

DeKalb County School District/High Schools

Towers High

Final

School Assessment Report

May 20, 2016



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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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	173,391
Year Built:	1963
Last Renovation:	2006
Replacement Value:	\$47,480,093
Repair Cost:	\$1,737,502.99
Total FCI:	3.66 %
Total RSLI:	57.48 %
FCA Score:	96.34



Description:

Towers High School campus consists of one main school building located at 3919 Brookcrest Circle in Decatur, Georgia. The original campus was constructed in 1963, additions to the main building were constructed in 1965, 2007 and 2010, and major renovations to the 1963 original building and 1965 addition were made in 2006. In addition to the main school building, the campus contains a concession building, storage buildings, football field, baseball 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.

School Assessment Report - Towers High

Attributes:

General Attributes:

Assigned Region:	Region 5	Board District:	District 3
DOE Facility:	4069	Geographic Region:	Region 5
HS Attendance Area:	Towers HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	21		

School Condition Summary

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

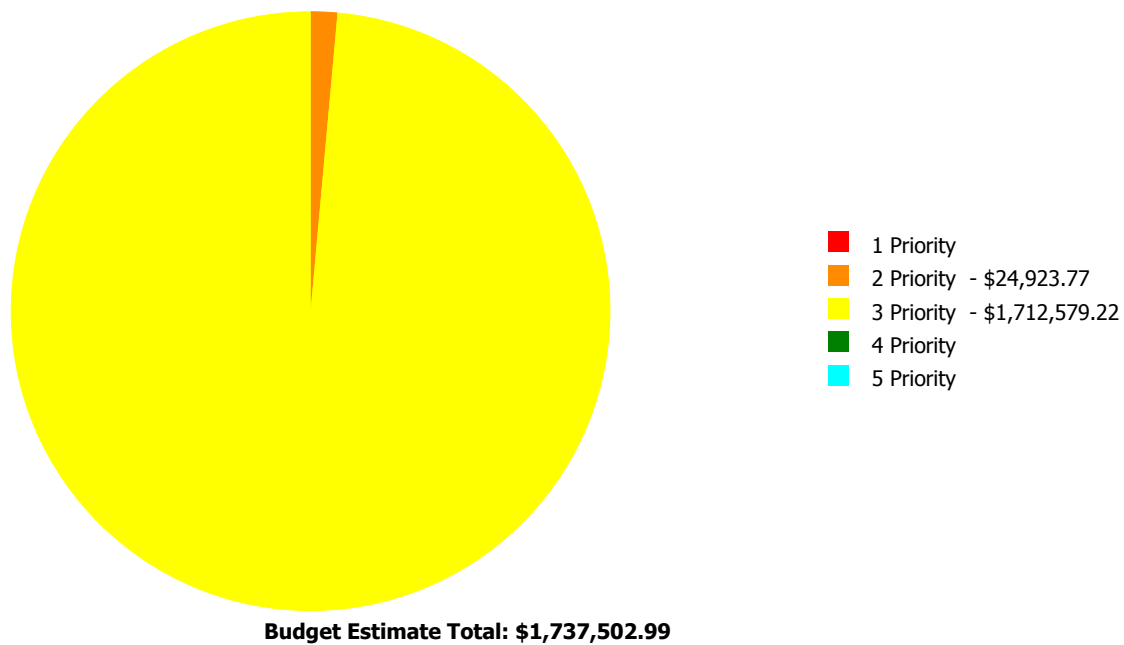
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.79 %	1.99 %	\$24,398.40
A20 - Basement Construction	55.32 %	0.00 %	\$0.00
B10 - Superstructure	52.70 %	0.00 %	\$0.00
B20 - Exterior Enclosure	60.41 %	0.43 %	\$20,063.25
B30 - Roofing	95.75 %	0.24 %	\$8,829.00
C10 - Interior Construction	57.15 %	0.00 %	\$0.00
C20 - Stairs	55.32 %	0.00 %	\$0.00
C30 - Interior Finishes	41.06 %	0.73 %	\$38,569.00
D10 - Conveying	70.00 %	0.00 %	\$0.00
D20 - Plumbing	61.86 %	0.01 %	\$525.37
D30 - HVAC	48.30 %	0.00 %	\$0.00
D40 - Fire Protection	71.02 %	0.00 %	\$0.00
D50 - Electrical	64.34 %	0.08 %	\$3,267.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	56.54 %	0.00 %	\$0.00
F10 - Special Construction	60.00 %	0.00 %	\$0.00
G20 - Site Improvements	37.00 %	46.21 %	\$1,641,850.97
G30 - Site Mechanical Utilities	81.52 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	65.14 %	0.00 %	\$0.00
Totals:	57.48 %	3.66 %	\$1,737,502.99

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
1963 Baseball Storage 1	144	28.44	\$0.00	\$0.00	\$3,484.00	\$0.00	\$0.00
1963 Baseball Storage 2	190	48.60	\$0.00	\$0.00	\$10,434.00	\$0.00	\$0.00
1963 Football Storage	144	89.89	\$0.00	\$0.00	\$11,011.60	\$0.00	\$0.00
1963, 1965 Building	150,800	0.09	\$0.00	\$24,923.77	\$7,229.65	\$0.00	\$0.00
2007 Addition	11,787	1.42	\$0.00	\$0.00	\$38,569.00	\$0.00	\$0.00
2010 Addition	10,326	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	173,391	30.08	\$0.00	\$0.00	\$1,641,850.97	\$0.00	\$0.00
Total:		3.66	\$0.00	\$24,923.77	\$1,712,579.22	\$0.00	\$0.00

Deficiencies By Priority



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):	144
Year Built:	1965
Last Renovation:	
Replacement Value:	\$12,250
Repair Cost:	\$3,484.00
Total FCI:	28.44 %
Total RSLI:	21.93 %
FCA Score:	71.56



Description:

Baseball storage building 1 at Towers High School is located at 3919 Brookcrest Circle in Decatur, Georgia. Originally built in 1963, 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
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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	50.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	50.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	14.69 %	13.05 %	\$824.00
B30 - Roofing	0.00 %	110.01 %	\$2,660.00
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:	21.93 %	28.44 %	\$3,484.00

Photo Album

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

1). West Elevation - Aug 11, 2015



2). Northwest Elevation - Aug 11, 2015



3). Northeast Elevation - Aug 11, 2015



4). Southeast Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$647
A1030	Slab on Grade	\$3.60	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$518
A2010	Basement Excavation	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$16.33	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$2,352
B2010	Exterior Walls	\$38.65	S.F.	144	60	1965	2025		16.67 %	0.00 %	10			\$5,566
B2020	Exterior Windows	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.20	S.F.	144	30	1965	1995		0.00 %	110.01 %	-20		\$824.00	\$749
B3010	Roof Coverings	\$16.79	S.F.	144	20	1965	1985		0.00 %	110.01 %	-30		\$2,660.00	\$2,418
C1010	Partitions	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									21.93 %	28.44 %			\$3,484.00	\$12,250

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%

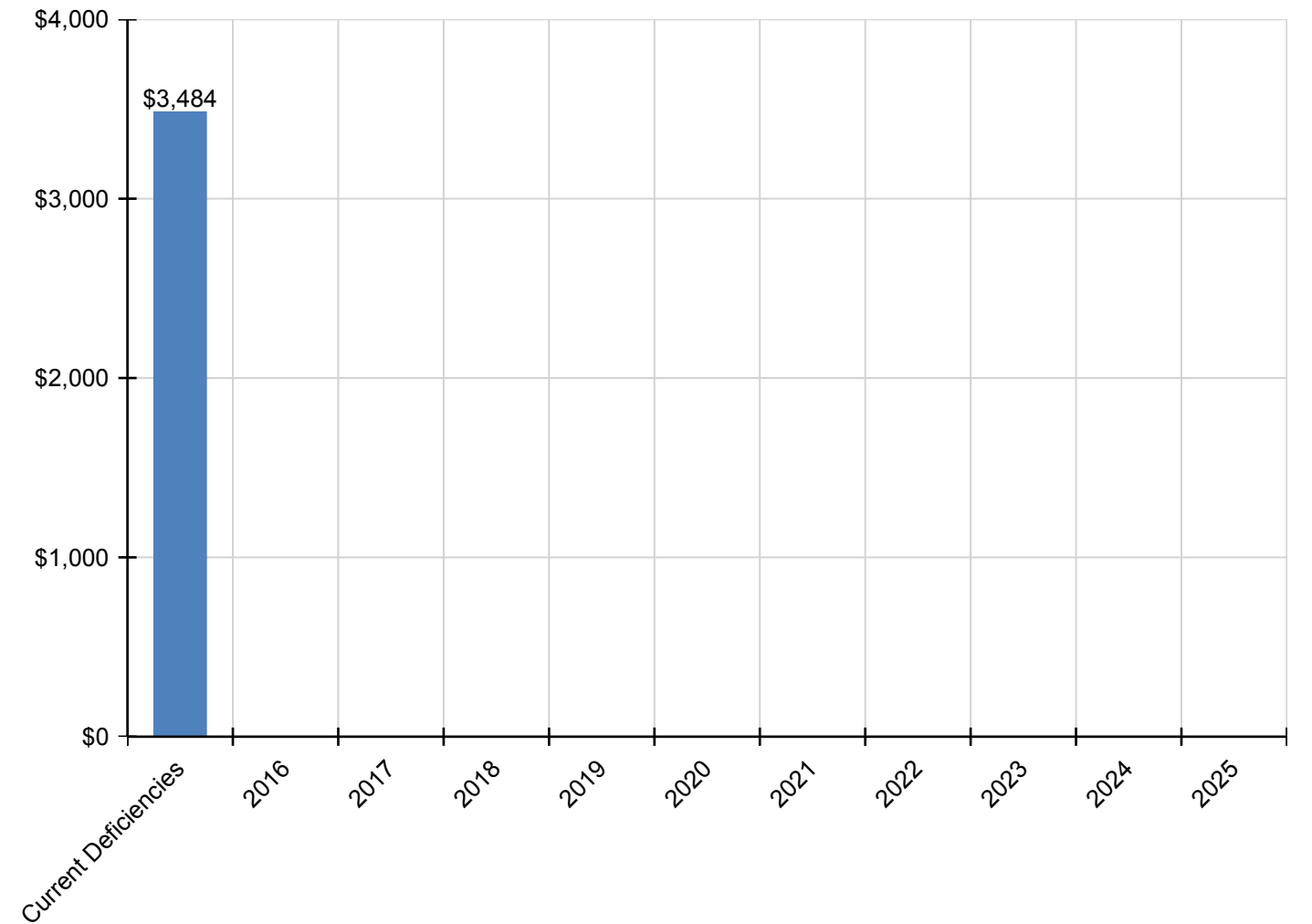
School Assessment Report - 1963 Baseball Storage 1

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$3,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,484
* 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	\$824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$824
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$2,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,660
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*

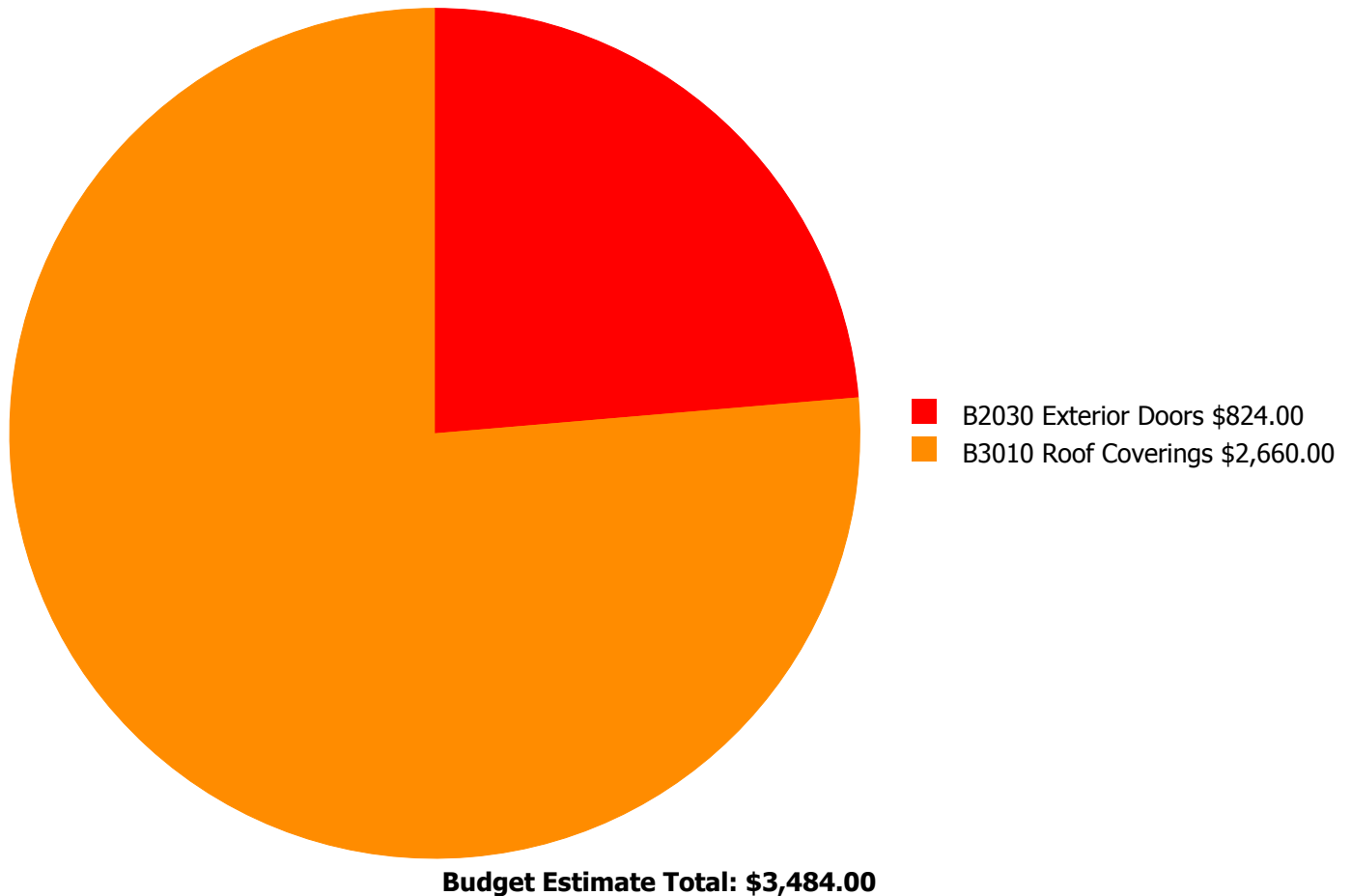
Forecasted Capital Renewal Requirement

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



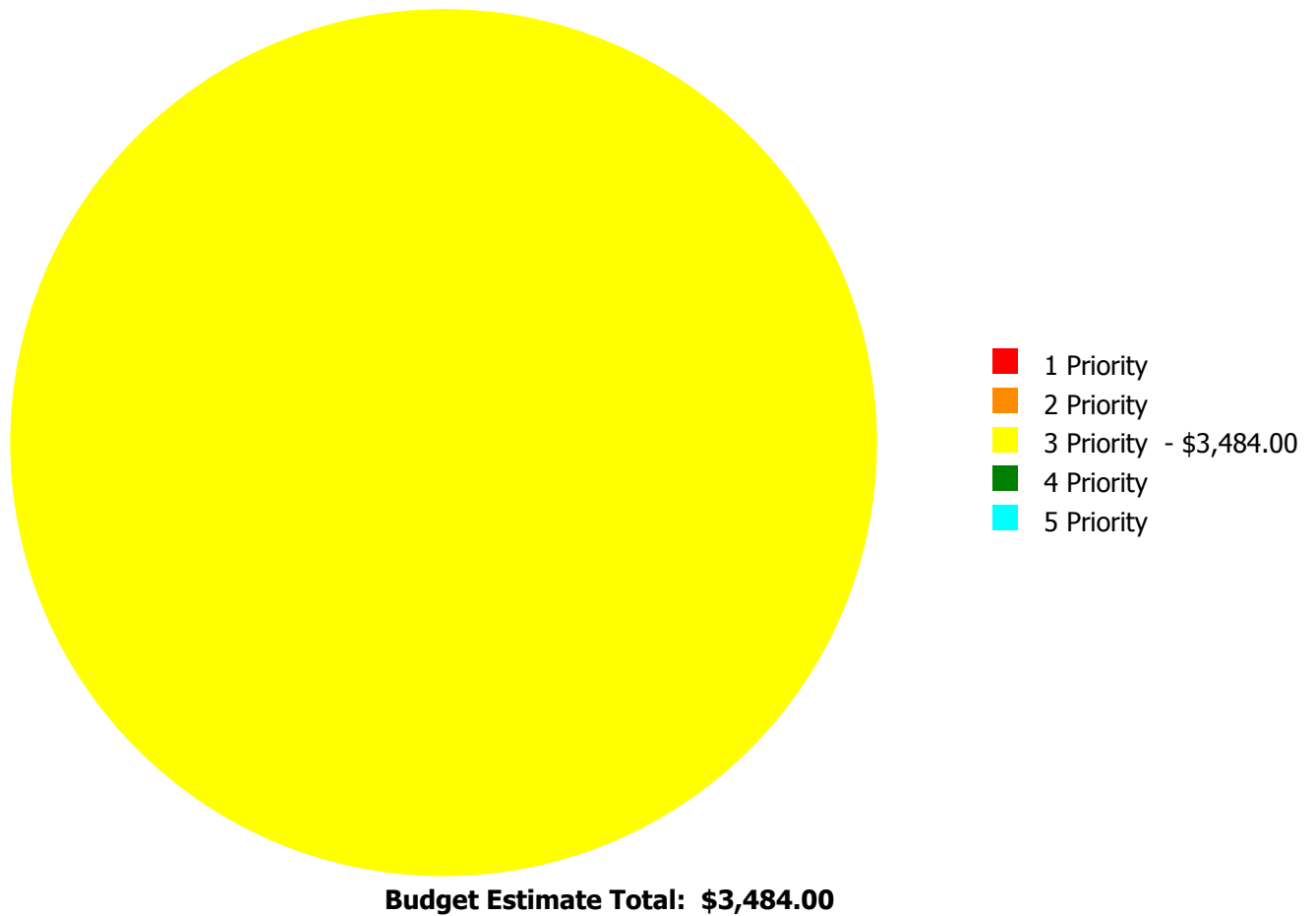
Deficiency Summary by System

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.



