036		70.00 %	0.00 %	21			$1,110
B3010	Roof Coverings - BUR	$20.70	S.F.	300	25	2006	2031		64.00 %	0.00 %	16			$6,210
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	300	40	1967	2007		0.00 %	110.02 %	-8		$1,010.00	$918
D5020	Lighting and Branch Wiring	$12.57	S.F.	300	30	1967	1997		0.00 %	110.00 %	-18		$4,148.00	$3,771
								Total	**34.41 %**	**17.44 %**			**$5,158.00**	**$29,583**

Renewal Schedule

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

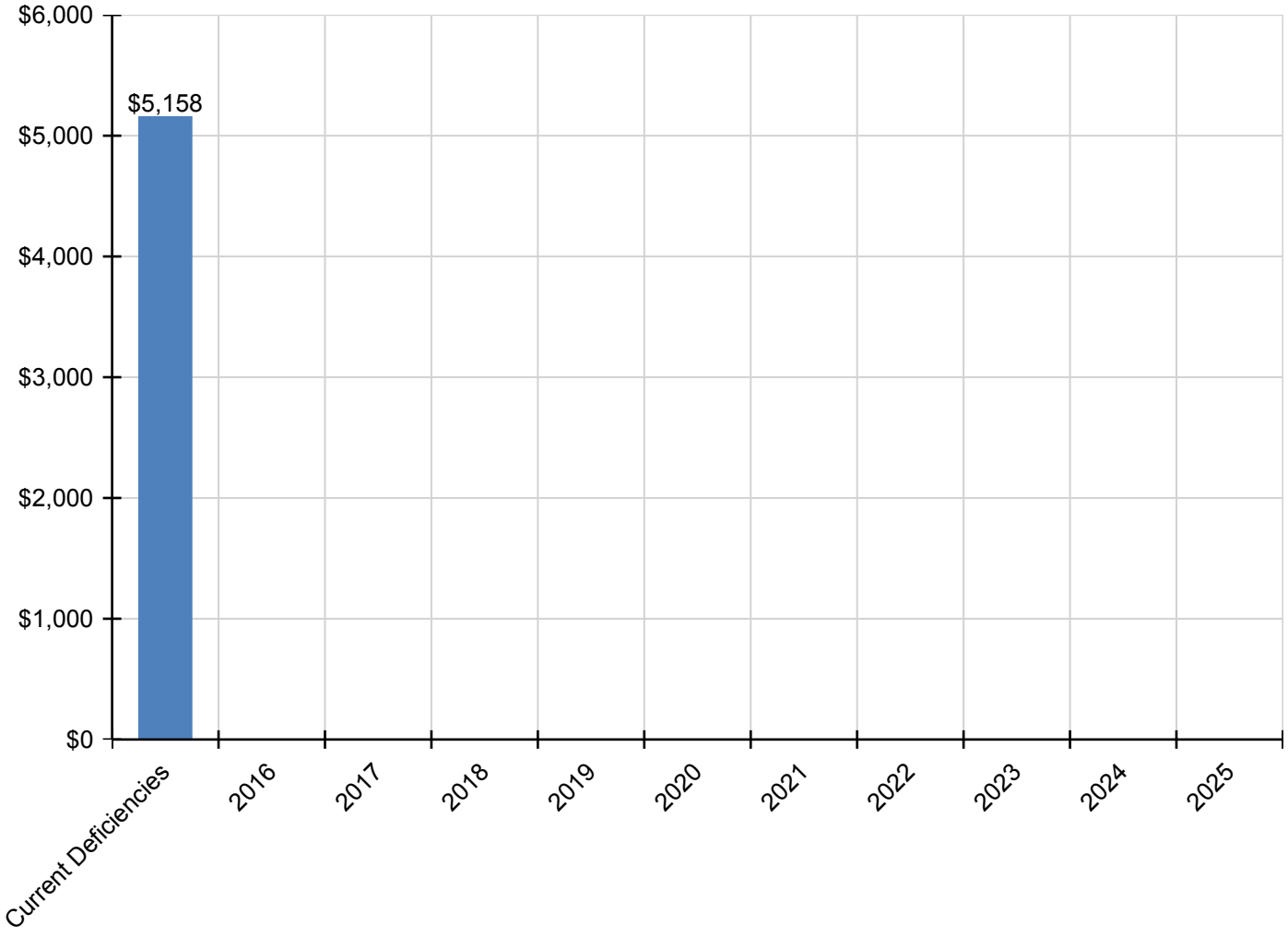
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$5,158**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,158**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$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	$1,010	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,010**
D5020 - Lighting and Branch Wiring	$4,148	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,148**

** Indicates non-renewable system*

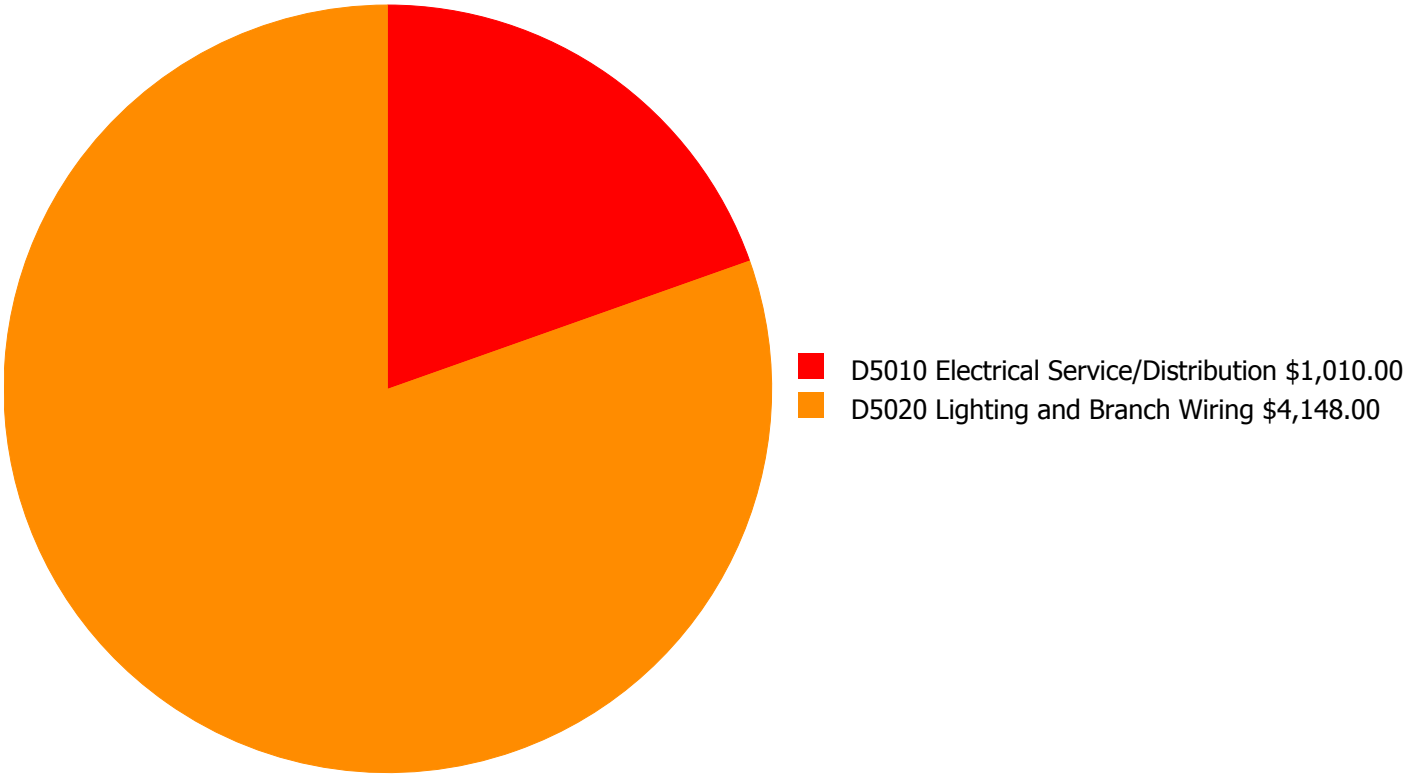
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

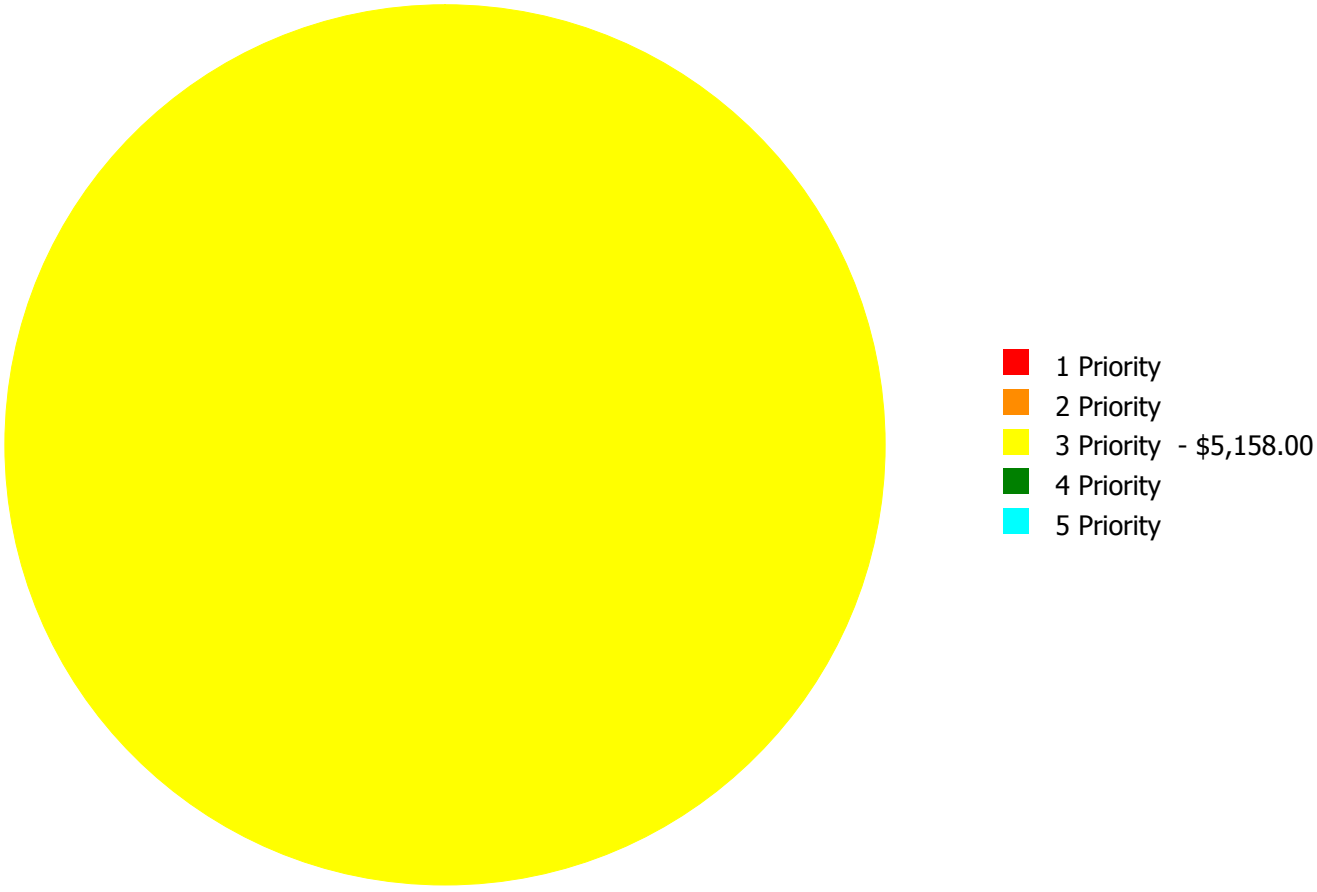
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $5,158.00

Deficiency Summary by Priority

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



Budget Estimate Total: $5,158.00

Deficiency By Priority Investment Table

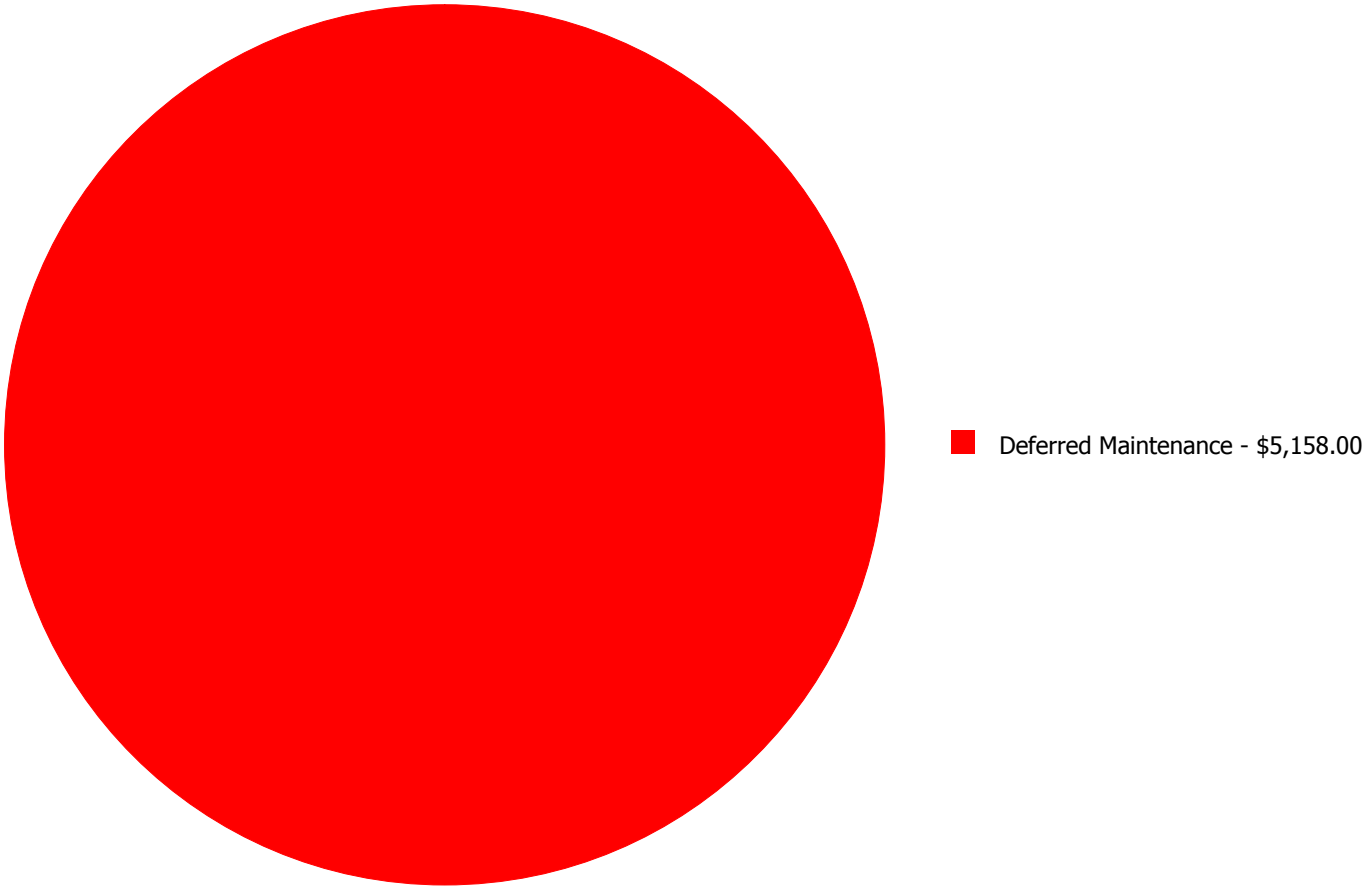
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,010.00	$0.00	$0.00	$1,010.00
D5020	Lighting and Branch Wiring	$0.00	$0.00	$4,148.00	$0.00	$0.00	$4,148.00
	Total:	$0.00	$0.00	$5,158.00	$0.00	$0.00	$5,158.00

Deficiency Summary by Category

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



Budget Estimate Total: $5,158.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 300.00
Unit of Measure: S.F.
Estimate: $1,010.00
Assessor Name: Ben Nixon
Date Created: 07/22/2015

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

System: D5020 - Lighting and Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 300.00
Unit of Measure: S.F.
Estimate: $4,148.00
Assessor Name: Ben Nixon
Date Created: 07/22/2015

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):	133,223
Year Built:	1967
Last Renovation:	2006
Replacement Value:	$34,504,113
Repair Cost:	$3,436,096.15
Total FCI:	9.96 %
Total RSLI:	50.60 %
FCA Score:	90.04

Description:

The main building at Southwest DeKalb High School is a two-story building with a partial basement located at 2863 Kelley Chapel Road in Decatur, Georgia. Originally built in 1967, there have been three additions in 1970, 2006 and 2013, and major renovations to the original 1967 building in 2006 and 2013. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5011	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	52.00 %	0.00 %	$0.00
A20 - Basement Construction	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.06 %	0.00 %	$0.00
B30 - Roofing	99.45 %	0.00 %	$0.00
C10 - Interior Construction	56.05 %	0.08 %	$3,290.81
C20 - Stairs	52.00 %	6.49 %	$19,110.24
C30 - Interior Finishes	37.33 %	4.03 %	$150,180.00
D10 - Conveying	70.00 %	0.00 %	$0.00
D20 - Plumbing	44.70 %	41.68 %	$1,582,641.10
D30 - HVAC	42.26 %	17.19 %	$861,686.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	49.58 %	22.41 %	$819,188.00
E10 - Equipment	52.19 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	64.00 %	0.00 %	$0.00
Totals:	**50.60 %**	**9.96 %**	**$3,436,096.15**

Photo Album

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

1). North Elevation - Jul 29, 2015

2). West Elevation - Jul 29, 2015

3). Southwest Elevation - Jul 29, 2015

4). South Elevation - Jul 29, 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.	133,223	100	1967	2067		52.00 %	0.00 %	52			$467,613
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$474,274
A2010	Basement Excavation	$0.14	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$18,651
A2020	Basement Walls	$1.64	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$218,486
B1010	Floor Construction	$15.61	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$2,079,611
B1020	Roof Construction	$11.74	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$1,564,038
B2010	Exterior Walls	$15.69	S.F.	133,223	60	1967	2027		20.00 %	0.00 %	12			$2,090,269
B2020	Exterior Windows	$11.18	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$1,489,433
B2030	Exterior Doors	$0.66	S.F.	133,223	30	2013	2043		93.33 %	0.00 %	28			$87,927
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	88,700	25	2015	2040		100.00 %	0.00 %	25			$1,836,090
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	$27.45	S.F.	1,820	75	2006	2081		88.00 %	0.00 %	66			$49,959
B3020	Roof Openings	$0.07	S.F.	133,223	30	2001	2031		53.33 %	0.00 %	16			$9,326
C1010	Partitions	$19.44	S.F.	133,223	100	1967	2067		52.00 %	0.00 %	52			$2,589,855
C1020	Interior Doors	$6.11	S.F.	133,223	30	2006	2036		70.00 %	0.39 %	21		$3,168.87	$813,993
C1030	Fittings	$6.20	S.F.	133,223	20	2006	2026		55.00 %	0.01 %	11		$121.94	$825,983
C2010	Stair Construction	$2.21	S.F.	133,223	100	1967	2067		52.00 %	6.49 %	52		$19,110.24	$294,423
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	133,223	10	2006	2016		10.00 %	0.00 %	1			$257,120
C3020	Floor Finishes - Carpet	$8.50	S.F.	16,062	8	2006	2014		0.00 %	110.00 %	-1		$150,180.00	$136,527
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	9,476	50	2006	2056		82.00 %	0.00 %	41			$137,307
C3020	Floor Finishes - Rubber	$20.48	S.F.	2,281	15	2006	2021		40.00 %	0.00 %	6			$46,715
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	17,115	50	1967	2017		4.00 %	0.00 %	2			$907,266
C3020	Floor Finishes - VCT	$9.54	S.F.	69,739	15	2006	2021		40.00 %	0.00 %	6			$665,310
C3020	Floor Finishes - Wood	$14.70	S.F.	16,475	50	2006	2056		82.00 %	0.00 %	41			$242,183
C3030	Ceiling Finishes	$9.98	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$1,329,566
D1010	Elevators and Lifts	$0.86	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$114,572
D2010	Plumbing Fixtures	$17.66	S.F.	133,223	30	2006	2036		70.00 %	3.11 %	21		$73,224.10	$2,352,718
D2020	Domestic Water Distribution	$3.81	S.F.	133,223	30	1967	1997		0.00 %	110.00 %	-18		$558,338.00	$507,580
D2030	Sanitary Waste	$4.80	S.F.	133,223	30	1967	1997		0.00 %	110.00 %	-18		$703,417.00	$639,470
D2040	Rain Water Drainage	$0.92	S.F.	133,223	30	1967	1997		0.00 %	110.00 %	-18		$134,822.00	$122,565

