DeKalb County School District/High Schools

Stephenson 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):	245,441
Year Built:	1996
Last Renovation:	
Replacement Value:	$65,479,042
Repair Cost:	$18,620,812.05
Total FCI:	28.44 %
Total RSLI:	37.48 %
FCA Score:	71.56

Description:

The Stephenson High School campus consists of one main school building located at 701 Stephenson Road in Stone Mountain, Georgia. The original campus was constructed in 1994 and an addition to the main school building was constructed in 2005. In addition to the main school building, the campus contains a football storage/concession building, greenhouses, storage buildings, baseball field, softball field, football field, tennis courts, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

Attributes:

General Attributes:

Assigned Region:	Region 3	Board District:	District 6
DOE Facility:	497	Geographic Region:	Region 3
HS Attendance Area:	Stephenson HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	39.8		

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.

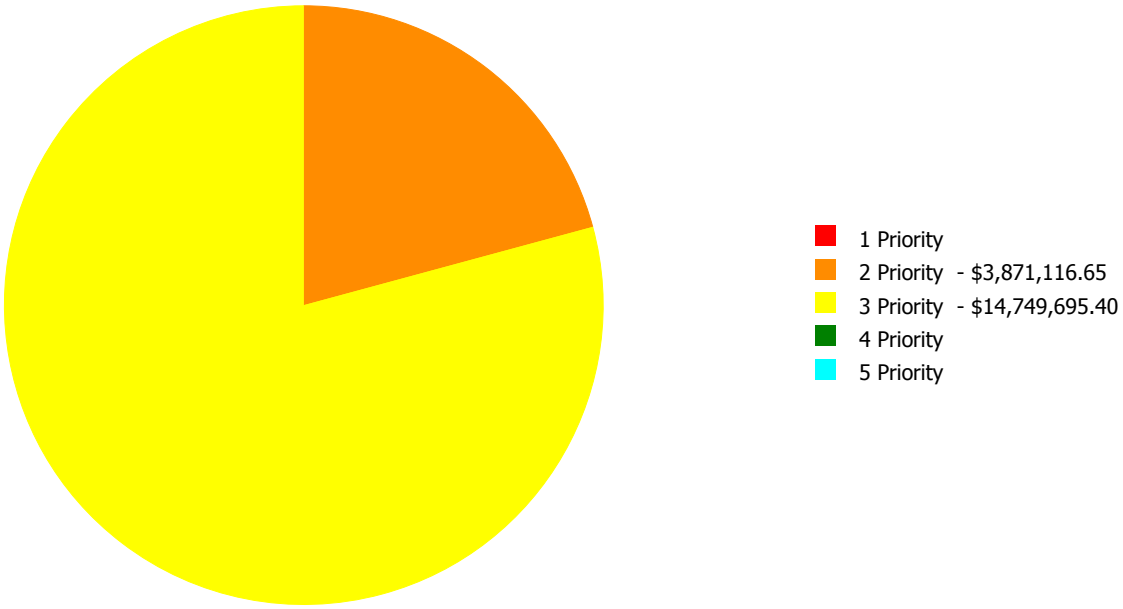
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	82.85 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.20 %	1.93 %	$129,523.71
B30 - Roofing	20.62 %	0.00 %	$0.00
C10 - Interior Construction	58.60 %	17.39 %	$1,337,954.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.35 %	54.29 %	$4,132,313.00
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	22.29 %	55.24 %	$3,811,012.00
D30 - HVAC	17.33 %	52.30 %	$4,684,998.00
D40 - Fire Protection	36.93 %	0.00 %	$0.00
D50 - Electrical	31.90 %	18.24 %	$903,011.33
E10 - Equipment	5.41 %	93.97 %	$984,044.00
E20 - Furnishings	9.44 %	89.22 %	$1,981,036.00
F10 - Special Construction	30.00 %	0.00 %	$0.00
G20 - Site Improvements	22.52 %	13.06 %	$656,920.01
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.26 %	0.00 %	$0.00
Totals:	**37.48 %**	**28.44 %**	**$18,620,812.05**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1994 Building	196,181	38.45	$0.00	$3,867,120.00	$13,995,796.39	$0.00	$0.00
2005 Addition	45,680	0.90	$0.00	$971.33	$96,979.00	$0.00	$0.00
Football Storage/Concession Building	700	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Greenhouse 1	2,200	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Greenhouse 2	180	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	245,441	8.50	$0.00	$0.00	$656,920.01	$0.00	$0.00
Softball Storage Building	350	13.53	$0.00	$3,025.32	$0.00	$0.00	$0.00
Storage Building	150	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**28.44**	**$0.00**	**$3,871,116.65**	**$14,749,695.40**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $18,620,812.05

Executive Summary

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

Function:	High School
Gross Area (SF):	196,181
Year Built:	1994
Last Renovation:	
Replacement Value:	$46,454,765
Repair Cost:	$17,862,916.39
Total FCI:	38.45 %
Total RSLI:	31.21 %
FCA Score:	61.55

Description:

The main building at Stephenson High School is a one-story building located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1994, there has been one addition in 2005 and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010	Fire Sprinkler System:	Yes

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.93 %	2.34 %	$126,498.39
B30 - Roofing	16.00 %	0.00 %	$0.00
C10 - Interior Construction	54.14 %	21.48 %	$1,337,954.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.83 %	61.01 %	$4,035,334.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	11.88 %	68.16 %	$3,811,012.00
D30 - HVAC	10.93 %	63.48 %	$4,684,998.00
D40 - Fire Protection	30.00 %	0.00 %	$0.00
D50 - Electrical	25.20 %	23.19 %	$902,040.00
E10 - Equipment	0.00 %	110.00 %	$984,044.00
E20 - Furnishings	0.00 %	110.00 %	$1,981,036.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**31.21 %**	**38.45 %**	**$17,862,916.39**

Photo Album

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

1). Northeast Elevation - Jul 30, 2015

2). Northeast Elevation - Jul 30, 2015

3). Southwest Elevation - Jul 30, 2015

4). Northwest Elevation - Jul 30, 2015

5). Southwest Elevation - Jul 30, 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.	196,181	100	1994	2094		79.00 %	0.00 %	79			$688,595
A1020	Special Foundations	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A1030	Slab on Grade	$3.56	S.F.	196,181	100	1994	2094		79.00 %	0.00 %	79			$698,404
A2010	Basement Excavation	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A2020	Basement Walls	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1010	Floor Construction	$0.00	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1020	Roof Construction	$11.74	S.F.	196,181	100	1994	2094		79.00 %	0.00 %	79			$2,303,165
B2010	Exterior Walls	$15.69	S.F.	196,181	100	1994	2094		79.00 %	4.11 %	79		$126,498.39	$3,078,080
B2020	Exterior Windows	$11.18	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$2,193,304
B2030	Exterior Doors	$0.66	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$129,479
B3010	Roof Coverings - Asphal Shingles	$0.00	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	196,181	25	1994	2019		16.00 %	0.00 %	4			$4,060,947
B3010	Roof Coverings - EPDM	$0.00	S.F.	0	15	1994	2009		0.00 %	0.00 %	-6			$0
B3010	Roof Coverings - Preformed Metal	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B3010	Roof Coverings - Standing Seam Metal	$0.00	S.F.	0	75	1994	2069		72.00 %	0.00 %	54			$0
B3020	Roof Openings	$0.00	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$0
C1010	Partitions	$19.44	S.F.	196,181	100	1994	2094		79.00 %	0.00 %	79			$3,813,759
C1020	Interior Doors	$6.11	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$1,198,666
C1030	Fittings	$6.20	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$1,337,954.00	$1,216,322
C2010	Stair Construction	$2.21	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
C3010	Wall Finishes - Ceramic & Glazed	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	196,181	10	1994	2004		0.00 %	110.00 %	-11		$416,492.00	$378,629
C3010	Wall Finishes - Wall Coverings	$0.00	S.F.	0	10	1994	2004		0.00 %	0.00 %	-11			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	19,681	8	1994	2002		0.00 %	110.00 %	-13		$184,017.00	$167,289
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.	10,000	50	1994	2044		58.00 %	0.00 %	29			$144,900
C3020	Floor Finishes - Terrazzo	$53.01	S.F.	52,838	50	1994	2044		58.00 %	0.00 %	29			$2,800,942
C3020	Floor Finishes - VCT	$9.54	S.F.	98,091	20	1994	2014		0.00 %	110.00 %	-1		$1,029,367.00	$935,788
C3020	Floor Finishes - Wood	$14.70	S.F.	15,571	20	1994	2014		0.00 %	110.00 %	-1		$251,783.00	$228,894
C3030	Ceiling Finishes	$9.98	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$2,153,675.00	$1,957,886
D1010	Elevators and Lifts	$0.00	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D2010	Plumbing Fixtures	$17.66	S.F.	196,181	30	1994	2024	2015	0.00 %	110.00 %	0		$3,811,012.00	$3,464,556
D2020	Domestic Water Distribution	$3.81	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$747,450
D2030	Sanitary Waste	$4.80	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$941,669
D2040	Rain Water Drainage	$0.92	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$180,487

School Assessment Report - 1994 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.	196,181	30	1994	2024		30.00 %	0.00 %	9			$105,938
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	196,181	40	1994	2034		47.50 %	0.00 %	19			$151,059
D3020	Heat Generating Systems	$4.55	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$892,624
D3030	Cooling Generating Systems	$4.73	S.F.	196,181	25	1994	2019		16.00 %	0.00 %	4			$927,936
D3040	Distribution Systems & Exhaust Systems	$5.88	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$1,153,544
D3050	Terminal & Package Units	$18.52	S.F.	196,181	15	1994	2009		0.00 %	110.00 %	-6		$3,996,599.00	$3,633,272
D3060	Controls & Instrumentation	$3.19	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$688,399.00	$625,817
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$147,136
D4010	Sprinklers	$4.13	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$810,228
D4020	Standpipes	$0.47	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$92,205
D5010	Electrical Service/Distribution	$1.73	S.F.	196,181	40	1994	2034		47.50 %	0.00 %	19			$339,393
D5020	Branch Wiring	$5.56	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$1,090,766
D5020	Lighting	$8.36	S.F.	196,181	30	1994	2024		30.00 %	0.00 %	9			$1,640,073
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	196,181	15	1994	2009		0.00 %	110.00 %	-6		$166,165.00	$151,059
D5030	Communications and Security - PA & Clock Systems	$1.99	S.F.	196,181	15	1994	2009		0.00 %	110.00 %	-6		$429,440.00	$390,400
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	196,181	15	1994	2009		0.00 %	110.00 %	-6		$250,327.00	$227,570
D5090	Other Electrical Systems - Emergency Generator	$0.26	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$56,108.00	$51,007
E1010	Commercial Equipment	$1.56	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
E1020	Institutional Equipment	$0.76	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$164,007.00	$149,098
E1090	Other Equipment - Kitchen Equipment	$2.24	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$483,390.00	$439,445
E1090	Other Equipment - Sports Equipment	$1.56	S.F.	196,181	15	1994	2009		0.00 %	110.00 %	-6		$336,647.00	$306,042
E2010	Fixed Furnishings	$9.18	S.F.	196,181	20	1994	2014		0.00 %	110.00 %	-1		$1,981,036.00	$1,800,942
F1010	Special Structures - Canopies	$2.62	S.F.		0				0.00 %	0.00 %				$0
								Total	**31.21 %**	**38.45 %**			**$17,862,916.39**	**$46,454,765**

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:	**$17,862,916**	**$0**	**$0**	**$0**	**$6,176,535**	**$0**	**$0**	**$0**	**$233,107**	**$15,782,960**	**$559,730**	**$40,615,249**
*** 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**	$126,498	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,498**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,147,940	$0	**$3,147,940**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$185,835	$0	**$185,835**
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	$5,027,694	$0	$0	$0	$0	$0	$0	**$5,027,694**
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**

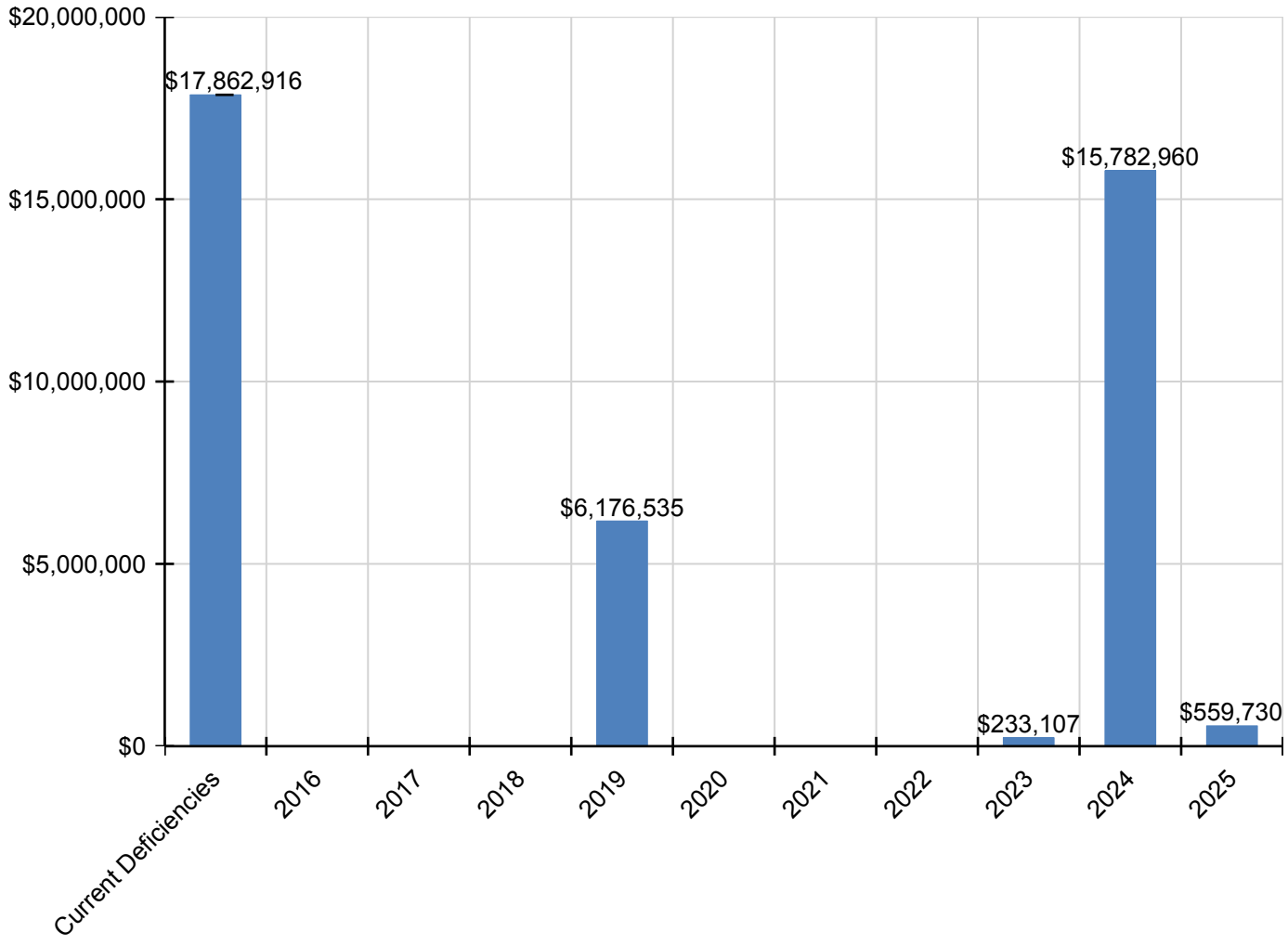
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,251,190	$0	**$1,251,190**
C1030 - Fittings	$1,337,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,337,954**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$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	$416,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$559,730	**$976,222**
C3010 - Wall Finishes - Wall Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Carpet	$184,017	$0	$0	$0	$0	$0	$0	$0	$233,107	$0	$0	**$417,124**
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	$1,029,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,029,367**
C3020 - Floor Finishes - Wood	$251,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$251,783**
C3030 - Ceiling Finishes	$2,153,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,153,675**
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	$3,811,012	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,811,012**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,072,778	$0	**$1,072,778**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,351,531	$0	**$1,351,531**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$259,043	$0	**$259,043**
D2090 - Other Plumbing Systems - Acid Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$152,048	$0	**$152,048**
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	$1,281,139	$0	**$1,281,139**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$1,148,841	$0	$0	$0	$0	$0	$0	**$1,148,841**
D3040 - Distribution Systems & Exhaust Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,655,625	$0	**$1,655,625**
D3050 - Terminal & Package Units	$3,996,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,996,599**
D3060 - Controls & Instrumentation	$688,399	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$688,399**
D3090 - Other HVAC Systems/Equip - Kitchen Hood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$211,176	$0	**$211,176**