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:



Deficiency By Priority Investment Table

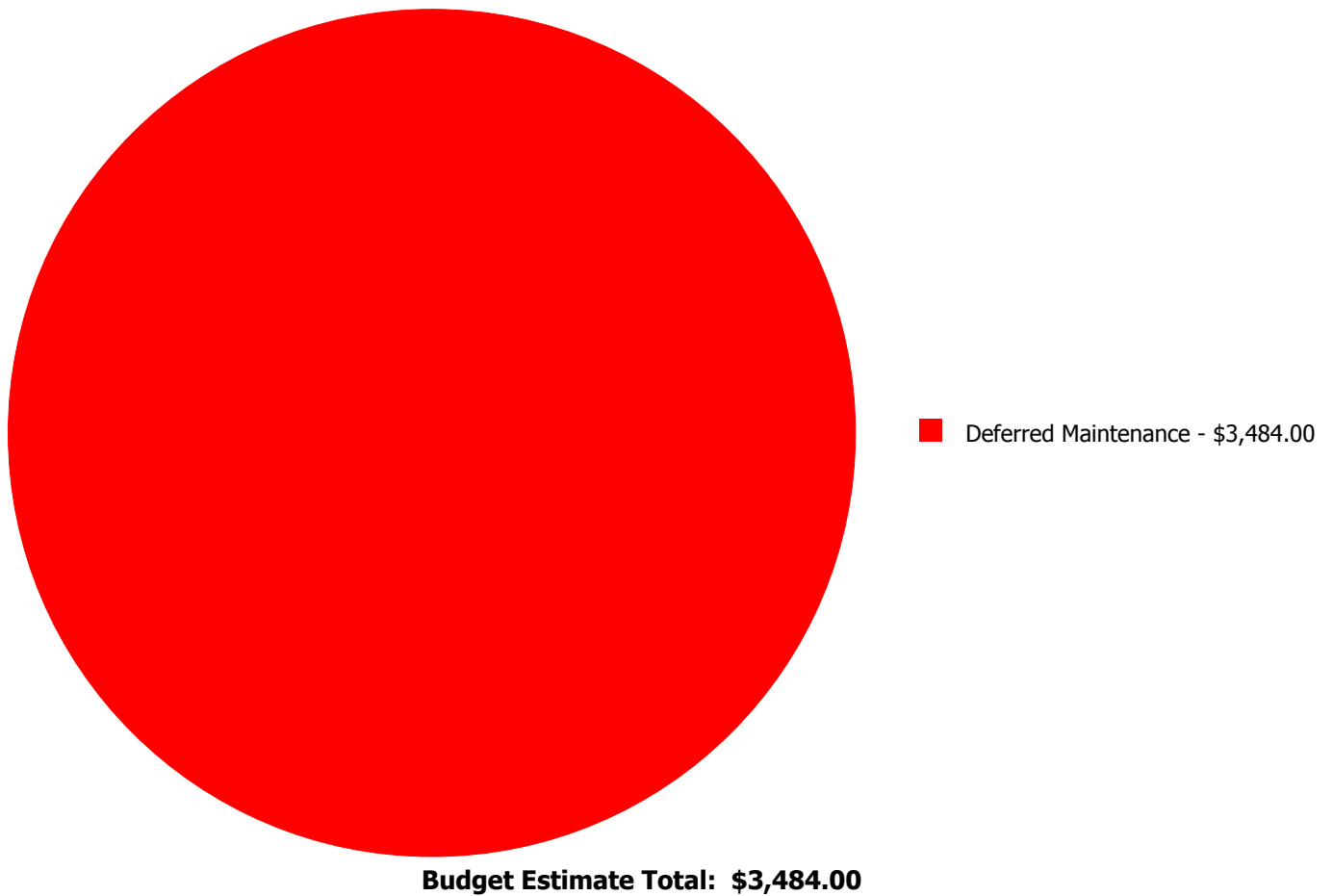
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$824.00	\$0.00	\$0.00	\$824.00
B3010	Roof Coverings	\$0.00	\$0.00	\$2,660.00	\$0.00	\$0.00	\$2,660.00
	Total:	\$0.00	\$0.00	\$3,484.00	\$0.00	\$0.00	\$3,484.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 144.00

Unit of Measure: S.F.

Estimate: \$824.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior doors are in poor condition and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 144.00

Unit of Measure: S.F.

Estimate: \$2,660.00

Assessor Name: Sam Mandola

Date Created: 08/11/2015

Notes: The roof is beyond its expected service life and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

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):	190
Year Built:	1963
Last Renovation:	
Replacement Value:	\$21,468
Repair Cost:	\$10,434.00
Total FCI:	48.60 %
Total RSLI:	14.93 %
FCA Score:	51.40



Description:

Baseball storage building 2, formerly concession building, at Towers High School is located at 3919 Brookcrest Circle in Decatur, Georgia. Originally built in 1963, 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	48.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	9.18 %	34.29 %	\$3,658.00
B30 - Roofing	0.00 %	110.00 %	\$3,509.00
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 %	110.04 %	\$3,267.00
Totals:	14.94 %	48.60 %	\$10,434.00

Photo Album

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

1). Northwest Elevation - Aug 11, 2015



2). Southwest Elevation - Aug 11, 2015



3). Southeast Elevation - Aug 11, 2015



4). Northeast Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	190	100	1963	2063		48.00 %	0.00 %	48			\$853
A1030	Slab on Grade	\$3.60	S.F.	190	100	1963	2063		48.00 %	0.00 %	48			\$684
A2010	Basement Excavation	\$0.22	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
A2020	Basement Walls	\$3.52	S.F.	0	100	1963	2063		48.00 %	0.00 %	48			\$0
B1020	Roof Construction	\$16.33	S.F.	190	100	1963	2063		48.00 %	0.00 %	48			\$3,103
B2010	Exterior Walls	\$38.65	S.F.	190	60	1963	2023		13.33 %	0.00 %	8			\$7,344
B2020	Exterior Windows	\$9.74	S.F.	190	30	1963	1993		0.00 %	109.99 %	-22		\$2,036.00	\$1,851
B2030	Exterior Doors	\$7.76	S.F.	190	30	1963	1993		0.00 %	110.04 %	-22		\$1,622.00	\$1,474
B3010	Roof Coverings	\$16.79	S.F.	190	20	1963	1983		0.00 %	110.00 %	-32		\$3,509.00	\$3,190
C1010	Partitions	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$3.06	S.F.	190	30	1963	1993		0.00 %	110.15 %	-22		\$640.00	\$581
D5020	Lighting and Branch Wiring	\$12.57	S.F.	190	30	1963	1993		0.00 %	110.01 %	-22		\$2,627.00	\$2,388
Total									14.94 %	48.60 %			\$10,434.00	\$21,468

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%

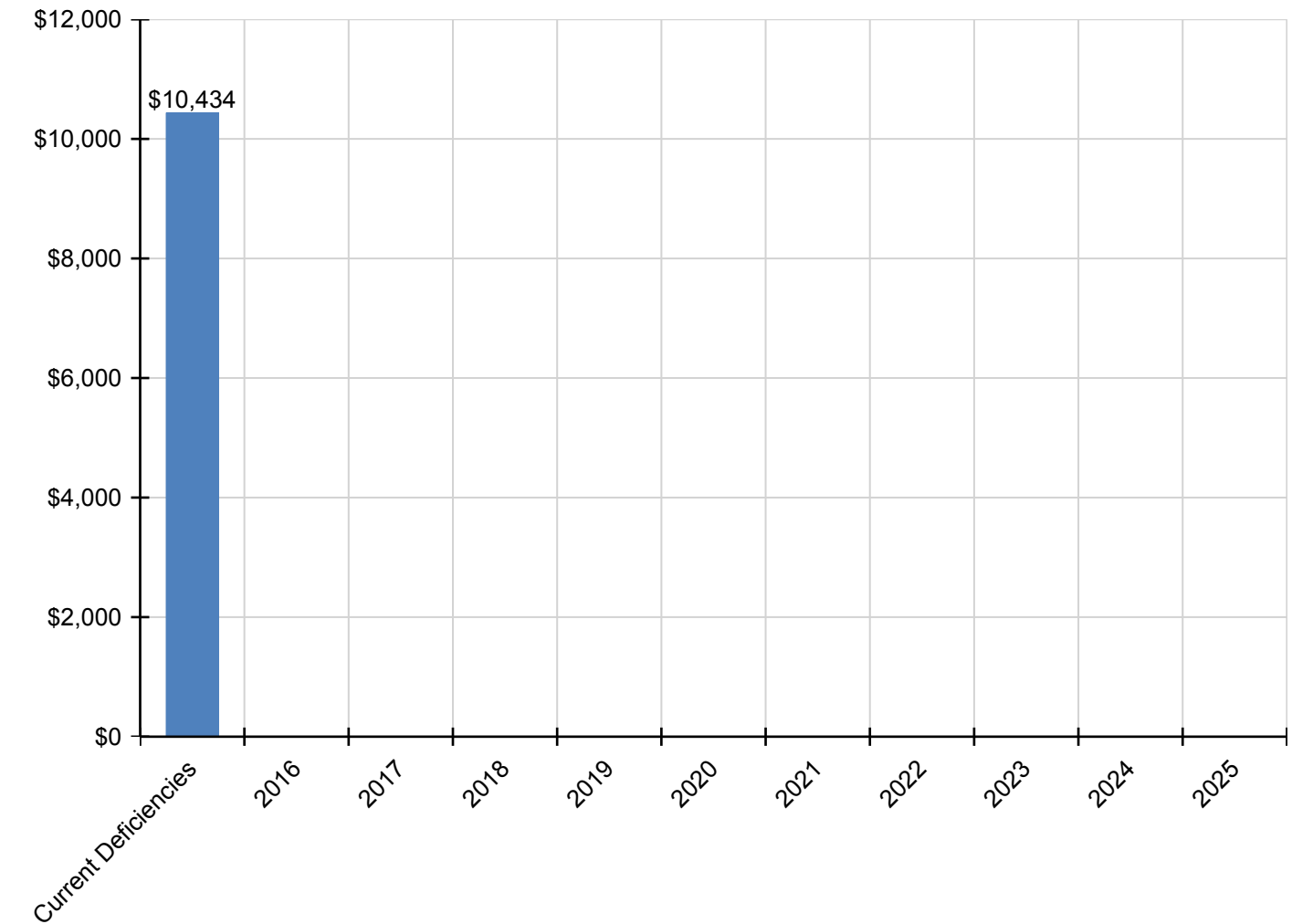
School Assessment Report - 1963 Baseball Storage 2

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$10,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,434
* 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	\$2,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,036
B2030 - Exterior Doors	\$1,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,622
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$3,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,509
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	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640
D5020 - Lighting and Branch Wiring	\$2,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,627

** Indicates non-renewable system*

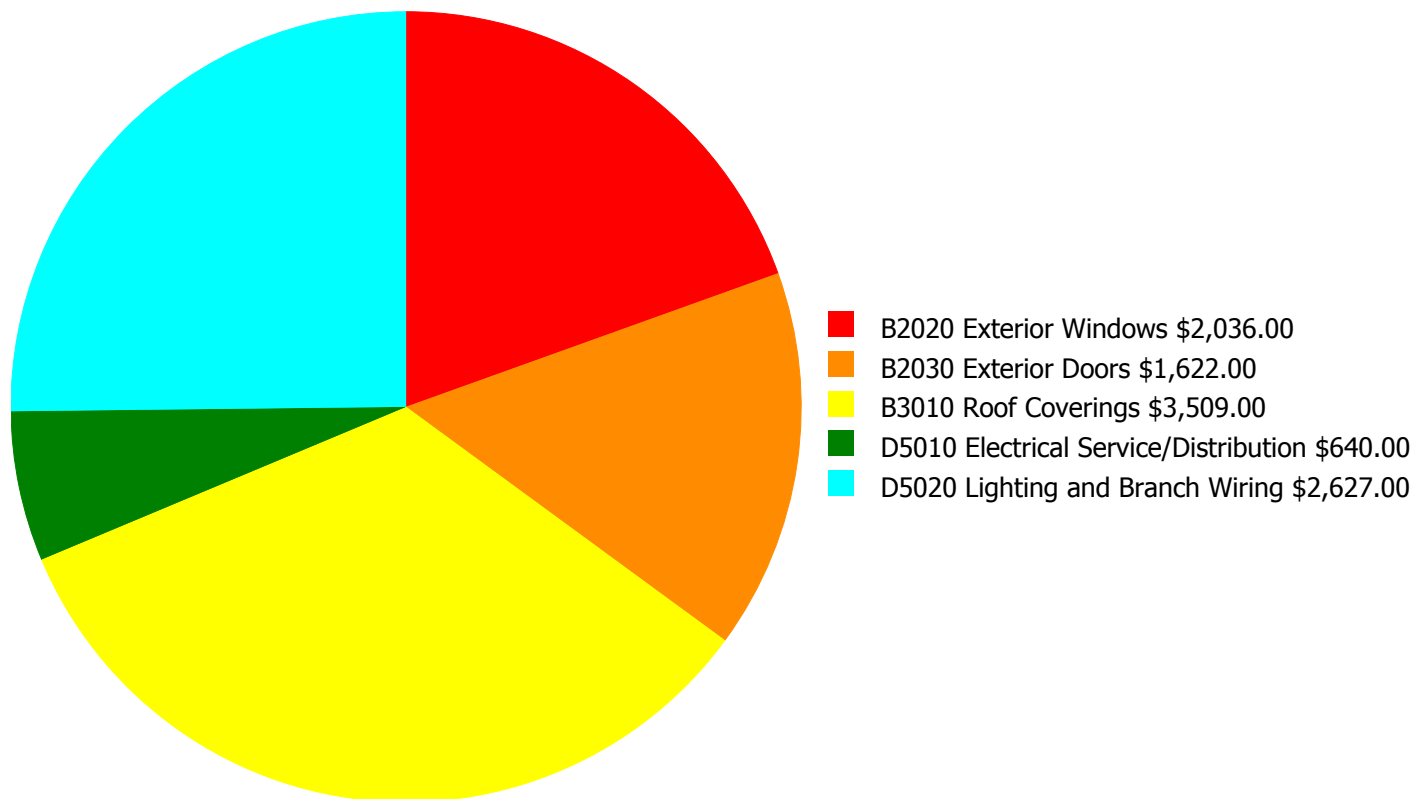
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