School Assessment Report - 1967, 1970 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$71,940
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	133,223	40	1967	2007		0.00 %	110.00 %	-8		$112,840.00	$102,582
D3020	Heat Generating Systems	$4.55	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$606,165
D3030	Cooling Generating Systems	$4.73	S.F.	133,223	25	2006	2031		64.00 %	0.00 %	16			$630,145
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	133,223	30	1967	1997		0.00 %	110.00 %	-18		$861,686.00	$783,351
D3050	Terminal & Package Units	$18.52	S.F.	133,223	15	2006	2021		40.00 %	0.00 %	6			$2,467,290
D3060	Controls & Instrumentation	$3.19	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$424,981
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$99,917
D4010	Sprinklers	$4.13	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$550,211
D4020	Standpipes	$0.47	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$62,615
D5010	Electrical Service/Distribution	$1.73	S.F.	133,223	40	2006	2046		77.50 %	0.00 %	31			$230,476
D5020	Branch Wiring	$5.56	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$740,720
D5020	Lighting	$8.36	S.F.	133,223	30	2006	2036		70.00 %	0.00 %	21			$1,113,744
D5030	Communications and Security - Data Communication	$2.79	S.F.	133,223	15	2006	2021		40.00 %	0.00 %	6			$371,692
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	133,223	15	2000	2015		0.00 %	110.00 %	0		$112,840.00	$102,582
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	133,223	15	2000	2015		0.00 %	110.00 %	0		$706,348.00	$642,135
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	133,223	15	2006	2021		40.00 %	0.00 %	6			$154,539
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	133,223	15	2006	2021		40.00 %	0.00 %	6			$265,114
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$34,638
E1020	Institutional Equipment	$0.76	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$101,249
E1090	Other Equipment (Kitchen Equipment)	$6.00	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$799,338
E1090	Other Equipment (Sports Equipment)	$1.56	S.F.	133,223	15	2006	2021		40.00 %	0.00 %	6			$207,828
E2010	Fixed Furnishings	$9.18	S.F.	133,223	20	2006	2026		55.00 %	0.00 %	11			$1,222,987
F1010	Special Structures - Canopies	$2.62	S.F.	133,223	25	2006	2031		64.00 %	0.00 %	16			$349,044
								Total	**50.60 %**	**9.96 %**			**$3,436,096.15**	**$34,504,113**

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:	**$3,436,096**	**$291,317**	**$1,058,771**	**$0**	**$0**	**$0**	**$5,463,450**	**$0**	**$190,244**	**$0**	**$0**	**$10,439,877**
*** 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**

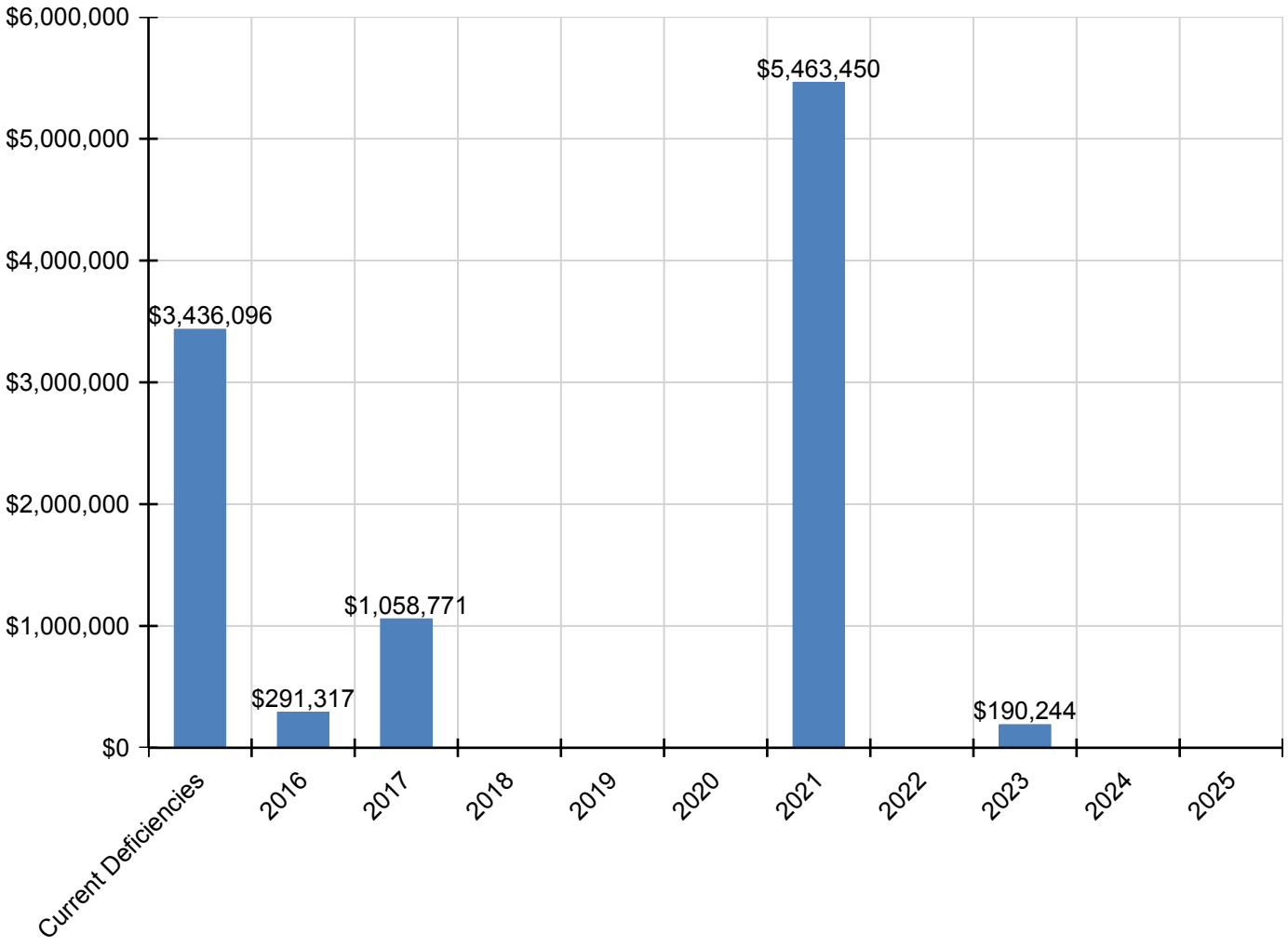
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$3,169	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,169**
C1030 - Fittings	$122	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$19,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,110**
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	$291,317	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$291,317**
C3020 - Floor Finishes - Carpet	$150,180	$0	$0	$0	$0	$0	$0	$0	$190,244	$0	$0	**$340,424**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$0	$61,358	$0	$0	$0	$0	**$61,358**
C3020 - Floor Finishes - Terrazzo	$0	$0	$1,058,771	$0	$0	$0	$0	$0	$0	$0	$0	**$1,058,771**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$873,856	$0	$0	$0	$0	**$873,856**
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	$73,224	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,224**
D2020 - Domestic Water Distribution	$558,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$558,338**
D2030 - Sanitary Waste	$703,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$703,417**
D2040 - Rain Water Drainage	$134,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,822**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$112,840	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,840**
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	$861,686	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$861,686**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$3,240,681	$0	$0	$0	$0	**$3,240,681**
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 - Data Communication	$0	$0	$0	$0	$0	$0	$488,201	$0	$0	$0	$0	**$488,201**
D5030 - Communications and Security - Fire Alarm	$112,840	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,840**
D5030 - Communications and Security - PA & Clock Systems	$706,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$706,348**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$202,981	$0	$0	$0	$0	**$202,981**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$348,216	$0	$0	$0	$0	**$348,216**
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	$248,158	$0	$0	$0	$0	**$248,158**
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*

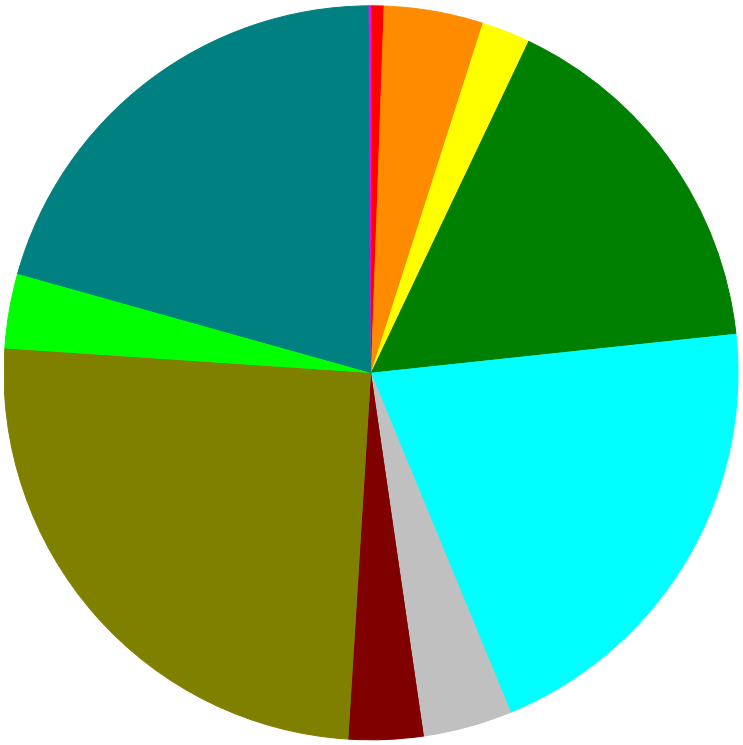
Forecasted Capital Renewal Requirement

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.

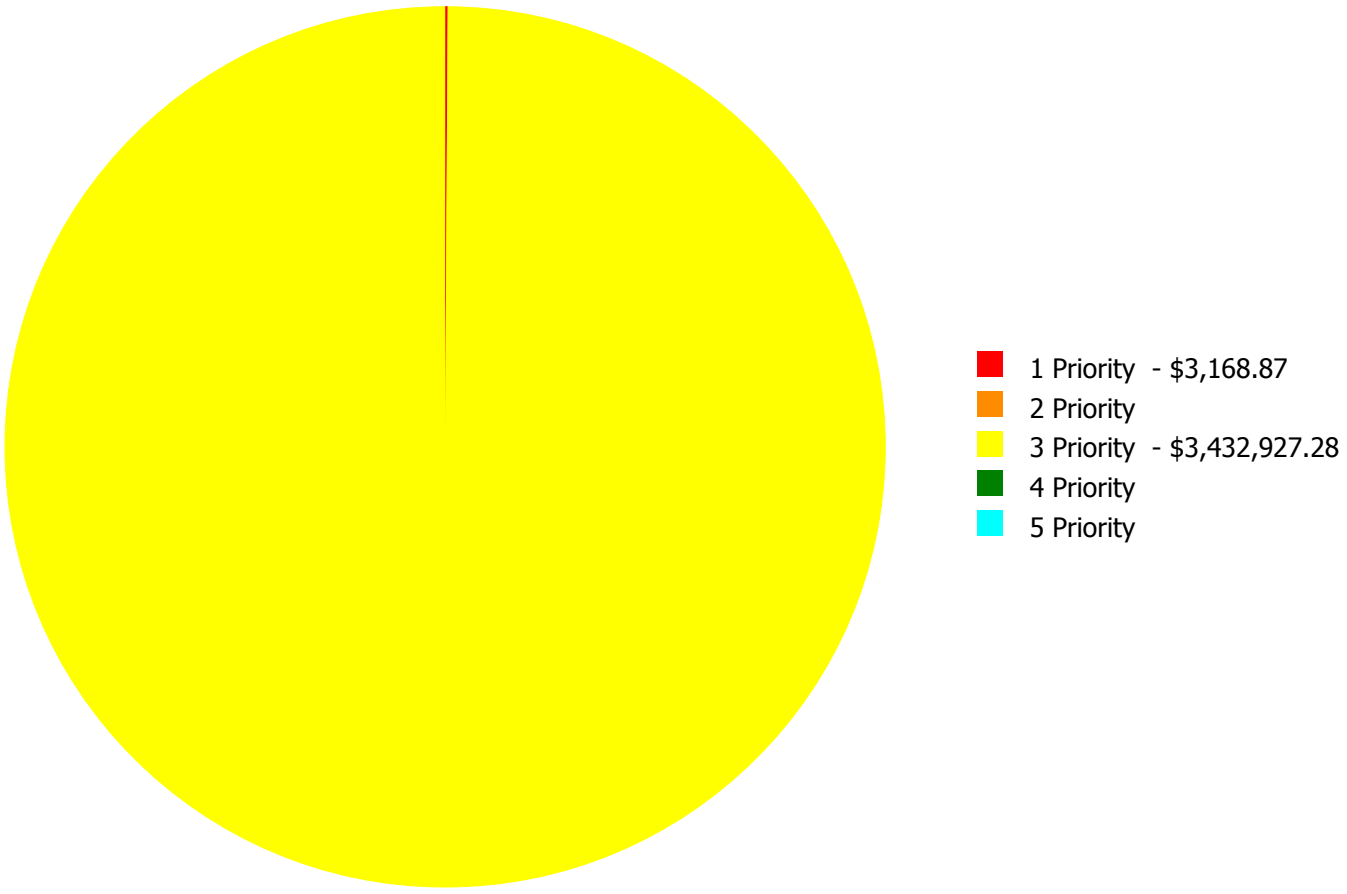


- C2010 Stair Construction $19,110.24
- C3020 Floor Finishes - Carpet $150,180.00
- D2010 Plumbing Fixtures $73,224.10
- D2020 Domestic Water Distribution $558,338.00
- D2030 Sanitary Waste $703,417.00
- D2040 Rain Water Drainage $134,822.00
- D2090 Other Plumbing Systems - Natural Gas $112,840.00
- D3040 Distribution Systems & Exhaust Systems $861,686.00
- D5030 Communications and Security - Fire Alarm $112,840.00
- D5030 Communications and Security - PA & Clock Systems $706,348.00
- Other $3,290.81

Budget Estimate Total: $3,436,096.15

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: $3,436,096.15

Deficiency By Priority Investment Table

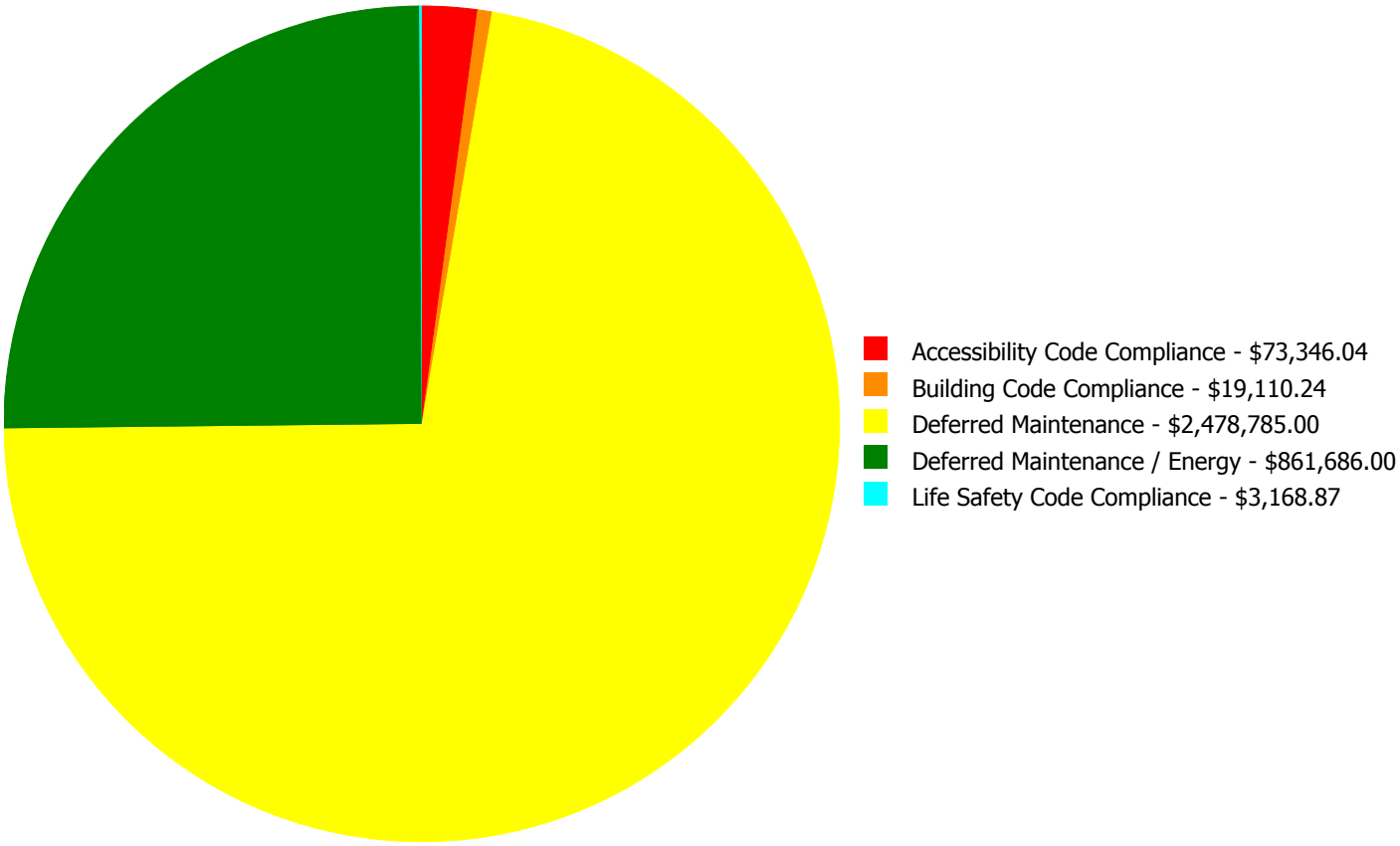
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1020	Interior Doors	$3,168.87	$0.00	$0.00	$0.00	$0.00	$3,168.87
C1030	Fittings	$0.00	$0.00	$121.94	$0.00	$0.00	$121.94
C2010	Stair Construction	$0.00	$0.00	$19,110.24	$0.00	$0.00	$19,110.24
C3020	Floor Finishes - Carpet	$0.00	$0.00	$150,180.00	$0.00	$0.00	$150,180.00
D2010	Plumbing Fixtures	$0.00	$0.00	$73,224.10	$0.00	$0.00	$73,224.10
D2020	Domestic Water Distribution	$0.00	$0.00	$558,338.00	$0.00	$0.00	$558,338.00
D2030	Sanitary Waste	$0.00	$0.00	$703,417.00	$0.00	$0.00	$703,417.00
D2040	Rain Water Drainage	$0.00	$0.00	$134,822.00	$0.00	$0.00	$134,822.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$112,840.00	$0.00	$0.00	$112,840.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$861,686.00	$0.00	$0.00	$861,686.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$112,840.00	$0.00	$0.00	$112,840.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$706,348.00	$0.00	$0.00	$706,348.00
	Total:	$3,168.87	$0.00	$3,432,927.28	$0.00	$0.00	$3,436,096.15

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:



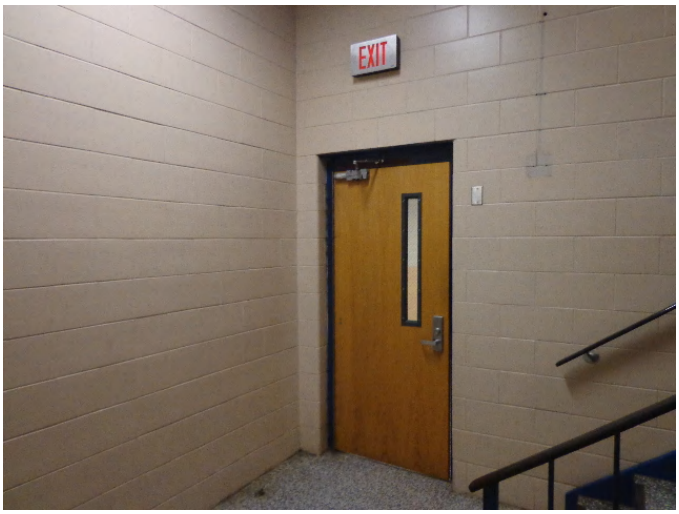
Budget Estimate Total: $3,436,096.15

Deficiency Details by Priority

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

Priority 1 Priority:

System: C1020 - Interior Doors



Location: Stair #6

Distress: Needs Remediation

Category: Life Safety Code Compliance

Priority: 1 Priority

Correction: Remove/replace metal door w/metal fire rated ADA compliant door and frame

Qty: 1.00

Unit of Measure: Ea.

Estimate: $3,168.87

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Emergency exit door in stairs number 6 swings in the opposite direction, including panic hardware device. Remove/replace door to operate in direction of egress including panic hardware.

Priority 3 Priority:

System: C1030 - Fittings

Location: Teacher's Lounge Restroom 6302.1

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 1.00

Unit of Measure: S.F.