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	$1,162,879	$0	**$1,162,879**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$132,338	$0	**$132,338**
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	$1,565,523	$0	**$1,565,523**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,353,915	$0	**$2,353,915**
D5030 - Communications and Security - Fire Alarm	$166,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,165**
D5030 - Communications and Security - PA & Clock Systems	$429,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$429,440**
D5030 - Communications and Security - Security & CCTV	$250,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250,327**
D5090 - Other Electrical Systems - Emergency Generator	$56,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,108**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$164,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,007**
E1090 - Other Equipment - Kitchen Equipment	$483,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$483,390**
E1090 - Other Equipment - Sports Equipment	$336,647	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$336,647**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$1,981,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,981,036**
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*

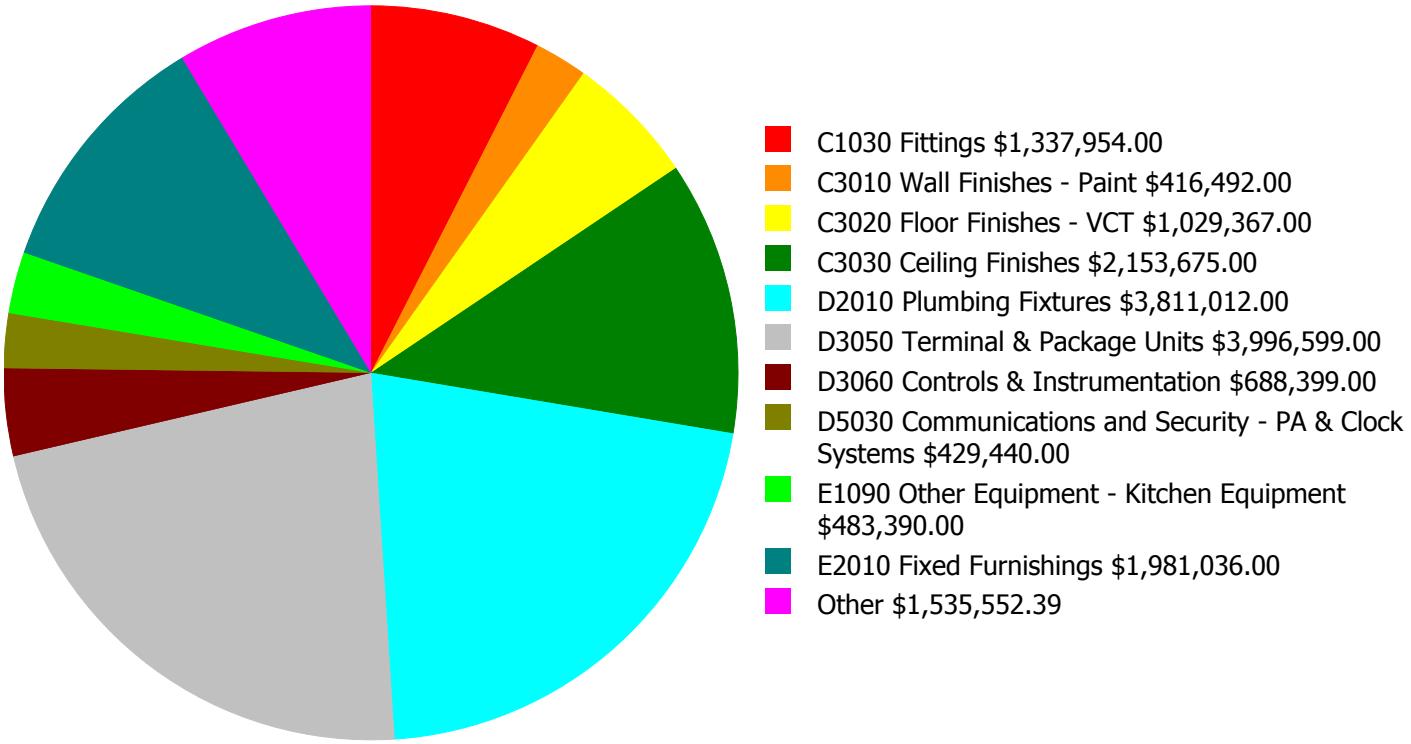
Forecasted Capital Renewal Requirement

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

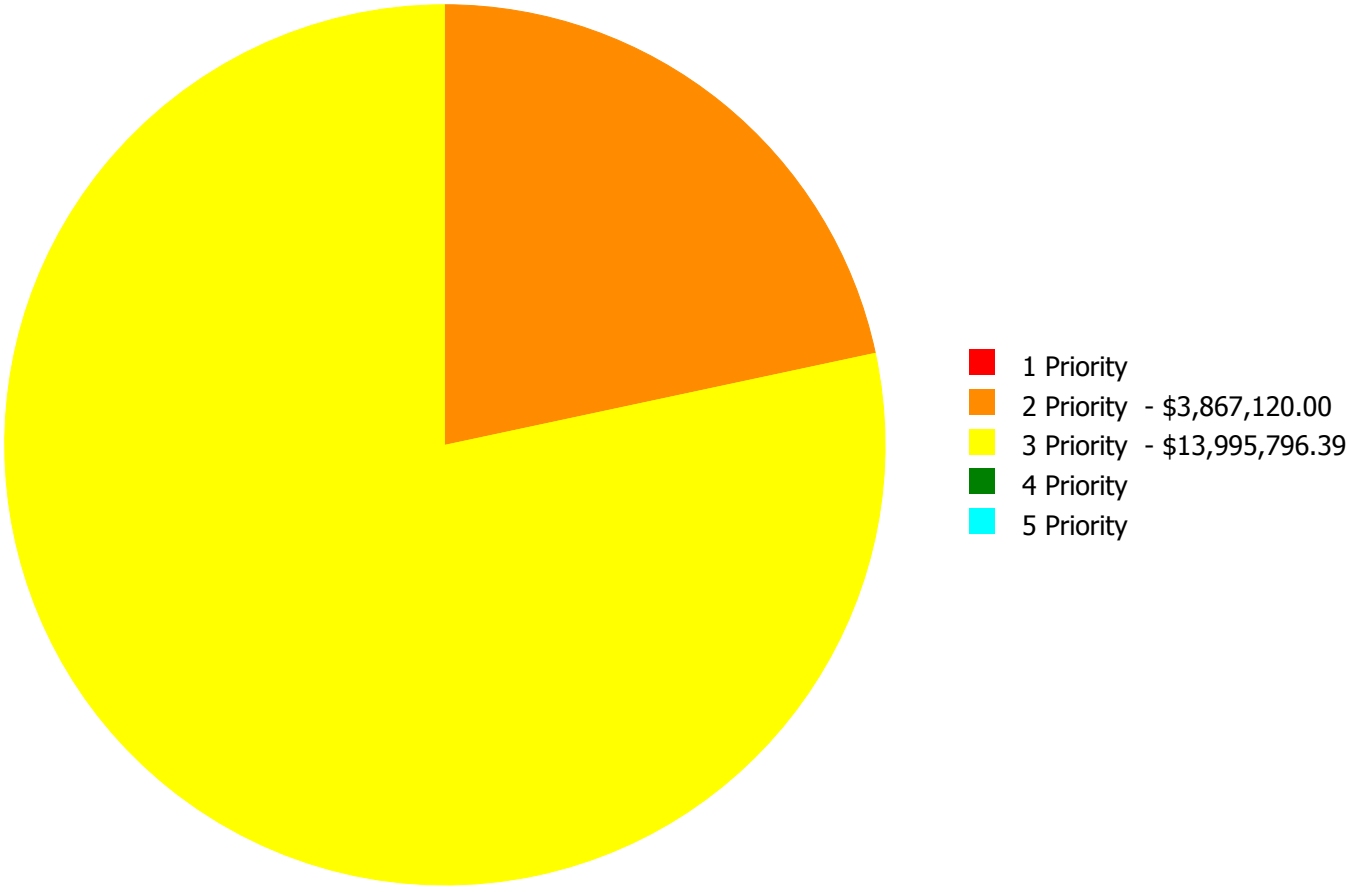
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $17,862,916.39

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: $17,862,916.39

Deficiency By Priority Investment Table

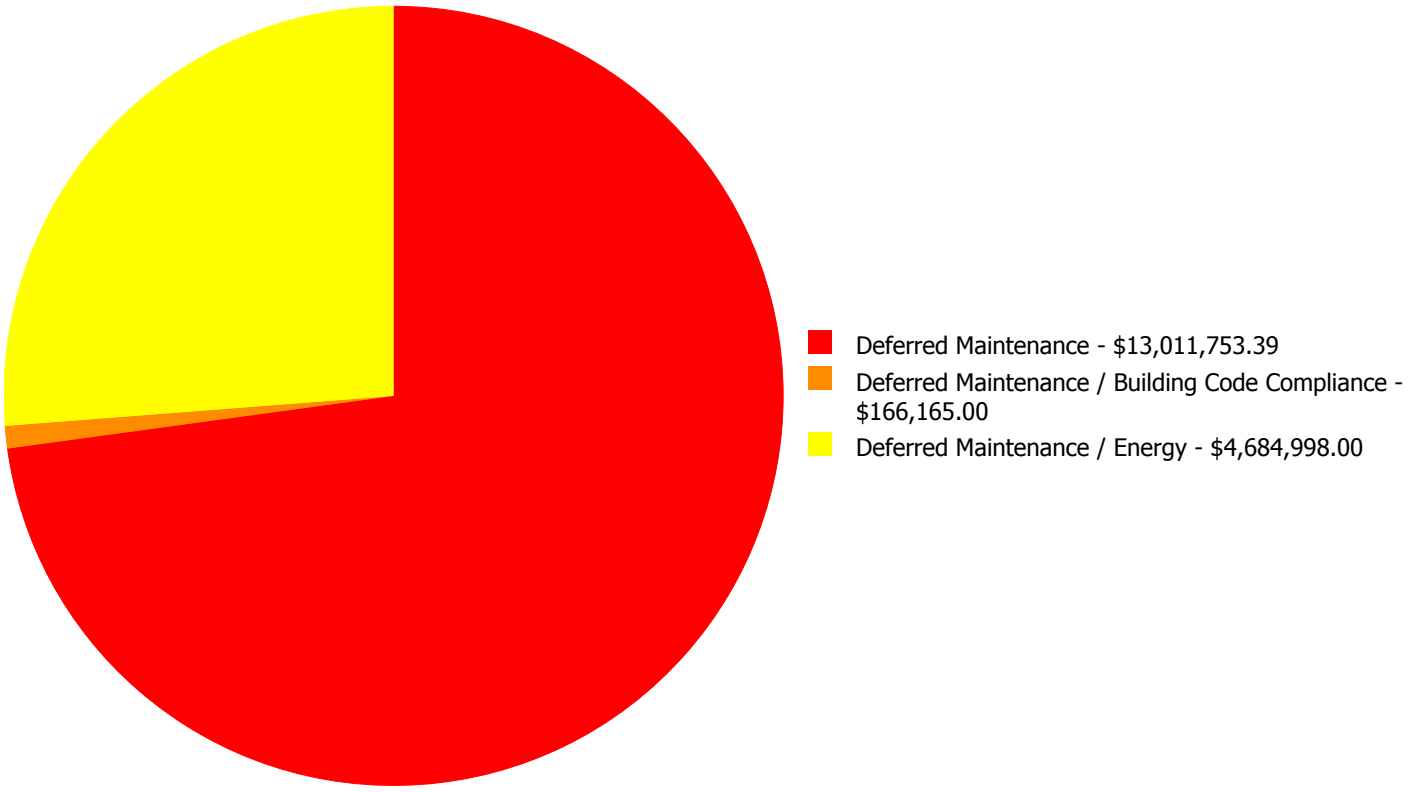
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2010	Exterior Walls	$0.00	$0.00	$126,498.39	$0.00	$0.00	$126,498.39
C1030	Fittings	$0.00	$0.00	$1,337,954.00	$0.00	$0.00	$1,337,954.00
C3010	Wall Finishes - Paint	$0.00	$0.00	$416,492.00	$0.00	$0.00	$416,492.00
C3020	Floor Finishes - Carpet	$0.00	$0.00	$184,017.00	$0.00	$0.00	$184,017.00
C3020	Floor Finishes - VCT	$0.00	$0.00	$1,029,367.00	$0.00	$0.00	$1,029,367.00
C3020	Floor Finishes - Wood	$0.00	$0.00	$251,783.00	$0.00	$0.00	$251,783.00
C3030	Ceiling Finishes	$0.00	$0.00	$2,153,675.00	$0.00	$0.00	$2,153,675.00
D2010	Plumbing Fixtures	$0.00	$3,811,012.00	$0.00	$0.00	$0.00	$3,811,012.00
D3050	Terminal & Package Units	$0.00	$0.00	$3,996,599.00	$0.00	$0.00	$3,996,599.00
D3060	Controls & Instrumentation	$0.00	$0.00	$688,399.00	$0.00	$0.00	$688,399.00
D5030	Communications and Security - Fire Alarm	$0.00	$0.00	$166,165.00	$0.00	$0.00	$166,165.00
D5030	Communications and Security - PA & Clock Systems	$0.00	$0.00	$429,440.00	$0.00	$0.00	$429,440.00
D5030	Communications and Security - Security & CCTV	$0.00	$0.00	$250,327.00	$0.00	$0.00	$250,327.00
D5090	Other Electrical Systems - Emergency Generator	$0.00	$56,108.00	$0.00	$0.00	$0.00	$56,108.00
E1020	Institutional Equipment	$0.00	$0.00	$164,007.00	$0.00	$0.00	$164,007.00
E1090	Other Equipment - Kitchen Equipment	$0.00	$0.00	$483,390.00	$0.00	$0.00	$483,390.00
E1090	Other Equipment - Sports Equipment	$0.00	$0.00	$336,647.00	$0.00	$0.00	$336,647.00
E2010	Fixed Furnishings	$0.00	$0.00	$1,981,036.00	$0.00	$0.00	$1,981,036.00
	Total:	$0.00	$3,867,120.00	$13,995,796.39	$0.00	$0.00	$17,862,916.39

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: $17,862,916.39

Deficiency Details by Priority

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

Priority 2 Priority:

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $3,811,012.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The plumbing fixtures are severely worn and damaged, and should be scheduled for replacement.

