

DeKalb County School District/High Schools

# Tucker 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	269,388
Year Built:	2010
Last Renovation:	
Replacement Value:	\$67,255,417
Repair Cost:	\$12,095.70
Total FCI:	0.02 %
Total RSLI:	81.61 %
FCA Score:	99.98



### Description:

The Tucker High School campus consists of one main school building located at 5036 LaVista Road in Tucker, Georgia. The original campus was constructed in 2010 and there have been no additions to the main school building. In addition to the main school building, the campus contains a field house, press box/storage building, baseball field, football field, and track. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and site improvement on the campus.

### Attributes:

#### General Attributes:

Assigned Region:	Region 2	Board District:	District 4
DOE Facility:	110	Geographic Region:	Region 2
HS Attendance Area:	Tucker HS	Jurisdictional City:	DeKalb County (Unincorporated)
Site Acreage:	17.6		

## 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.

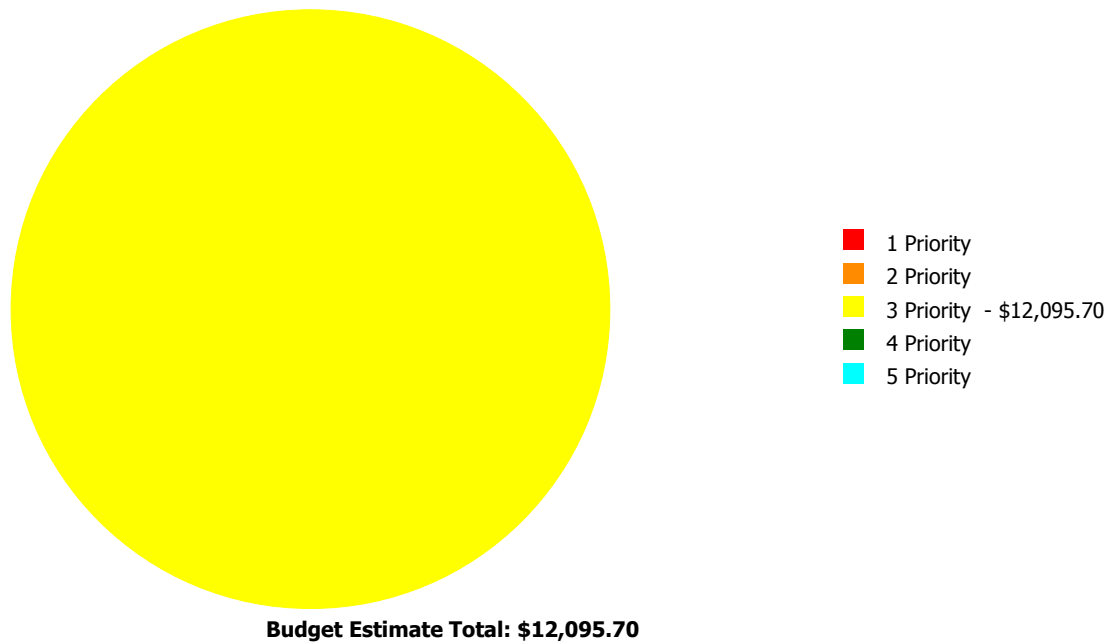
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	95.00 %	0.00 %	\$0.00
A20 - Basement Construction	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	88.23 %	0.00 %	\$0.00
B30 - Roofing	79.57 %	0.00 %	\$0.00
C10 - Interior Construction	84.28 %	0.15 %	\$12,095.70
C20 - Stairs	95.00 %	0.00 %	\$0.00
C30 - Interior Finishes	72.25 %	0.00 %	\$0.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	74.40 %	0.00 %	\$0.00
D40 - Fire Protection	83.33 %	0.00 %	\$0.00
D50 - Electrical	69.42 %	0.00 %	\$0.00
E10 - Equipment	71.91 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
G20 - Site Improvements	73.73 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	80.63 %	0.00 %	\$0.00
<b>Totals:</b>	<b>81.61 %</b>	<b>0.02 %</b>	<b>\$12,095.70</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 Priority	2 Priority	3 Priority	4 Priority	5 Priority
2010 Building/Parking Garage	265,388	0.02	\$0.00	\$0.00	\$12,095.70	\$0.00	\$0.00
2010 Field House	3,600	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Press Box/Storage	400	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	269,388	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total:</b>		<b>0.02</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,095.70</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