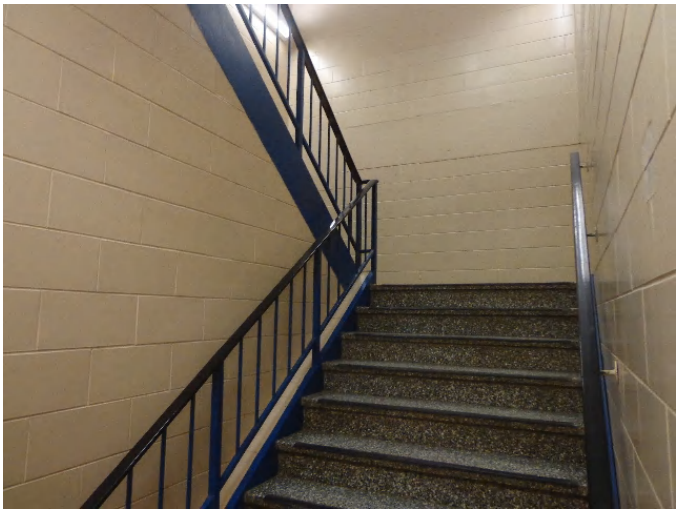
Estimate: $121.94

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Teacher's lounge restroom is missing an ADA-compliant signage.

System: C2010 - Stair Construction



Location: Stairs

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add code compliant guardrail at 42"

Qty: 300.00

Unit of Measure: L.F.

Estimate: $19,110.24

Assessor Name: Eduardo Lopez

Date Created: 07/30/2015

Notes: Stair handrail is not ADA compliant and floor level flight is missing a guardrail per building code requirements.

System: C3020 - Floor Finishes - Carpet

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 16,062.00
Unit of Measure: S.F.
Estimate: $150,180.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D2010 - Plumbing Fixtures

Location: Girls Locker Room and Restroom 3221.1
Distress: Needs Remediation
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Add ADA compliant rest room.
Qty: 2.00
Unit of Measure: Ea.
Estimate: $49,655.38
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: Unisex restroom in girls locker room and assistant principal's restroom are not ADA compliant as indicated on the signs. Provide ADA restroom/shower per ADA standard guidelines.

System: D2010 - Plumbing Fixtures

Location: Girls Locker Room and Boys Restroom 4200.8
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Add ADA compliant shower
Qty: 3.00
Unit of Measure: Ea.
Estimate: $22,674.31
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: ADA showers are not provided as indicated on sign. Provide ADA shower per ADA standard guidelines.

System: D2010 - Plumbing Fixtures

Location: Media Center Restroom 6300.6
Distress: Needs Remediation
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Replace lavatory, vitreous china
Qty: 1.00
Unit of Measure: Ea.
Estimate: $894.41
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: Unisex restroom is not ADA compliant. Lavatory knee clearance is not provided per ADA standards and should be provided.

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,223.00
Unit of Measure: S.F.
Estimate: $558,338.00
Assessor Name: Eduardo Lopez
Date Created: 07/23/2015

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: 133,223.00
Unit of Measure: S.F.
Estimate: $703,417.00
Assessor Name: Eduardo Lopez
Date Created: 07/23/2015

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

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,223.00
Unit of Measure: S.F.
Estimate: $134,822.00
Assessor Name: Eduardo Lopez
Date Created: 07/23/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,223.00
Unit of Measure: S.F.
Estimate: $112,840.00
Assessor Name: Eduardo Lopez
Date Created: 07/23/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 133,223.00
Unit of Measure: S.F.
Estimate: $861,686.00
Assessor Name: Eduardo Lopez
Date Created: 07/23/2015

Notes: The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Fire Alarm

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 133,223.00
Unit of Measure: S.F.
Estimate: $112,840.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. SPLOST project includes 002-422 and 328-422 replacement of the fire alarm in the main building.

System: D5030 - Communications and Security - PA & Clock Systems

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 133,223.00

Unit of Measure: S.F.

Estimate: $706,348.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: PA and clock systems are beyond their expected service life, aged, 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):	36,800
Year Built:	1970
Last Renovation:	2015
Replacement Value:	$9,030,858
Repair Cost:	$2,075,181.48
Total FCI:	22.98 %
Total RSLI:	58.44 %
FCA Score:	77.02

Description:

The 1970 classroom addition at Southwest DeKalb High School a two-story building located at 2863 Kelley Chapel Road in Decatur, Georgia. There have been no additions and one major renovation to this building in 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:	5011	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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.86 %	2.64 %	$26,717.00
B30 - Roofing	92.01 %	0.00 %	$0.00
C10 - Interior Construction	72.45 %	0.68 %	$7,974.40
C20 - Stairs	55.00 %	7.83 %	$6,370.08
C30 - Interior Finishes	68.53 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	66.23 %	36.90 %	$379,703.00
D30 - HVAC	33.82 %	72.80 %	$987,712.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	68.92 %	29.50 %	$295,099.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$371,606.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**58.44 %**	**22.98 %**	**$2,075,181.48**

Photo Album

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

1). North Elevation - Jul 22, 2015

2). West Elevation - Jul 22, 2015

3). South Elevation - Jul 22, 2015

4). East Elevation - Jul 22, 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.	36,800	100	1970	2070		55.00 %	0.00 %	55			$129,168
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	36,800	100	1970	2070		55.00 %	0.00 %	55			$131,008
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$15.61	S.F.	36,800	100	1970	2070		55.00 %	0.00 %	55			$574,448
B1020	Roof Construction	$11.74	S.F.	36,800	100	1970	2070		55.00 %	0.00 %	55			$432,032
B2010	Exterior Walls	$15.69	S.F.	36,800	60	1970	2030		25.00 %	0.00 %	15			$577,392
B2020	Exterior Windows	$11.18	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$411,424
B2030	Exterior Doors	$0.66	S.F.	36,800	30	1970	2000		0.00 %	110.00 %	-15		$26,717.00	$24,288
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	18,400	25	2013	2038		92.00 %	0.00 %	23			$380,880
B3010	Roof Coverings - EPDM	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.07	S.F.	36,800	30	2013	2043		93.33 %	0.00 %	28			$2,576
C1010	Partitions	$19.44	S.F.	36,800	100	1970	2070		55.00 %	0.00 %	55			$715,392
C1020	Interior Doors	$6.11	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$224,848
C1030	Fittings	$6.20	S.F.	36,800	20	2015	2035		100.00 %	3.50 %	20		$7,974.40	$228,160
C2010	Stair Construction	$2.21	S.F.	36,800	100	1970	2070		55.00 %	7.83 %	55		$6,370.08	$81,328
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	36,800	10	2015	2025		100.00 %	0.00 %	10			$71,024
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	920	8	2015	2023		100.00 %	0.00 %	8			$7,820
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	1,230	50	2015	2065		100.00 %	0.00 %	50			$17,823
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	7,258	50	1970	2020		10.00 %	0.00 %	5			$384,747
C3020	Floor Finishes - VCT	$9.54	S.F.	26,392	15	2015	2030		100.00 %	0.00 %	15			$251,780
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	36,800	20	2015	2035		100.00 %	0.00 %	20			$367,264
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$649,888
D2020	Domestic Water Distribution	$3.81	S.F.	36,800	30	1970	2000		0.00 %	110.00 %	-15		$154,229.00	$140,208
D2030	Sanitary Waste	$4.80	S.F.	36,800	30	1970	2000		0.00 %	110.00 %	-15		$194,304.00	$176,640
D2040	Rain Water Drainage	$0.92	S.F.	36,800	30	2013	2043		93.33 %	0.00 %	28			$33,856

School Assessment Report - 1970 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	36,800	40	1970	2010		0.00 %	110.00 %	-5		$31,170.00	$28,336
D3020	Heat Generating Systems	$4.55	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$167,440
D3030	Cooling Generating Systems	$4.73	S.F.	36,800	25	2015	2040		100.00 %	0.00 %	25			$174,064
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	36,800	30	1970	2000		0.00 %	110.00 %	-15		$238,022.00	$216,384
D3050	Terminal & Package Units	$18.52	S.F.	36,800	15	1990	2005		0.00 %	110.00 %	-10		$749,690.00	$681,536
D3060	Controls & Instrumentation	$3.19	S.F.	36,800	20	2015	2035		100.00 %	0.00 %	20			$117,392
D3090	Other HVAC Systems/Equip	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$4.13	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$151,984
D4020	Standpipes	$0.47	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$17,296
D5010	Electrical Service/Distribution	$1.73	S.F.	36,800	40	1970	2010		0.00 %	110.00 %	-5		$70,030.00	$63,664
D5020	Branch Wiring	$5.56	S.F.	36,800	30	1970	2000		0.00 %	110.00 %	-15		$225,069.00	$204,608
D5020	Lighting	$8.36	S.F.	36,800	30	2015	2045		100.00 %	0.00 %	30			$307,648
D5030	Communications and Security - Data Communication	$2.79	S.F.	36,800	15	2015	2030		100.00 %	0.00 %	15			$102,672
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	36,800	15	2006	2021		40.00 %	0.00 %	6			$28,336
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	36,800	15	2015	2030		100.00 %	0.00 %	15			$177,376
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	36,800	15	2006	2021		40.00 %	0.00 %	6			$42,688
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	36,800	15	2015	2030		100.00 %	0.00 %	15			$73,232
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	36,800	20	2015	2035		100.00 %	0.00 %	20			$27,968
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	36,800	20	1970	1990		0.00 %	110.00 %	-25		$371,606.00	$337,824
F1010	Special Structures - Canopies	$2.62	S.F.	36,800	25	1970	1995		0.00 %	0.00 %	-20			$96,416
								Total	**58.44 %**	**22.98 %**			**$2,075,181.48**	**$9,030,858**

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$2,075,181**	**$0**	**$0**	**$0**	**$0**	**$490,629**	**$93,288**	**$0**	**$10,897**	**$0**	**$104,995**	**$2,774,990**
*** 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	$26,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,717**
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**

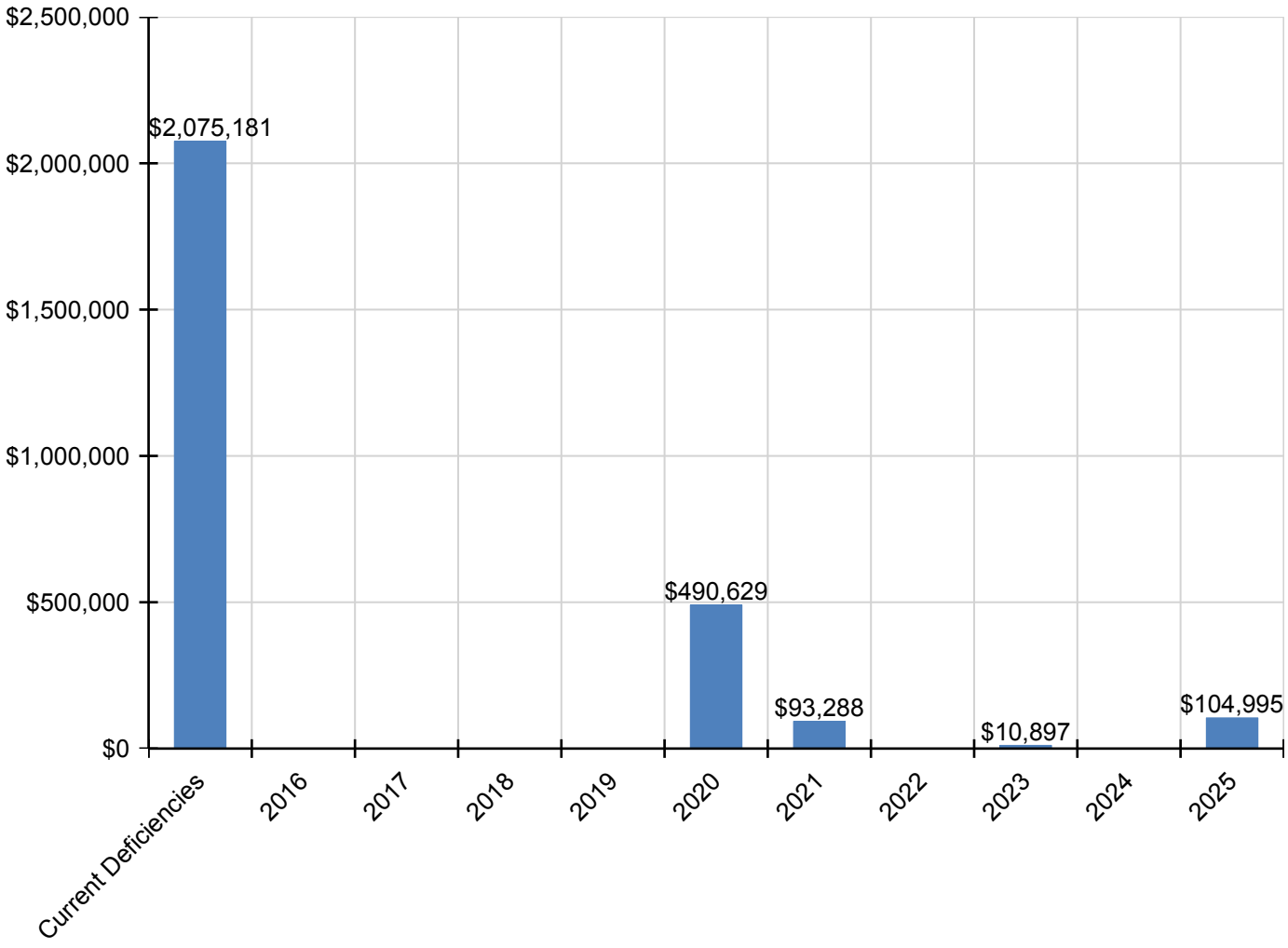
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$7,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,974**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$6,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,370**
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	$0	$0	$104,995	**$104,995**
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	$10,897	$0	$0	**$10,897**
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	$490,629	$0	$0	$0	$0	$0	**$490,629**
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	$154,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,229**
D2030 - Sanitary Waste	$194,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,304**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$31,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,170**
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	$238,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$238,022**
D3050 - Terminal & Package Units	$749,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$749,690**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$70,030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,030**
D5020 - Branch Wiring	$225,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,069**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$37,219	$0	$0	$0	$0	**$37,219**
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	$56,069	$0	$0	$0	$0	**$56,069**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$371,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$371,606**
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*

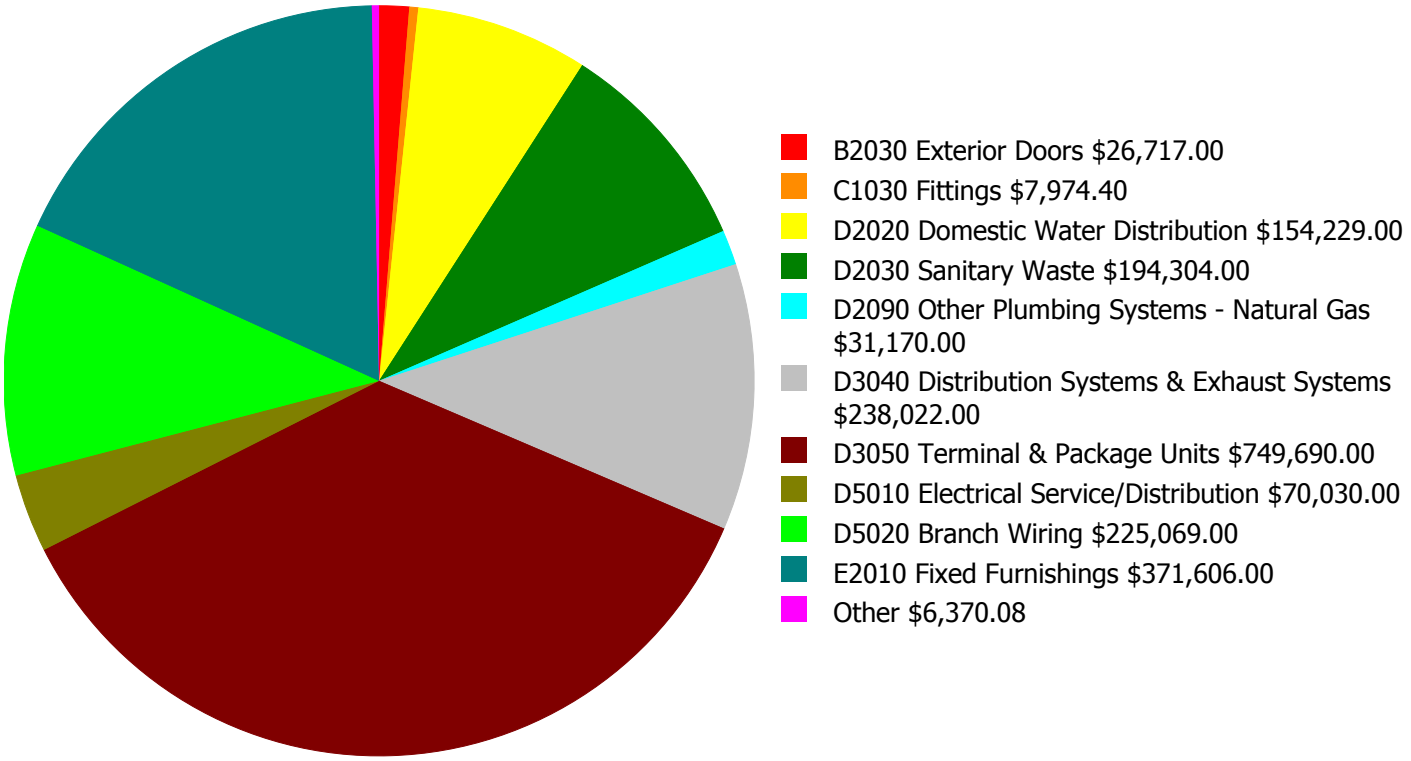
Forecasted Capital Renewal Requirement

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: $2,075,181.48

Deficiency Summary by Priority

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

Budget Estimate Total: $2,075,181.48

Deficiency By Priority Investment Table

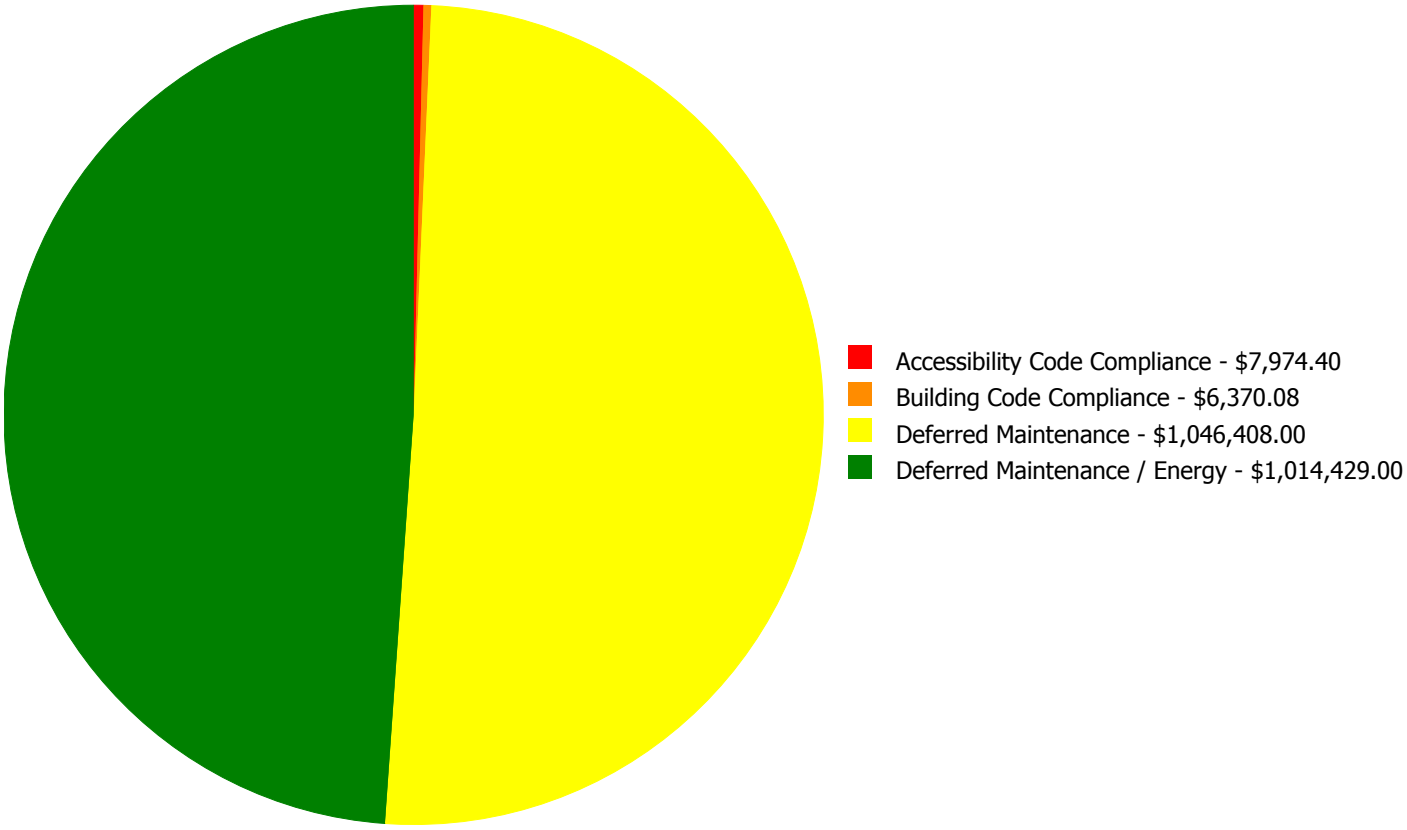
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$26,717.00	$0.00	$0.00	$26,717.00
C1030	Fittings	$6,727.50	$0.00	$1,246.90	$0.00	$0.00	$7,974.40
C2010	Stair Construction	$0.00	$0.00	$6,370.08	$0.00	$0.00	$6,370.08
D2020	Domestic Water Distribution	$0.00	$0.00	$154,229.00	$0.00	$0.00	$154,229.00
D2030	Sanitary Waste	$0.00	$0.00	$194,304.00	$0.00	$0.00	$194,304.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$31,170.00	$0.00	$0.00	$31,170.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$238,022.00	$0.00	$0.00	$238,022.00
D3050	Terminal & Package Units	$0.00	$0.00	$749,690.00	$0.00	$0.00	$749,690.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$70,030.00	$0.00	$0.00	$70,030.00
D5020	Branch Wiring	$0.00	$0.00	$225,069.00	$0.00	$0.00	$225,069.00
E2010	Fixed Furnishings	$0.00	$0.00	$371,606.00	$0.00	$0.00	$371,606.00
	Total:	$6,727.50	$0.00	$2,068,453.98	$0.00	$0.00	$2,075,181.48

Deficiency Summary by Category

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



Budget Estimate Total: $2,075,181.48

Deficiency Details by Priority

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

Priority 1 Priority:

System: C1030 - Fittings

Location: First Floor Restrooms

Distress: Needs Remediation

Category: Accessibility Code Compliance

Priority: 1 Priority

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

Qty: 500.00

Unit of Measure: S.F.