System: D5090 - Other Electrical Systems - Emergency Generator

Location: South Side of Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $56,108.00
Assessor Name: Sam Mandola
Date Created: 04/11/2015

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

Priority 3 Priority:

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Point clay brick wall, 1st floor
Qty: 100.00
Unit of Measure: C.S.F.
Estimate: $118,318.44
Assessor Name: Ben Nixon
Date Created: 12/11/2015

Notes: Exterior walls are damaged and need to be repaired.

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Recaulk expansion and control joints
Qty: 500.00
Unit of Measure: L.F.
Estimate: $8,179.95
Assessor Name: Ben Nixon
Date Created: 12/11/2015

Notes: Expansion joints are deteriorated and need to be replaced.

System: C1030 - Fittings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $1,337,954.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: Fittings, such as toilet partitions, handrails and signage, are beyond their expected service life, worn and damaged, and should be replaced.

System: C3010 - Wall Finishes - Paint

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $416,492.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Carpet

Location: Media Center, Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 19,681.00
Unit of Measure: S.F.
Estimate: $184,017.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The carpet is stained, showing signs of failure, 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: 98,091.00
Unit of Measure: S.F.
Estimate: $1,029,367.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: C3020 - Floor Finishes - Wood

Location: Gym and Stage
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 15,571.00
Unit of Measure: S.F.
Estimate: $251,783.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The wood flooring is aged, worn, and should be renovated.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $2,153,675.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: The acoustical ceiling system is deteriorating due to age and the environment, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $3,996,599.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

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

System: D3060 - Controls & Instrumentation

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance / Energy

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $688,399.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The controls and instrumentation system is beyond its 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 / Building Code Compliance

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $166,165.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement. Restrooms throughout the facility are in need of audible and visual (strobe) alarms.

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: 196,181.00

Unit of Measure: S.F.

Estimate: $429,440.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: PA and clock systems are beyond their expected service life and should be scheduled for replacement.

System: D5030 - Communications and Security - Security & CCTV

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $250,327.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $164,007.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

Notes: Institutional equipment, such as theater and stage equipment, audio-visual equipment and library equipment, is beyond its expected service life and should be scheduled for replacement.

System: E1090 - Other Equipment - Kitchen Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $483,390.00
Assessor Name: Ben Nixon
Date Created: 04/11/2015

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

System: E1090 - Other Equipment - Sports Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 196,181.00
Unit of Measure: S.F.
Estimate: $336,647.00
Assessor Name: Ben Nixon
Date Created: 12/11/2015

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

System: E2010 - Fixed Furnishings

Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 196,181.00

Unit of Measure: S.F.

Estimate: $1,981,036.00

Assessor Name: Ben Nixon

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):	45,680
Year Built:	2005
Last Renovation:	
Replacement Value:	$10,855,217
Repair Cost:	$97,950.33
Total FCI:	0.90 %
Total RSLI:	66.65 %
FCA Score:	99.10

Description:

The 2005 classroom addition at Stephenson High School is a two-story building located at 701 Stephenson Road in Stone Mountain, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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	90.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.96 %	0.00 %	$0.00
B30 - Roofing	60.04 %	0.00 %	$0.00
C10 - Interior Construction	77.70 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	45.25 %	9.78 %	$96,979.00
D10 - Conveying	66.67 %	0.00 %	$0.00
D20 - Plumbing	66.89 %	0.00 %	$0.00
D30 - HVAC	47.26 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	56.72 %	0.09 %	$971.33
E10 - Equipment	37.13 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
F10 - Special Construction	0.00 %	0.00 %	$0.00
Totals:	**66.65 %**	**0.90 %**	**$97,950.33**

Photo Album

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

1). Northeast Elevation - Jul 30, 2015

2). Southeast Elevation - Jul 30, 2015

3). Southwest Elevation - Jul 30, 2015

4). Southwest Elevation - Jul 30, 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.	45,680	100	2005	2105		90.00 %	0.00 %	90			$160,337
A1020	Special Foundations	$4.36	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$199,165
A1030	Slab on Grade	$3.56	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$162,621
A2010	Basement Excavation	$0.14	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
A2020	Basement Walls	$1.64	S.F.	0	100	2005	2105		90.00 %	0.00 %	90			$0
B1010	Floor Construction	$15.61	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$713,065
B1020	Roof Construction	$11.74	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$536,283
B2010	Exterior Walls	$15.69	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$716,719
B2020	Exterior Windows	$11.18	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$510,702
B2030	Exterior Doors	$0.66	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$30,149
B3010	Roof Coverings - Asphal Shingles	$4.32	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			$0
B3010	Roof Coverings - BUR	$20.70	S.F.	22,840	25	2005	2030		60.00 %	0.00 %	15			$472,788
B3010	Roof Coverings - EPDM	$3.33	S.F.	0	15	2005	2020		33.33 %	0.00 %	5			$0
B3010	Roof Coverings - Preformed Metal	$0.07	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
B3010	Roof Coverings - Standing Seam Metal	$27.45	S.F.	0	75	2005	2080		86.67 %	0.00 %	65			$0
B3020	Roof Openings	$0.07	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$3,198
C1010	Partitions	$19.44	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$888,019
C1020	Interior Doors	$6.11	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$279,105
C1030	Fittings	$6.20	S.F.	45,680	20	2005	2025		50.00 %	0.00 %	10			$283,216
C2010	Stair Construction	$2.21	S.F.	45,680	100	2005	2105		90.00 %	0.00 %	90			$100,953
C3010	Wall Finishes - Ceramic & Glazed	$10.27	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
C3010	Wall Finishes - Paint	$1.93	S.F.	45,680	10	2005	2015		0.00 %	110.00 %	0		$96,979.00	$88,162
C3010	Wall Finishes - Wall Coverings	$2.13	S.F.	0	10	2005	2015		0.00 %	0.00 %	0			$0
C3020	Floor Finishes - Carpet	$8.50	S.F.	1,035	8	2005	2013	2020	62.50 %	0.00 %	5			$8,798
C3020	Floor Finishes - Ceramic & Quarry Tile	$14.49	S.F.		50	2005	2055		80.00 %	0.00 %	40			$0
C3020	Floor Finishes - Epoxy	$9.51	S.F.	2,621	15	2005	2020		33.33 %	0.00 %	5			$24,926
C3020	Floor Finishes - Rubber	$20.63	S.F.	1,200	10	2005	2015	2020	50.00 %	0.00 %	5			$24,756
C3020	Floor Finishes - VCT	$9.54	S.F.	40,824	20	2005	2025		50.00 %	0.00 %	10			$389,461
C3030	Ceiling Finishes	$9.98	S.F.	45,680	20	2005	2025		50.00 %	0.00 %	10			$455,886
D1010	Elevators and Lifts	$2.14	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$97,755
D2010	Plumbing Fixtures	$17.66	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$806,709
D2020	Domestic Water Distribution	$3.81	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$174,041
D2030	Sanitary Waste	$4.80	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$219,264
D2040	Rain Water Drainage	$0.92	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$42,026

School Assessment Report - 2005 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D2090	Other Plumbing Systems - Acid Waste	$0.54	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$24,667
D2090	Other Plumbing Systems - Natural Gas	$0.77	S.F.	45,680	40	2005	2045		75.00 %	0.00 %	30			$35,174
D3020	Heat Generating Systems	$0.00	S.F.		0	2005			0.00 %	0.00 %				$0
D3030	Cooling Generating Systems	$2.39	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$109,175
D3040	Distribution Systems & Exhaust Systems	$10.45	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$477,356
D3050	Terminal & Package Units	$18.52	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$845,994
D3060	Controls & Instrumentation	$3.19	S.F.	45,680	20	2005	2025		50.00 %	0.00 %	10			$145,719
D3090	Other HVAC Systems/Equip - Kitchen Hood	$0.75	S.F.	0	30	2005	2035		66.67 %	0.00 %	20			$0
D4010	Sprinklers	$4.13	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$188,658
D4020	Standpipes	$0.47	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$21,470
D5010	Electrical Service/Distribution	$1.73	S.F.	45,680	40	2005	2045		75.00 %	0.00 %	30			$79,026
D5020	Branch Wiring	$5.56	S.F.	45,680	30	2005	2035		66.67 %	0.38 %	20		$971.33	$253,981
D5020	Lighting	$8.36	S.F.	45,680	30	2005	2035		66.67 %	0.00 %	20			$381,885
D5030	Communications and Security - Fire Alarm	$0.77	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$35,174
D5030	Communications and Security - PA & Clock Systems	$4.82	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$220,178
D5030	Communications and Security - Security & CCTV	$1.16	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$52,989
D5090	Other Electrical Systems - Emergency Generator	$0.52	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$23,754
E1010	Commercial Equipment	$5.22	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
E1020	Institutional Equipment	$0.76	S.F.	45,680	20	2005	2025		50.00 %	0.00 %	10			$34,717
E1090	Other Equipment - Kitchen Equipment	$2.58	S.F.	45,680	15	2005	2020		33.33 %	0.00 %	5			$117,854
E2010	Fixed Furnishings	$9.18	S.F.	45,680	20	2005	2025		50.00 %	0.00 %	10			$419,342
F1010	Special Structures - Canopies	$2.62	S.F.	0	20	2005	2025		50.00 %	0.00 %	10			$0
								Total	**66.65 %**	**0.90 %**			**$97,950.33**	**$10,855,217**

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:	**$97,950**	**$0**	**$0**	**$0**	**$0**	**$1,713,496**	**$0**	**$0**	**$0**	**$0**	**$2,685,353**	**$4,496,800**
*** 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**

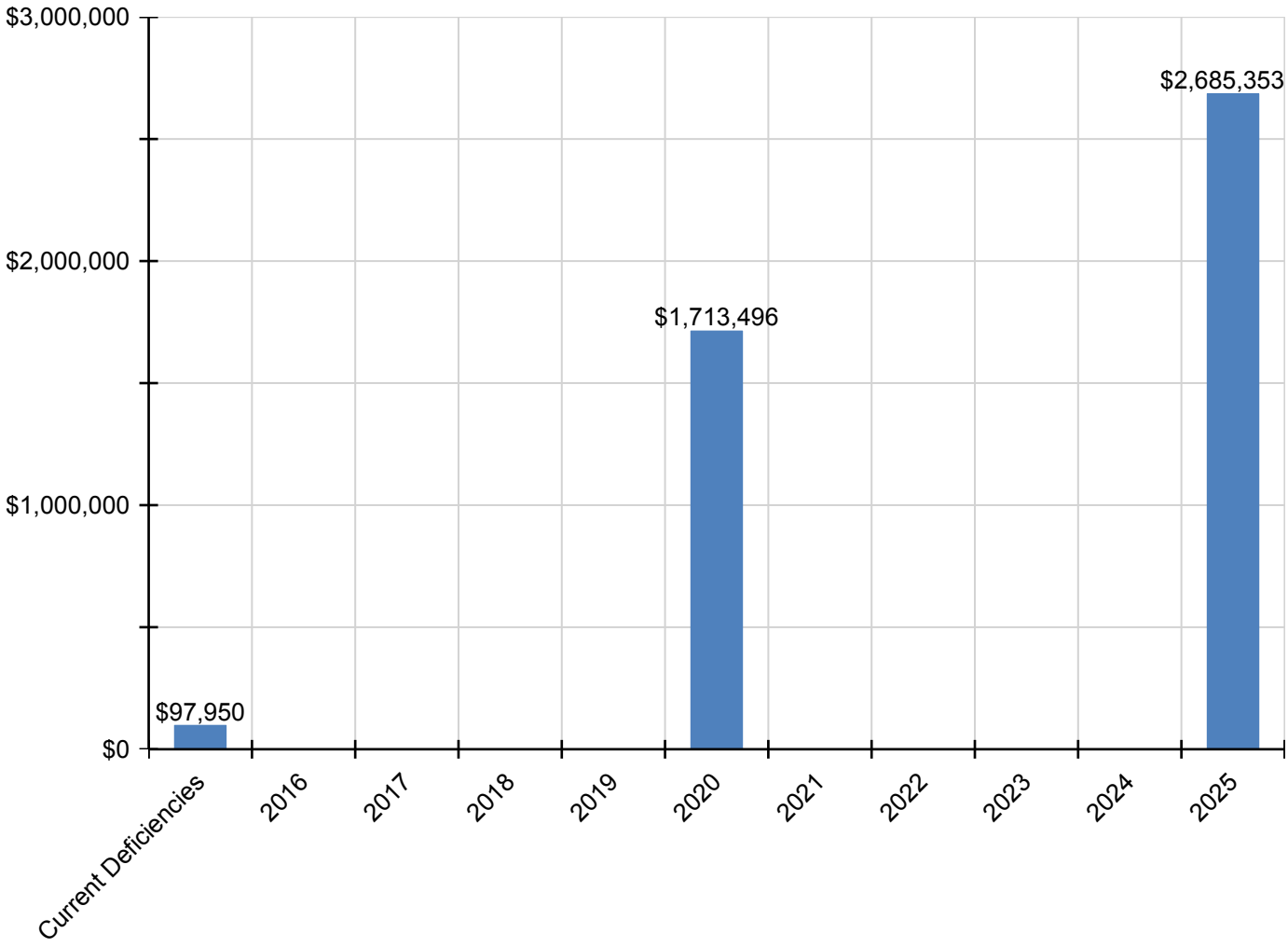
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$418,681	**$418,681**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$96,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$130,332	**$227,311**
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	$11,218	$0	$0	$0	$0	$0	**$11,218**
C3020 - Floor Finishes - Ceramic & Quarry Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes - Epoxy	$0	$0	$0	$0	$0	$31,785	$0	$0	$0	$0	$0	**$31,785**
C3020 - Floor Finishes - Rubber	$0	$0	$0	$0	$0	$31,569	$0	$0	$0	$0	$0	**$31,569**
C3020 - Floor Finishes - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$575,743	**$575,743**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$673,940	**$673,940**
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	$1,078,812	$0	$0	$0	$0	$0	**$1,078,812**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$215,418	**$215,418**
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	$971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$971**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security - Fire Alarm	$0	$0	$0	$0	$0	$44,853	$0	$0	$0	$0	$0	**$44,853**
D5030 - Communications and Security - PA & Clock Systems	$0	$0	$0	$0	$0	$280,770	$0	$0	$0	$0	$0	**$280,770**
D5030 - Communications and Security - Security & CCTV	$0	$0	$0	$0	$0	$67,572	$0	$0	$0	$0	$0	**$67,572**
D5090 - Other Electrical Systems - Emergency Generator	$0	$0	$0	$0	$0	$30,291	$0	$0	$0	$0	$0	**$30,291**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,321	**$51,321**
E1090 - Other Equipment - Kitchen Equipment	$0	$0	$0	$0	$0	$136,625	$0	$0	$0	$0	$0	**$136,625**
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	$619,918	**$619,918**
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*