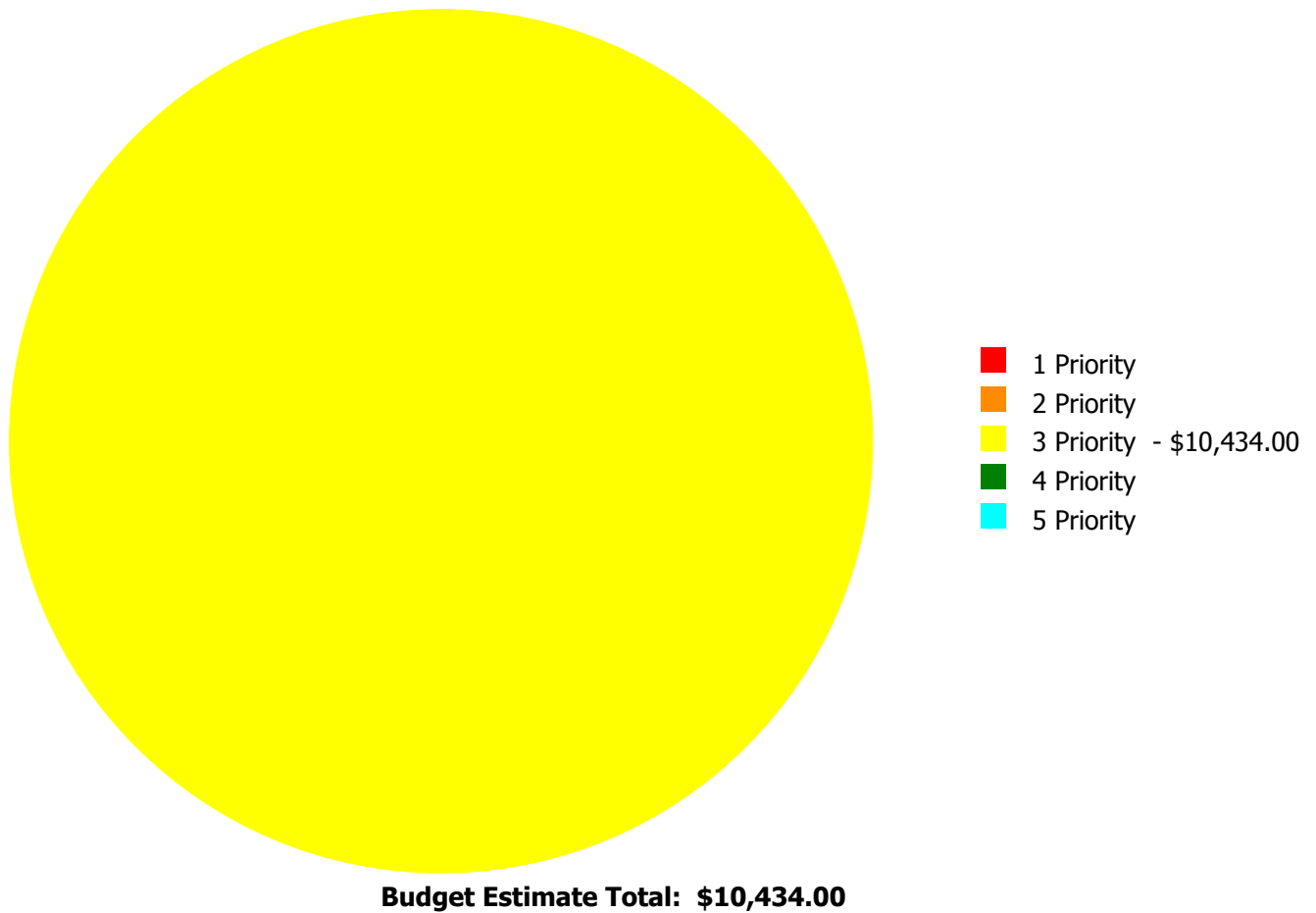
Current deficiencies include assemblies that have reached or exceed their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Service Life'. The following chart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



Budget Estimate Total: \$10,434.00

Deficiency Summary by Priority

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



Deficiency By Priority Investment Table

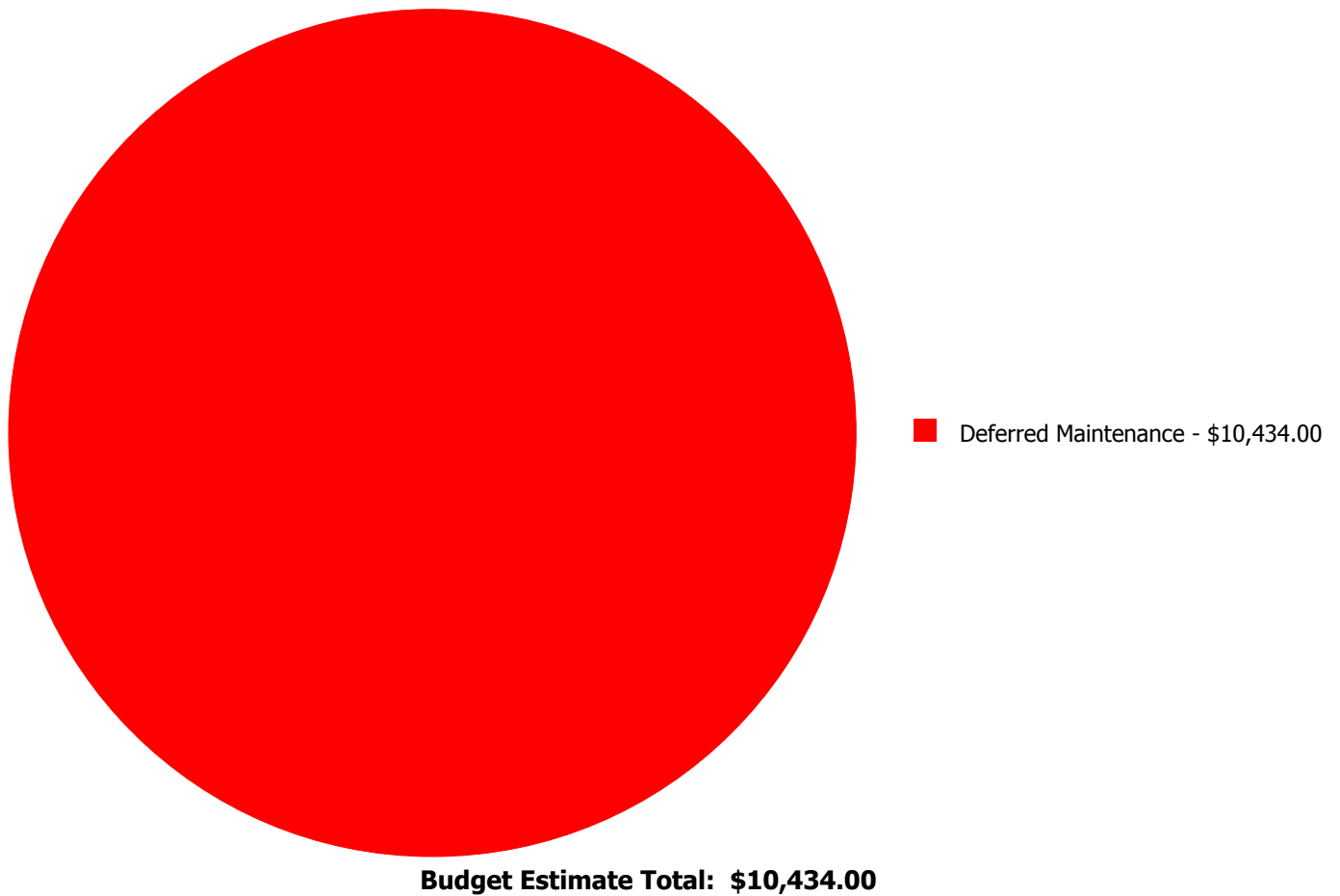
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$2,036.00	\$0.00	\$0.00	\$2,036.00
B2030	Exterior Doors	\$0.00	\$0.00	\$1,622.00	\$0.00	\$0.00	\$1,622.00
B3010	Roof Coverings	\$0.00	\$0.00	\$3,509.00	\$0.00	\$0.00	\$3,509.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$640.00	\$0.00	\$0.00	\$640.00
D5020	Lighting and Branch Wiring	\$0.00	\$0.00	\$2,627.00	\$0.00	\$0.00	\$2,627.00
	Total:	\$0.00	\$0.00	\$10,434.00	\$0.00	\$0.00	\$10,434.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2020 - Exterior Windows



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 190.00

Unit of Measure: S.F.

Estimate: \$2,036.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The windows are in poor condition and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: B2030 - Exterior Doors



Location: Exterior Wall

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 190.00

Unit of Measure: S.F.

Estimate: \$1,622.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior door is in poor condition and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 190.00

Unit of Measure: S.F.

Estimate: \$3,509.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: D5010 - Electrical Service/Distribution



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 190.00

Unit of Measure: S.F.

Estimate: \$640.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The electrical service/distribution system is beyond its expected service life, outdated, and should be replaced. It was reported that the electrical service is used as a tie point for exterior electrical outlets only. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: D5020 - Lighting and Branch Wiring



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 190.00

Unit of Measure: S.F.

Estimate: \$2,627.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: Lighting and branch wiring are beyond their expected service life, outdated, and should be replaced. SPLOST project 334-422 to evaluate and make recommendations for all storage facilities, dugouts and concession buildings.

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):	144
Year Built:	1965
Last Renovation:	
Replacement Value:	\$12,250
Repair Cost:	\$11,011.60
Total FCI:	89.89 %
Total RSLI:	21.93 %
FCA Score:	10.11



Description:

The football storage building at Towers High School is located at Brookcrest Circle in Decatur, Georgia. Originally built in 1963, there have been no additions or 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
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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	50.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	50.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	14.69 %	132.25 %	\$8,351.60
B30 - Roofing	0.00 %	110.01 %	\$2,660.00
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:	21.93 %	89.89 %	\$11,011.60

Photo Album

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

1). South Elevation - Aug 11, 2015



2). West Elevation - Aug 11, 2015



3). East Elevation - Aug 11, 2015



4). North Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.49	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$647
A1030	Slab on Grade	\$3.60	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$518
A2010	Basement Excavation	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A2020	Basement Walls	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B1020	Roof Construction	\$16.33	S.F.	144	100	1965	2065		50.00 %	0.00 %	50			\$2,352
B2010	Exterior Walls	\$38.65	S.F.	144	60	1965	2025		16.67 %	135.24 %	10		\$7,527.60	\$5,566
B2020	Exterior Windows	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$5.20	S.F.	144	30	1965	1995		0.00 %	110.01 %	-20		\$824.00	\$749
B3010	Roof Coverings	\$16.79	S.F.	144	20	1965	1985		0.00 %	110.01 %	-30		\$2,660.00	\$2,418
C1010	Partitions	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1020	Interior Doors	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1030	Fittings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2040	Rain Water Drainage	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5020	Lighting and Branch Wiring	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									21.93 %	89.89 %			\$11,011.60	\$12,250

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%

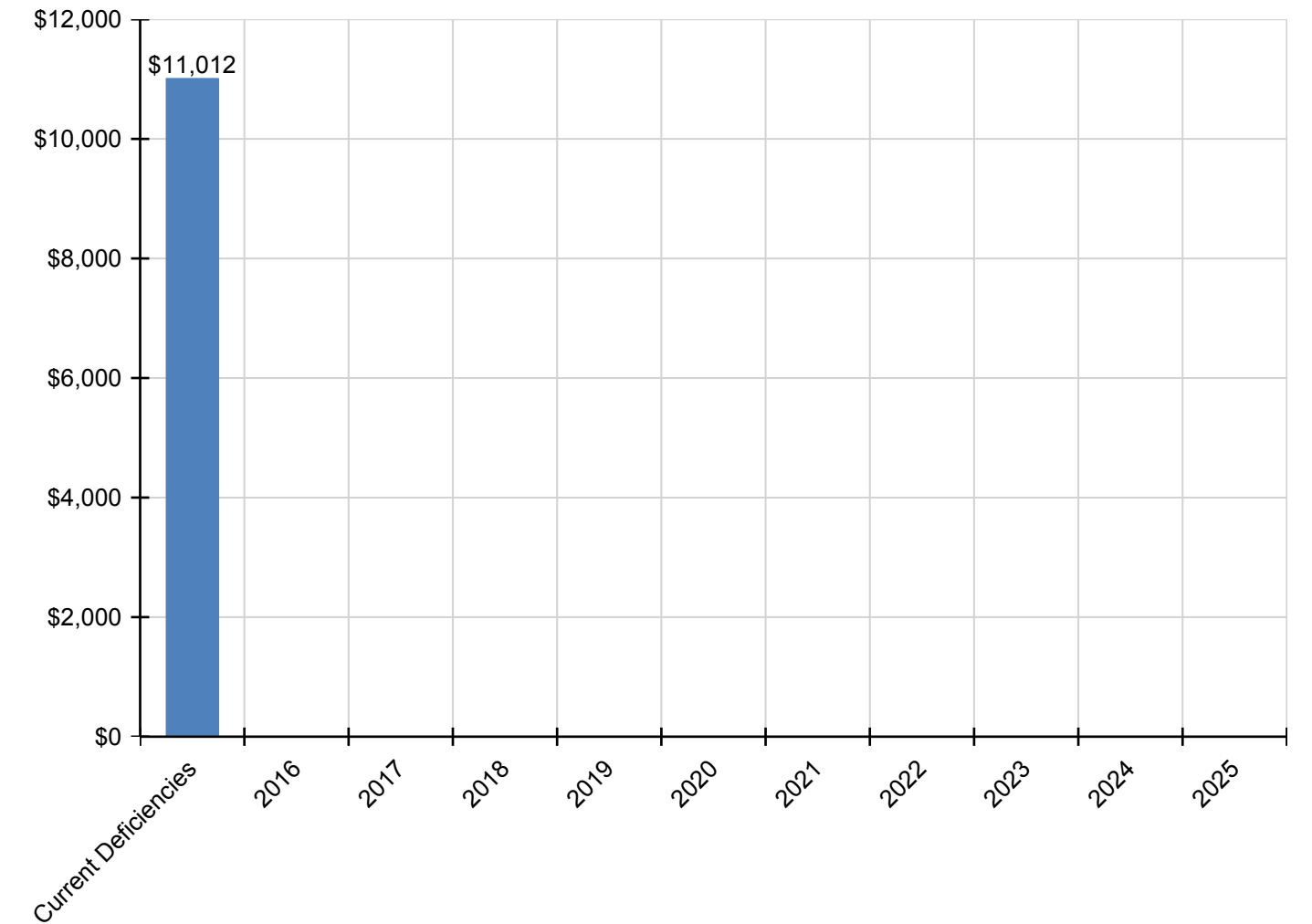
School Assessment Report - 1963 Football Storage

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$11,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,012
* 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	\$7,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,528
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$824
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$2,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,660
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*