Estimate: $6,727.50

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

Notes: Two restrooms are indicated to be ADA and are not. At the end of the corridor, two unisex restrooms are ADA compliant; however, they are not indicated as ADA. Remove/replace room signage accordingly to comply with ADA standards.

Priority 3 Priority:

System: B2030 - Exterior Doors

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 36,800.00

Unit of Measure: S.F.

Estimate: $26,717.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The exterior doors were being re-painted during the assessment. However, they are original and should be scheduled for replacement.

System: C1030 - Fittings

Location: Ground Floor Restrooms

Distress: Missing

Category: Accessibility Code Compliance

Priority: 3 Priority

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

Qty: 2.00

Unit of Measure: Ea.

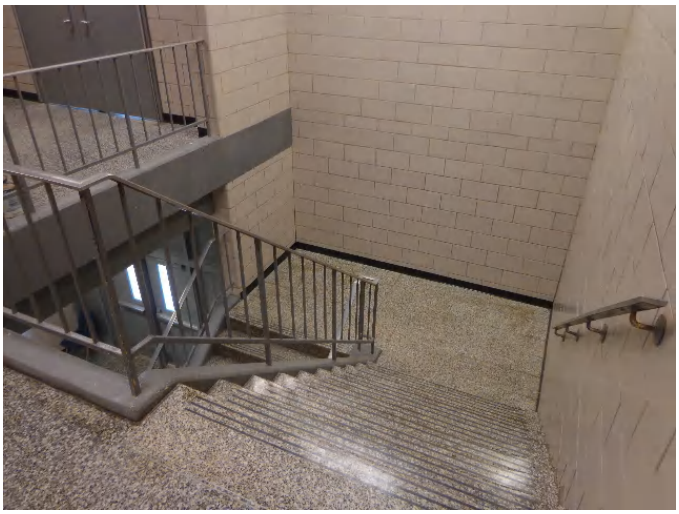
Estimate: $1,246.90

Assessor Name: Eduardo Lopez

Date Created: 07/22/2015

Notes: Install grab bars to comply with ADA standards.

System: C2010 - Stair Construction



Location: Stairs

Distress: Inadequate

Category: Building Code Compliance

Priority: 3 Priority

Correction: Add code compliant guardrail at 42"

Qty: 100.00

Unit of Measure: L.F.

Estimate: $6,370.08

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: Stair handrail is not ADA compliant and is missing a guard rail per building code requirements.

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 36,800.00

Unit of Measure: S.F.

Estimate: $154,229.00

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

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: 36,800.00
Unit of Measure: S.F.
Estimate: $194,304.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 36,800.00
Unit of Measure: S.F.
Estimate: $31,170.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 36,800.00
Unit of Measure: S.F.
Estimate: $238,022.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 36,800.00
Unit of Measure: S.F.
Estimate: $749,690.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 36,800.00
Unit of Measure: S.F.
Estimate: $70,030.00
Assessor Name: Eduardo Lopez
Date Created: 04/11/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 36,800.00
Unit of Measure: S.F.
Estimate: $225,069.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 36,800.00

Unit of Measure: S.F.

Estimate: $371,606.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

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

Executive Summary

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

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

Function:	High School
Gross Area (SF):	11,500
Year Built:	1972
Last Renovation:	2015
Replacement Value:	$2,367,583
Repair Cost:	$649,201.00
Total FCI:	27.42 %
Total RSLI:	62.28 %
FCA Score:	72.58

Description:

The 1972 classroom addition at Southwest DeKalb High School a one-story building located at 2863 Kelley Chapel Road in Decatur, Georgia. There have been no additions and one major renovation to this building in 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:	5020	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.86 %	44.71 %	$118,657.00
B30 - Roofing	92.00 %	0.00 %	$0.00
C10 - Interior Construction	54.18 %	21.44 %	$68,310.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	80.01 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$316,125.00
D30 - HVAC	85.42 %	16.03 %	$66,160.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	73.93 %	28.68 %	$79,949.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**62.28 %**	**27.42 %**	**$649,201.00**

Photo Album

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

1). North Elevation - Jul 22, 2015

2). West Elevation - Jul 22, 2015

3). South Elevation - Jul 22, 2015

4). East Elevation - Jul 22, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$3.16	S.F.	11,500	100	1972	2072		57.00 %	0.00 %	57			$36,340
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.23	S.F.	11,500	100	1972	2072		57.00 %	0.00 %	57			$37,145
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$13.66	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$10.32	S.F.	11,500	100	1972	2072		57.00 %	0.00 %	57			$118,680
B2010	Exterior Walls	$13.15	S.F.	11,500	100	1972	2072		57.00 %	0.00 %	57			$151,225
B2020	Exterior Windows	$9.38	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$118,657.00	$107,870
B2030	Exterior Doors	$0.55	S.F.	11,500	30	2015	2045		100.00 %	0.00 %	30			$6,325
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	11,500	25	2013	2038		92.00 %	0.00 %	23			$238,050
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	$16.96	S.F.	11,500	100	1972	2072		57.00 %	0.00 %	57			$195,040
C1020	Interior Doors	$5.34	S.F.	11,500	30	2015	2045		100.00 %	0.00 %	30			$61,410
C1030	Fittings	$5.40	S.F.	11,500	20	1972	1992		0.00 %	110.00 %	-23		$68,310.00	$62,100
C2010	Stair Construction	$1.93	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$8.97	S.F.	205	30	1972	2002		0.00 %	0.00 %	-13			$1,839
C3010	Wall Finishes - Paint	$1.70	S.F.	11,295	10	2015	2025		100.00 %	0.00 %	10			$19,202
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$7.40	S.F.	88	8	2015	2023		100.00 %	0.00 %	8			$651
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	410	50	1972	2022		14.00 %	0.00 %	7			$5,187
C3020	Floor Finishes - Terrazzo	$46.23	S.F.	1,160	50	1972	2022		14.00 %	0.00 %	7			$53,627
C3020	Floor Finishes - VCT	$8.28	S.F.	9,842	15	2015	2030		100.00 %	0.00 %	15			$81,492
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$8.72	S.F.	11,500	20	2015	2035		100.00 %	0.00 %	20			$100,280
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$15.77	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$199,491.00	$181,355
D2020	Domestic Water Distribution	$3.41	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$43,137.00	$39,215
D2030	Sanitary Waste	$4.28	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$54,142.00	$49,220
D2040	Rain Water Drainage	$0.84	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$10,626.00	$9,660

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	11,500	40	1972	2012		0.00 %	110.01 %	-3		$8,729.00	$7,935
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$66,160.00	$60,145
D3050	Terminal & Package Units	$27.81	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$319,815
D3060	Controls & Instrumentation	$2.84	S.F.	11,500	20	2015	2035		100.00 %	0.00 %	20			$32,660
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.49	S.F.	11,500	40	1972	2012		0.00 %	110.00 %	-3		$18,849.00	$17,135
D5020	Branch Wiring	$4.83	S.F.	11,500	30	1972	2002		0.00 %	110.00 %	-13		$61,100.00	$55,545
D5020	Lighting	$7.27	S.F.	11,500	30	2015	2045		100.00 %	0.00 %	30			$83,605
D5030	Communications and Security - Data Communication	$2.79	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$32,085
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$7,590
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$48,070
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$11,615
D5030	Communications and Security - Telephone Systems	$2.01	S.F.	11,500	15	2015	2030		100.00 %	0.00 %	15			$23,115
D5090	Other Electrical Systems - Emergency Generator	$0.00	S.F.		0				0.00 %	0.00 %				$0
E1020	Institutional Equipment	$0.76	S.F.	11,500	20	2015	2035		100.00 %	0.00 %	20			$8,740
E1090	Other Equipment (Kitchen Equipment)	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	11,500	20	2015	2035		100.00 %	0.00 %	20			$103,615
F1010	Special Structures - Canopies	$2.62	S.F.		0				0.00 %	0.00 %				$0
								Total	**62.28 %**	**27.42 %**			**$649,201.00**	**$2,367,583**

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:	**$649,201**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$79,565**	**$907**	**$0**	**$28,386**	**$758,060**
*** 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	$118,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,657**
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**

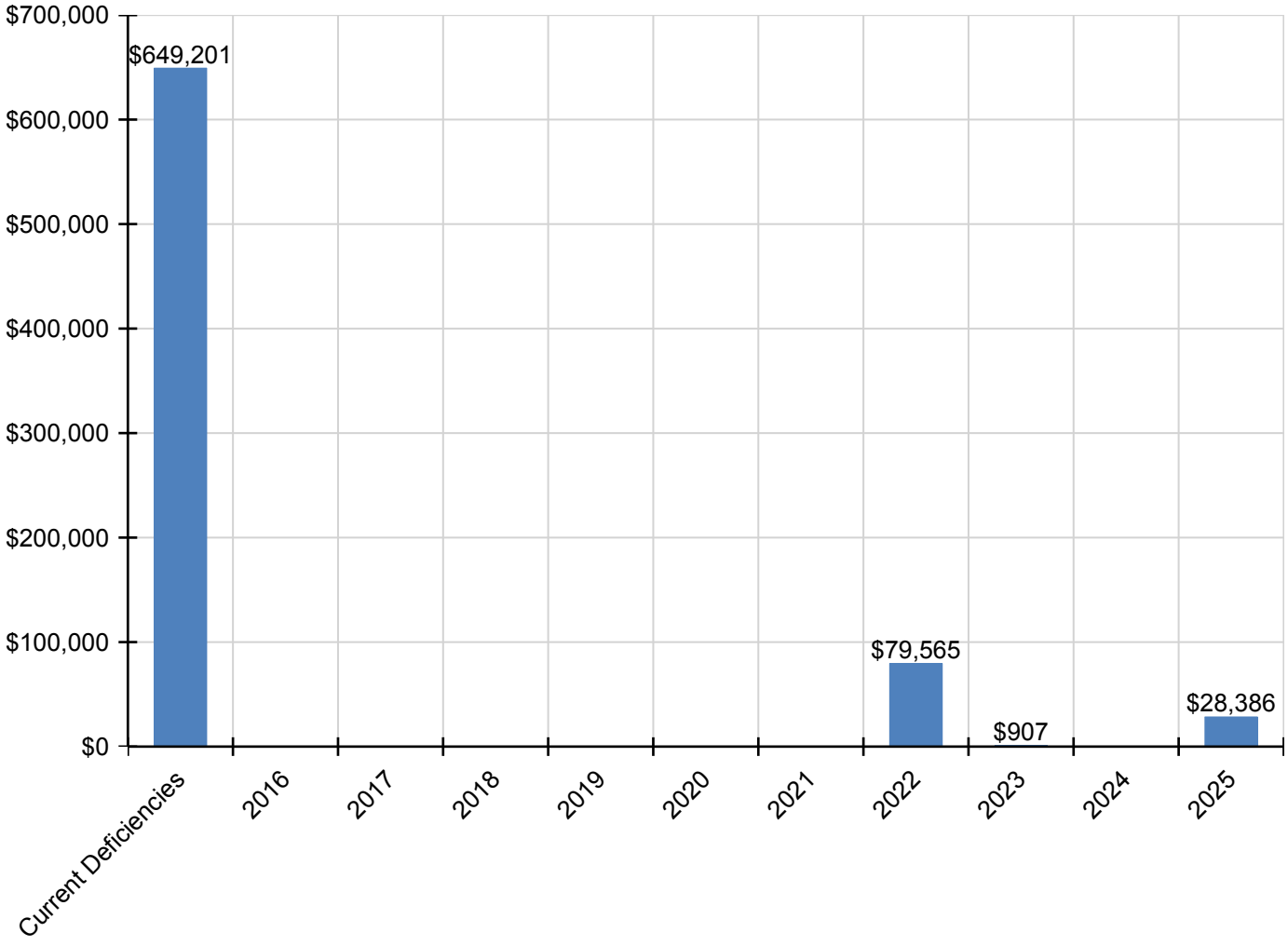
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$68,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,310**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$28,386	**$28,386**
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	$907	$0	$0	**$907**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$7,016	$0	$0	$0	**$7,016**
C3020 - Floor Finishes - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$72,549	$0	$0	$0	**$72,549**
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	$199,491	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$199,491**
D2020 - Domestic Water Distribution	$43,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,137**
D2030 - Sanitary Waste	$54,142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,142**
D2040 - Rain Water Drainage	$10,626	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,626**
D2090 - Other Plumbing Systems - Natural Gas	$8,729	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,729**
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	$66,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,160**
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	$18,849	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,849**
D5020 - Branch Wiring	$61,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,100**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
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*

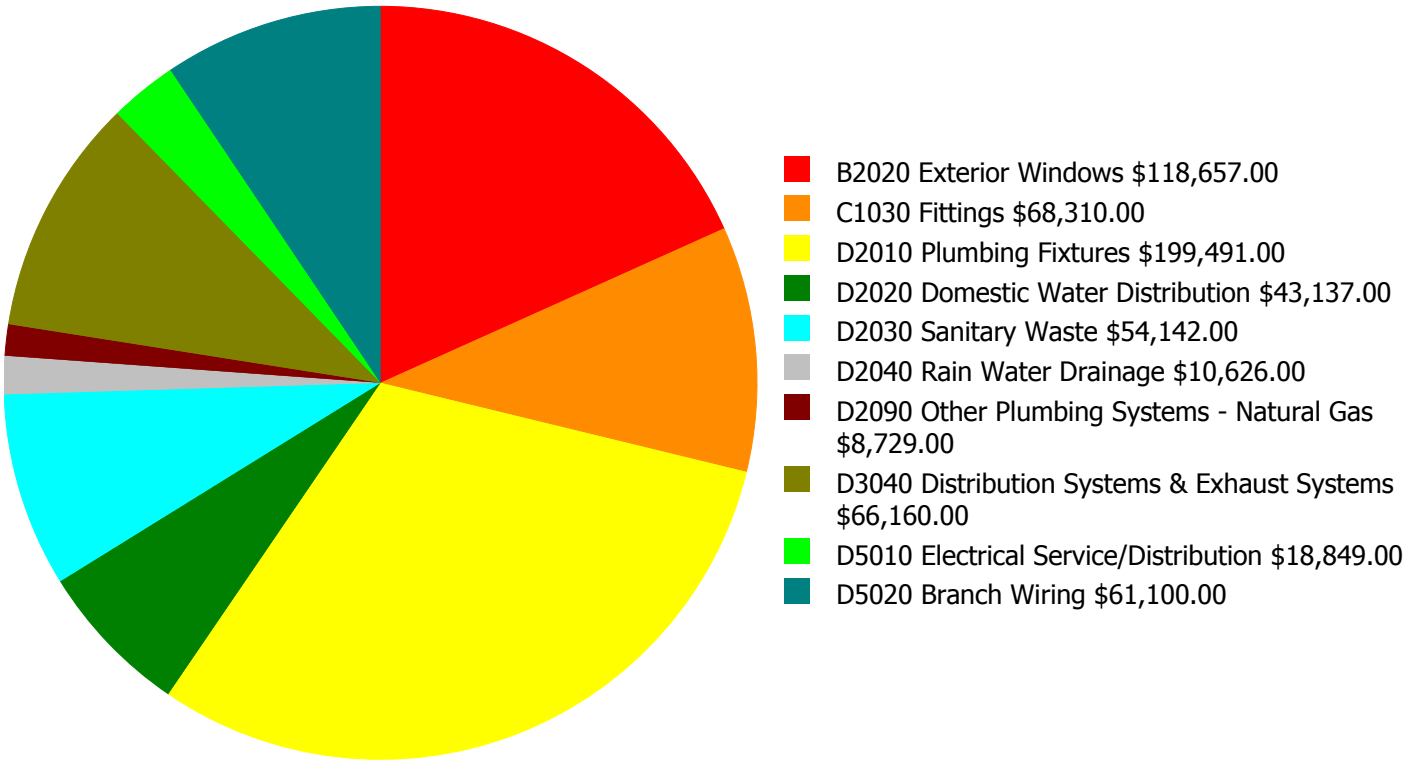
Forecasted Capital Renewal Requirement

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

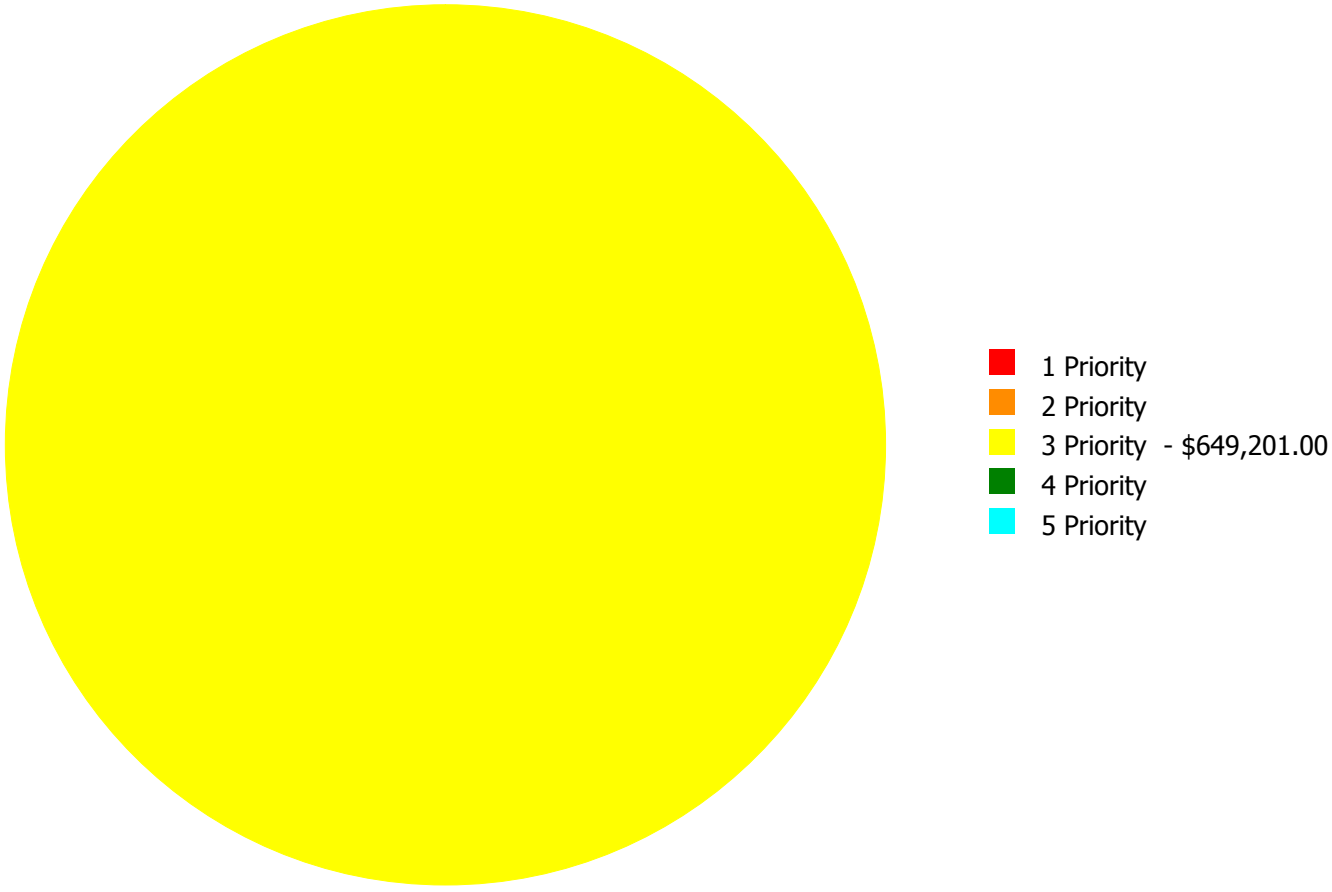
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $649,201.00