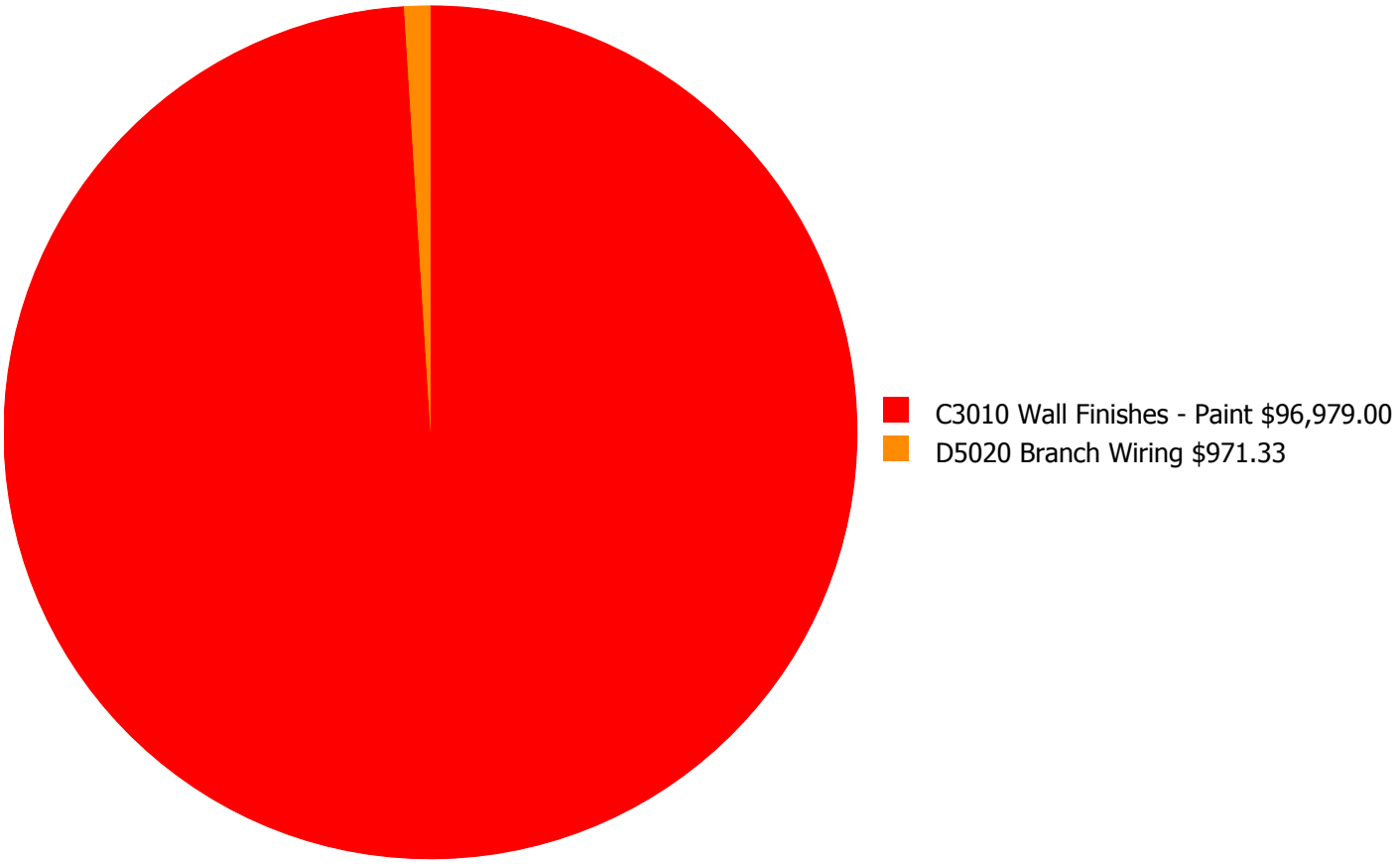
Forecasted Capital Renewal Requirement

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

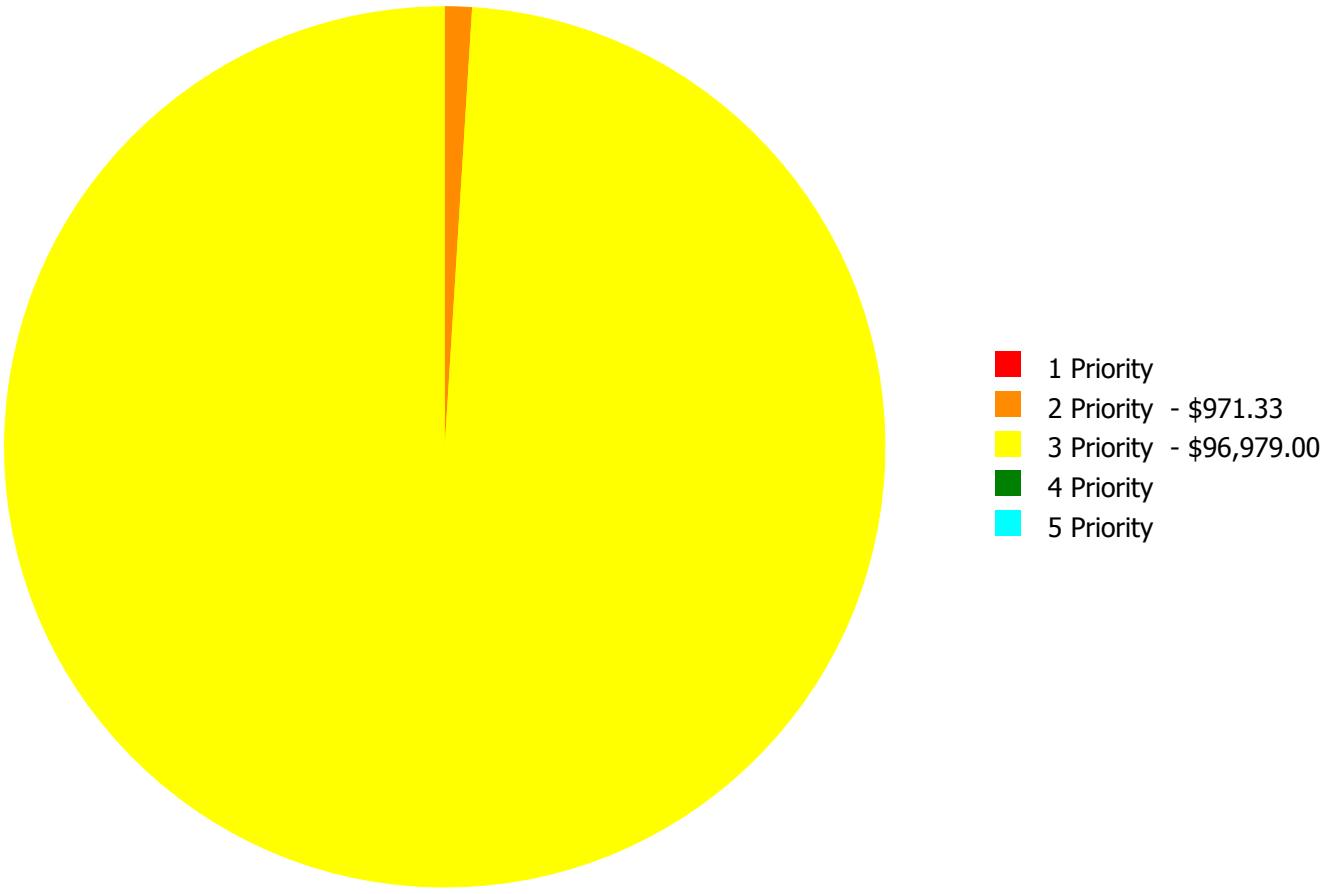
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $97,950.33

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: $97,950.33

Deficiency By Priority Investment Table

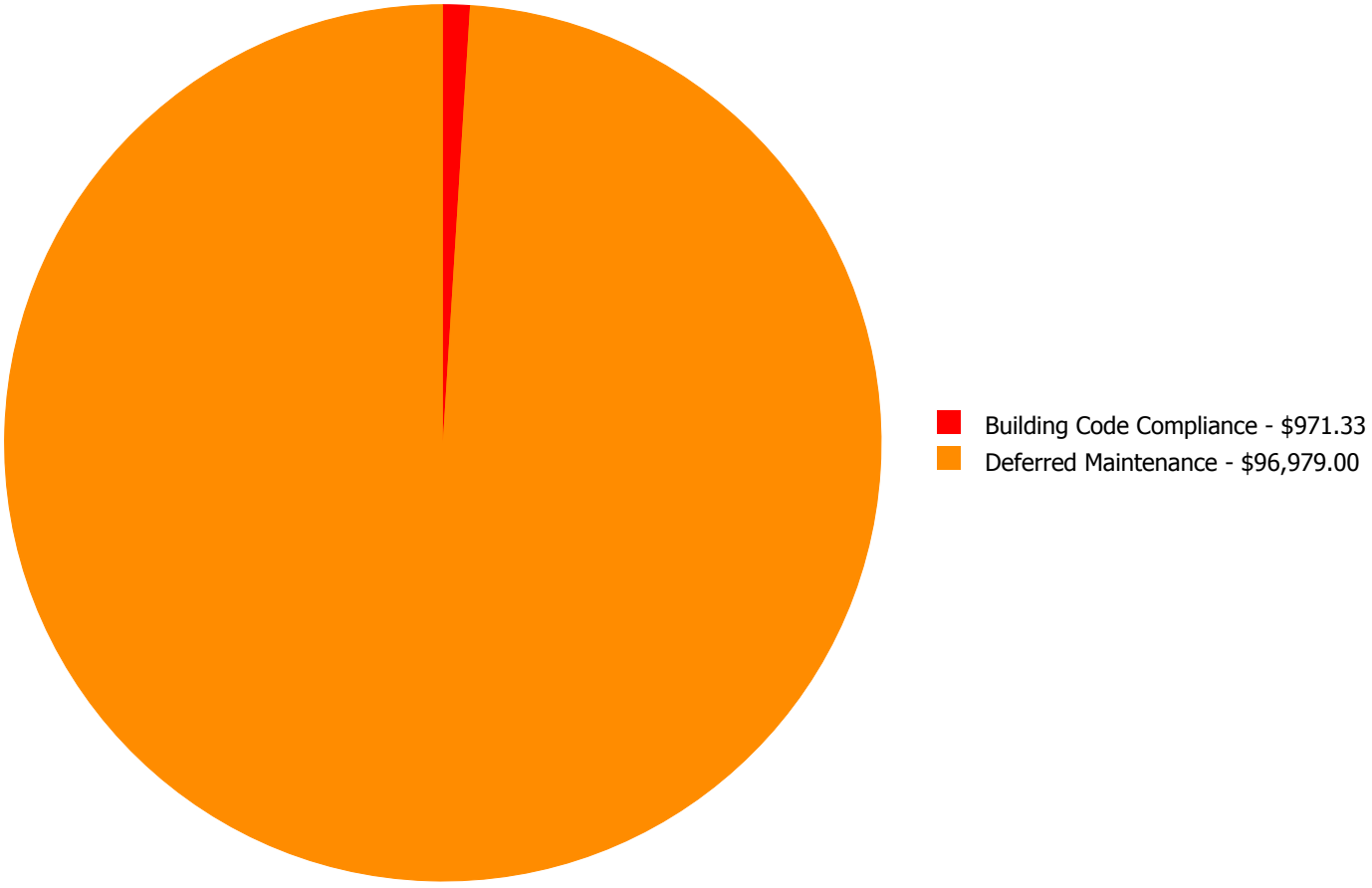
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$96,979.00	$0.00	$0.00	$96,979.00
D5020	Branch Wiring	$0.00	$971.33	$0.00	$0.00	$0.00	$971.33
	Total:	$0.00	$971.33	$96,979.00	$0.00	$0.00	$97,950.33

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: $97,950.33

Deficiency Details by Priority

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

Priority 2 Priority:

System: D5020 - Branch Wiring

Location: Science Labs

Distress: Missing

Category: Building Code Compliance

Priority: 2 Priority

Correction: Add GFCI receptacle in wet location

Qty: 6.00

Unit of Measure: Ea.

Estimate: $971.33

Assessor Name: Eduardo Lopez

Date Created: 12/11/2015

Notes: GFI outlets are missing in wet areas and should be provided per building code.

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: 45,680.00

Unit of Measure: S.F.

Estimate: $96,979.00

Assessor Name: Eduardo Lopez

Date Created: 04/11/2015

Notes: The painted wall finish is deteriorating due to age and use, 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):	700
Year Built:	1996
Last Renovation:	
Replacement Value:	$84,329
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.72 %
FCA Score:	100.00

Description:

The football storage/concession building at Stephenson High School is a one-story building located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1996, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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	81.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	75.33 %	0.00 %	$0.00
B30 - Roofing	0.00 %	0.00 %	$0.00
C10 - Interior Construction	62.45 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	5.00 %	0.00 %	$0.00
D20 - Plumbing	36.67 %	0.00 %	$0.00
D50 - Electrical	36.67 %	0.00 %	$0.00
Totals:	**61.72 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jul 30, 2015

2). East Elevation - Jul 30, 2015

3). South Elevation - Jul 30, 2015

4). West Elevation - Dec 08, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	700	100	1996	2096		81.00 %	0.00 %	81			$3,143
A1030	Slab on Grade	$3.60	S.F.	700	100	1996	2096		81.00 %	0.00 %	81			$2,520
A2010	Basement Excavation	$0.22	S.F.	0	100	1996	2096		81.00 %	0.00 %	81			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1996	2096		81.00 %	0.00 %	81			$0
B1010	Floor Construction	$16.81	S.F.	0	100	1996	2096		81.00 %	0.00 %	81			$0
B1020	Roof Construction	$16.33	S.F.	700	100	1996	2096		81.00 %	0.00 %	81			$11,431
B2010	Exterior Walls	$38.65	S.F.	700	100	1996	2096		81.00 %	0.00 %	81			$27,055
B2020	Exterior Windows	$4.87	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$3,409
B2030	Exterior Doors	$0.80	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$560
B3010	Roof Coverings	$16.79	S.F.	0	20	1996	2016		5.00 %	0.00 %	1			$0
C1010	Partitions	$13.04	S.F.	700	100	1996	2096		81.00 %	0.00 %	81			$9,128
C1020	Interior Doors	$2.61	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$1,827
C1030	Fittings	$3.04	S.F.	700	20	1996	2016		5.00 %	0.00 %	1			$2,128
C2010	Stair Construction	$2.21	S.F.	0	100	1996	2096		81.00 %	0.00 %	81			$0
C3010	Wall Finishes	$1.61	S.F.	700	20	1996	2016		5.00 %	0.00 %	1			$1,127
C3020	Floor Finishes	$6.58	S.F.	700	20	1996	2016		5.00 %	0.00 %	1			$4,606
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1996	2016		5.00 %	0.00 %	1			$0
D2010	Plumbing Fixtures	$1.38	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$966
D2020	Domestic Water Distribution	$3.48	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$2,436
D2030	Sanitary Waste	$4.36	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$3,052
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1996	2026		36.67 %	0.00 %	11			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$2,142
D5020	Lighting and Branch Wiring	$12.57	S.F.	700	30	1996	2026		36.67 %	0.00 %	11			$8,799
D5030	Communications and Security	$5.44	S.F.	0	10				0.00 %	0.00 %				$0
								Total	**61.72 %**					**$84,329**