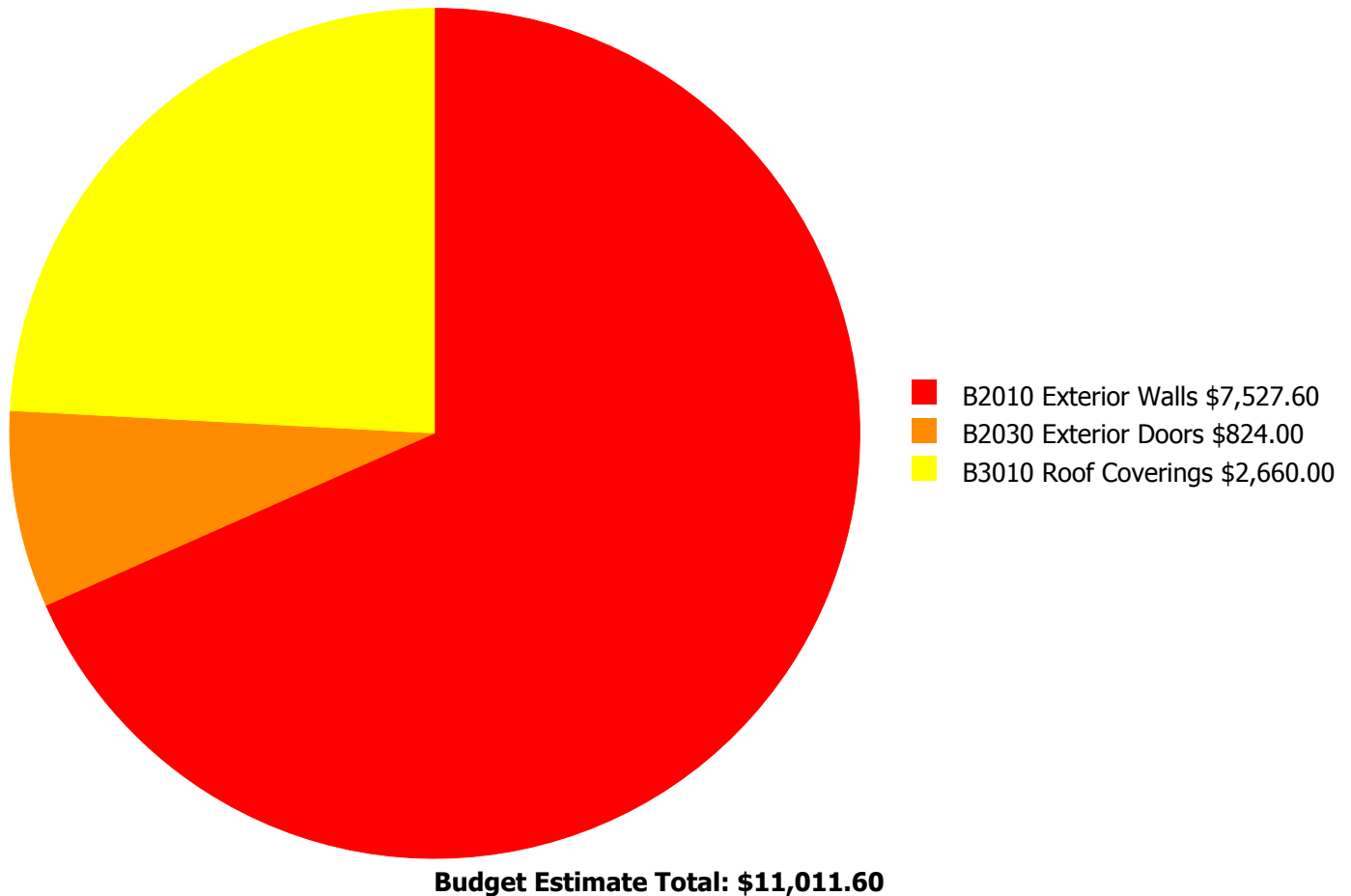
Forecasted Capital Renewal Requirement

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



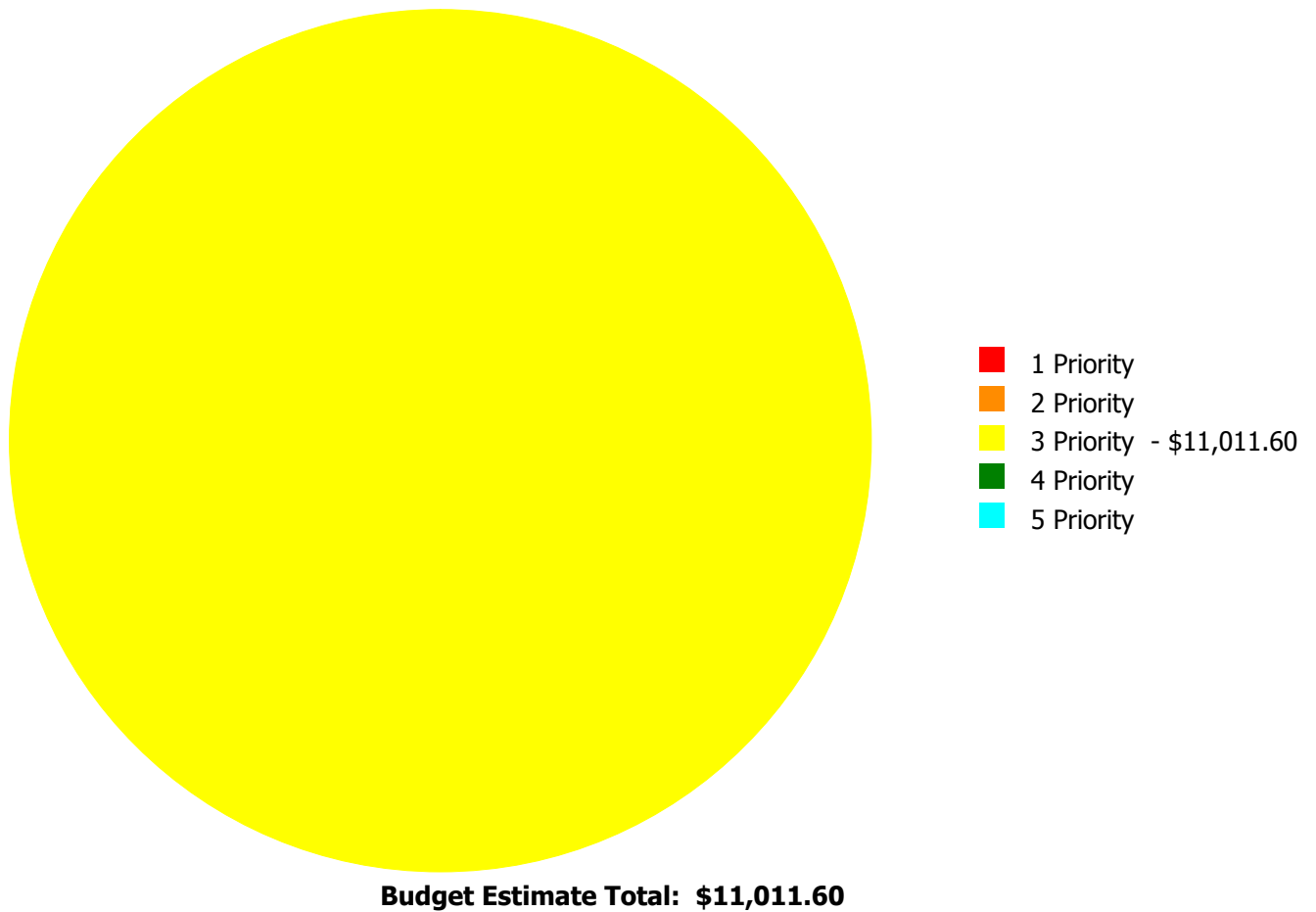
Deficiency Summary by System

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.



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:



Deficiency By Priority Investment Table

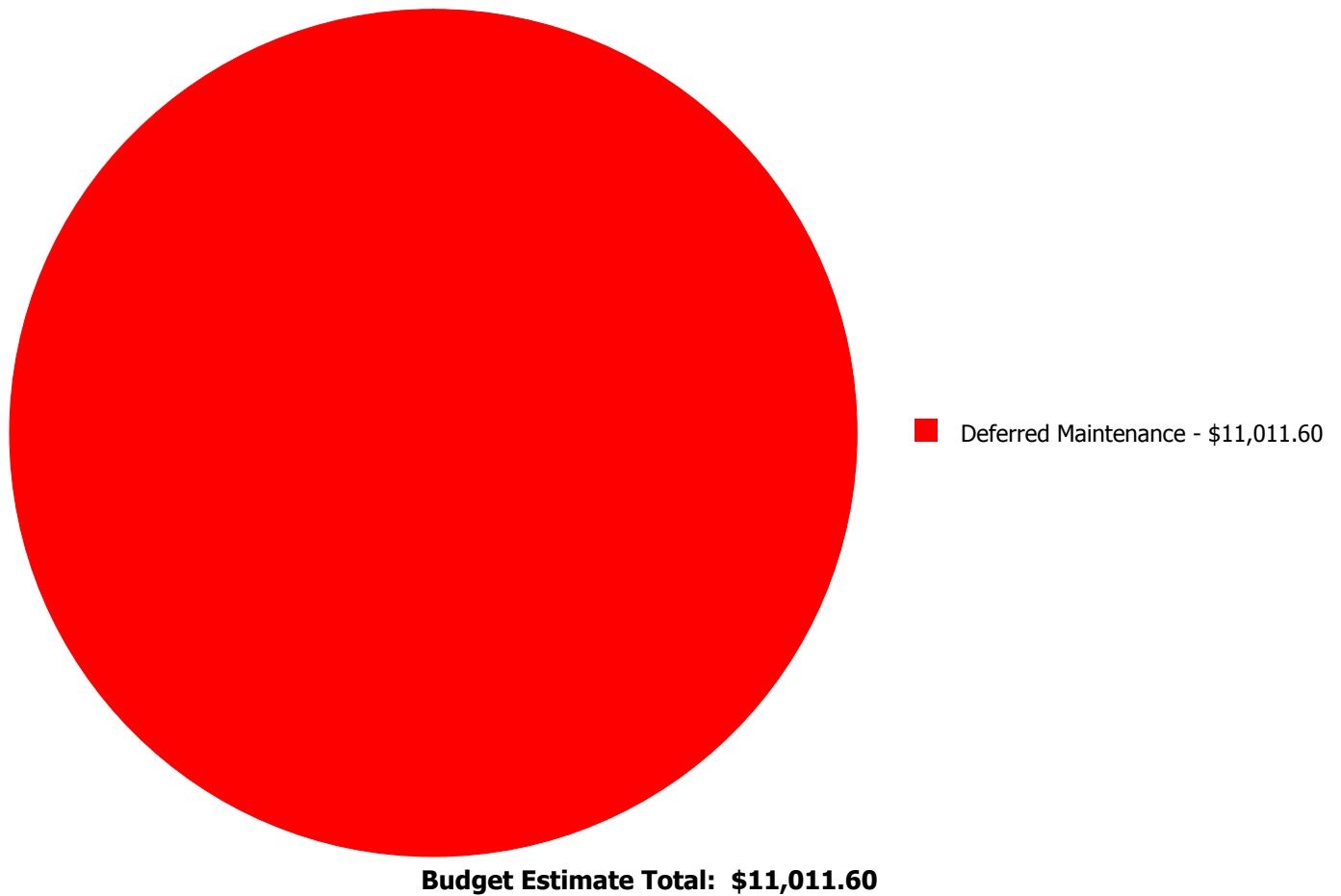
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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	\$7,527.60	\$0.00	\$0.00	\$7,527.60
B2030	Exterior Doors	\$0.00	\$0.00	\$824.00	\$0.00	\$0.00	\$824.00
B3010	Roof Coverings	\$0.00	\$0.00	\$2,660.00	\$0.00	\$0.00	\$2,660.00
	Total:	\$0.00	\$0.00	\$11,011.60	\$0.00	\$0.00	\$11,011.60

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Point and refinish painted concrete block wall, 1st floor

Qty: 280.00

Unit of Measure: C.S.F.

Estimate: \$7,527.60

Assessor Name: Sam Mandola

Date Created: 08/11/2015

Notes: The painted wall finish is in poor condition and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: B2030 - Exterior Doors



Location: Exterior Walls

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 144.00

Unit of Measure: S.F.

Estimate: \$824.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The exterior doors are aged, rusted, and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

System: B3010 - Roof Coverings



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 144.00

Unit of Measure: S.F.

Estimate: \$2,660.00

Assessor Name: Sam Mandola

Date Created: 04/11/2015

Notes: The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 334-422 to evaluate and make recommendations on all storage facilities, dugouts, and concession buildings.

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):	150,800
Year Built:	1963
Last Renovation:	2006
Replacement Value:	\$36,970,699
Repair Cost:	\$32,153.42
Total FCI:	0.09 %
Total RSLI:	56.47 %
FCA Score:	99.91



Description:

The main building at Towers High School is a one-story building with a partial basement and mezzanine located at 3919 Brookcrest Circle in Decatur, Georgia. Originally built in 1963, there have been three additions in 1965, 2007 and 2010, and major renovations in 2006. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5010, 5011	Fire Sprinkler System:	Yes
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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	48.00 %	2.29 %	\$24,398.40
A20 - Basement Construction	48.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.46 %	0.17 %	\$7,229.65
B30 - Roofing	99.19 %	0.00 %	\$0.00
C10 - Interior Construction	53.60 %	0.00 %	\$0.00
C20 - Stairs	48.00 %	0.00 %	\$0.00
C30 - Interior Finishes	39.45 %	0.00 %	\$0.00
D10 - Conveying	70.00 %	0.00 %	\$0.00
D20 - Plumbing	60.50 %	0.01 %	\$525.37
D30 - HVAC	46.56 %	0.00 %	\$0.00
D40 - Fire Protection	70.00 %	0.00 %	\$0.00
D50 - Electrical	64.27 %	0.00 %	\$0.00
E10 - Equipment	49.87 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	56.47 %	0.09 %	\$32,153.42

Photo Album

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

1). South Elevation - Aug 11, 2015



2). East Elevation - Aug 11, 2015



3). West Elevation - Aug 11, 2015



4). North Elevation - Aug 11, 2015



Condition Detail

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

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

School Assessment Report - 1963, 1965 Building

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.	150,800	100	1963	2063		48.00 %	4.61 %	48		\$24,398.40	\$529,308
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.56	S.F.	150,800	100	1963	2063		48.00 %	0.00 %	48			\$536,848
A2010	Basement Excavation	\$0.14	S.F.	59,085	100	1963	2063		48.00 %	0.00 %	48			\$8,272
A2020	Basement Walls	\$1.64	S.F.	59,085	100	1963	2063		48.00 %	0.00 %	48			\$96,899
B1010	Floor Construction	\$15.61	S.F.	59,085	100	1963	2063		48.00 %	0.00 %	48			\$922,317
B1020	Roof Construction	\$11.74	S.F.	150,800	100	1963	2063		48.00 %	0.00 %	48			\$1,770,392
B2010	Exterior Walls	\$15.69	S.F.	150,800	100	1963	2063		48.00 %	0.31 %	48		\$7,229.65	\$2,366,052
B2020	Exterior Windows	\$11.18	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$1,685,944
B2030	Exterior Doors	\$0.66	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$99,528
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	142,978	25	2015	2040		100.00 %	0.00 %	25			\$2,959,645
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	15				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	30				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	7,822	75	2006	2081		88.00 %	0.00 %	66			\$214,714
B3020	Roof Openings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C1010	Partitions	\$19.44	S.F.	150,800	100	1963	2063		48.00 %	0.00 %	48			\$2,931,552
C1020	Interior Doors	\$6.11	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$921,388
C1030	Fittings	\$6.20	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$934,960
C2010	Stair Construction	\$2.21	S.F.	59,085	100	1963	2063		48.00 %	0.00 %	48			\$130,578
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	1963	1993		0.00 %	0.00 %	-22			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	150,800	10	2006	2016		10.00 %	0.00 %	1			\$291,044
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	1963	1973		0.00 %	0.00 %	-42			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	7,822	8	2006	2014	2020	62.50 %	0.00 %	5			\$66,487
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	31,287	50	2006	2056		82.00 %	0.00 %	41			\$453,349
C3020	Floor Finishes - Terrazzo	\$53.01	S.F.	31,287	50	1963	2013	2020	10.00 %	0.00 %	5			\$1,658,524
C3020	Floor Finishes - VCT	\$9.54	S.F.	64,760	20	2006	2026		55.00 %	0.00 %	11			\$617,810
C3020	Floor Finishes - Wood	\$14.70	S.F.	15,644	20	2006	2026		55.00 %	0.00 %	11			\$229,967
C3030	Ceiling Finishes	\$9.98	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$1,504,984
D1010	Elevators and Lifts	\$0.86	S.F.	59,085	30	2006	2036		70.00 %	0.00 %	21			\$50,813
D2010	Plumbing Fixtures	\$17.66	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$2,663,128
D2020	Domestic Water Distribution	\$3.81	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$574,548
D2030	Sanitary Waste	\$4.80	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$723,840
D2040	Rain Water Drainage	\$0.29	S.F.	150,800	30	2006	2036		70.00 %	1.20 %	21		\$525.37	\$43,732

School Assessment Report - 1963, 1965 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.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$81,432
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$116,116
D3020	Heat Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$886,704
D3050	Terminal & Package Units	\$27.81	S.F.	150,800	15	2006	2021		40.00 %	0.00 %	6			\$4,193,748
D3060	Controls & Instrumentation	\$3.19	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$481,052
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.75	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$113,100
D4010	Sprinklers	\$4.13	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$622,804
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	150,800	40	2006	2046		77.50 %	0.00 %	31			\$260,884
D5020	Branch Wiring	\$5.56	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$838,448
D5020	Lighting	\$8.36	S.F.	150,800	30	2006	2036		70.00 %	0.00 %	21			\$1,260,688
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	150,800	10	2006	2016	2020	50.00 %	0.00 %	5			\$116,116
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	150,800	10	2006	2016	2020	50.00 %	0.00 %	5			\$726,856
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	150,800	10	2006	2016	2020	50.00 %	0.00 %	5			\$174,928
D5090	Other Electrical Systems - Emergency Generator	\$0.26	S.F.	150,800	15	2006	2021		40.00 %	0.00 %	6			\$39,208
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.76	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$114,608
E1090	Other Equipment - Kitchen Equipment	\$2.24	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$337,792
E1090	Other Equipment - Sports Equipment	\$1.56	S.F.	150,800	15	2006	2021		40.00 %	0.00 %	6			\$235,248
E2010	Fixed Furnishings	\$9.18	S.F.	150,800	20	2006	2026		55.00 %	0.00 %	11			\$1,384,344
F1010	Special Structures - Canopies	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									56.47 %	0.09 %			\$32,153.42	\$36,970,699

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:	\$32,153	\$329,752	\$0	\$0	\$0	\$3,497,765	\$5,840,707	\$0	\$0	\$0	\$0	\$9,700,378
* 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	\$24,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,398
* 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	\$7,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,230
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

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$329,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,752
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	\$84,785	\$0	\$0	\$0	\$0	\$0	\$84,785
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	\$2,114,952	\$0	\$0	\$0	\$0	\$0	\$2,114,952
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$5,508,310	\$0	\$0	\$0	\$0	\$5,508,310
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