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: $649,201.00

Deficiency By Priority Investment Table

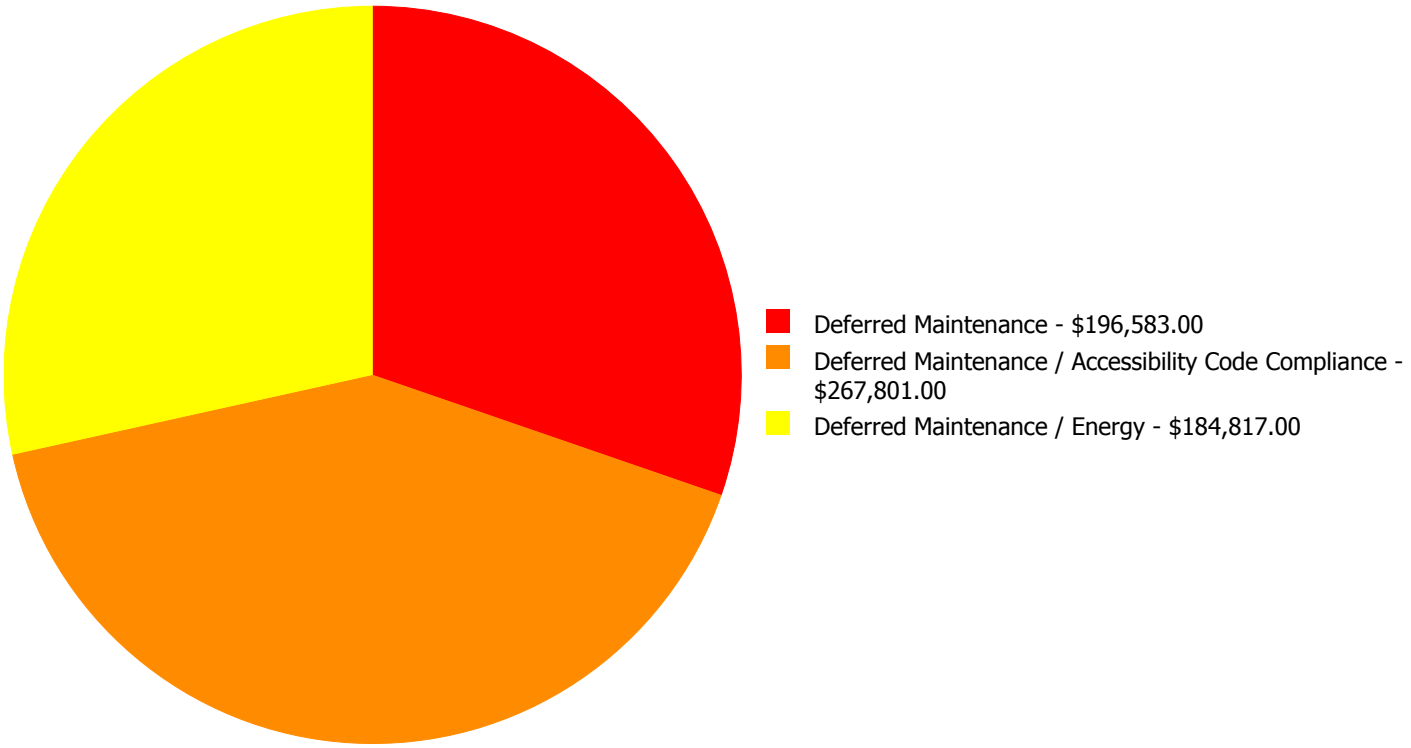
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$118,657.00	$0.00	$0.00	$118,657.00
C1030	Fittings	$0.00	$0.00	$68,310.00	$0.00	$0.00	$68,310.00
D2010	Plumbing Fixtures	$0.00	$0.00	$199,491.00	$0.00	$0.00	$199,491.00
D2020	Domestic Water Distribution	$0.00	$0.00	$43,137.00	$0.00	$0.00	$43,137.00
D2030	Sanitary Waste	$0.00	$0.00	$54,142.00	$0.00	$0.00	$54,142.00
D2040	Rain Water Drainage	$0.00	$0.00	$10,626.00	$0.00	$0.00	$10,626.00
D2090	Other Plumbing Systems - Natural Gas	$0.00	$0.00	$8,729.00	$0.00	$0.00	$8,729.00
D3040	Distribution Systems & Exhaust Systems	$0.00	$0.00	$66,160.00	$0.00	$0.00	$66,160.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$18,849.00	$0.00	$0.00	$18,849.00
D5020	Branch Wiring	$0.00	$0.00	$61,100.00	$0.00	$0.00	$61,100.00
	Total:	$0.00	$0.00	$649,201.00	$0.00	$0.00	$649,201.00

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: $649,201.00

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: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 11,500.00
Unit of Measure: S.F.
Estimate: $118,657.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

Notes: The aluminum frame, operable, single pane windows are aged, damaged, not energy efficient, and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 Priority
Correction: Renew System
Qty: 11,500.00
Unit of Measure: S.F.
Estimate: $68,310.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

Notes: Room signage has been installed to comply ADA standards. However, the toilet partitions in the restrooms are aged, beyond their expected service life, and should be replaced in compliance with ADA standards.

System: D2010 - Plumbing Fixtures

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 11,500.00

Unit of Measure: S.F.

Estimate: $199,491.00

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 11,500.00

Unit of Measure: S.F.

Estimate: $43,137.00

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

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: 11,500.00
Unit of Measure: S.F.
Estimate: $54,142.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 11,500.00
Unit of Measure: S.F.
Estimate: $10,626.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: D2090 - Other Plumbing Systems - Natural Gas

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 11,500.00
Unit of Measure: S.F.
Estimate: $8,729.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

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

System: D3040 - Distribution Systems & Exhaust Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 Priority
Correction: Renew System
Qty: 11,500.00
Unit of Measure: S.F.
Estimate: $66,160.00
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

Notes: The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Main Switch Room/Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 11,500.00

Unit of Measure: S.F.

Estimate: $18,849.00

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

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

System: D5020 - Branch Wiring

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 11,500.00

Unit of Measure: S.F.

Estimate: $61,100.00

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

Notes: The branch wiring system is beyond its expected service life, aged, 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):	200
Year Built:	2000
Last Renovation:	
Replacement Value:	$20,022
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	64.93 %
FCA Score:	100.00

Description:

The athletic fields concession building at Southwest DeKalb High School is located at 2863 Kelley Chapel Road in Decatur, Georgia. Originally built in 2000, there have been no additions or 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:	5060	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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.04 %	0.00 %	$0.00
B30 - Roofing	40.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	52.45 %	0.00 %	$0.00
Totals:	**64.93 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jul 22, 2015

2). East Elevation - Jul 22, 2015

3). North Elevation - Jul 22, 2015

4). West Elevation - Jul 22, 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.	200	100	2000	2100		85.00 %	0.00 %	85			$720
B1020	Roof Construction	$16.33	S.F.	200	100	2000	2100		85.00 %	0.00 %	85			$3,266
B2010	Exterior Walls	$38.65	S.F.	200	60	2000	2060		75.00 %	0.00 %	45			$7,730
B2030	Exterior Doors	$5.20	S.F.	200	30	2000	2030		50.00 %	0.00 %	15			$1,040
B3010	Roof Coverings - BUR	$20.70	S.F.	200	25	2000	2025		40.00 %	0.00 %	10			$4,140
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$3.06	S.F.	200	40	2000	2040		62.50 %	0.00 %	25			$612
D5020	Lighting and Branch Wiring	$12.57	S.F.	200	30	2000	2030		50.00 %	0.00 %	15			$2,514
								Total	**64.93 %**					**$20,022**

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.

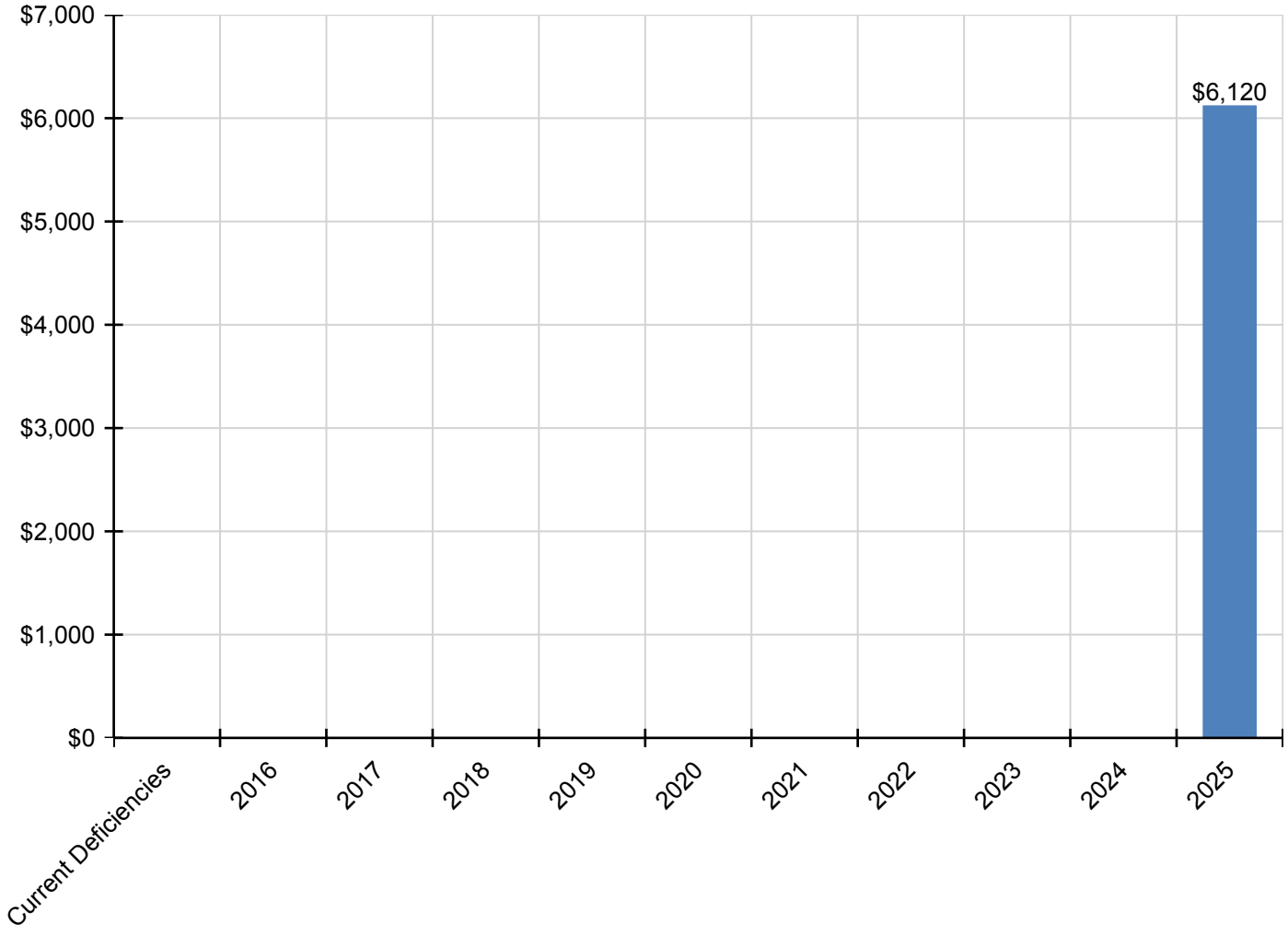
Inflation Rate: 3%

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**	**$6,120**	**$6,120**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,120	**$6,120**
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):	5,478
Year Built:	2001
Last Renovation:	
Replacement Value:	$875,440
Repair Cost:	$73,005.00
Total FCI:	8.34 %
Total RSLI:	60.80 %
FCA Score:	91.66

Description:

The 2001 storage building at Southwest DeKalb High School is located at 2863 Kelley Chapel Road in Decatur, Georgia. There have been no additions or major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5030	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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.93 %	0.00 %	$0.00
B30 - Roofing	81.33 %	0.00 %	$0.00
C10 - Interior Construction	69.76 %	0.00 %	$0.00
C30 - Interior Finishes	2.97 %	103.87 %	$73,005.00
D20 - Plumbing	53.60 %	0.00 %	$0.00
D30 - HVAC	47.82 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	34.98 %	0.00 %	$0.00
Totals:	**60.80 %**	**8.34 %**	**$73,005.00**

Photo Album

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

1). East Elevation - Jul 22, 2015

2). North Elevation - Jul 22, 2015

3). West Elevation - Jul 22, 2015

4). South Elevation - Jul 22, 2015

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

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10. RSLI: The Remaining Service Life Index of the system.
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12. RSL: Remaining Service Life in years.
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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	$10.57	S.F.	5,478	100	2001	2101		86.00 %	0.00 %	86			$57,902
A1030	Slab on Grade	$6.87	S.F.	5,478	100	2001	2101		86.00 %	0.00 %	86			$37,634
B1020	Roof Construction	$17.10	S.F.	5,478	100	2001	2101		86.00 %	0.00 %	86			$93,674
B2010	Exterior Walls	$18.48	S.F.	5,478	60	2001	2061		76.67 %	0.00 %	46			$101,233
B2030	Exterior Doors	$2.46	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$13,476
B3010	Roof Coverings - Standing Seam Metal	$13.90	S.F.	5,478	75	2001	2076		81.33 %	0.00 %	61			$76,144
C1010	Partitions	$14.84	S.F.	5,478	100	2001	2101		86.00 %	0.00 %	86			$81,294
C1020	Interior Doors	$4.91	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$26,897
C1030	Fittings	$4.03	S.F.	5,478	20	2001	2021		30.00 %	0.00 %	6			$22,076
C3010	Wall Finishes - Ceramic	$7.73	S.F.	253	30	2001	2031		53.33 %	0.00 %	16			$1,956
C3010	Wall Finishes - Paint	$1.64	S.F.	5,225	10	2001	2011		0.00 %	110.00 %	-4		$9,426.00	$8,569
C3020	Floor Finishes - Ceramic Tile	$7.74	S.F.	253	30	2001	2031		53.33 %	0.00 %	16			$1,958
C3020	Floor Finishes - Neoprene	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$5.82	S.F.	5,225	15	2001	2016	2015	0.00 %	110.00 %	0		$33,450.00	$30,410
C3030	Ceiling Finishes	$5.00	S.F.	5,478	20	2001	2021	2015	0.00 %	110.00 %	0		$30,129.00	$27,390
D2010	Plumbing Fixtures	$7.91	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$43,331
D2020	Domestic Water Distribution	$6.64	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$36,374
D2030	Sanitary Waste	$0.98	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$5,368
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.36	S.F.	5,478	40	2001	2041		65.00 %	0.00 %	26			$1,972
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$67,106
D3050	Terminal & Package Units	$0.87	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$4,766
D3060	Controls & Instrumentation	$1.78	S.F.	5,478	20	2001	2021		30.00 %	0.00 %	6			$9,751
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.26	S.F.	5,478	40	2001	2041		65.00 %	0.00 %	26			$6,902
D5020	Branch Wiring	$6.20	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$33,964
D5020	Lighting	$6.20	S.F.	5,478	30	2001	2031		53.33 %	0.00 %	16			$33,964
D5030	Communications and Security - Data Communication	$2.79	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$15,284
D5030	Communications and Security - Fire Alarm	$2.51	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$13,750
D5030	Communications and Security - Public Address & Clock System	$1.04	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$5,697
D5030	Communications and Security - Security & CCTV	$1.04	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$5,697
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	5,478	15	2001	2016		6.67 %	0.00 %	1			$10,901
								Total	**60.80 %**	**8.34 %**			**$73,005.00**	**$875,440**

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%

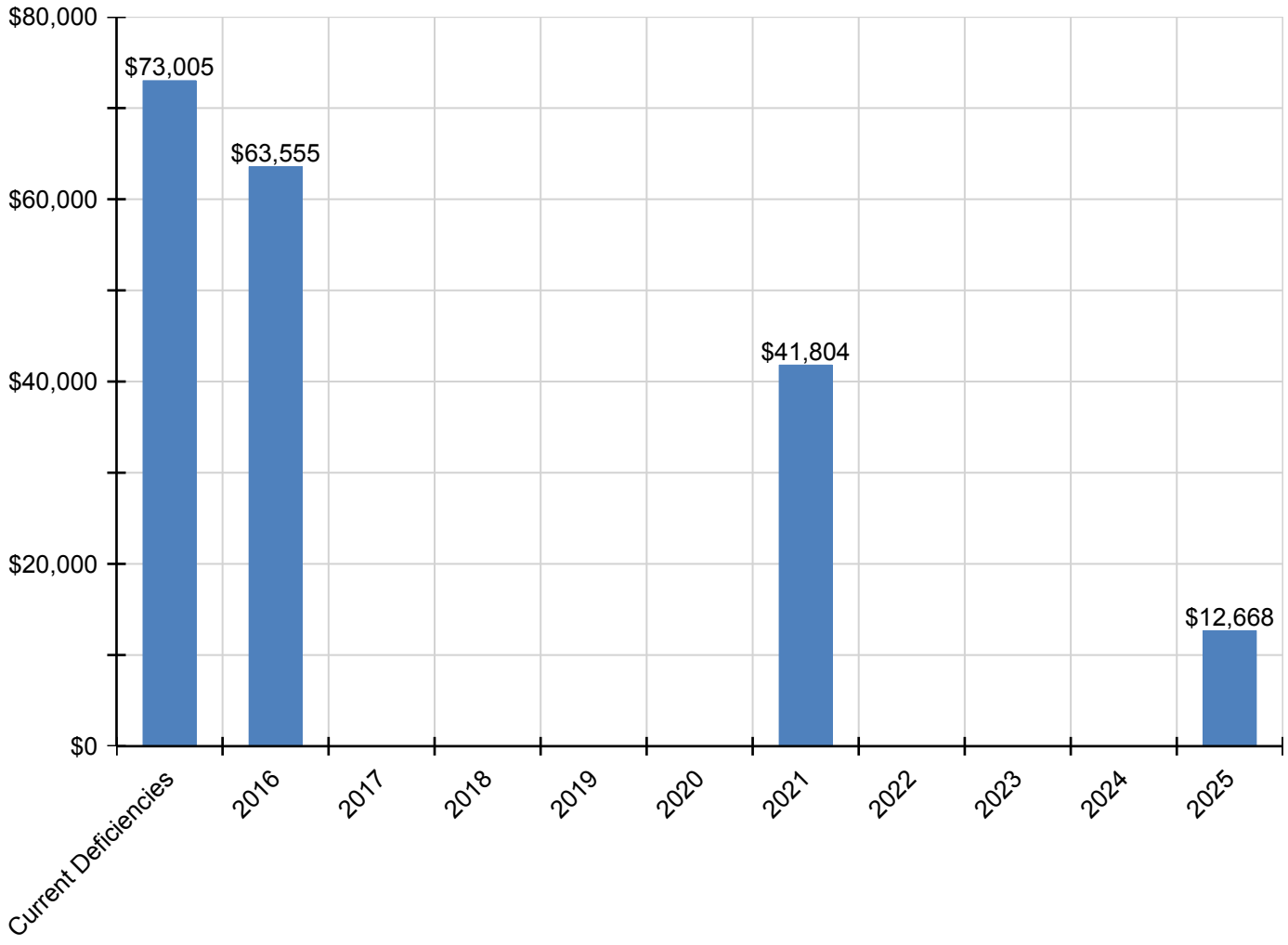
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$73,005**	**$63,555**	**$0**	**$0**	**$0**	**$0**	**$41,804**	**$0**	**$0**	**$0**	**$12,668**	**$191,032**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - 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	$28,996	$0	$0	$0	$0	**$28,996**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$9,426	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,668	**$22,094**
C3020 - Floor Finishes - Ceramic 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	$0	**$0**
C3020 - Floor Finishes - VCT	$33,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,450**
C3030 - Ceiling Finishes	$30,129	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,129**
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 - 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**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$5,399	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,399**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$12,807	$0	$0	$0	$0	**$12,807**
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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Data Communication	$0	$17,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,316**
D5030 - Communications and Security - Fire Alarm	$0	$15,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,579**
D5030 - Communications and Security - Public Address & Clock System	$0	$6,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,455**
D5030 - Communications and Security - Security & CCTV	$0	$6,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,455**
D5030 - Communications and Security - Telephone Systems	$0	$12,351	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,351**