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%

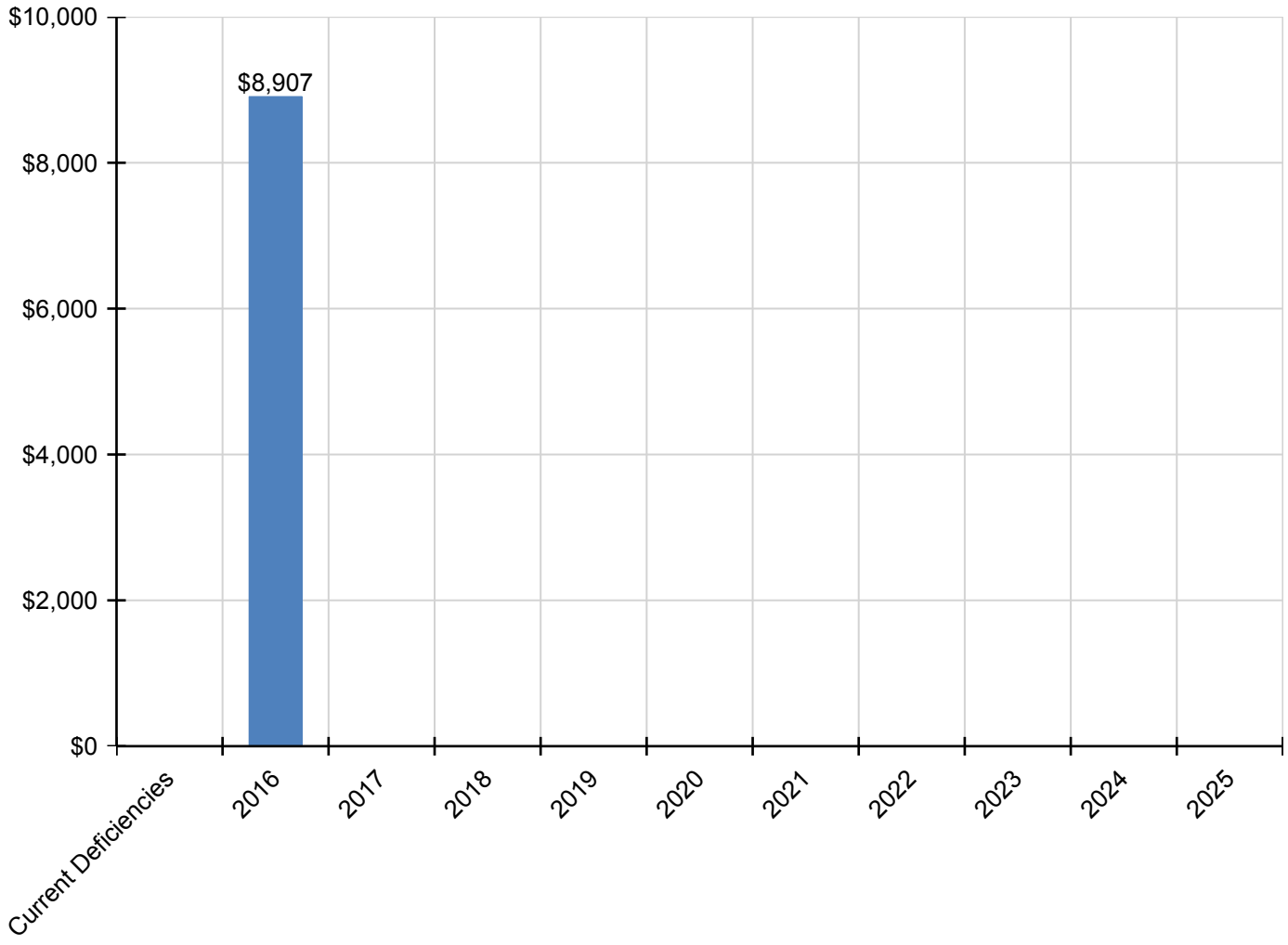
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$8,907**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,907**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$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	$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	$2,411	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,411**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$1,277	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,277**
C3020 - Floor Finishes	$0	$5,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,219**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

- **Priority 1** deficiencies require immediate review to correct a potential life/safety hazard, stop accelerated deterioration, or return a facility to operation.
- **Priority 2** deficiencies could become a Priority 1 deficiency, if not corrected within the next 2-3 years. These include intermittent operations, rapid deterioration, or potential life/safety hazards..
- **Priority 3** deficiencies require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further and not completed within the next 3-5 years.
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- **Priority 5** deficiencies will include conditions that have no impact on the function or usability of the facility, such as appearance. No action is required for these deficiencies, but they are tracked since they may require future inspection or be completed as part of related repairs in contiguous areas of the facility.

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):	2,200
Year Built:	1994
Last Renovation:	
Replacement Value:	$300,388
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	30.00 %
FCA Score:	100.00

Description:

Greenhouse 1 at Stephenson High School is a one-story structure located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1994, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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
F10 - Special Construction	30.00 %	0.00 %	$0.00
Totals:	**30.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Nov 17, 2010

2). West Elevation - Nov 17, 2010

3). North Elevation - Nov 17, 2010

4). East Elevation - Nov 17, 2010

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.
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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 $
F1010	Special Structures - Greenhouse - Pre-Engineered	$136.54	S.F.	2,200	30	1994	2024		30.00 %	0.00 %	9			$300,388
								Total	**30.00 %**					**$300,388**

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.

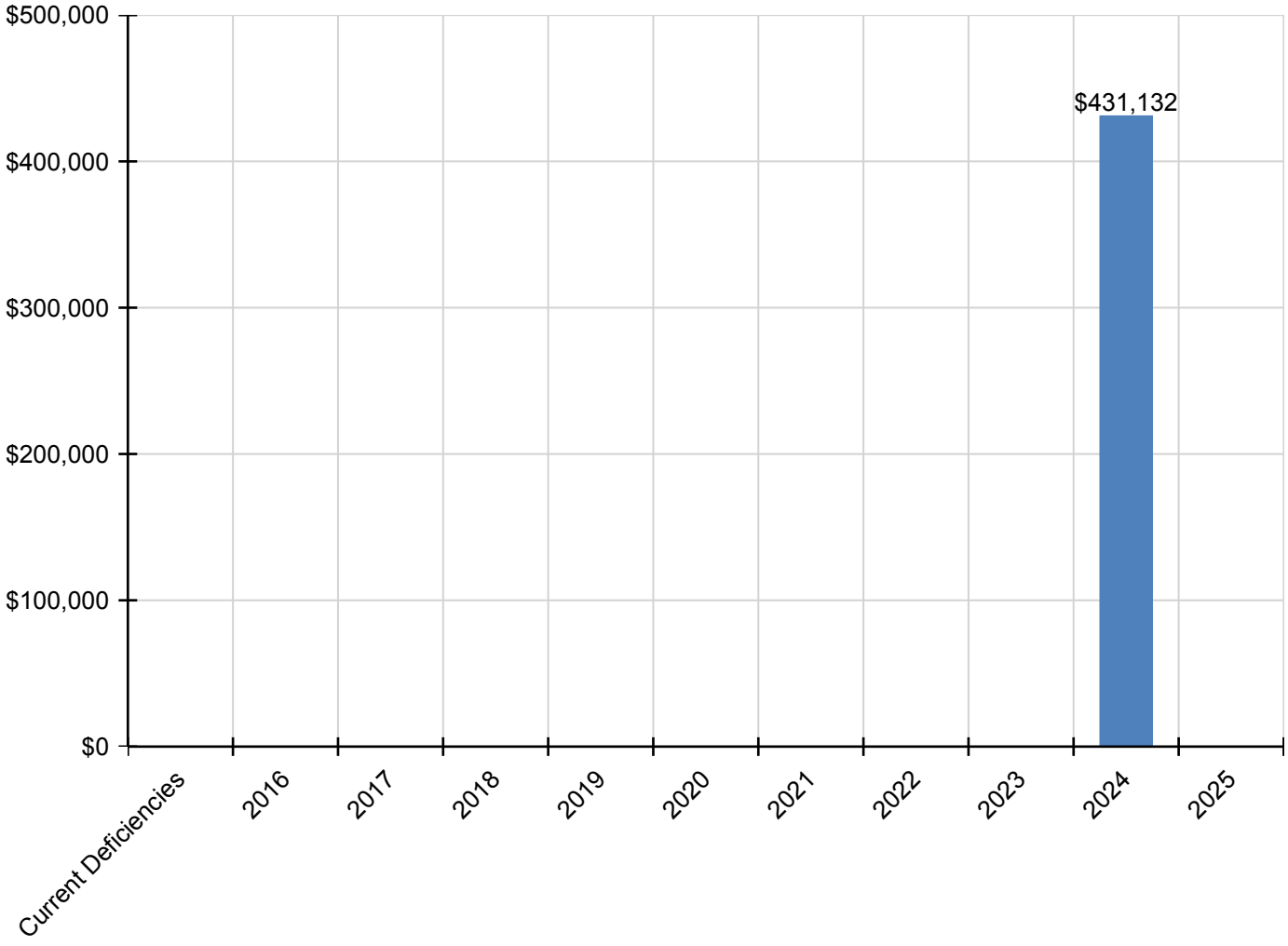
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$431,132**	**$0**	**$431,132**
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 - Greenhouse - Pre-Engineered	$0	$0	$0	$0	$0	$0	$0	$0	$0	$431,132	$0	**$431,132**

** 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):	180
Year Built:	1994
Last Renovation:	
Replacement Value:	$24,577
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	30.00 %
FCA Score:	100.00

Description:

Greenhouse 2 at Stephenson High School is a one-story structure located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1994, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	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
F10 - Special Construction	30.00 %	0.00 %	$0.00
Totals:	**30.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Nov 17, 2010

2). South Elevation - Nov 17, 2010

3). East Elevation - Nov 17, 2010

4). North Elevation - Nov 17, 2010

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 $
F1010	Special Structures - Greenhouse - Pre-Engineered	$136.54	S.F.	180	30	1994	2024		30.00 %	0.00 %	9			$24,577
								Total	**30.00 %**					**$24,577**

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.

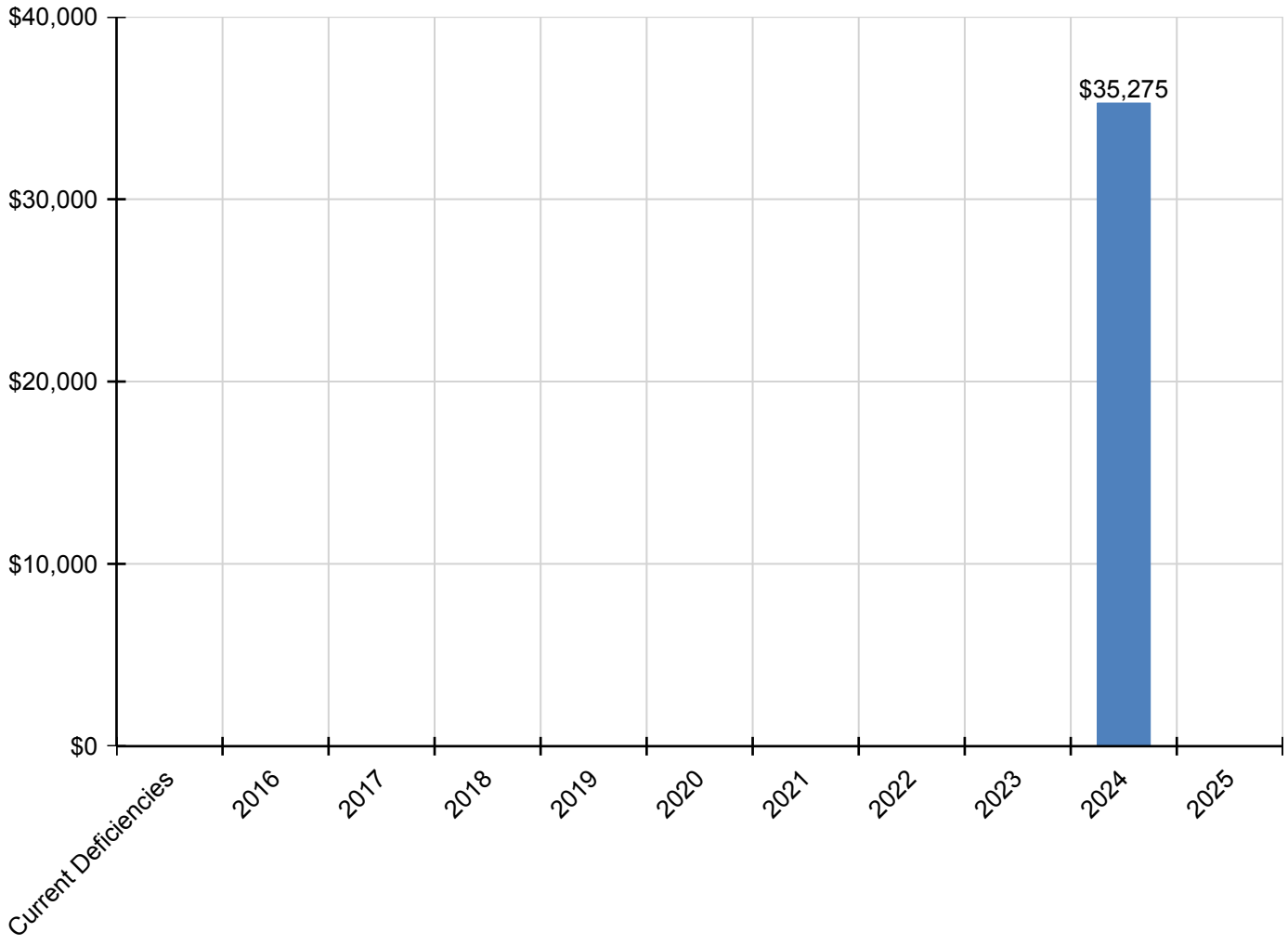
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,275**	**$0**	**$35,275**
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 - Greenhouse - Pre-Engineered	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,275	$0	**$35,275**

** 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.
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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):	245,441
Year Built:	1994
Last Renovation:	2005
Replacement Value:	$7,725,942
Repair Cost:	$656,920.01
Total FCI:	8.50 %
Total RSLI:	34.09 %
FCA Score:	91.50

Description:

The Stephenson High School site was originally constructed in 1994, has a total area of 39.8 acres, and is occupied by approximately 245,441 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

Attributes:

General Attributes:	
Site Code:	1765

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	22.52 %	13.06 %	$656,920.01
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.26 %	0.00 %	$0.00
Totals:	**34.09 %**	**8.50 %**	**$656,920.01**