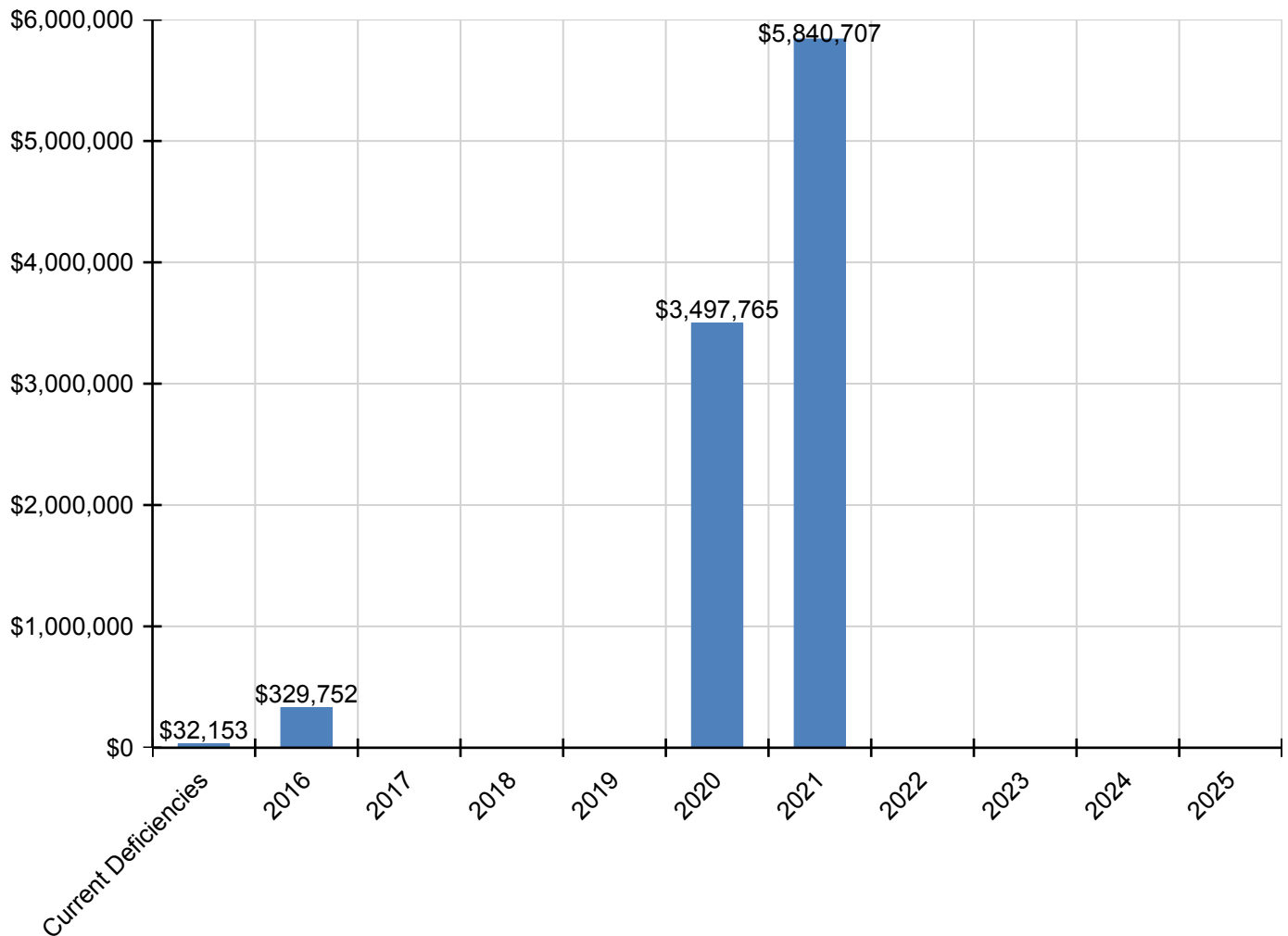
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D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$148,072	\$0	\$0	\$0	\$0	\$0	\$148,072
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$926,888	\$0	\$0	\$0	\$0	\$0	\$926,888
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$223,069	\$0	\$0	\$0	\$0	\$0	\$223,069
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$51,498	\$0	\$0	\$0	\$0	\$51,498
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment - Kitchen Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment - Sports Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$280,898	\$0	\$0	\$0	\$0	\$280,898
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

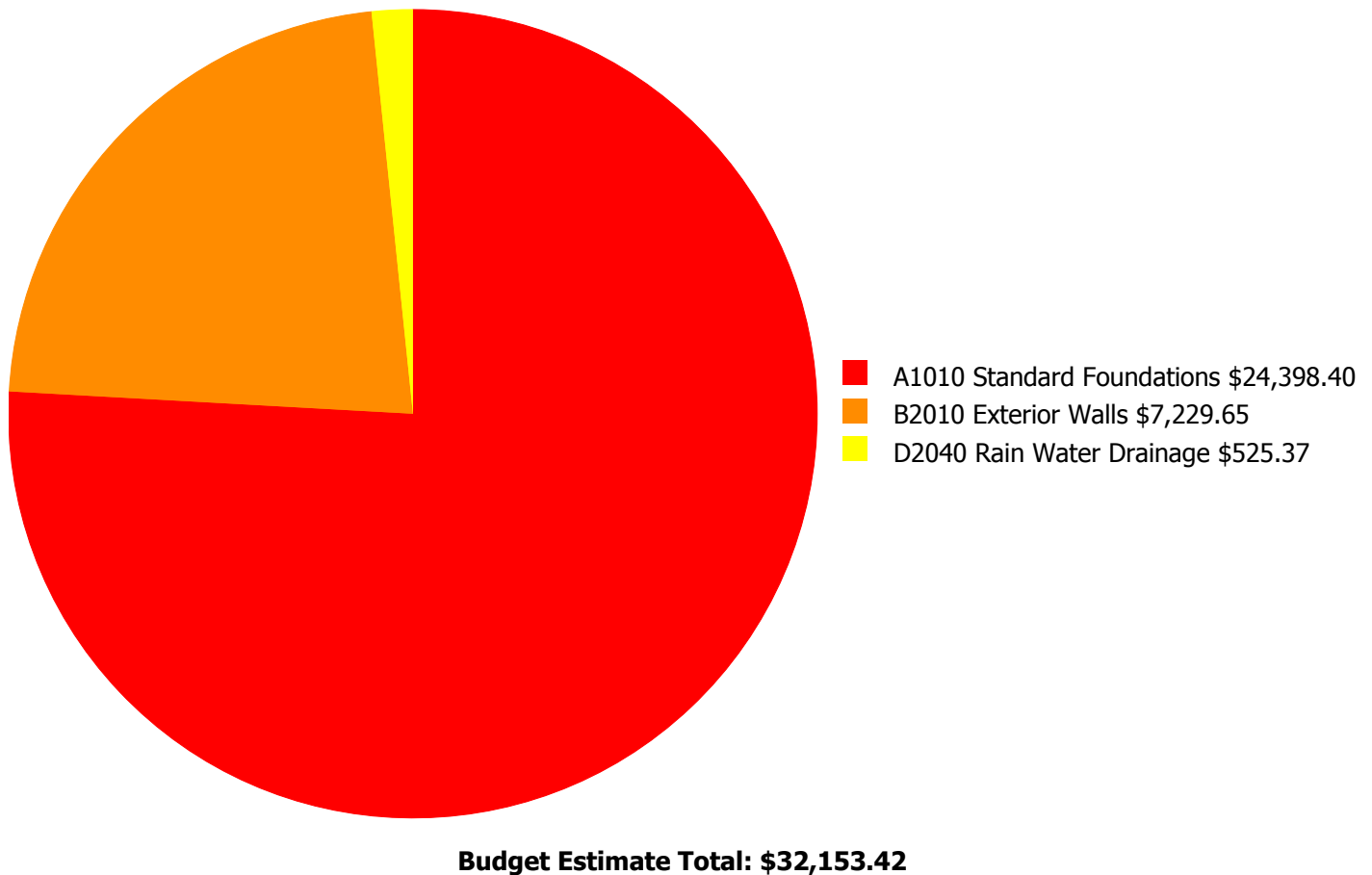
Forecasted Capital Renewal Requirement

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



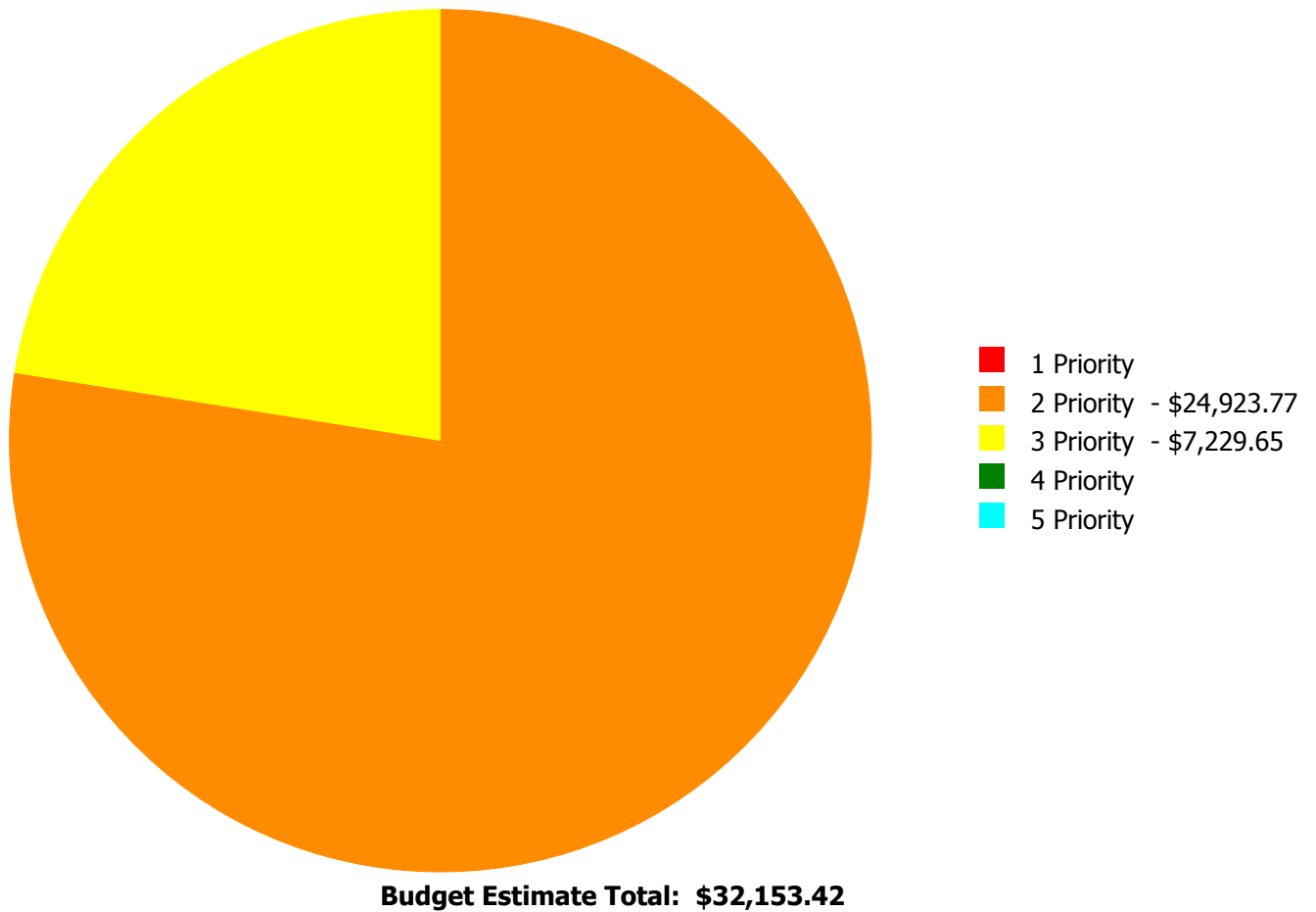
Deficiency Summary by System

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



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:



Deficiency By Priority Investment Table

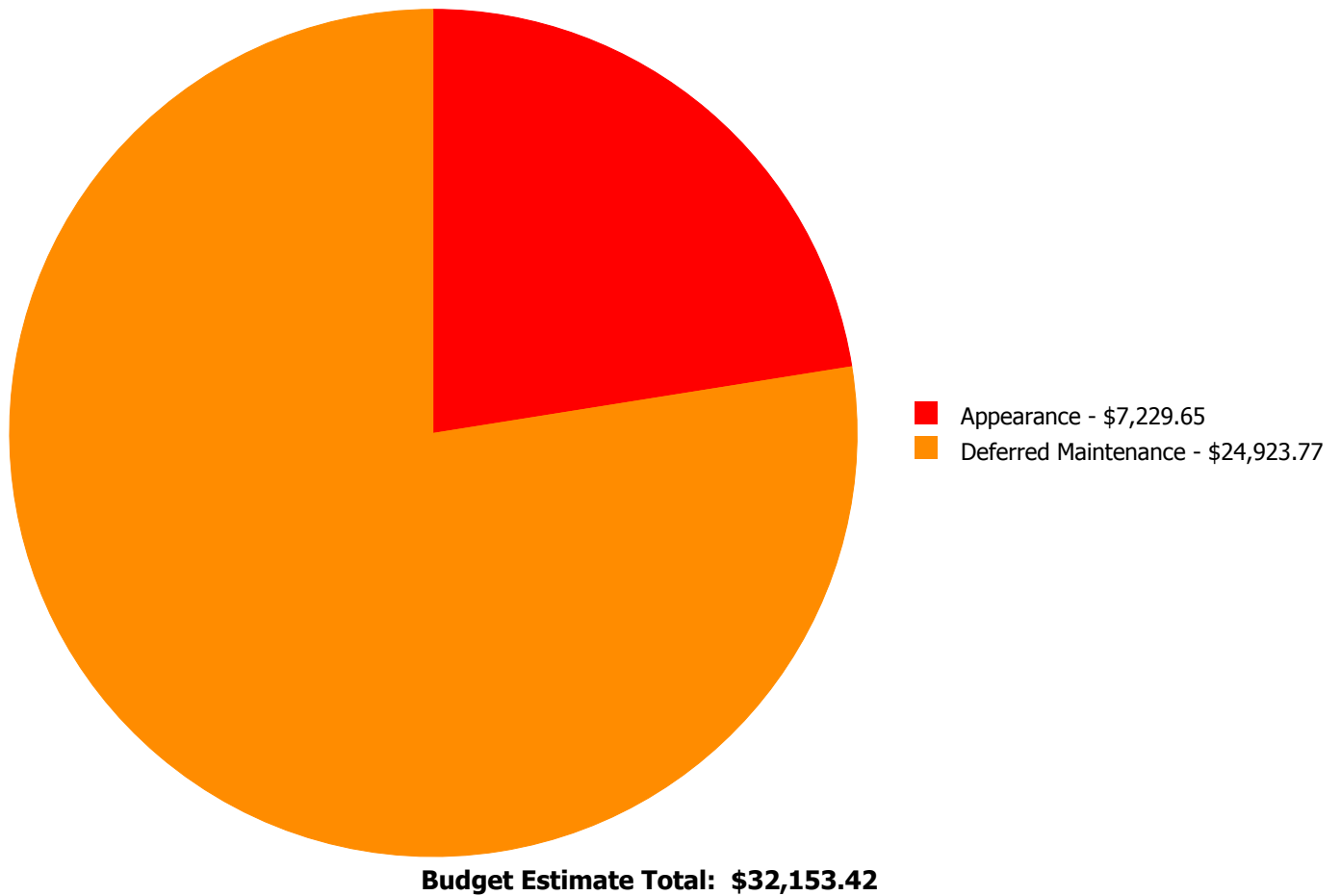
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
A1010	Standard Foundations	\$0.00	\$24,398.40	\$0.00	\$0.00	\$0.00	\$24,398.40
B2010	Exterior Walls	\$0.00	\$0.00	\$7,229.65	\$0.00	\$0.00	\$7,229.65
D2040	Rain Water Drainage	\$0.00	\$525.37	\$0.00	\$0.00	\$0.00	\$525.37
	Total:	\$0.00	\$24,923.77	\$7,229.65	\$0.00	\$0.00	\$32,153.42

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:



Deficiency Details by Priority

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

Priority 2 Priority:

System: A1010 - Standard Foundations



Location: Hallway

Distress: Damaged

Category: Deferred Maintenance

Priority: 2 Priority

Correction: Engineering Study

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$24,398.40

Assessor Name: Ben Nixon

Date Created: 08/11/2015

Notes: There are visible cracks on the floors and walls throughout the building, and an engineering should be conducted to determine the cause. Pricing does not include mitigation measures.

System: D2040 - Rain Water Drainage



Location: Roof

Distress: Needs Remediation

Category: Deferred Maintenance

Priority: 2 Priority

Correction: General maintenance & repair drain: roof, scupper, area

Qty: 10.00

Unit of Measure: Ea.

Estimate: \$525.37

Assessor Name: Sam Mandola

Date Created: 12/15/2015

Notes: The roof covering was recently replaced. Drains need to be cleared and maintained to prevent standing water. SPLOST project 334-422 to repair rain water drainage in buildings 1963 and 1965.

Priority 3 Priority:

System: B2010 - Exterior Walls



Location: Exterior Walls

Distress: Damaged

Category: Appearance

Priority: 3 Priority

Correction: Pressure Wash Exterior Wall

Qty: 500.00

Unit of Measure: S.F.

Estimate: \$7,229.65

Assessor Name: Ben Nixon

Date Created: 12/15/2015

Notes: Exterior walls are stained and should be pressure washed.