** Indicates non-renewable system*

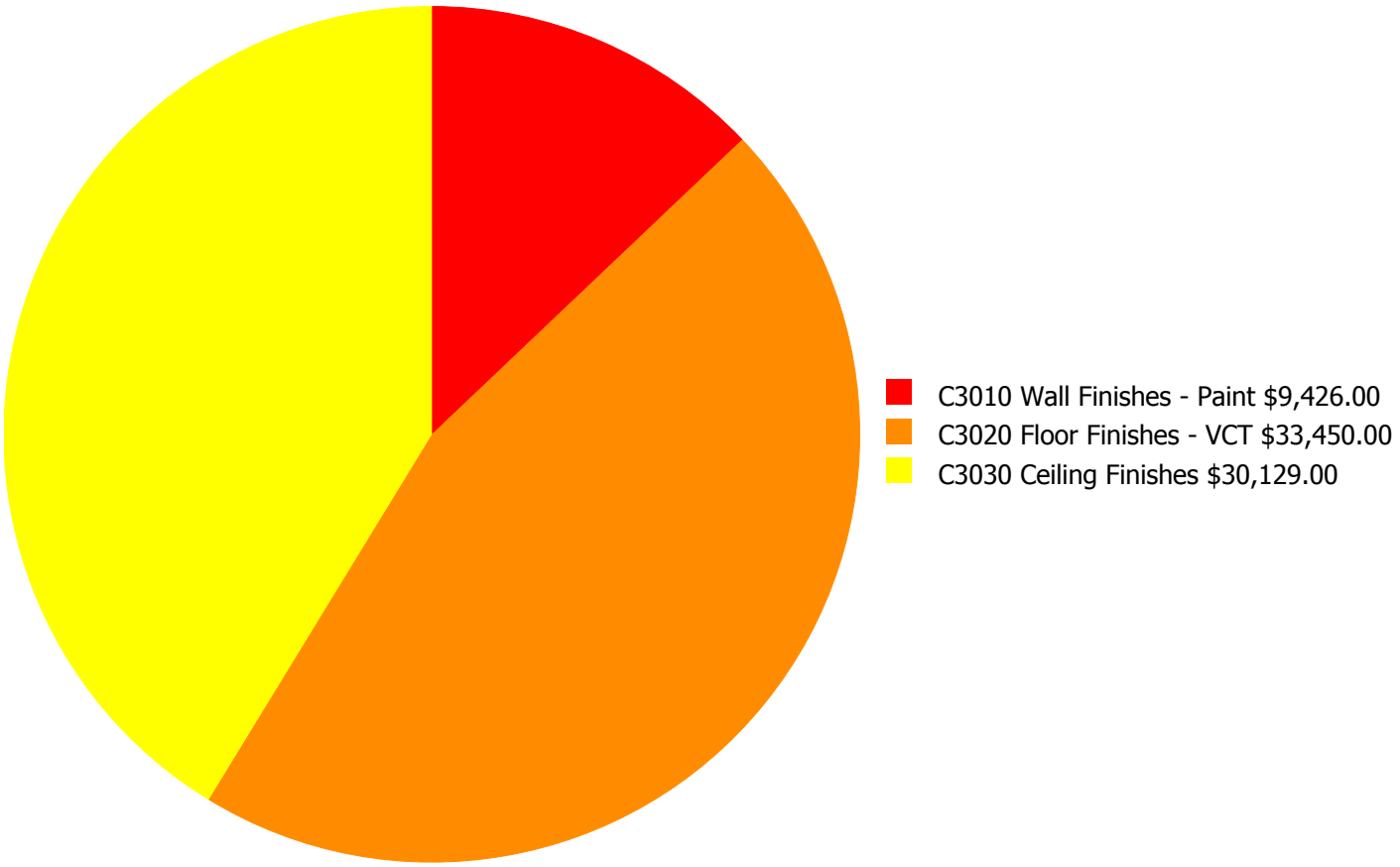
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

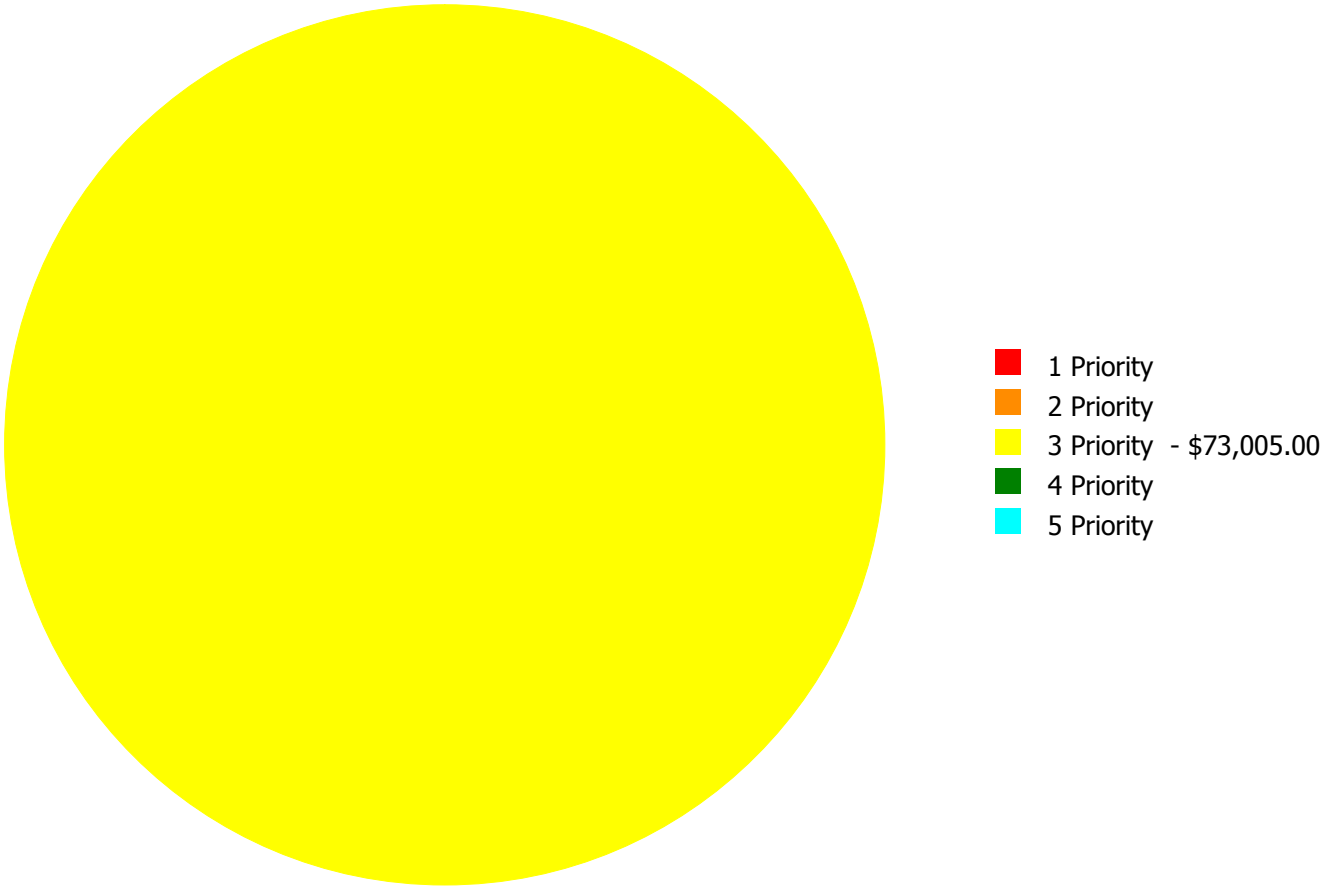
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $73,005.00

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: $73,005.00

Deficiency By Priority Investment Table

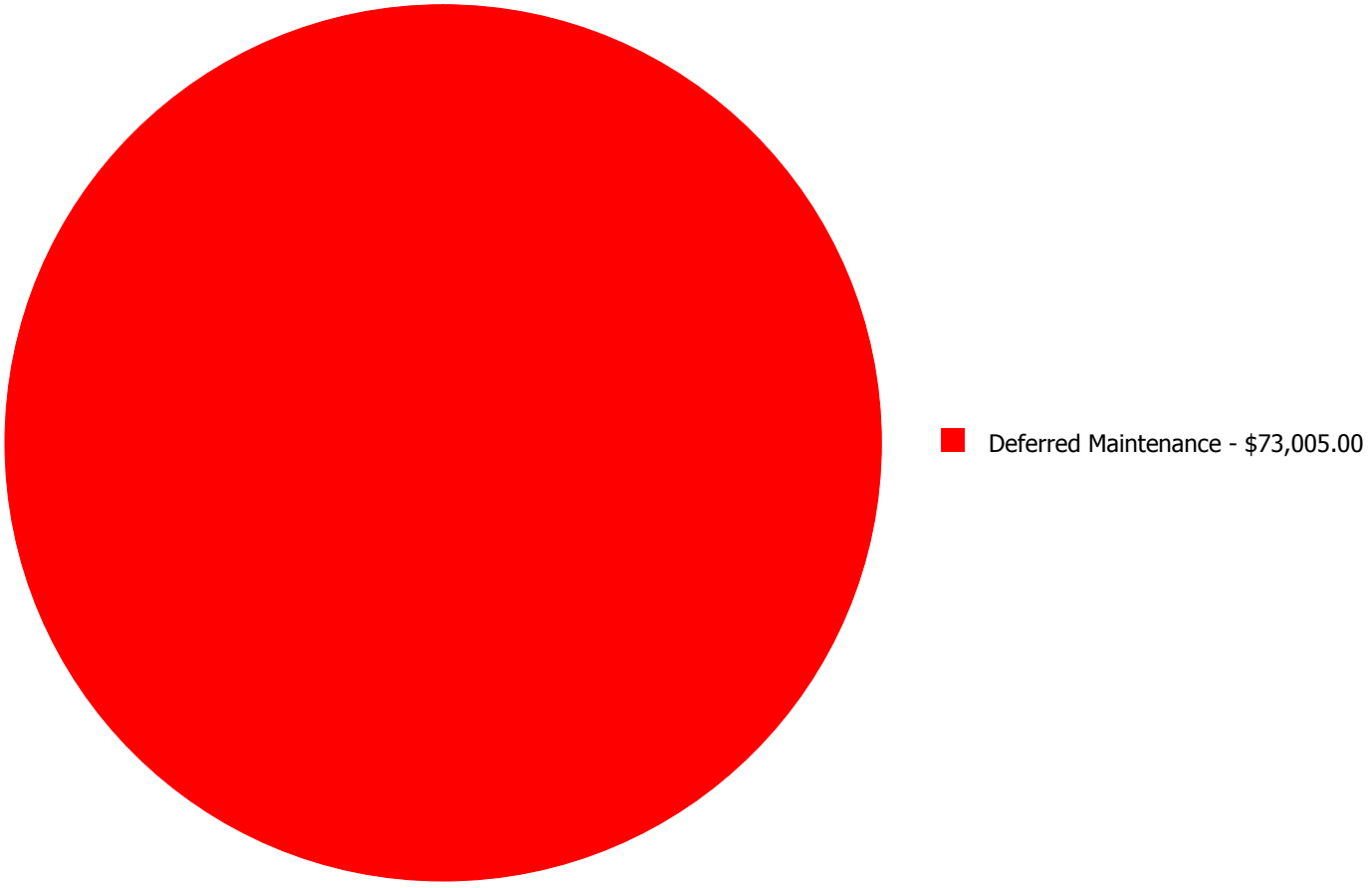
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3010	Wall Finishes - Paint	$0.00	$0.00	$9,426.00	$0.00	$0.00	$9,426.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$33,450.00	$0.00	$0.00	$33,450.00
C3030	Ceiling Finishes	$0.00	$0.00	$30,129.00	$0.00	$0.00	$30,129.00
	Total:	$0.00	$0.00	$73,005.00	$0.00	$0.00	$73,005.00

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: $73,005.00

Deficiency Details by Priority

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

Priority 3 Priority:

System: C3010 - Wall Finishes - Paint

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,225.00
Unit of Measure: S.F.
Estimate: $9,426.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - VCT

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 5,225.00
Unit of Measure: S.F.
Estimate: $33,450.00
Assessor Name: Charles Winkler
Date Created: 07/22/2015

Notes: The VCT flooring is aged, stained and worn, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 5,478.00

Unit of Measure: S.F.

Estimate: $30,129.00

Assessor Name: Charles Winkler

Date Created: 07/22/2015

Notes: The acoustical ceiling system shows signs of aging, most tiles are sagging or damaged, and the entire system 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):	18,507
Year Built:	2006
Last Renovation:	
Replacement Value:	$4,197,434
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	65.49 %
FCA Score:	100.00

Description:

The 2006 technology addition at Southwest DeKalb High School is a one-story building located at 2863 Kelley Chapel Road in Decatur, Georgia. There has been one addition in 2013 and no major renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5012	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.55 %	0.00 %	$0.00
B30 - Roofing	64.00 %	0.00 %	$0.00
C10 - Interior Construction	79.93 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	47.82 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	70.21 %	0.00 %	$0.00
D30 - HVAC	46.08 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	57.75 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**65.49 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 29, 2015

2). North Elevation - Jul 29, 2015

3). South Elevation - Courtyard - Jul 29, 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.	18,507	100	2006	2106		91.00 %	0.00 %	91			$64,960
A1020	Special Foundations	$0.00	S.F.		0				0.00 %	0.00 %				$0
A1030	Slab on Grade	$3.56	S.F.	18,507	100	2006	2106		91.00 %	0.00 %	91			$65,885
B1010	Floor Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1020	Roof Construction	$11.74	S.F.	18,507	100	2006	2106		91.00 %	0.00 %	91			$217,272
B2010	Exterior Walls	$15.69	S.F.	18,507	60	2006	2066		85.00 %	0.00 %	51			$290,375
B2020	Exterior Windows	$11.18	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$206,908
B2030	Exterior Doors	$0.66	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$12,215
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	18,507	25	2006	2031		64.00 %	0.00 %	16			$383,095
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.	18,507	100	2006	2106		91.00 %	0.00 %	91			$359,776
C1020	Interior Doors	$6.11	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$113,078
C1030	Fittings	$6.20	S.F.	18,507	20	2006	2026		55.00 %	0.00 %	11			$114,743
C2010	Stair Construction	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.93	S.F.	18,507	10	2006	2016		10.00 %	0.00 %	1			$35,719
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	3,754	8	2006	2014	2018	37.50 %	0.00 %	3			$31,909
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	2,555	50	2006	2056		82.00 %	0.00 %	41			$37,022
C3020	Floor Finishes - Terrazzo	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$9.54	S.F.	12,198	15	2006	2021		40.00 %	0.00 %	6			$116,369
C3020	Floor Finishes - Wood	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$9.98	S.F.	18,507	20	2006	2026		55.00 %	0.00 %	11			$184,700
D1010	Elevators and Lifts	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2010	Plumbing Fixtures	$17.66	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$326,834
D2020	Domestic Water Distribution	$3.81	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$70,512
D2030	Sanitary Waste	$4.80	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$88,834
D2040	Rain Water Drainage	$0.92	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$17,026
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	18,507	40	2006	2046		77.50 %	0.00 %	31			$14,250
D3020	Heat Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0

School Assessment Report - 2006 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 $
D3030	Cooling Generating Systems	$0.00	S.F.		0				0.00 %	0.00 %				$0
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$108,821
D3050	Terminal & Package Units	$27.81	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$514,680
D3060	Controls & Instrumentation	$3.19	S.F.	18,507	20	2006	2026		55.00 %	0.00 %	11			$59,037
D4010	Sprinklers	$4.13	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$76,434
D4020	Standpipes	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.73	S.F.	18,507	40	2006	2046		77.50 %	0.00 %	31			$32,017
D5020	Branch Wiring	$5.56	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$102,899
D5020	Lighting	$8.36	S.F.	18,507	30	2006	2036		70.00 %	0.00 %	21			$154,719
D5030	Communications and Security - Data Communication	$2.79	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$51,635
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$14,250
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$89,204
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$21,468
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	18,507	15	2006	2021		40.00 %	0.00 %	6			$36,829
E1020	Institutional Equipment	$0.76	S.F.	18,507	20	2006	2026		55.00 %	0.00 %	11			$14,065
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.18	S.F.	18,507	20	2006	2026		55.00 %	0.00 %	11			$169,894
F1010	Special Structures - Canopies	$0.00	S.F.		0				0.00 %	0.00 %				$0
								Total	**65.49 %**					**$4,197,434**

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**	**$40,469**	**$0**	**$38,355**	**$0**	**$0**	**$1,109,129**	**$0**	**$0**	**$0**	**$0**	**$1,187,952**
*** 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**

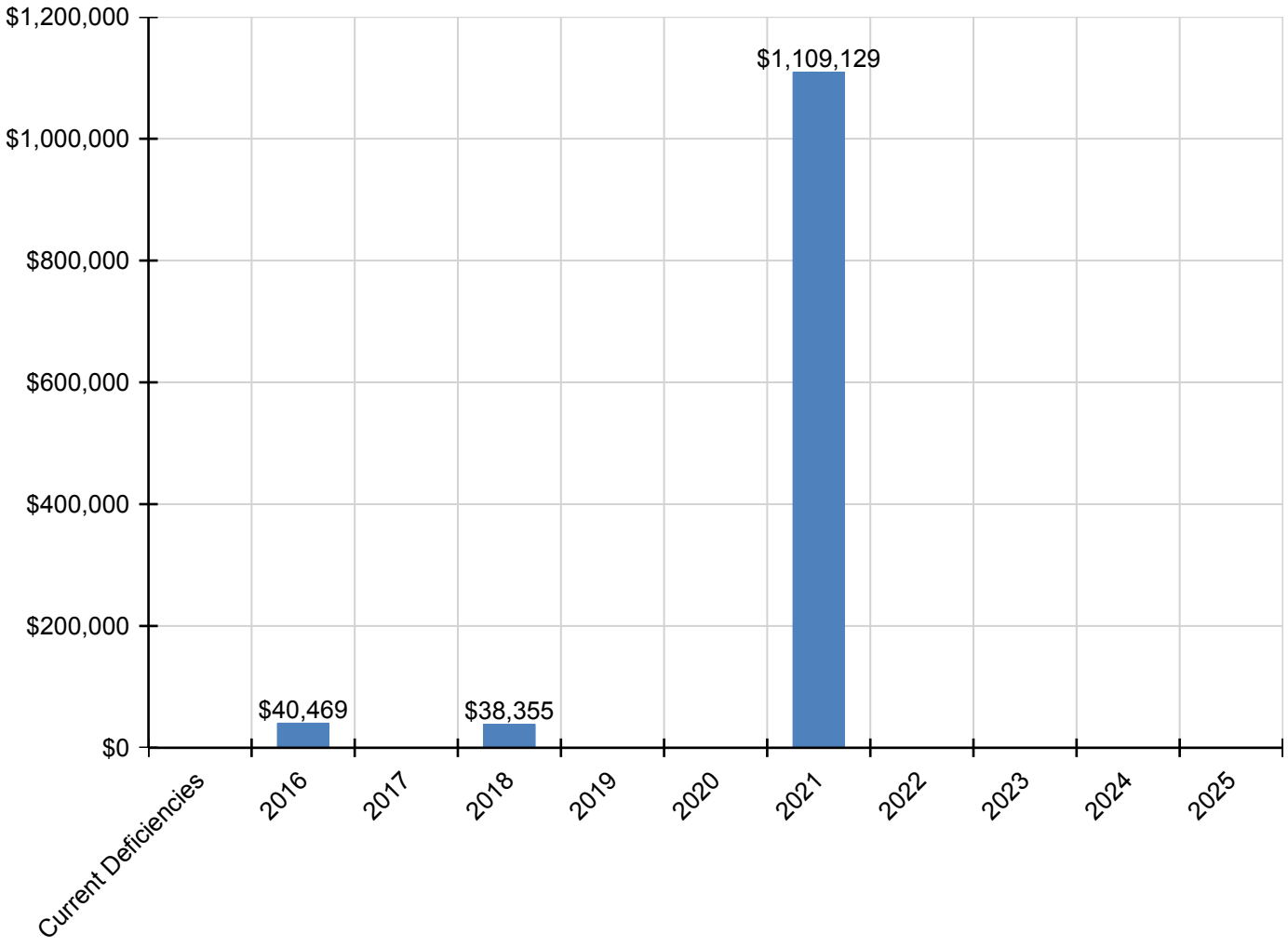
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$40,469	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,469**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$38,355	$0	$0	$0	$0	$0	$0	$0	**$38,355**
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	$152,846	$0	$0	$0	$0	**$152,846**
C3020 - Floor Finishes - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Natural Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$676,010	$0	$0	$0	$0	**$676,010**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Data Communication	$0	$0	$0	$0	$0	$0	$67,820	$0	$0	$0	$0	**$67,820**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$18,717	$0	$0	$0	$0	**$18,717**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$117,165	$0	$0	$0	$0	**$117,165**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$28,198	$0	$0	$0	$0	**$28,198**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$48,373	$0	$0	$0	$0	**$48,373**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