Photo Album

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

1). Aerial Image of Stephenson High School - Oct 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.
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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.
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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.	156,116	25	1994	2019		16.00 %	0.00 %	4			$807,120
G2020	Parking Lots	$4.56	S.F.	92,022	25	1994	2019		16.00 %	0.00 %	4			$419,620
G2030	Pedestrian Paving	$1.50	S.F.	245,441	30	1994	2024		30.00 %	0.00 %	9			$368,162
G2040	Baseball Field	$8.35	S.F.	118,047	20	1994	2014	2020	25.00 %	0.00 %	5			$985,692
G2040	Canopies	$0.29	S.F.		0				0.00 %	0.00 %				$0
G2040	Covered Walkways	$48.72	S.F.	1,200	25	2005	2030		60.00 %	0.00 %	15			$58,464
G2040	Fencing & Guardrails	$0.91	S.F.	245,441	30	1994	2024		30.00 %	0.00 %	9			$223,351
G2040	Football Field	$5.85	S.F.	102,164	20	1994	2014	2020	25.00 %	0.00 %	5			$597,659
G2040	Hard Surface Play Area	$6.26	S.F.	1,173	20	1994	2014	2020	25.00 %	0.00 %	5			$7,343
G2040	Playing Field	$3.92	S.F.	70,692	20	1994	2014	2020	25.00 %	0.00 %	5			$277,113
G2040	Soccer/Lacross Field	$5.00	S.F.		20				0.00 %	0.00 %				$0
G2040	Softball Field	$8.86	S.F.	39,076	20	1994	2014	2020	25.00 %	0.00 %	5			$346,213
G2040	Tennis Courts	$18.47	S.F.	13,065	20	1994	2014		0.00 %	110.00 %	-1		$265,441.61	$241,311
G2040	Track	$7.04	S.F.	48,382	10	2010	2020		50.00 %	0.00 %	5			$340,609
G2050	Landscaping	$1.45	S.F.	245,441	15	1994	2009		0.00 %	110.00 %	-6		$391,478.40	$355,889
G3010	Water Supply	$1.83	S.F.	245,441	50	1994	2044		58.00 %	0.00 %	29			$449,157
G3020	Sanitary Sewer	$1.15	S.F.	245,441	50	1994	2044		58.00 %	0.00 %	29			$282,257
G3030	Storm Sewer	$3.55	S.F.	245,441	50	1994	2044		58.00 %	0.00 %	29			$871,316
G3060	Fuel Distribution	$0.78	S.F.	245,441	40	1994	2034		47.50 %	0.00 %	19			$191,444
G4010	Electrical Distribution	$1.86	S.F.	245,441	50	1994	2044		58.00 %	0.00 %	29			$456,520
G4020	Site Lighting	$1.15	S.F.	245,441	30	1994	2024		30.00 %	0.00 %	9			$282,257
G4030	Site Communications & Security	$0.67	S.F.	245,441	10	2013	2023		80.00 %	0.00 %	8			$164,445
								Total	**34.09 %**	**8.50 %**			**$656,920.01**	**$7,725,942**

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.

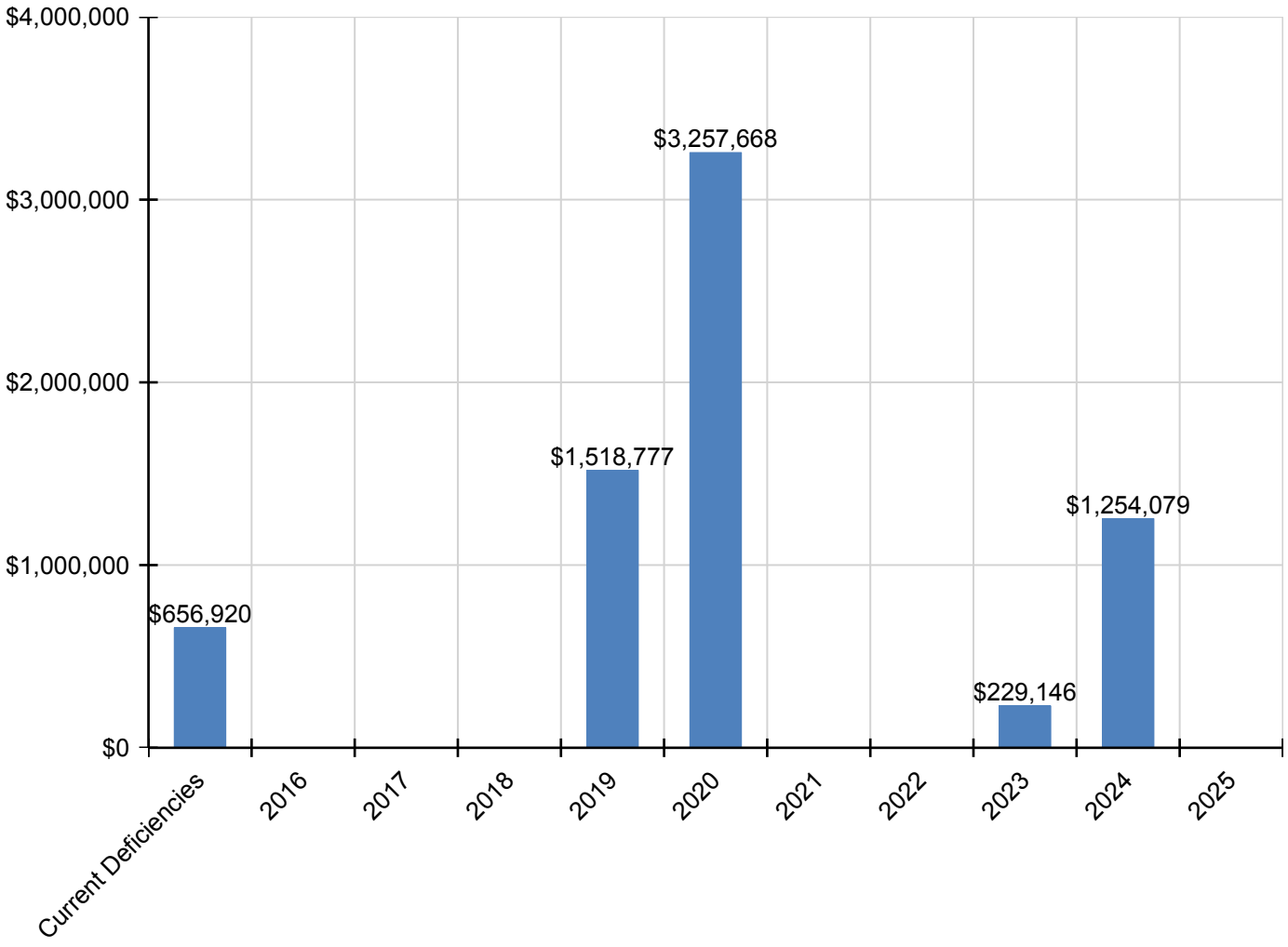
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$656,920**	**$0**	**$0**	**$0**	**$1,518,777**	**$3,257,668**	**$0**	**$0**	**$229,146**	**$1,254,079**	**$0**	**$6,916,590**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$999,263	$0	$0	$0	$0	$0	$0	**$999,263**
G2020 - Parking Lots	$0	$0	$0	$0	$519,515	$0	$0	$0	$0	$0	$0	**$519,515**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$528,404	$0	**$528,404**
G2040 - Baseball Field	$0	$0	$0	$0	$0	$1,256,957	$0	$0	$0	$0	$0	**$1,256,957**
G2040 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Fencing & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$320,565	$0	**$320,565**
G2040 - Football Field	$0	$0	$0	$0	$0	$762,136	$0	$0	$0	$0	$0	**$762,136**
G2040 - Hard Surface Play Area	$0	$0	$0	$0	$0	$9,363	$0	$0	$0	$0	$0	**$9,363**
G2040 - Playing Field	$0	$0	$0	$0	$0	$353,375	$0	$0	$0	$0	$0	**$353,375**
G2040 - Soccer/Lacross Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Softball Field	$0	$0	$0	$0	$0	$441,492	$0	$0	$0	$0	$0	**$441,492**
G2040 - Tennis Courts	$265,442	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$265,442**
G2040 - Track	$0	$0	$0	$0	$0	$434,345	$0	$0	$0	$0	$0	**$434,345**
G2050 - Landscaping	$391,478	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$391,478**
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	$405,110	$0	**$405,110**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$229,146	$0	$0	**$229,146**

** Indicates non-renewable system*

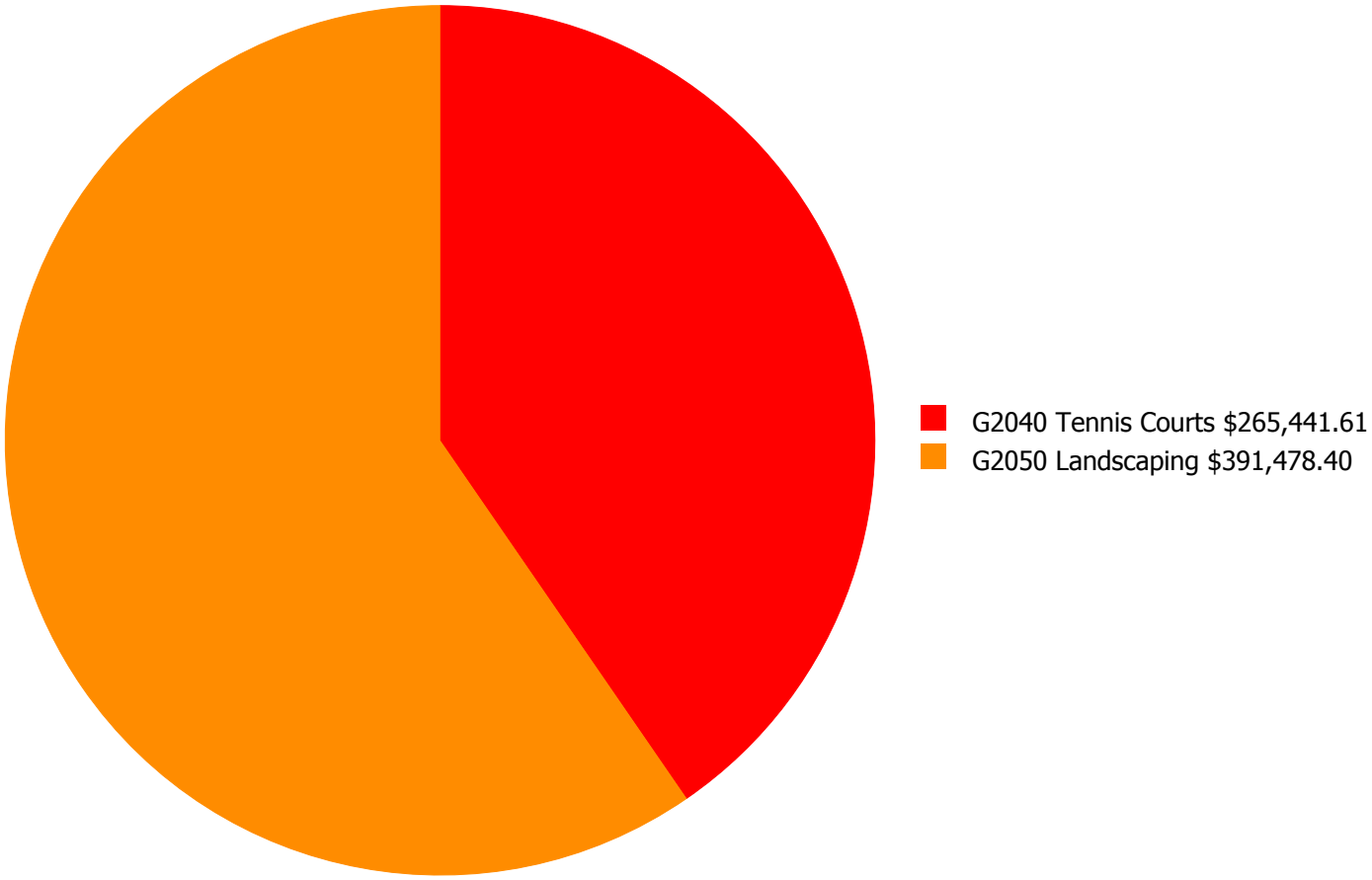
Forecasted Capital Renewal Requirement

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

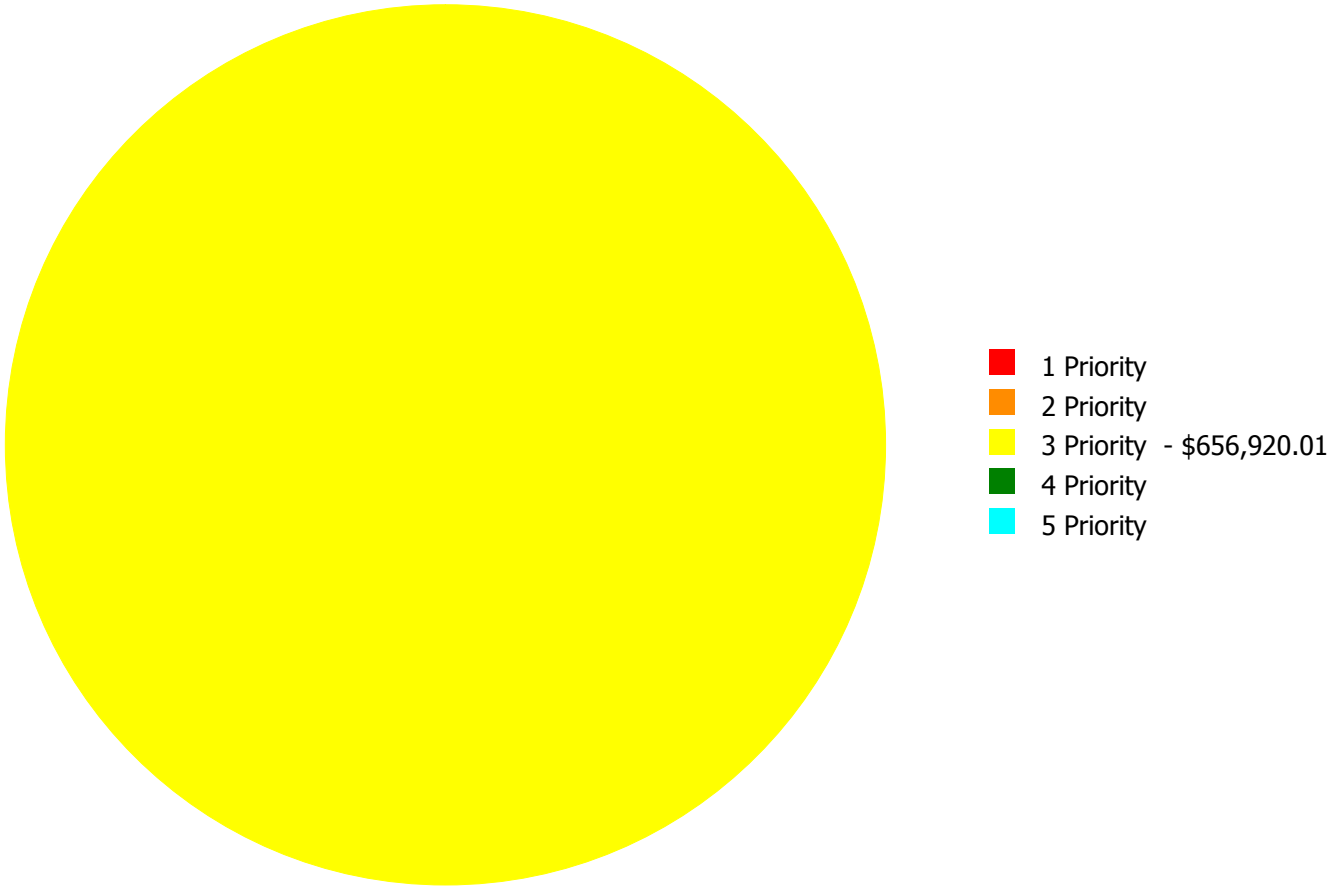
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $656,920.01