Executive Summary

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

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

Function:	High School
Gross Area (SF):	11,787
Year Built:	2007
Last Renovation:	
Replacement Value:	\$2,723,646
Repair Cost:	\$38,569.00
Total FCI:	1.42 %
Total RSLI:	66.66 %
FCA Score:	98.58



Description:

The 2007 classroom addition at Towers High School is a one-story building with a partial basement and mezzanine located at 3919 Brookcrest Circle in Decatur, Georgia. There have been no additions and no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5012	Fire Sprinkler System:	Yes
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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	92.00 %	0.00 %	\$0.00
A20 - Basement Construction	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	86.13 %	0.00 %	\$0.00
B30 - Roofing	68.00 %	0.00 %	\$0.00
C10 - Interior Construction	74.81 %	0.00 %	\$0.00
C20 - Stairs	92.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.28 %	16.24 %	\$38,569.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	65.10 %	0.00 %	\$0.00
D30 - HVAC	52.07 %	0.00 %	\$0.00
D40 - Fire Protection	73.33 %	0.00 %	\$0.00
D50 - Electrical	57.78 %	0.00 %	\$0.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
F10 - Special Construction	60.00 %	0.00 %	\$0.00
Totals:	66.66 %	1.42 %	\$38,569.00

Photo Album

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

1). West Elevation - Aug 11, 2015



2). Northeast Elevation - Aug 11, 2015



3). East Elevation - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$3.51	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$41,372
A1020	Special Foundations	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.56	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$41,962
A2010	Basement Excavation	\$0.14	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$1,650
A2020	Basement Walls	\$1.64	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$19,331
B1010	Floor Construction	\$15.61	S.F.	3,450	100	2007	2107		92.00 %	0.00 %	92			\$53,855
B1020	Roof Construction	\$11.74	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$138,379
B2010	Exterior Walls	\$15.69	S.F.	11,787	60	2007	2067		86.67 %	0.00 %	52			\$184,938
B2020	Exterior Windows	\$11.18	S.F.		0				0.00 %	0.00 %				\$0
B2030	Exterior Doors	\$0.66	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$7,779
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	11,787	25	2007	2032		68.00 %	0.00 %	17			\$243,991
B3010	Roof Coverings - EPDM	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C1010	Partitions	\$19.44	S.F.	11,787	40	2007	2047		80.00 %	0.00 %	32			\$229,139
C1020	Interior Doors	\$6.11	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$72,019
C1030	Fittings	\$6.20	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$73,079
C2010	Stair Construction	\$2.21	S.F.	11,787	100	2007	2107		92.00 %	0.00 %	92			\$26,049
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	5,894	10	2007	2017		20.00 %	0.00 %	2			\$11,375
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	4,125	8	2007	2015		0.00 %	110.00 %	0		\$38,569.00	\$35,063
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	100	50	2007	2057		84.00 %	0.00 %	42			\$1,449
C3020	Floor Finishes - Epoxy	\$9.51	S.F.	3,915	15	2007	2022		46.67 %	0.00 %	7			\$37,232
C3020	Floor Finishes - VCT	\$9.54	S.F.	3,647	20	2007	2027		60.00 %	0.00 %	12			\$34,792
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$117,634
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$208,158
D2020	Domestic Water Distribution	\$3.81	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$44,908
D2030	Sanitary Waste	\$4.80	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$56,578
D2040	Rain Water Drainage	\$0.92	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$10,844

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	11,787	40	2007	2047		80.00 %	0.00 %	32			\$9,076
D3020	Heat Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$69,308
D3050	Terminal & Package Units	\$27.81	S.F.	11,787	15	2007	2022		46.67 %	0.00 %	7			\$327,796
D3060	Controls & Instrumentation	\$3.19	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$37,601
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.13	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$48,680
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	11,787	40	2007	2047		80.00 %	0.00 %	32			\$20,392
D5020	Branch Wiring	\$5.56	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$65,536
D5020	Lighting	\$8.36	S.F.	11,787	30	2007	2037		73.33 %	0.00 %	22			\$98,539
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	11,787	10	2007	2017		20.00 %	0.00 %	2			\$9,076
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	11,787	10	2007	2017		20.00 %	0.00 %	2			\$56,813
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	11,787	10	2007	2017		20.00 %	0.00 %	2			\$13,673
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.76	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$8,958
E1090	Other Equipment (Kitchen Equipment)	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1090	Other Equipment (Sports Equipment)	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$9.18	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$108,205
F1010	Special Structures - Canopies	\$13.44	S.F.	11,787	20	2007	2027		60.00 %	0.00 %	12			\$158,417
Total									66.66 %	1.42 %			\$38,569.00	\$2,723,646

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:	\$38,569	\$0	\$106,124	\$0	\$0	\$0	\$0	\$493,832	\$48,858	\$0	\$0	\$687,383
* 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

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$13,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,275
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$38,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,858	\$0	\$0	\$87,427
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	\$0	\$0	\$50,369	\$0	\$0	\$0	\$50,369
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$443,463	\$0	\$0	\$0	\$443,463
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

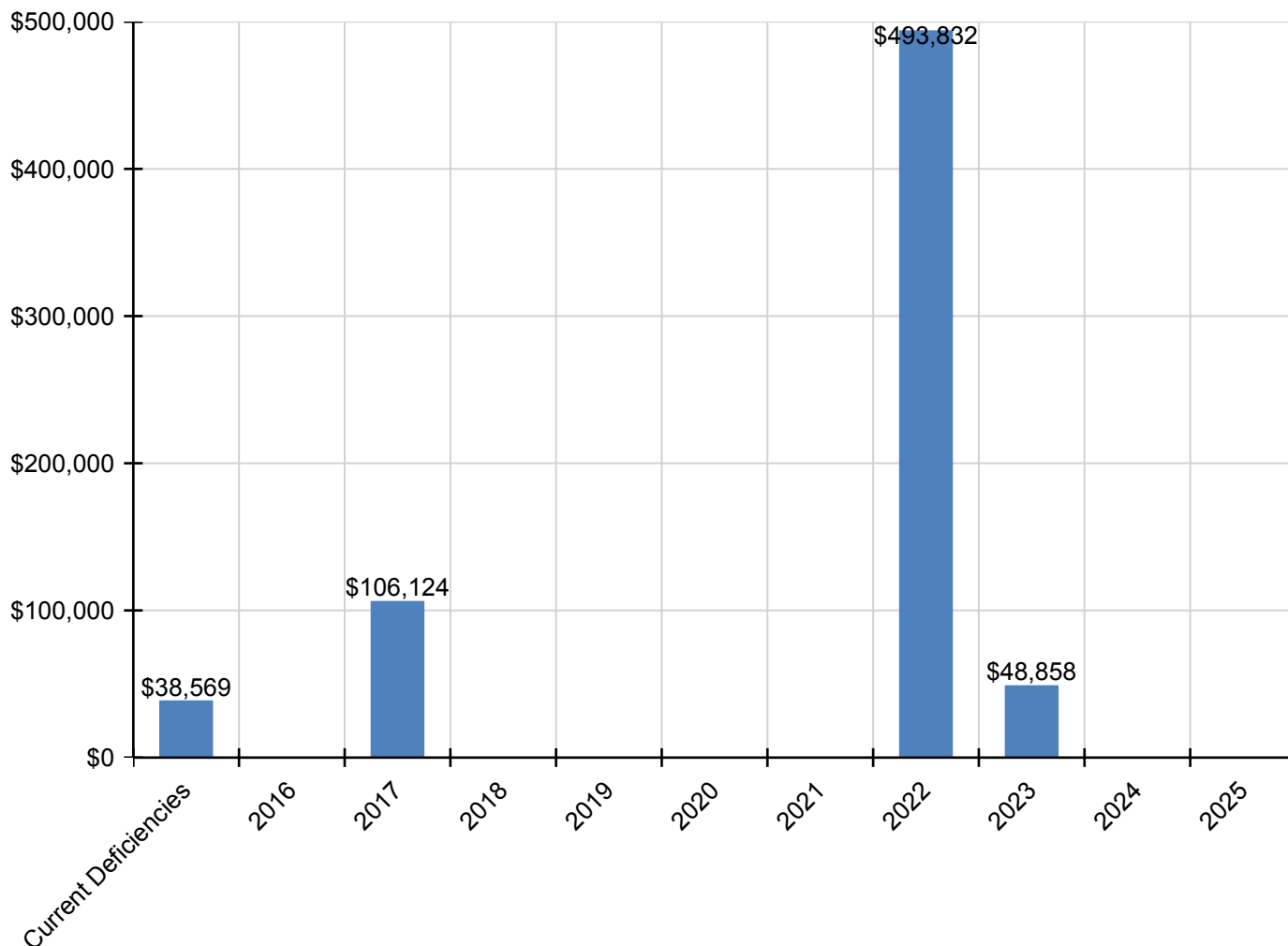
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D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$10,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,592
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$66,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,301
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$15,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,956
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Sports Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

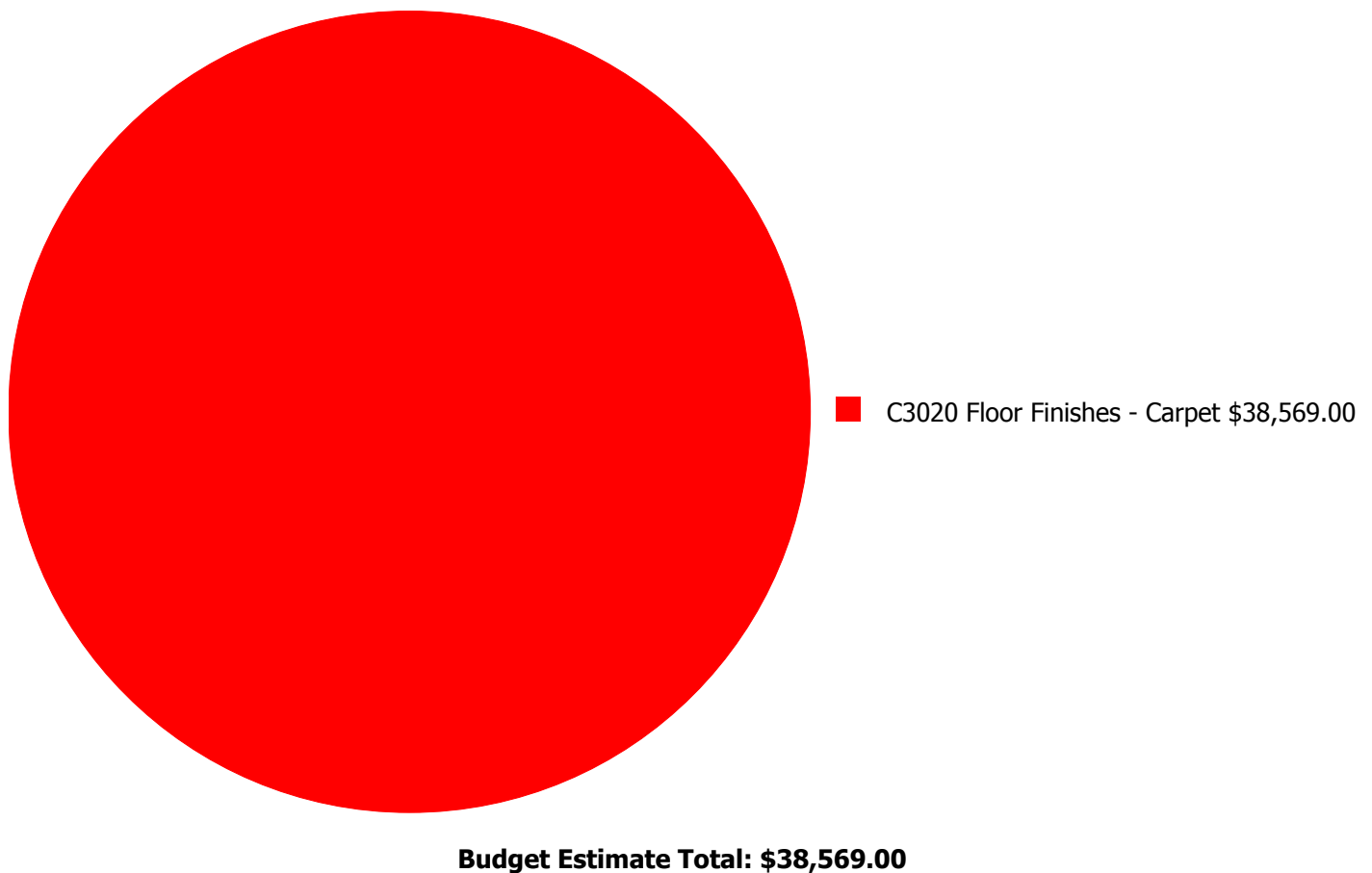
Forecasted Capital Renewal Requirement

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



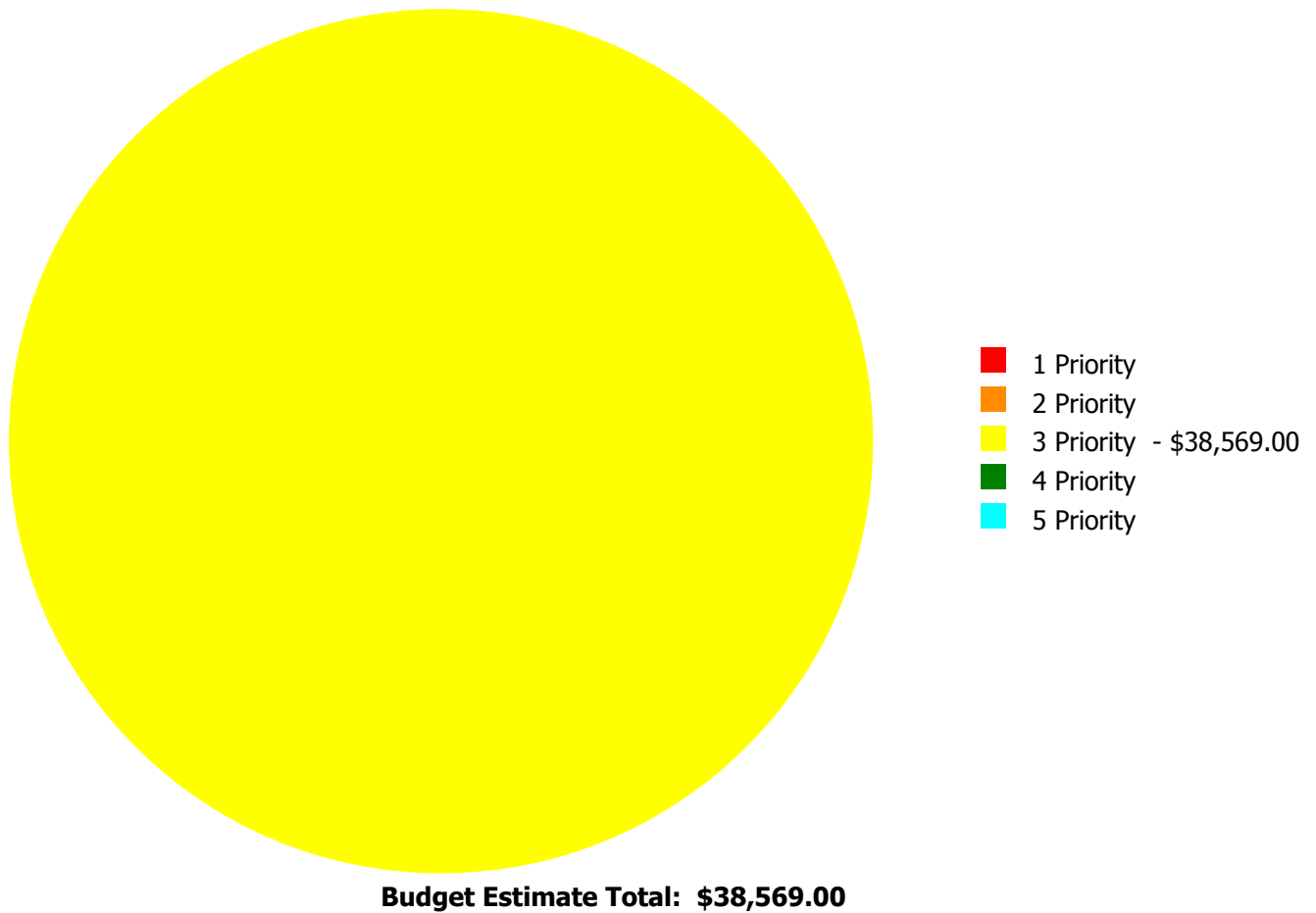
Deficiency Summary by System

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



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:



Deficiency By Priority Investment Table

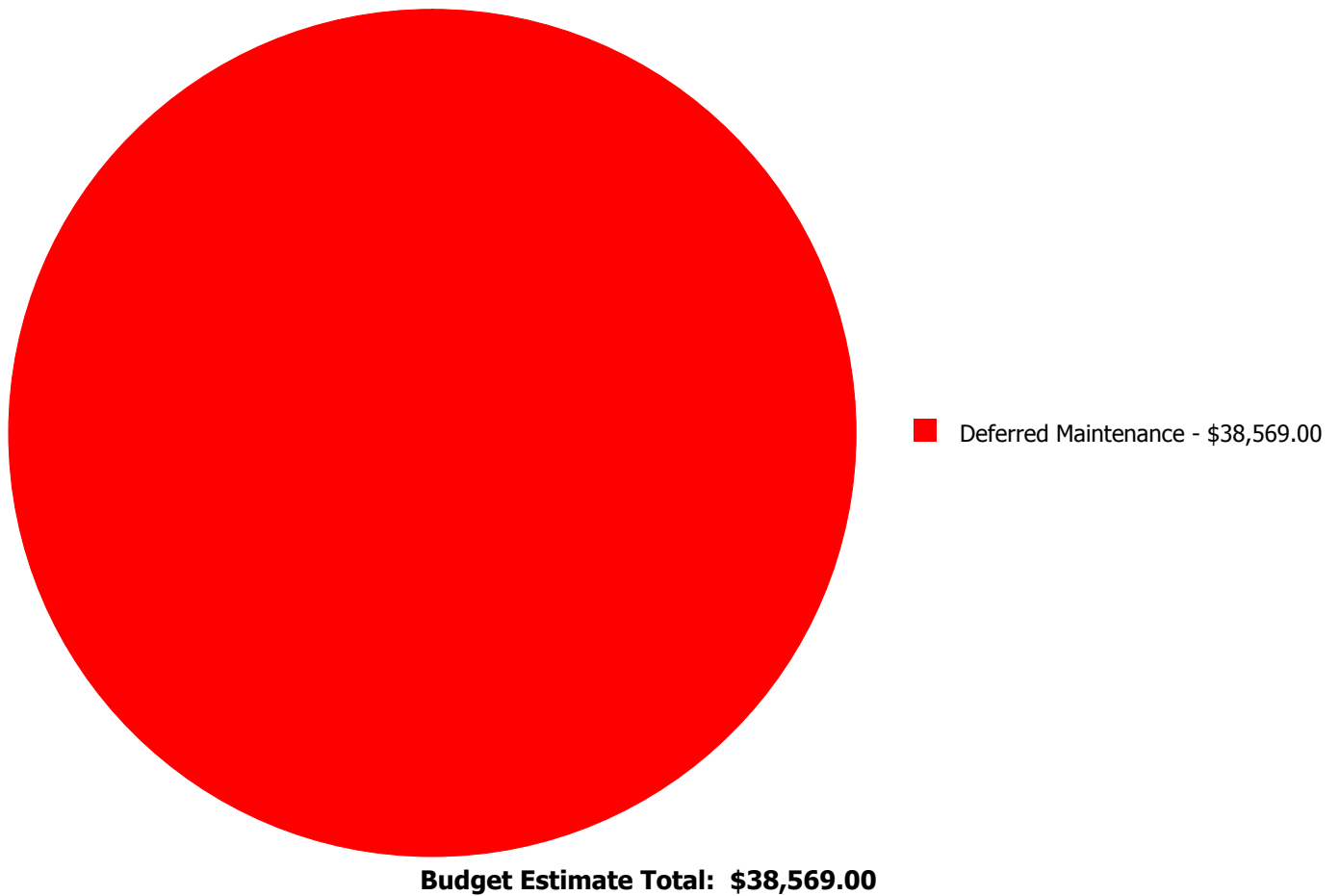
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C3020	Floor Finishes - Carpet	\$0.00	\$0.00	\$38,569.00	\$0.00	\$0.00	\$38,569.00
	Total:	\$0.00	\$0.00	\$38,569.00	\$0.00	\$0.00	\$38,569.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 Priority:

System: C3020 - Floor Finishes - Carpet



Location: Throughout Building

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 4,125.00

Unit of Measure: S.F.