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):	5,450
Year Built:	2009
Last Renovation:	
Replacement Value:	$1,049,196
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	79.50 %
FCA Score:	100.00

Description:

The 2009 field house building at Southwest DeKalb High School is a one-story building located at 2863 Kelley Chapel Road in Decatur, Georgia. There have been no additions or renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5040	Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.83 %	0.00 %	$0.00
B30 - Roofing	92.00 %	0.00 %	$0.00
C10 - Interior Construction	87.04 %	0.00 %	$0.00
C30 - Interior Finishes	61.09 %	0.00 %	$0.00
D20 - Plumbing	80.11 %	0.00 %	$0.00
D30 - HVAC	67.41 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	0.00 %	$0.00
D50 - Electrical	72.11 %	0.00 %	$0.00
Totals:	**79.51 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jul 22, 2015

2). North Elevation - Jul 22, 2015

3). West Elevation - Jul 22, 2015

4). South Elevation - Jul 22, 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	$10.57	S.F.	5,450	100	2009	2109		94.00 %	0.00 %	94			$57,607
A1030	Slab on Grade	$6.87	S.F.	5,450	100	2009	2109		94.00 %	0.00 %	94			$37,442
B1020	Roof Construction	$17.10	S.F.	5,450	100	2009	2109		94.00 %	0.00 %	94			$93,195
B2010	Exterior Walls	$18.48	S.F.	5,450	60	2009	2069		90.00 %	0.00 %	54			$100,716
B2030	Exterior Doors	$2.46	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$13,407
B3010	Roof Coverings - Standing Seam Metal	$13.90	S.F.	5,450	75	2009	2084		92.00 %	0.00 %	69			$75,755
C1010	Partitions	$14.84	S.F.	5,450	100	2009	2109		94.00 %	0.00 %	94			$80,878
C1020	Interior Doors	$4.91	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$26,760
C1030	Fittings	$4.03	S.F.	5,450	20	2009	2029		70.00 %	0.00 %	14			$21,964
C3010	Wall Finishes - Ceramic	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.64	S.F.	5,450	10	2009	2019		40.00 %	0.00 %	4			$8,938
C3020	Floor Finishes - Ceramic Tile	$7.74	S.F.	253	50	2009	2059		88.00 %	0.00 %	44			$1,958
C3020	Floor Finishes - Neoprene	$20.63	S.F.	4,554	15	2009	2024		60.00 %	0.00 %	9			$93,949
C3020	Floor Finishes - VCT	$5.82	S.F.	643	15	2009	2024		60.00 %	0.00 %	9			$3,742
C3030	Ceiling Finishes	$5.00	S.F.	5,450	20	2009	2029		70.00 %	0.00 %	14			$27,250
D2010	Plumbing Fixtures	$7.91	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$43,110
D2020	Domestic Water Distribution	$6.64	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$36,188
D2030	Sanitary Waste	$0.98	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$5,341
D2040	Rain Water Drainage	$0.00	S.F.		0				0.00 %	0.00 %				$0
D2090	Other Plumbing Systems - Natural Gas	$0.36	S.F.	5,450	40	2009	2049		85.00 %	0.00 %	34			$1,962
D3040	Distribution Systems & Exhaust Systems	$12.25	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$66,763
D3050	Terminal & Package Units	$21.43	S.F.	5,450	15	2009	2024		60.00 %	0.00 %	9			$116,794
D3060	Controls & Instrumentation	$1.78	S.F.	5,450	20	2009	2029		70.00 %	0.00 %	14			$9,701
D4010	Sprinklers	$0.00	S.F.		0				0.00 %	0.00 %				$0
D5010	Electrical Service/Distribution	$1.26	S.F.	5,450	40	2009	2049		85.00 %	0.00 %	34			$6,867
D5020	Branch Wiring	$6.20	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$33,790
D5020	Lighting	$6.20	S.F.	5,450	30	2009	2039		80.00 %	0.00 %	24			$33,790
D5030	Communications and Security - Data Communication	$2.79	S.F.	5,478	15	2009	2024		60.00 %	0.00 %	9			$15,284
D5030	Communications and Security - Fire Alarm	$2.51	S.F.	5,478	15	2009	2024		60.00 %	0.00 %	9			$13,750
D5030	Communications and Security - Public Address & Clock System	$1.04	S.F.	5,478	15	2009	2024		60.00 %	0.00 %	9			$5,697
D5030	Communications and Security - Security & CCTV	$1.04	S.F.	5,478	15	2009	2024		60.00 %	0.00 %	9			$5,697
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	5,478	15	2009	2024		60.00 %	0.00 %	9			$10,901
								Total	**79.51 %**					**$1,049,196**

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%

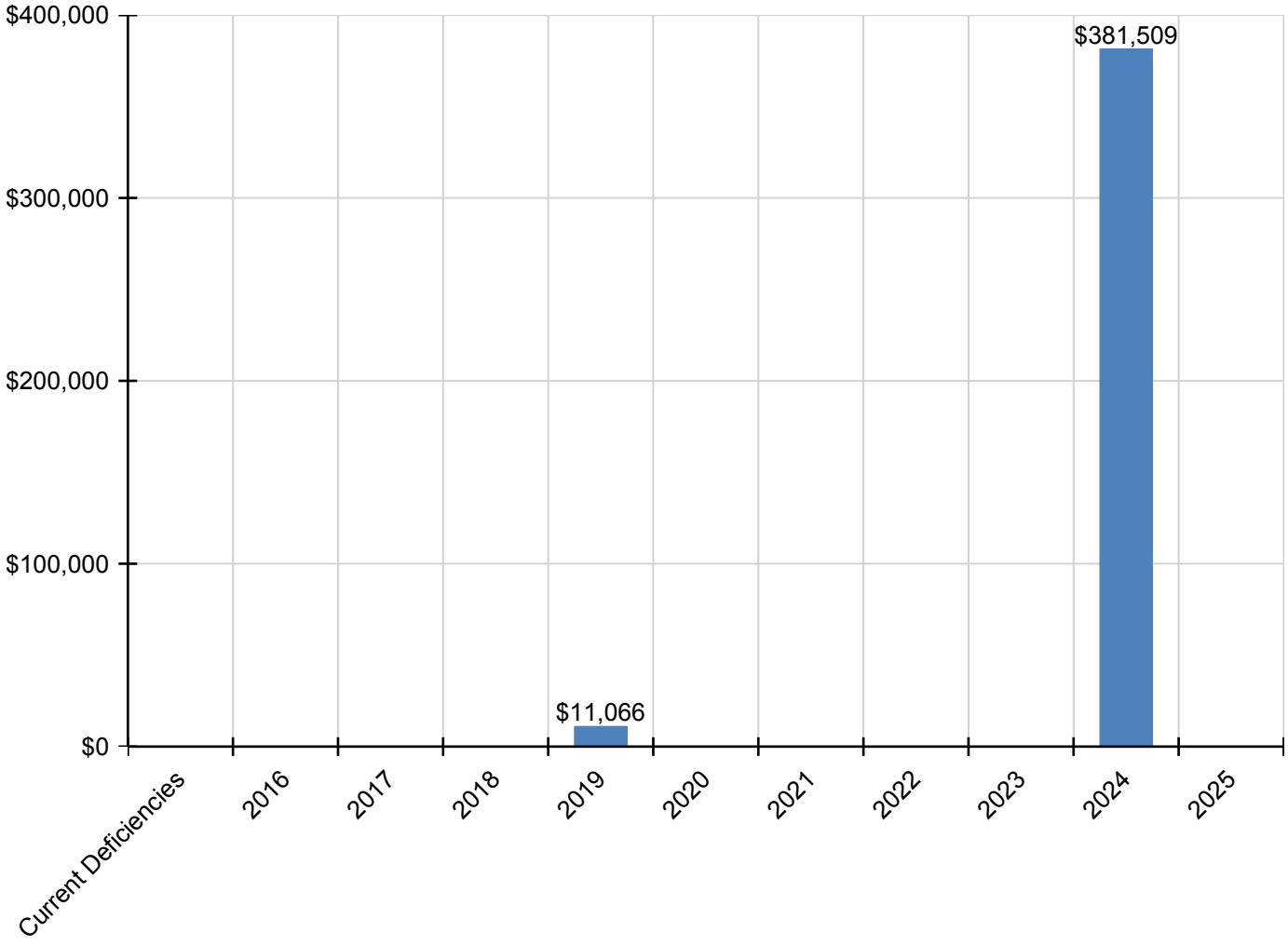
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$11,066**	**$0**	**$0**	**$0**	**$0**	**$381,509**	**$0**	**$392,575**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - 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 - Ceramic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$11,066	$0	$0	$0	$0	$0	$0	**$11,066**
C3020 - Floor Finishes - Ceramic 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	$134,840	$0	**$134,840**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,370	$0	**$5,370**
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 - 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**
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	$167,628	$0	**$167,628**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,936	$0	**$21,936**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,735	$0	**$19,735**
D5030 - Communications and Security - Public Address & Clock System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,177	$0	**$8,177**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,177	$0	**$8,177**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,646	$0	**$15,646**

** 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):	83,816
Year Built:	2013
Last Renovation:	
Replacement Value:	$18,941,075
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	92.88 %
FCA Score:	100.00

Description:

The 2013 addition at Southwest DeKalb High School is a two-story building located at 2863 Kelley Chapel Road in Decatur, Georgia. There have been no additions or renovations to this building. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5013	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	98.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.23 %	0.00 %	$0.00
B30 - Roofing	92.00 %	0.00 %	$0.00
C10 - Interior Construction	95.54 %	0.00 %	$0.00
C20 - Stairs	98.00 %	0.00 %	$0.00
C30 - Interior Finishes	87.54 %	0.00 %	$0.00
D10 - Conveying	93.33 %	0.00 %	$0.00
D20 - Plumbing	93.38 %	0.00 %	$0.00
D30 - HVAC	89.45 %	0.00 %	$0.00
D40 - Fire Protection	93.33 %	0.00 %	$0.00
D50 - Electrical	90.51 %	0.00 %	$0.00
E10 - Equipment	90.00 %	0.00 %	$0.00
E20 - Furnishings	90.00 %	0.00 %	$0.00
F10 - Special Construction	92.00 %	0.00 %	$0.00
Totals:	**92.88 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southwest Elevation - Jul 29, 2015

2). South Elevation - Jul 29, 2015

3). East Elevation - Jul 29, 2015

4). North Elevation - Jul 29, 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.	83,816	100	2013	2113		98.00 %	0.00 %	98			$264,859
A1020	Special Foundations	$3.97	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$332,750
A1030	Slab on Grade	$3.23	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$270,726
A2010	Basement Excavation	$0.00	S.F.		0				0.00 %	0.00 %				$0
A2020	Basement Walls	$0.00	S.F.		0				0.00 %	0.00 %				$0
B1010	Floor Construction	$13.66	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$1,144,927
B1020	Roof Construction	$10.32	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$864,981
B2010	Exterior Walls	$13.15	S.F.	83,816	60	2013	2073		96.67 %	0.00 %	58			$1,102,180
B2020	Exterior Windows	$9.38	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$786,194
B2030	Exterior Doors	$0.55	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$46,099
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.		0				0.00 %	0.00 %				$0
B3010	Roof Coverings - BUR	$20.70	S.F.	67,320	25	2013	2038		92.00 %	0.00 %	23			$1,393,524
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	$0.06	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$5,029
C1010	Partitions	$16.96	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$1,421,519
C1020	Interior Doors	$5.34	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$447,577
C1030	Fittings	$5.40	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$452,606
C2010	Stair Construction	$1.93	S.F.	83,816	100	2013	2113		98.00 %	0.00 %	98			$161,765
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3010	Wall Finishes - Paint	$1.70	S.F.	81,516	10	2013	2023		80.00 %	0.00 %	8			$138,577
C3010	Wall Finishes - Wall Coverings	$1.85	S.F.	2,300	10	2013	2023		80.00 %	0.00 %	8			$4,255
C3020	Floor Finishes - Carpet	$7.40	S.F.	17,445	8	2013	2021		75.00 %	0.00 %	6			$129,093
C3020	Floor Finishes - Ceramic & Quarry Tile	$12.65	S.F.	8,895	50	2013	2063		96.00 %	0.00 %	48			$112,522
C3020	Floor Finishes - Rubber	$20.48	S.F.	720	10	2013	2023		80.00 %	0.00 %	8			$14,746
C3020	Floor Finishes - Terrazzo	$0.00	S.F.		0				0.00 %	0.00 %				$0
C3020	Floor Finishes - VCT	$8.28	S.F.	51,341	15	2013	2028		86.67 %	0.00 %	13			$425,103
C3020	Floor Finishes - Wood	$12.82	S.F.	3,945	50	2013	2063		96.00 %	0.00 %	48			$50,575
C3030	Ceiling Finishes	$8.72	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$730,876
D1010	Elevators and Lifts	$0.81	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$67,891
D2010	Plumbing Fixtures	$15.77	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$1,321,778
D2020	Domestic Water Distribution	$3.41	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$285,813
D2030	Sanitary Waste	$4.28	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$358,732

School Assessment Report - 2013 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 $
D2040	Rain Water Drainage	$0.84	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$70,405
D2090	Other Plumbing Systems - Acid Waste	$0.47	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$39,394
D2090	Other Plumbing Systems - Natural Gas	$0.69	S.F.	83,816	40	2013	2053		95.00 %	0.00 %	38			$57,833
D3020	Heat Generating Systems	$4.55	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$381,363
D3030	Cooling Generating Systems	$4.73	S.F.	83,816	25	2013	2038		92.00 %	0.00 %	23			$396,450
D3040	Distribution Systems & Exhaust Systems	$5.23	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$438,358
D3050	Terminal & Package Units	$18.52	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$1,552,272
D3060	Controls & Instrumentation	$2.84	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$238,037
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.00	S.F.		0				0.00 %	0.00 %				$0
D4010	Sprinklers	$3.70	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$310,119
D4020	Standpipes	$0.43	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$36,041
D5010	Electrical Service/Distribution	$1.49	S.F.	83,816	40	2013	2053		95.00 %	0.00 %	38			$124,886
D5020	Branch Wiring	$4.83	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$404,831
D5020	Lighting	$7.27	S.F.	83,816	30	2013	2043		93.33 %	0.00 %	28			$609,342
D5030	Communications and Security - Data Communication	$2.79	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$233,847
D5030	Communications and Security - Fire Alarm	$0.66	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$55,319
D5030	Communications and Security - PA & Clock Systems	$4.18	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$350,351
D5030	Communications and Security - Security & CCTV	$1.01	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$84,654
D5030	Communications and Security - Telephone Systems	$1.99	S.F.	83,816	15	2013	2028		86.67 %	0.00 %	13			$166,794
D5090	Other Electrical Systems - Emergency Generator	$0.22	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$18,440
E1020	Institutional Equipment	$0.75	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$62,862
E1090	Other Equipment	$0.00	S.F.		0				0.00 %	0.00 %				$0
E2010	Fixed Furnishings	$9.01	S.F.	83,816	20	2013	2033		90.00 %	0.00 %	18			$755,182
F1010	Special Structures - Canopies	$2.62	S.F.	83,816	25	2013	2038		92.00 %	0.00 %	23			$219,598
								Total	**92.88 %**					**$18,941,075**

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**	**$169,558**	**$0**	**$219,577**	**$0**	**$0**	**$389,135**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Asphal Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - BUR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - EPDM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Preformed Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings - Standing Seam Metal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

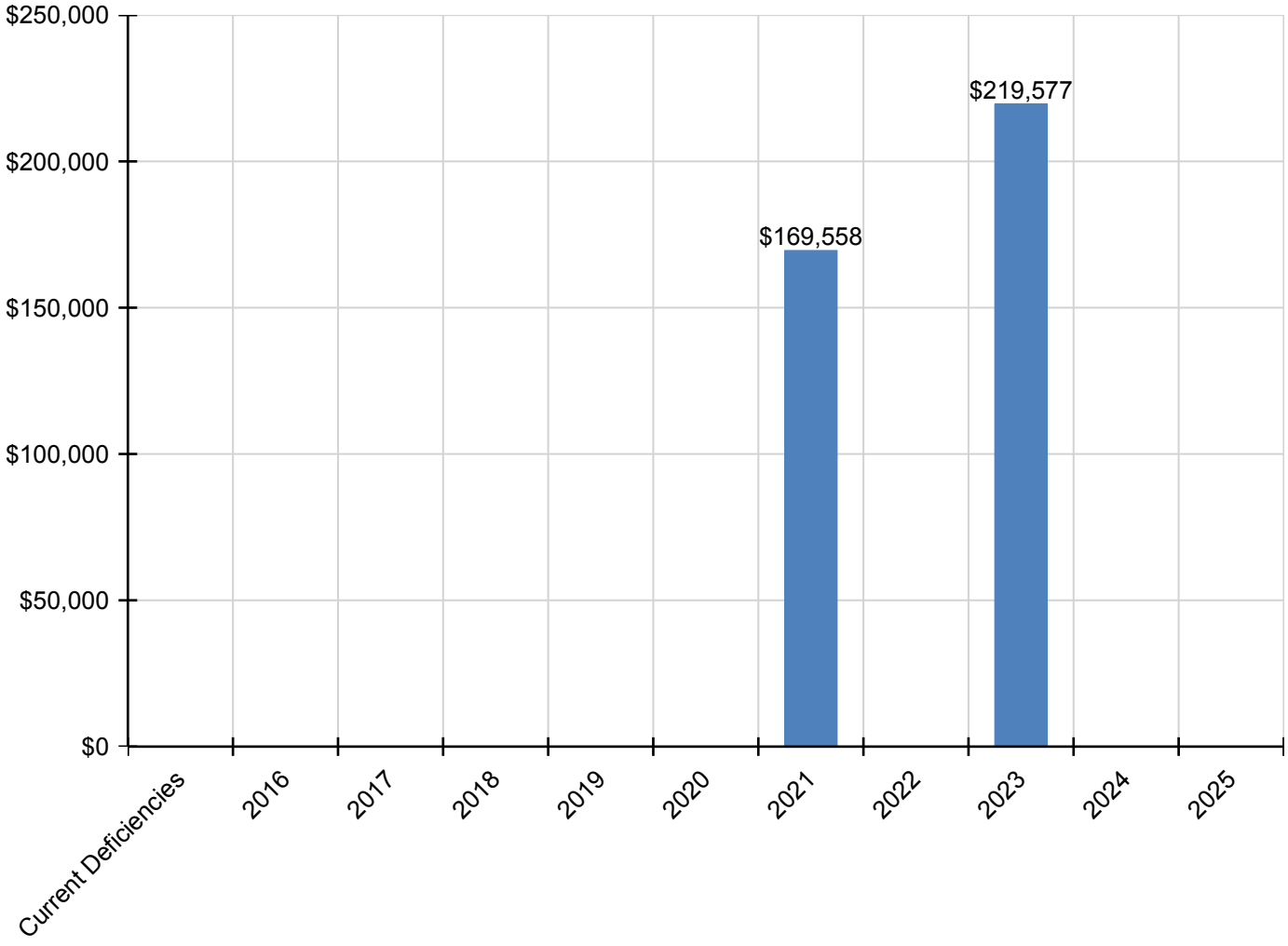
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Ceramic & Glazed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes - Paint	$0	$0	$0	$0	$0	$0	$0	$0	$193,100	$0	$0	**$193,100**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$5,930	$0	$0	**$5,930**
C3020 - Floor Finishes - Carpet	$0	$0	$0	$0	$0	$0	$169,558	$0	$0	$0	$0	**$169,558**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$0	$0	$0	$20,547	$0	$0	**$20,547**
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 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Telephone Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	295,582
Year Built:	1967
Last Renovation:	2006
Replacement Value:	$7,786,390
Repair Cost:	$1,666,518.12
Total FCI:	21.40 %
Total RSLI:	50.01 %
FCA Score:	78.60

Description:

The Southwest DeKalb High School site was originally constructed in 1967, has a total area of 35.8 acres, and is occupied by approximately 295,582 square feet of permanent building space. Major renovations and alterations to the site were performed in 2006 and 2013. 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:	1645

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	31.82 %	31.92 %	$1,448,674.19
G30 - Site Mechanical Utilities	81.52 %	0.00 %	$0.00
G40 - Site Electrical Utilities	63.32 %	20.03 %	$217,843.93
Totals:	**50.01 %**	**21.40 %**	**$1,666,518.12**

Photo Album

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

1). Aerial Image of Southwest DeKalb High School - Jul 18, 2015

2). Covered Walkway - Jul 29, 2015

3). Covered Walkway - Jul 29, 2015

4). Baseball Field - Jul 29, 2015

5). Softball Field - Jul 29, 2015

6). Track - Jul 29, 2015

7). Football Field - Jul 29, 2015

8). Tennis Courts - Jul 29, 2015

9). Emergency Generator 1 - Jul 29, 2015

10). Emergency Generator 2 - Jul 29, 2015

11). Retention Pond - Jul 29, 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.	128,733	25	2004	2029		56.00 %	28.28 %	14		$188,212.50	$665,550
G2020	Parking Lots	$4.56	S.F.	64,271	25	2004	2029		56.00 %	1.85 %	14		$5,420.52	$293,076
G2030	Pedestrian Paving	$1.50	S.F.	295,582	30	1967	1997		0.00 %	110.00 %	-18		$487,710.30	$443,373
G2040	Baseball Field	$8.35	S.F.	115,167	20	2000	2020		25.00 %	0.00 %	5			$961,644
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	4,820	25	2006	2031		64.00 %	0.00 %	16			$234,830
G2040	Fencing & Guardrails	$0.91	S.F.	295,582	30	1967	1997		0.00 %	110.00 %	-18		$295,877.58	$268,980
G2040	Football Field	$5.85	S.F.	99,045	20	2006	2026		55.00 %	0.00 %	11			$579,413
G2040	Hard Surface Play Area	$6.26	S.F.	1,960	20	2006	2026		55.00 %	0.00 %	11			$12,270
G2040	Playing Field	$3.92	S.F.		0				0.00 %	0.00 %				$0
G2040	Soccer/Lacross Field	$5.00	S.F.		0				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	17,167	20	2000	2020		25.00 %	0.00 %	5			$152,100
G2040	Tennis Courts	$18.47	S.F.	12,428	20	2006	2026		55.00 %	0.00 %	11			$229,545
G2040	Track	$7.04	S.F.	38,149	10	2006	2016		10.00 %	0.00 %	1			$268,569
G2050	Landscaping	$1.45	S.F.	295,582	15	1967	1982		0.00 %	110.00 %	-33		$471,453.29	$428,594
G3010	Water Supply	$1.83	S.F.	295,582	50	2006	2056		82.00 %	0.00 %	41			$540,915
G3020	Sanitary Sewer	$1.15	S.F.	295,582	50	2006	2056		82.00 %	0.00 %	41			$339,919
G3030	Storm Sewer	$3.55	S.F.	295,582	50	2006	2056		82.00 %	0.00 %	41			$1,049,316
G3060	Fuel Distribution	$0.78	S.F.	295,582	40	2006	2046		77.50 %	0.00 %	31			$230,554
G4010	Electrical Distribution	$1.86	S.F.	295,582	50	2006	2056		82.00 %	0.00 %	41			$549,783
G4020	Site Lighting	$1.15	S.F.	295,582	30	2006	2036		70.00 %	0.00 %	21			$339,919
G4030	Site Communications & Security	$0.67	S.F.	295,582	10	1967	1977		0.00 %	110.00 %	-38		$217,843.93	$198,040
								Total	**50.01 %**	**21.40 %**			**$1,666,518.12**	**$7,786,390**

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.