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: $656,920.01

Deficiency By Priority Investment Table

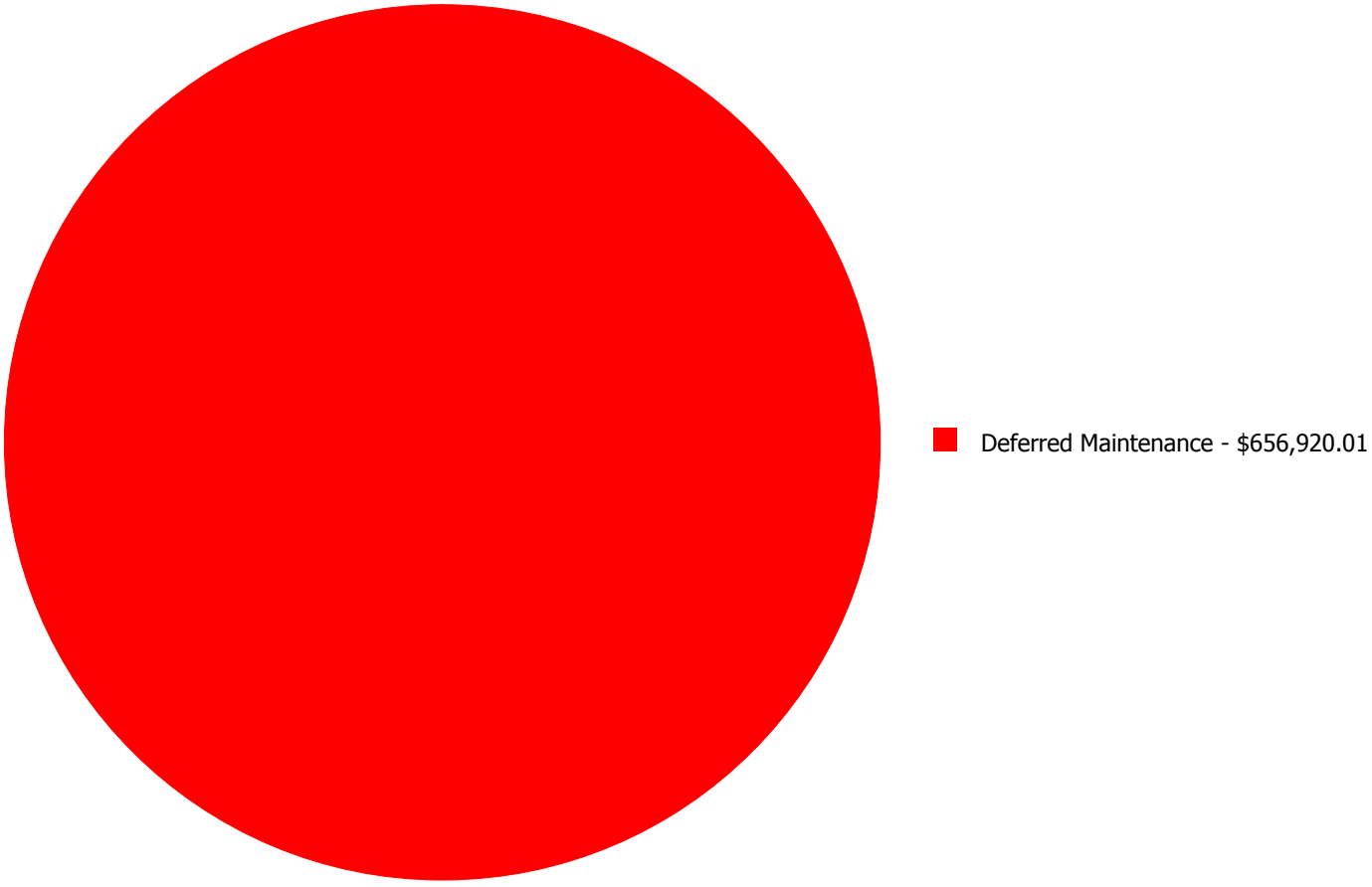
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2040	Tennis Courts	$0.00	$0.00	$265,441.61	$0.00	$0.00	$265,441.61
G2050	Landscaping	$0.00	$0.00	$391,478.40	$0.00	$0.00	$391,478.40
	Total:	$0.00	$0.00	$656,920.01	$0.00	$0.00	$656,920.01

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: $656,920.01

Deficiency Details by Priority

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

Priority 3 Priority:

System: G2040 - Tennis Courts

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 13,065.00
Unit of Measure: S.F.
Estimate: $265,441.61
Assessor Name: Eduardo Lopez
Date Created: 12/08/2015

Notes: Tennis courts are beyond their expected service life, damaged with cracks, faded, and should be replaced.

System: G2050 - Landscaping

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 Priority
Correction: Renew System
Qty: 245,441.00
Unit of Measure: S.F.
Estimate: $391,478.40
Assessor Name: Eduardo Lopez
Date Created: 07/30/2015

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

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):	350
Year Built:	1994
Last Renovation:	
Replacement Value:	$22,356
Repair Cost:	$3,025.32
Total FCI:	13.53 %
Total RSLI:	78.38 %
FCA Score:	86.47

Description:

The softball storage building at Stephenson High School is a one-story building located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1994, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.01 %	21.91 %	$3,025.32
B30 - Roofing	0.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**78.39 %**	**13.53 %**	**$3,025.32**

Photo Album

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

1). South Elevation - Jul 30, 2015

2). North Elevation - Jul 30, 2015

3). West Elevation - Jul 30, 2015

4). East Elevation - Jul 30, 2015

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	350	100	1994	2094		79.00 %	0.00 %	79			$1,572
A1030	Slab on Grade	$3.60	S.F.	350	100	1994	2094		79.00 %	0.00 %	79			$1,260
A2010	Basement Excavation	$0.22	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1020	Roof Construction	$16.33	S.F.	350	100	1994	2094		79.00 %	0.00 %	79			$5,716
B2010	Exterior Walls	$38.65	S.F.	350	100	1994	2094		79.00 %	0.00 %	79			$13,528
B2020	Exterior Windows	$4.87	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B2030	Exterior Doors	$0.80	S.F.	350	30	1994	2024		30.00 %	1,080.47 %	9		$3,025.32	$280
B3010	Roof Coverings	$16.79	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C1010	Partitions	$13.04	S.F.	0	40	1994	2034		47.50 %	0.00 %	19			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
C1030	Fittings	$3.04	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
								Total	**78.39 %**	**13.53 %**			**$3,025.32**	**$22,356**

Renewal Schedule

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

Inflation Rate: 3%

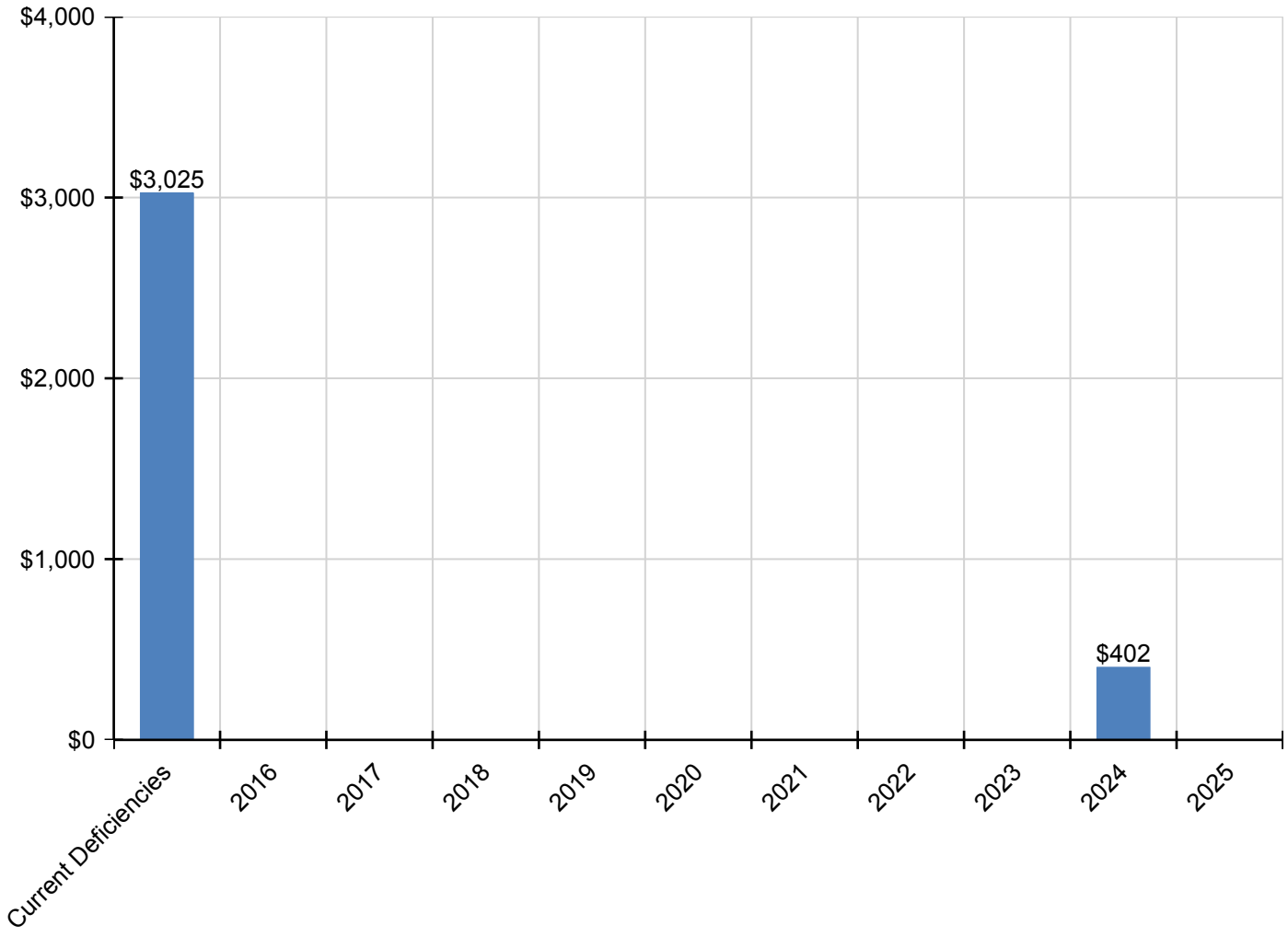
School Assessment Report - Softball Storage Building

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$3,025**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$402**	**$0**	**$3,427**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$3,025	$0	$0	$0	$0	$0	$0	$0	$0	$402	$0	**$3,427**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

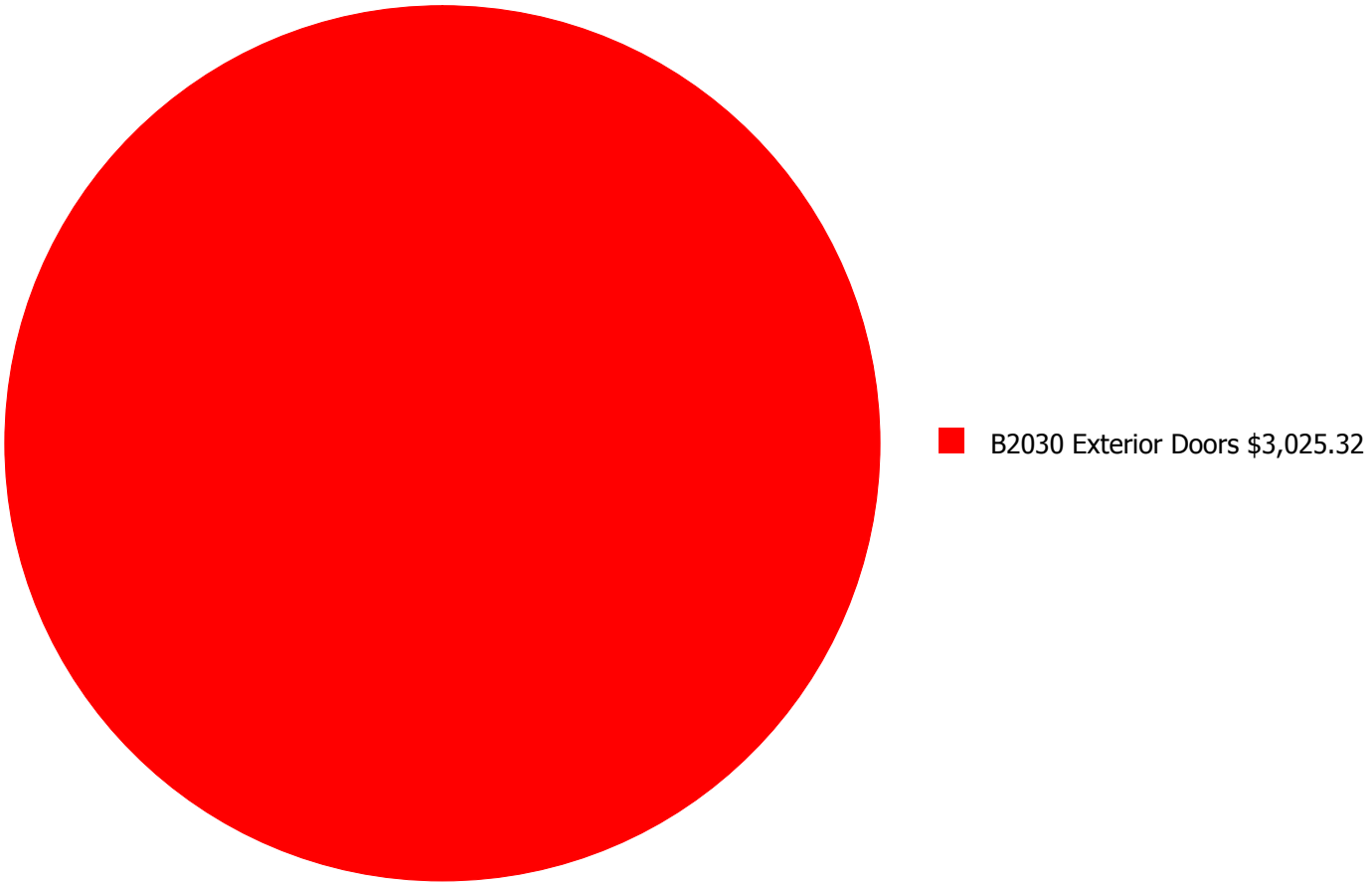
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