Estimate: \$38,569.00

Assessor Name: Ben Nixon

Date Created: 04/11/2015

Notes: The carpet is aged, stained and frayed, 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):	10,326
Year Built:	2010
Last Renovation:	
Replacement Value:	\$2,280,954
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	80.05 %
FCA Score:	100.00



Description:

The 2010 classroom addition at Towers High School is a one-story building located at 3919 Brookcrest Circle in Decatur, Georgia. There have been no additions and no major renovations to this addition. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Attributes:

General Attributes:

Building Codes:	5013	Fire Sprinkler System:	Yes
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Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	89.98 %	0.00 %	\$0.00
B30 - Roofing	80.00 %	0.00 %	\$0.00
C10 - Interior Construction	88.85 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	69.33 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	78.05 %	0.00 %	\$0.00
D30 - HVAC	70.04 %	0.00 %	\$0.00
D40 - Fire Protection	83.33 %	0.00 %	\$0.00
D50 - Electrical	73.61 %	0.00 %	\$0.00
E10 - Equipment	0.00 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
Totals:	80.05 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Aug 11, 2015



2). Northwest Elevation - Aug 11, 2015



3). West Elevation - Aug 11, 2015



4). East Elevation - Aug 11, 2015



Condition Detail

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

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

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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 \$
A1010	Standard Foundations	\$3.51	S.F.	10,326	100	2010	2110		95.00 %	0.00 %	95			\$36,244
A1020	Special Foundations	\$4.36	S.F.	0	100	2010	2110		95.00 %	0.00 %	95			\$0
A1030	Slab on Grade	\$3.56	S.F.	10,326	100	2010	2110		95.00 %	0.00 %	95			\$36,761
A2010	Basement Excavation	\$0.14	S.F.	0	100	2010	2110		95.00 %	0.00 %	95			\$0
A2020	Basement Walls	\$1.64	S.F.	0	100	2010	2110		95.00 %	0.00 %	95			\$0
B1010	Floor Construction	\$15.61	S.F.	0	100	2010	2110		95.00 %	0.00 %	95			\$0
B1020	Roof Construction	\$11.74	S.F.	10,326	100	2010	2110		95.00 %	0.00 %	95			\$121,227
B2010	Exterior Walls	\$15.69	S.F.	10,326	100	2010	2110		95.00 %	0.00 %	95			\$162,015
B2020	Exterior Windows	\$11.18	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$115,445
B2030	Exterior Doors	\$0.66	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$6,815
B3010	Roof Coverings - Asphal Shingles	\$4.32	S.F.	0	10	2010	2020		50.00 %	0.00 %	5			\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	10,326	25	2010	2035		80.00 %	0.00 %	20			\$213,748
B3010	Roof Coverings - EPDM	\$3.33	S.F.	0	15	2010	2025		66.67 %	0.00 %	10			\$0
B3010	Roof Coverings - Preformed Metal	\$0.07	S.F.	0	30	2010	2040		83.33 %	0.00 %	25			\$0
B3010	Roof Coverings - Standing Seam Metal	\$27.45	S.F.	0	75	2010	2085		93.33 %	0.00 %	70			\$0
B3020	Roof Openings	\$0.07	S.F.	0	30	2010	2040		83.33 %	0.00 %	25			\$0
C1010	Partitions	\$19.44	S.F.	10,326	100	2010	2110		95.00 %	0.00 %	95			\$200,737
C1020	Interior Doors	\$6.11	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$63,092
C1030	Fittings	\$6.20	S.F.	10,326	20	2010	2030		75.00 %	0.00 %	15			\$64,021
C2010	Stair Construction	\$2.21	S.F.	0	100	2010	2110		95.00 %	0.00 %	95			\$0
C3010	Wall Finishes - Ceramic & Glazed	\$10.27	S.F.	0	30	2010	2040		83.33 %	0.00 %	25			\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	10,326	10	2010	2020		50.00 %	0.00 %	5			\$19,929
C3010	Wall Finishes - Wall Coverings	\$2.13	S.F.	0	10	2010	2020		50.00 %	0.00 %	5			\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	3,120	8	2010	2018		37.50 %	0.00 %	3			\$26,520
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	1,040	50	2010	2060		90.00 %	0.00 %	45			\$15,070
C3020	Floor Finishes - Terrazzo	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - VCT	\$9.54	S.F.	6,166	20	2010	2030		75.00 %	0.00 %	15			\$58,824
C3020	Floor Finishes - Wood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$9.98	S.F.	10,326	20	2010	2030		75.00 %	0.00 %	15			\$103,053
D1010	Elevators and Lifts	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	10,326	20	2010	2030		75.00 %	0.00 %	15			\$182,357
D2020	Domestic Water Distribution	\$3.81	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$39,342
D2030	Sanitary Waste	\$4.80	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$49,565
D2040	Rain Water Drainage	\$0.84	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$8,674

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D2090	Other Plumbing Systems - Acid Waste	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$7,951
D3020	Heat Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$60,717
D3050	Terminal & Package Units	\$27.81	S.F.	10,326	15	2010	2025		66.67 %	0.00 %	10			\$287,166
D3060	Controls & Instrumentation	\$3.19	S.F.	10,326	20	2010	2030		75.00 %	0.00 %	15			\$32,940
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D4010	Sprinklers	\$4.13	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$42,646
D4020	Standpipes	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
D5010	Electrical Service/Distribution	\$1.73	S.F.	10,326	40	2010	2050		87.50 %	0.00 %	35			\$17,864
D5020	Branch Wiring	\$5.56	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$57,413
D5020	Lighting	\$8.36	S.F.	10,326	30	2010	2040		83.33 %	0.00 %	25			\$86,325
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	10,326	10	2010	2020		50.00 %	0.00 %	5			\$7,951
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	10,326	10	2010	2020		50.00 %	0.00 %	5			\$49,771
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	10,326	10	2010	2020		50.00 %	0.00 %	5			\$11,978
D5090	Other Electrical Systems - Emergency Generator	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1010	Commercial Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1020	Institutional Equipment	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E1090	Other Equipment (Kitchen Equipment)	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
E2010	Fixed Furnishings	\$9.18	S.F.	10,326	20	2010	2030		75.00 %	0.00 %	15			\$94,793
F1010	Special Structures - Canopies	\$0.00	S.F.	0	0				0.00 %	0.00 %				\$0
Total									80.05 %					\$2,280,954

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	\$31,877	\$0	\$114,295	\$0	\$0	\$0	\$0	\$424,520	\$570,693
* 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

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C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Ceramic & Glazed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes - Paint	\$0	\$0	\$0	\$0	\$0	\$25,414	\$0	\$0	\$0	\$0	\$0	\$25,414
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$31,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,877
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Acid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems & Exhaust Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$424,520	\$424,520
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip - Kitchen Hood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

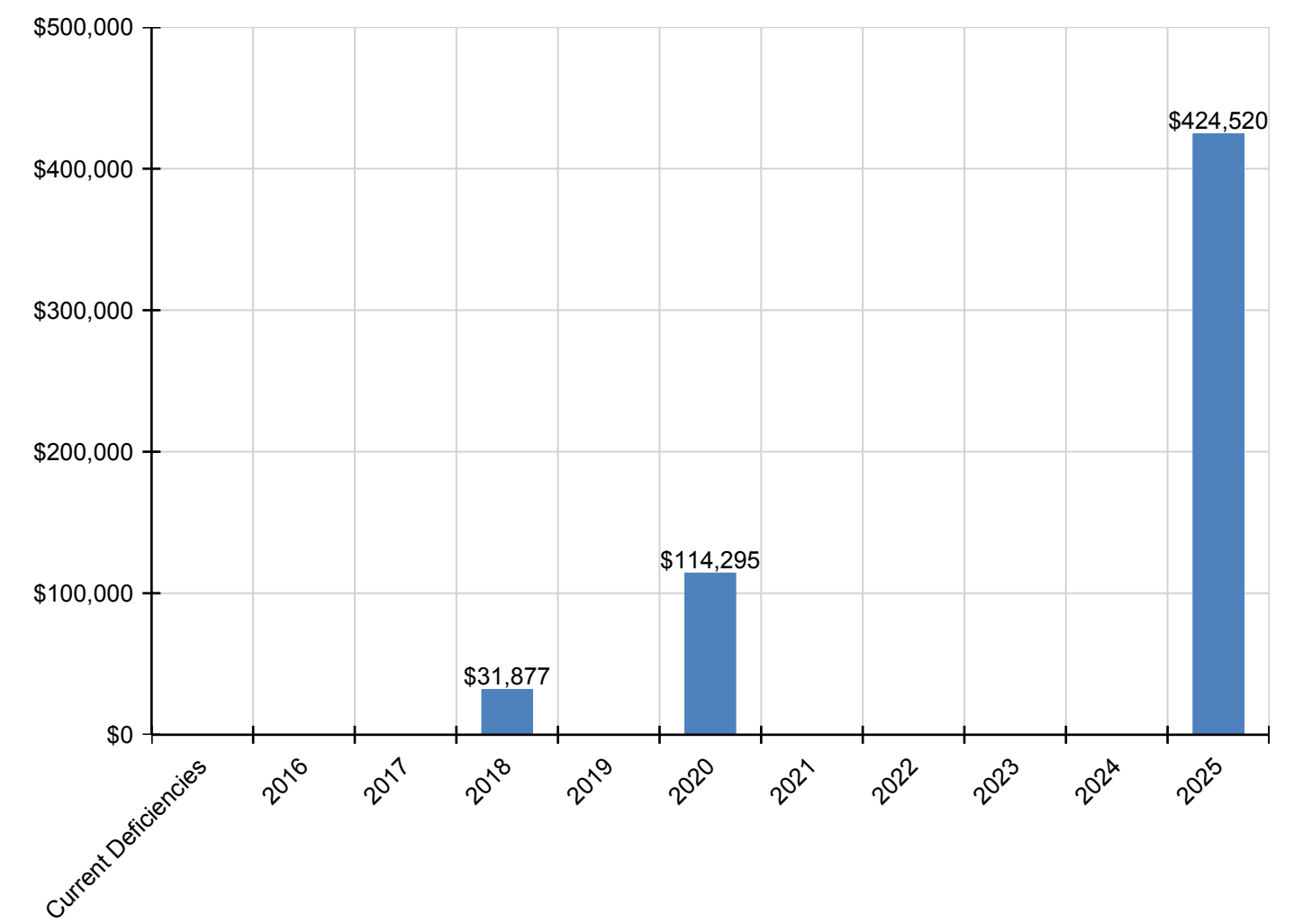
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D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$10,139	\$0	\$0	\$0	\$0	\$0	\$10,139
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$63,468	\$0	\$0	\$0	\$0	\$0	\$63,468
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$15,275	\$0	\$0	\$0	\$0	\$0	\$15,275
D5090 - Other Electrical Systems - Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment (Kitchen Equipment)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Special Structures - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	High School
Gross Area (SF):	173,391
Year Built:	1963
Last Renovation:	2006
Replacement Value:	\$5,458,826
Repair Cost:	\$1,641,850.97
Total FCI:	30.08 %
Total RSLI:	50.63 %
FCA Score:	69.92



Description:

The Towers High School site was originally constructed in 1963, has a total area of 21 acres, and is occupied by approximately 173,391 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, football field, track, baseball field, tennis courts, 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: 1685

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	37.00 %	46.21 %	\$1,641,850.97
G30 - Site Mechanical Utilities	81.52 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	65.14 %	0.00 %	\$0.00
Totals:	50.63 %	30.08 %	\$1,641,850.97

Photo Album

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

1). Aerial Image of Towers High School - Aug 11, 2015



2). Covered Walkway - Aug 11, 2015



3). Tennis Courts - Aug 11, 2015



4). Parking Lot - Aug 11, 2015



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$5.17	S.F.	65,635	25	2006	2031		64.00 %	55.20 %	16		\$187,313.39	\$339,333
G2020	Parking Lots	\$4.56	S.F.	48,496	25	2006	2031		64.00 %	53.08 %	16		\$117,378.75	\$221,142
G2030	Pedestrian Paving	\$1.50	S.F.	173,391	30	2006	2036		70.00 %	0.00 %	21			\$260,087
G2040	Baseball Field	\$8.35	S.F.	114,055	20	1963	1983		0.00 %	110.00 %	-32		\$1,047,595.18	\$952,359
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways - Concrete	\$46.58	S.F.	3,260	100	1963	2063		48.00 %	0.00 %	48			\$151,851
G2040	Covered Walkways - Metal	\$15.74	S.F.	970	25	2006	2031		64.00 %	0.00 %	16			\$15,268
G2040	Fencing & Guardrails	\$0.91	S.F.	173,391	30	2006	2036		70.00 %	0.00 %	21			\$157,786
G2040	Football Field	\$5.85	S.F.	100,205	20	2006	2026		55.00 %	0.00 %	11			\$586,199
G2040	Hard Surface Play Area	\$6.26	S.F.		0				0.00 %	0.00 %				\$0
G2040	Playing Field	\$3.92	S.F.	31,613	20	1963	1983	2020	25.00 %	0.00 %	5			\$123,923
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		0				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.	12,488	20	2006	2026		55.00 %	0.00 %	11			\$230,653
G2040	Track	\$7.04	S.F.	37,392	10	2006	2016	2015	0.00 %	110.00 %	0		\$289,563.65	\$263,240
G2050	Landscaping	\$1.45	S.F.	173,391	15	2006	2021		40.00 %	0.00 %	6			\$251,417
G3010	Water Supply	\$1.83	S.F.	173,391	50	2006	2056		82.00 %	0.00 %	41			\$317,306
G3020	Sanitary Sewer	\$1.15	S.F.	173,391	50	2006	2056		82.00 %	0.00 %	41			\$199,400
G3030	Storm Sewer	\$3.55	S.F.	173,391	50	2006	2056		82.00 %	0.00 %	41			\$615,538
G3060	Fuel Distribution	\$0.78	S.F.	173,391	40	2006	2046		77.50 %	0.00 %	31			\$135,245
G4010	Electrical Distribution	\$1.86	S.F.	173,391	50	2006	2056		82.00 %	0.00 %	41			\$322,507
G4020	Site Lighting	\$1.15	S.F.	173,391	30	2006	2036		70.00 %	0.00 %	21			\$199,400
G4030	Site Communications & Security	\$0.67	S.F.	173,391	10	2006	2016		10.00 %	0.00 %	1			\$116,172
Total									50.63 %	30.08 %			\$1,641,850.97	\$5,458,826