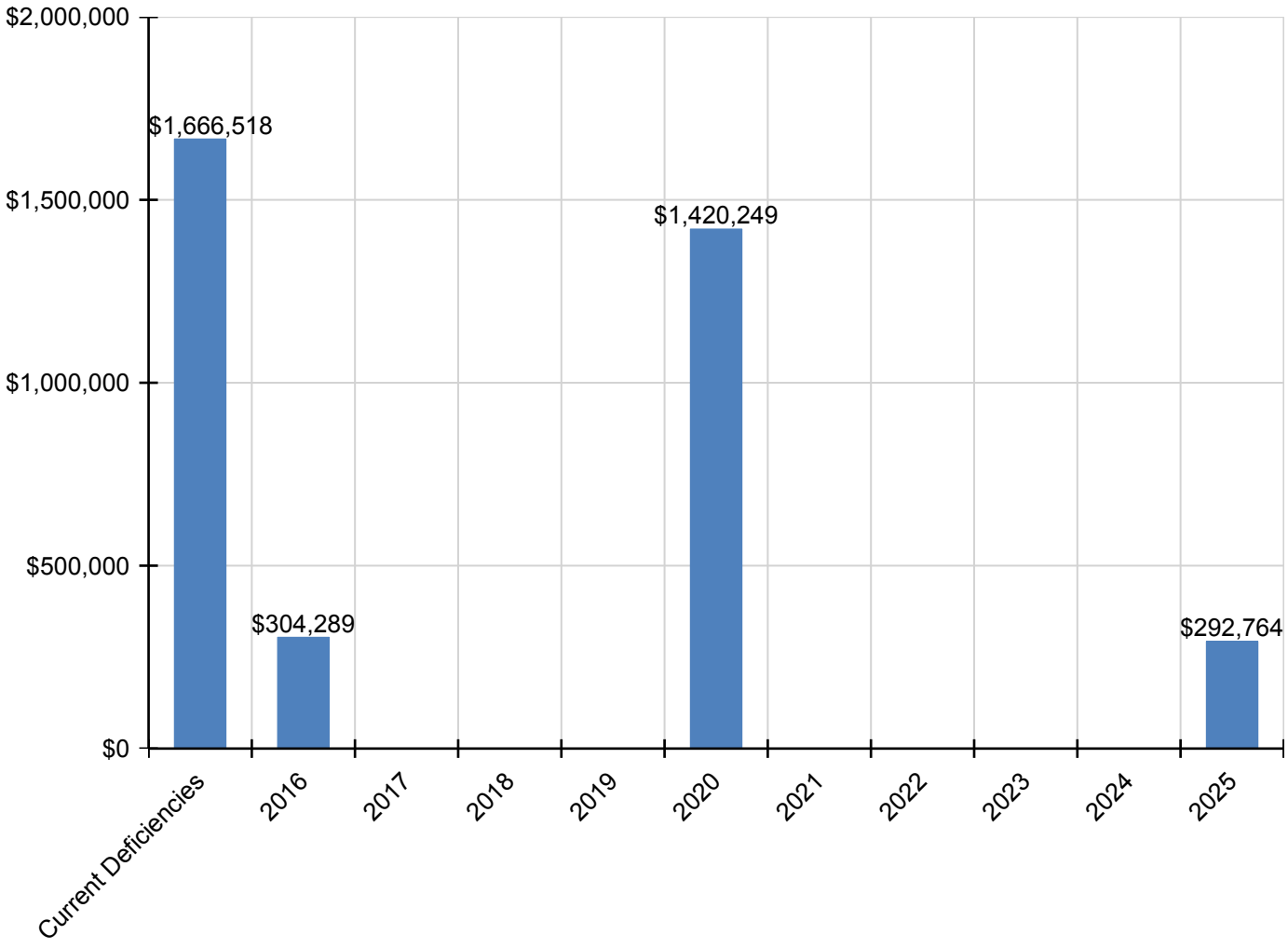
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,666,518**	**$304,289**	**$0**	**$0**	**$0**	**$1,420,249**	**$0**	**$0**	**$0**	**$0**	**$292,764**	**$3,683,820**
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	$188,213	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,213**
G2020 - Parking Lots	$5,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,421**
G2030 - Pedestrian Paving	$487,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$487,710**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$1,226,291	$0	$0	$0	$0	$0	**$1,226,291**
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	$295,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$295,878**
G2040 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$193,958	$0	$0	$0	$0	$0	**$193,958**
G2040 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Track	$0	$304,289	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$304,289**
G2050 - Landscaping	$471,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$471,453**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$217,844	$0	$0	$0	$0	$0	$0	$0	$0	$0	$292,764	**$510,608**

** Indicates non-renewable system*

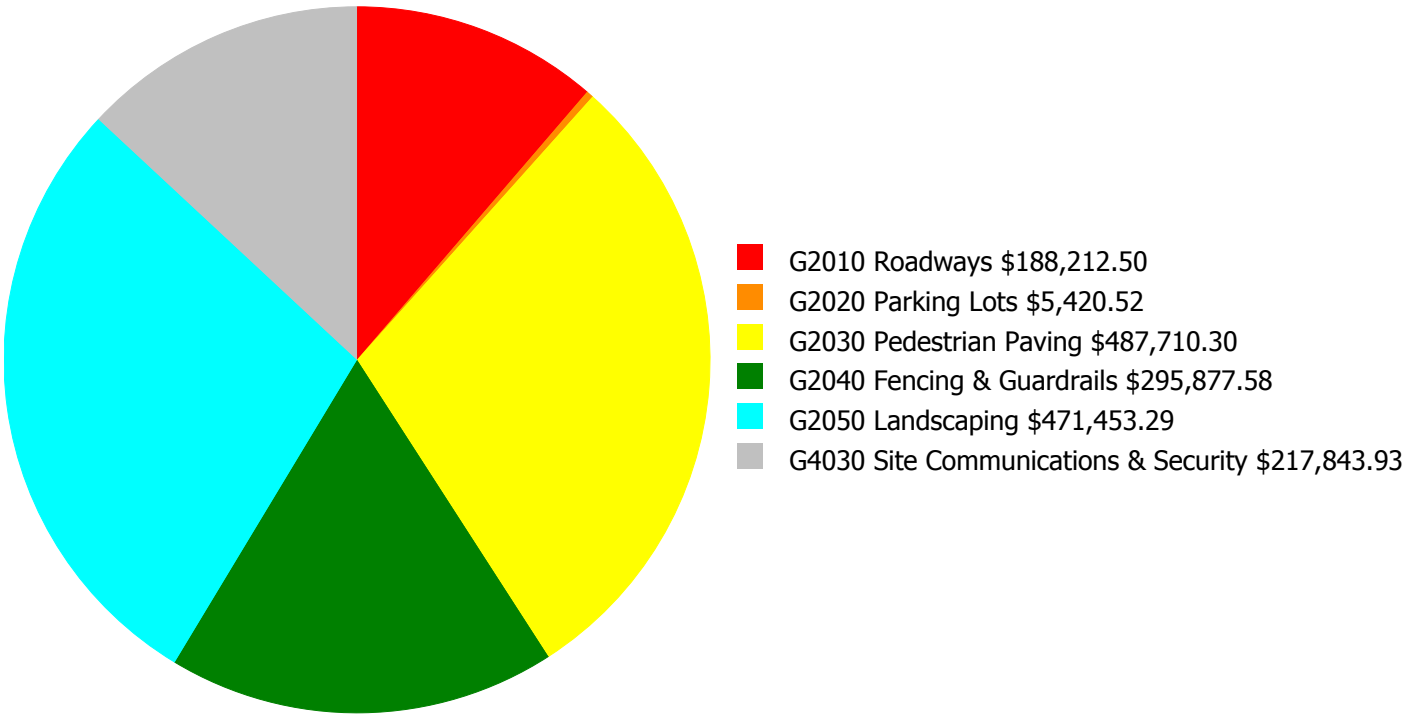
Forecasted Capital Renewal Requirement

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

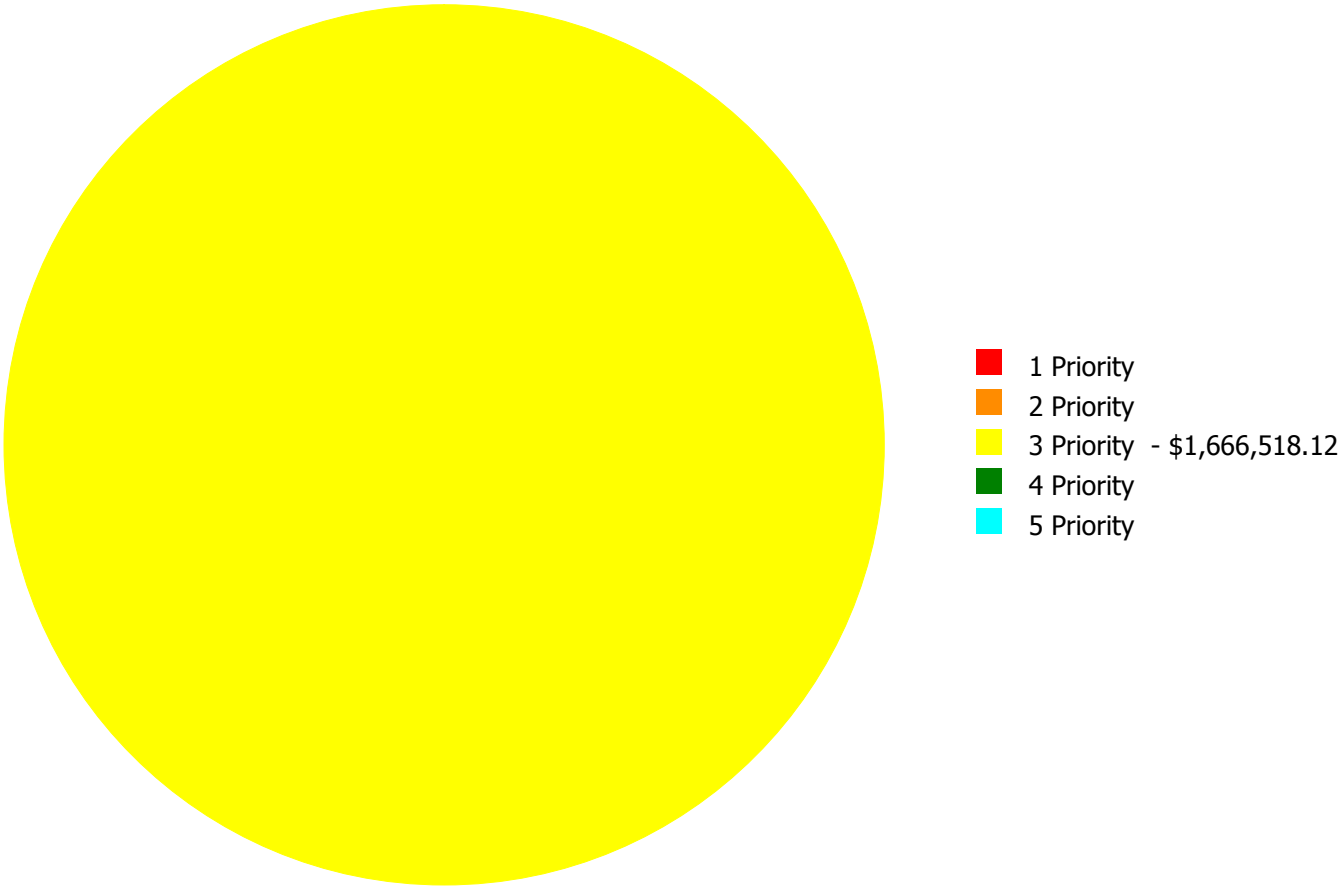
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $1,666,518.12

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: $1,666,518.12

Deficiency By Priority Investment Table

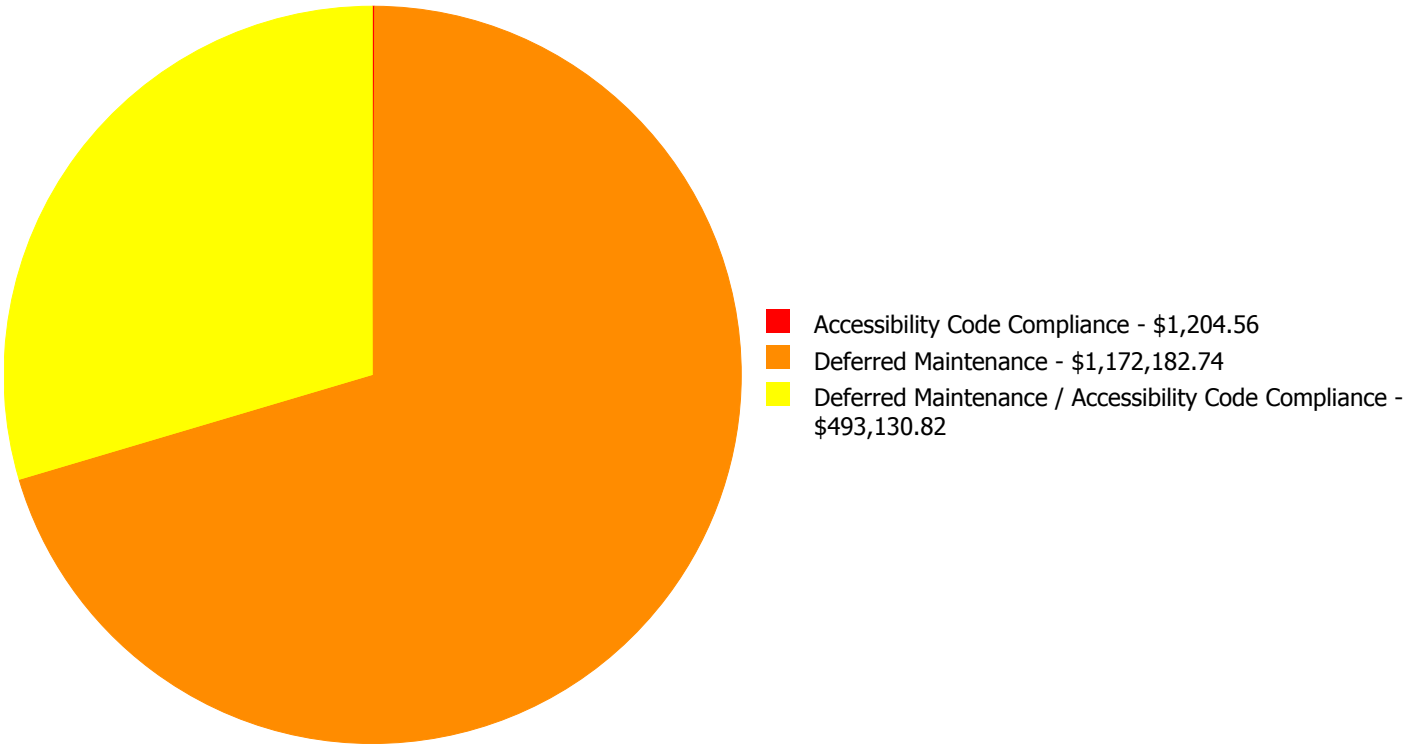
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	$0.00	$0.00	$188,212.50	$0.00	$0.00	$188,212.50
G2020	Parking Lots	$0.00	$0.00	$5,420.52	$0.00	$0.00	$5,420.52
G2030	Pedestrian Paving	$0.00	$0.00	$487,710.30	$0.00	$0.00	$487,710.30
G2040	Fencing & Guardrails	$0.00	$0.00	$295,877.58	$0.00	$0.00	$295,877.58
G2050	Landscaping	$0.00	$0.00	$471,453.29	$0.00	$0.00	$471,453.29
G4030	Site Communications & Security	$0.00	$0.00	$217,843.93	$0.00	$0.00	$217,843.93
	Total:	$0.00	$0.00	$1,666,518.12	$0.00	$0.00	$1,666,518.12

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: $1,666,518.12

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Replace/resurface asphalt roadway
Qty: 900.00
Unit of Measure: L.F.
Estimate: $187,007.94
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: North and south roadway entrances are aged, have many road cuts, cracks, potholes and repairs, and should be replaced.

System: G2010 - Roadways

Location: Site
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 Priority
Correction: Add ADA compliant striping at handicap roadway crossing
Qty: 2.00
Unit of Measure: Ea.
Estimate: $1,204.56
Assessor Name: Eduardo Lopez
Date Created: 07/29/2015

Notes: Provide missing striping for handicap roadway crossings from accessible parking spaces.

System: G2020 - Parking Lots

Location: Site

Distress: Inadequate

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Add handicap parking signage

Qty: 10.00

Unit of Measure: Ea.

Estimate: $5,420.52

Assessor Name: Eduardo Lopez

Date Created: 07/29/2015

Notes: There is an inadequate number of accessible parking spaces, including van-accessible parking spaces; missing accessible parking space signage; and faded striping in accessible parking area that need to be remediated. SPLOST project 002-422 and 328-422 to include parking lot reconfiguration (rear parking lot near the new addition).

System: G2030 - Pedestrian Paving

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance / Accessibility Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 295,582.00

Unit of Measure: S.F.

Estimate: $487,710.30

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

Notes: Pedestrian paving is beyond its expected service life, damaged, and should be replaced to include missing ramp to the field per ADA standards.

System: G2040 - Fencing & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 295,582.00
Unit of Measure: S.F.
Estimate: $295,877.58
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

Notes: Fencing is beyond its expected service life, rusted and failing, 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: 295,582.00
Unit of Measure: S.F.
Estimate: $471,453.29
Assessor Name: Eduardo Lopez
Date Created: 07/19/2015

Notes: Landscaping is beyond its expected service life, worn and bare in a number of locations, and should be replaced to prevent erosion.

System: G4030 - Site Communications & Security

Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 295,582.00

Unit of Measure: S.F.

Estimate: $217,843.93

Assessor Name: Eduardo Lopez

Date Created: 07/19/2015

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.