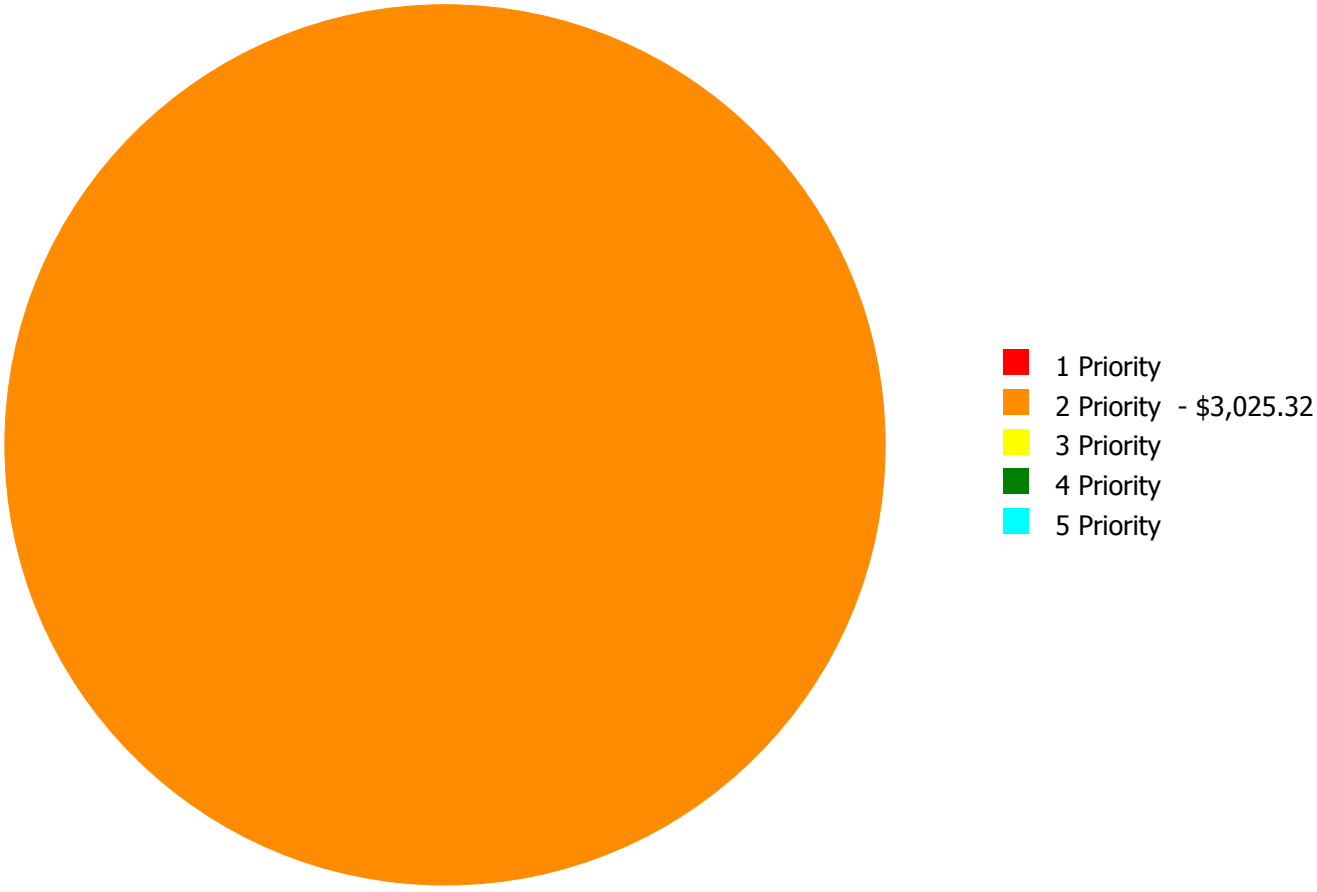
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: $3,025.32

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: $3,025.32

Deficiency By Priority Investment Table

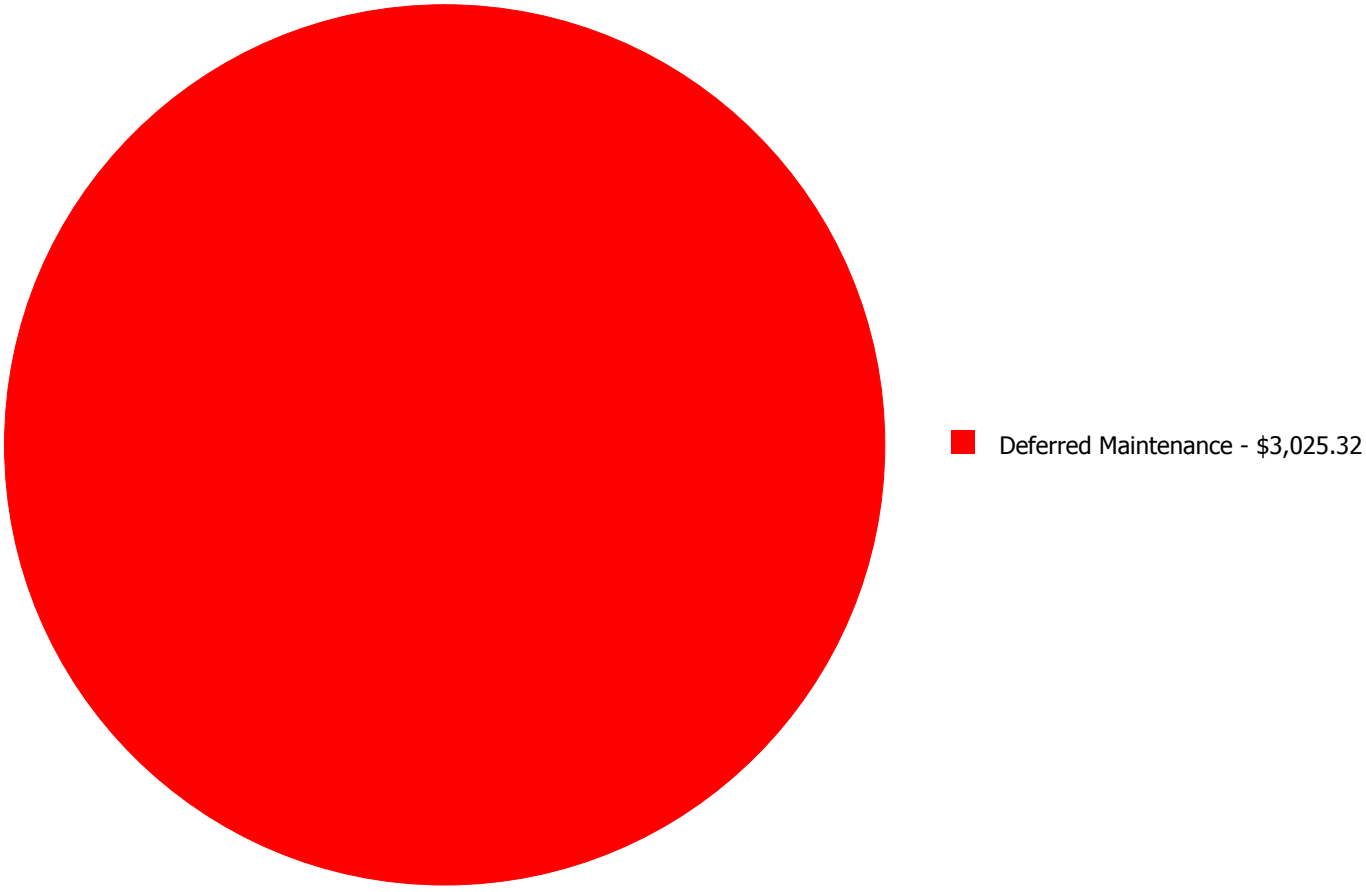
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	$3,025.32	$0.00	$0.00	$0.00	$3,025.32
	Total:	$0.00	$3,025.32	$0.00	$0.00	$0.00	$3,025.32

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: $3,025.32

Deficiency Details by Priority

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

Priority 2 Priority:

System: B2030 - Exterior Doors

Location: South Elevation

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Replace 3'-0" x 7'-0" steel, unpainted, doors

Qty: 2.00

Unit of Measure: Ea.

Estimate: $3,025.32

Assessor Name: Sam Mandola

Date Created: 07/30/2015

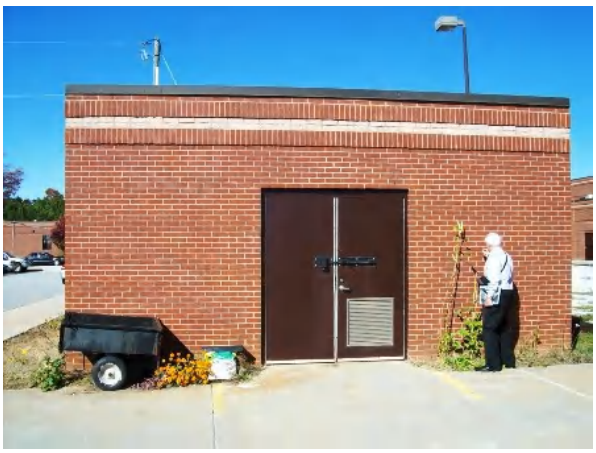
Notes: The exterior doors are aged, rusted and damaged, and should be replaced.

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):	150
Year Built:	1994
Last Renovation:	
Replacement Value:	$11,468
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	70.42 %
FCA Score:	100.00



Description:

The storage building at Stephenson High School a one-story building located at 701 Stephenson Road in Stone Mountain, Georgia. Originally built in 1994, there have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:		Fire Sprinkler System:	No

Condition Summary

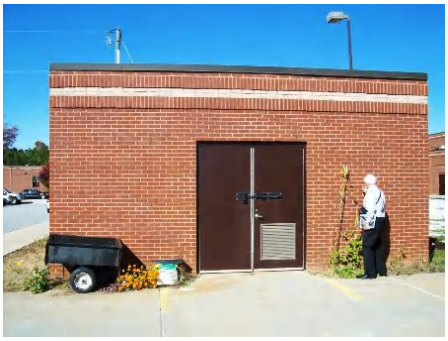
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.01 %	0.00 %	$0.00
B30 - Roofing	0.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	0.00 %	$0.00
D50 - Electrical	30.00 %	0.00 %	$0.00
Totals:	**70.43 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Nov 17, 2010



2). North Elevation - Nov 17, 2010

3). East Elevation - Nov 17, 2010

4). South Elevation - Nov 17, 2010

5). South Elevation - Nov 17, 2010

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.49	S.F.	150	100	1994	2094		79.00 %	0.00 %	79			$674
A1030	Slab on Grade	$3.60	S.F.	150	100	1994	2094		79.00 %	0.00 %	79			$540
A2010	Basement Excavation	$0.22	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
A2020	Basement Walls	$3.52	S.F.	0	100	1994	2094		79.00 %	0.00 %	79			$0
B1020	Roof Construction	$16.33	S.F.	150	100	1994	2094		79.00 %	0.00 %	79			$2,450
B2010	Exterior Walls	$38.65	S.F.	150	100	1994	2094		79.00 %	0.00 %	79			$5,798
B2020	Exterior Windows	$4.87	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
B2030	Exterior Doors	$0.80	S.F.	150	30	1994	2024		30.00 %	0.00 %	9			$120
B3010	Roof Coverings	$16.79	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C1010	Partitions	$13.04	S.F.	0	40	1994	2034		47.50 %	0.00 %	19			$0
C1020	Interior Doors	$2.61	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
C1030	Fittings	$3.04	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3010	Wall Finishes	$1.61	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3020	Floor Finishes	$6.58	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
C3030	Ceiling Finishes	$6.06	S.F.	0	20	1994	2014		0.00 %	0.00 %	-1			$0
D2040	Rain Water Drainage	$1.55	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5010	Electrical Service/Distribution	$3.06	S.F.	0	30	1994	2024		30.00 %	0.00 %	9			$0
D5020	Lighting and Branch Wiring	$12.57	S.F.	150	30	1994	2024		30.00 %	0.00 %	9			$1,886
								Total	**70.43 %**					**$11,468**

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%

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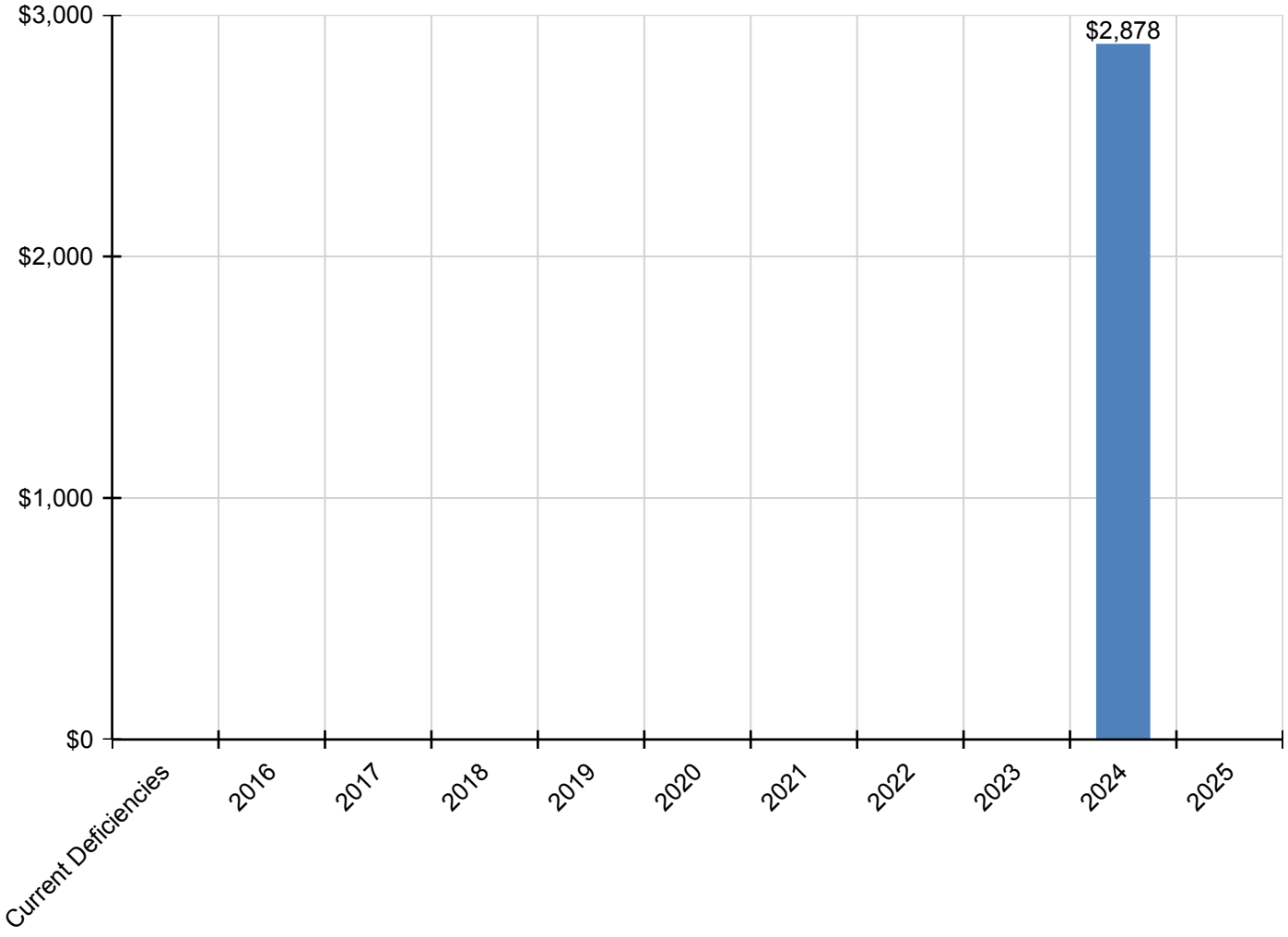
System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,878**	**$0**	**$2,878**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$172	$0	**$172**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$2,706	$0	**$2,706**

** 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

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.