Renewal Schedule

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

School Assessment Report - Site

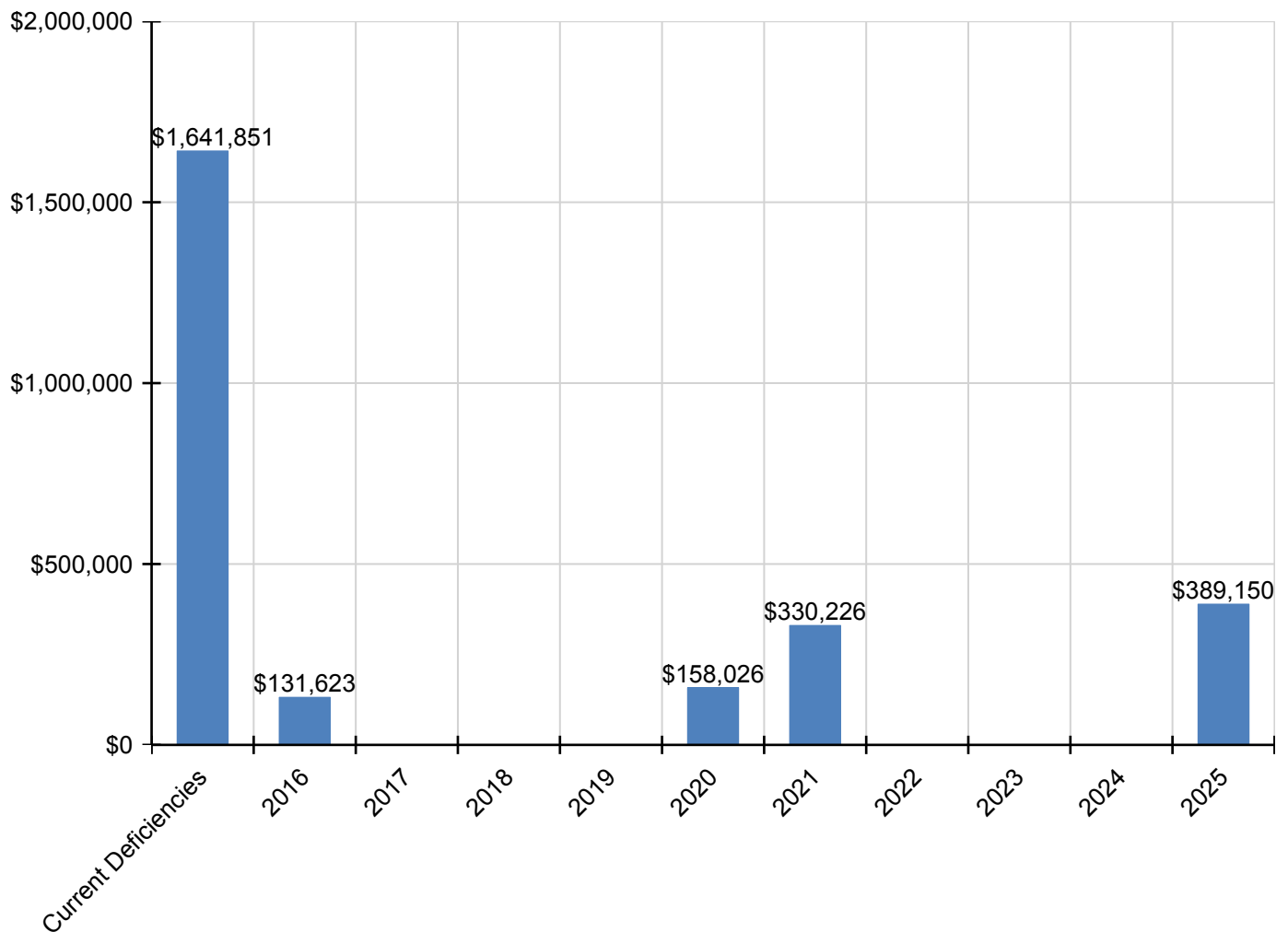
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	\$1,641,851	\$131,623	\$0	\$0	\$0	\$158,026	\$330,226	\$0	\$0	\$0	\$389,150	\$2,650,876
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	\$187,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,313
G2020 - Parking Lots	\$117,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,379
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Baseball Field	\$1,047,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,047,595
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways - Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways - Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$158,026	\$0	\$0	\$0	\$0	\$0	\$158,026
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$289,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,150	\$678,713
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$330,226	\$0	\$0	\$0	\$0	\$330,226
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$131,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,623

* Indicates non-renewable system

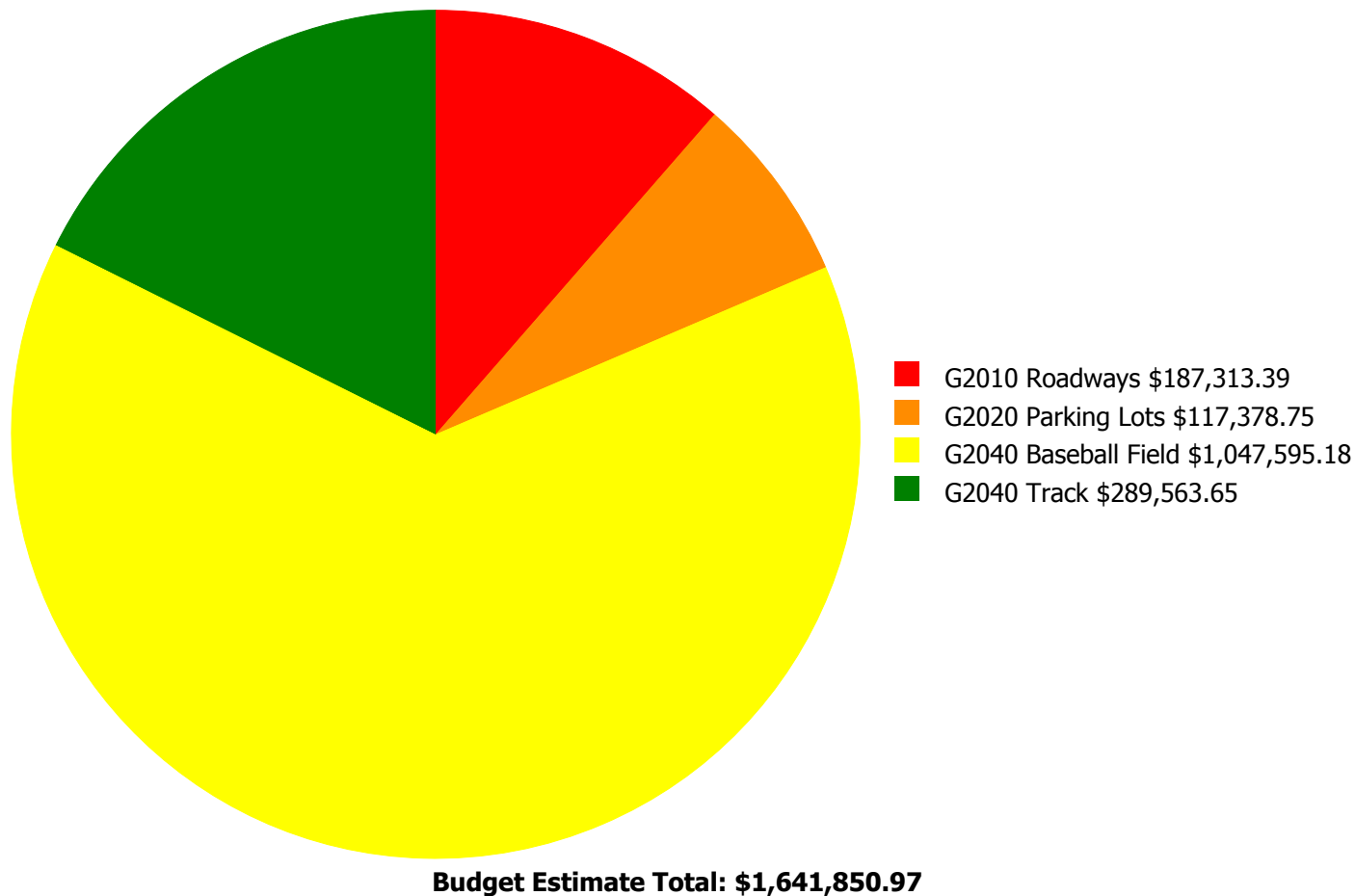
Forecasted Capital Renewal Requirement

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



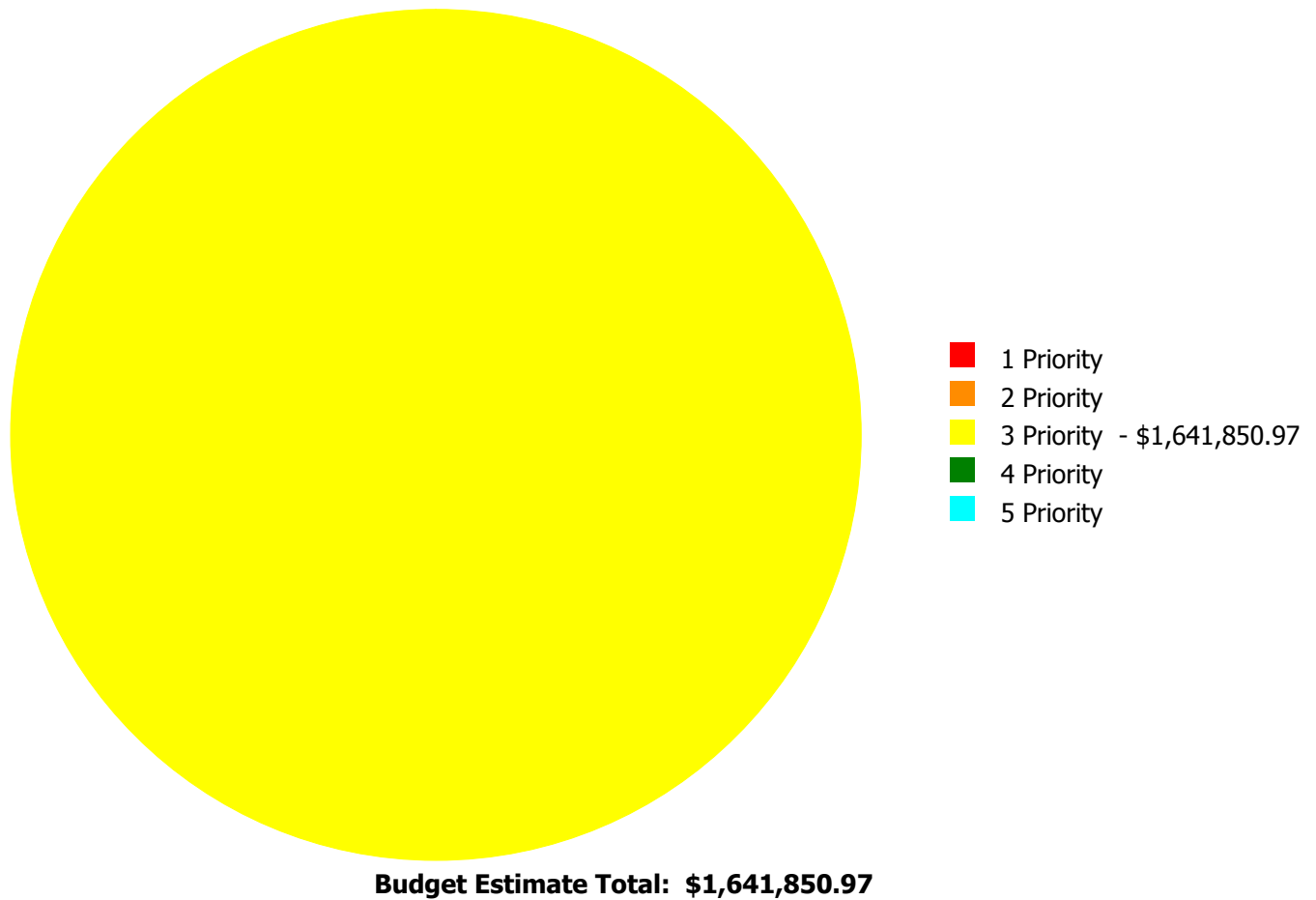
Deficiency Summary by System

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.



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:



Deficiency By Priority Investment Table

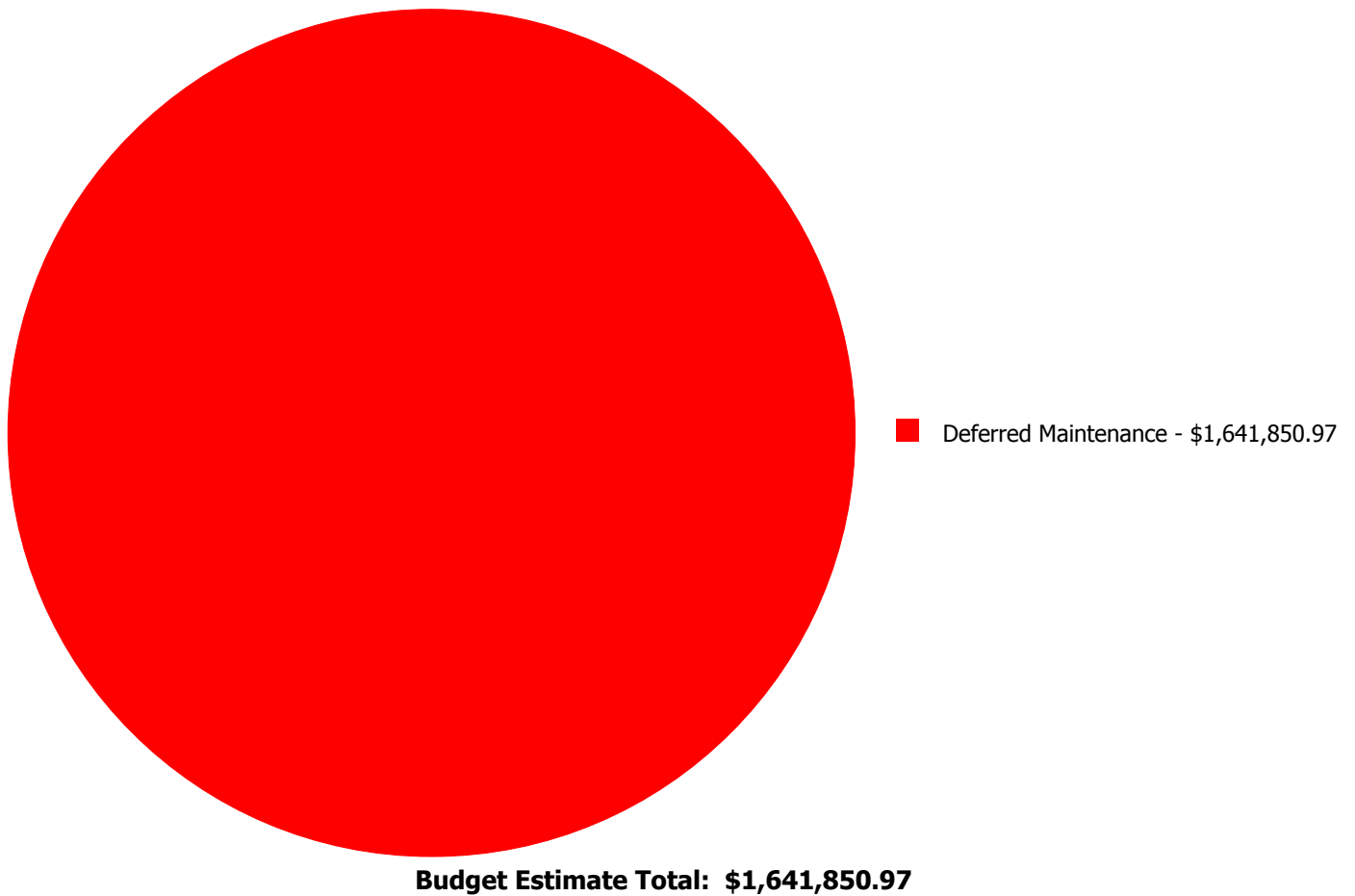
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

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

System Code	System Description	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
G2010	Roadways	\$0.00	\$0.00	\$187,313.39	\$0.00	\$0.00	\$187,313.39
G2020	Parking Lots	\$0.00	\$0.00	\$117,378.75	\$0.00	\$0.00	\$117,378.75
G2040	Baseball Field	\$0.00	\$0.00	\$1,047,595.18	\$0.00	\$0.00	\$1,047,595.18
G2040	Track	\$0.00	\$0.00	\$289,563.65	\$0.00	\$0.00	\$289,563.65
	Total:	\$0.00	\$0.00	\$1,641,850.97	\$0.00	\$0.00	\$1,641,850.97

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:



Deficiency Details by Priority

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

Priority 3 Priority:

System: G2010 - Roadways



Location: South Roadway

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Replace/resurface asphalt roadway

Qty: 901.47

Unit of Measure: L.F.

Estimate: \$187,313.39

Assessor Name: Eduardo Lopez

Date Created: 12/15/2015

Notes: The south roadway was re-surfaced in 2006. However, it is in poor condition with many repairs and potholes, and should be re-surfaced again.

System: G2020 - Parking Lots



Location: South Parking Lot

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Parking lot repair and resurface

Qty: 95.94

Unit of Measure: M.S.F.

Estimate: \$117,378.75

Assessor Name: Eduardo Lopez

Date Created: 12/15/2015

Notes: The south parking lot was re-surfaced in 2006. However, it is in poor condition with many repairs and potholes, and should be re-surfaced again.

System: G2040 - Baseball Field



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 114,055.00

Unit of Measure: S.F.

Estimate: \$1,047,595.18

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: The baseball field is beyond its expected service life, worn and bare in areas, and should be repaired/replaced. In addition, the roof coverings and wall finishes of the dugouts should be replaced. SPLOST project 334-422 to evaluate and make recommendations regarding all site improvements by March 2016.

System: G2040 - Track



Location: Site

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 3 Priority

Correction: Renew System

Qty: 37,392.00

Unit of Measure: S.F.

Estimate: \$289,563.65

Assessor Name: Eduardo Lopez

Date Created: 08/11/2015

Notes: The track is nearing the end of its expected service life, in poor condition with cracks throughout, and should be replaced. SPLOST project 334-422 to evaluate and make recommendations regarding all site improvements by March 2016.

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.

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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.

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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.

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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.

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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.