## 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):	265,388
Year Built:	2010
Last Renovation:	
Replacement Value:	\$60,341,162
Repair Cost:	\$12,095.70
Total FCI:	0.02 %
Total RSLI:	81.77 %
FCA Score:	99.98



### Description:

The main building at Tucker High School is a three-story building located at 5036 LaVista Road in Tucker, Georgia. Originally built in 2010, there have been no additions or major renovations. 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:	5010	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	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	88.08 %	0.00 %	\$0.00
B30 - Roofing	80.11 %	0.00 %	\$0.00
C10 - Interior Construction	84.28 %	0.15 %	\$12,095.70
C20 - Stairs	95.00 %	0.00 %	\$0.00
C30 - Interior Finishes	72.45 %	0.00 %	\$0.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	74.42 %	0.00 %	\$0.00
D40 - Fire Protection	83.33 %	0.00 %	\$0.00
D50 - Electrical	69.31 %	0.00 %	\$0.00
E10 - Equipment	71.91 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
F10 - Special Construction	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>81.77 %</b>	<b>0.02 %</b>	<b>\$12,095.70</b>



### Photo Album

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

1). South Elevation - Jun 23, 2015



2). North Elevation - Jun 23, 2015



3). West Elevation - Jun 23, 2015



4). East Elevation - Jun 23, 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 - 2010 Building/Parking Garage

### 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.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$931,512
A1020	Special Foundations	\$4.36	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$1,157,092
A1030	Slab on Grade	\$3.56	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$944,781
A2010	Basement Excavation	\$0.14	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$37,154
A2020	Basement Walls	\$1.64	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$435,236
B1010	Floor Construction	\$15.61	S.F.	238,201	100	2010	2110		95.00 %	0.00 %	95			\$3,718,318
B1020	Roof Construction	\$15.47	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$4,105,552
B2010	Exterior Walls	\$15.69	S.F.	238,201	60	2010	2070		91.67 %	0.00 %	55			\$3,737,374
B2020	Exterior Windows	\$11.18	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$2,663,087
B2030	Exterior Doors	\$0.66	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$157,213
B3010	Roof Coverings - Asphal Shingles	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - BUR	\$20.70	S.F.	23,800	25	2010	2035		80.00 %	0.00 %	20			\$492,660
B3010	Roof Coverings - EPDM	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Preformed Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3010	Roof Coverings - Standing Seam Metal	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
B3020	Roof Openings	\$0.07	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$16,674
C1010	Partitions	\$19.44	S.F.	265,388	40	2010	2050		87.50 %	0.23 %	35		\$12,095.70	\$5,159,143
C1020	Interior Doors	\$6.11	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$1,455,408
C1030	Fittings	\$6.20	S.F.	265,388	20	2010	2030		75.00 %	0.00 %	15			\$1,645,406
C2010	Stair Construction	\$2.21	S.F.	265,388	100	2010	2110		95.00 %	0.00 %	95			\$586,507
C3010	Wall Finishes - Ceramic & Glazed	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3010	Wall Finishes - Paint	\$1.93	S.F.	238,201	10	2010	2020		50.00 %	0.00 %	5			\$459,728
C3010	Wall Finishes - Wall Coverings	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
C3020	Floor Finishes - Carpet	\$8.50	S.F.	6,635	8	2010	2018		37.50 %	0.00 %	3			\$56,398
C3020	Floor Finishes - Ceramic & Quarry Tile	\$14.49	S.F.	5,995	50	2010	2060		90.00 %	0.00 %	45			\$86,868
C3020	Floor Finishes - Neoprene	\$20.63	S.F.	6,223	15	2010	2025		66.67 %	0.00 %	10			\$128,380
C3020	Floor Finishes - VCT	\$9.54	S.F.	208,856	20	2010	2030		75.00 %	0.00 %	15			\$1,992,486
C3020	Floor Finishes - Wood	\$14.70	S.F.	10,492	20	2010	2030		75.00 %	0.00 %	15			\$154,232
C3030	Ceiling Finishes	\$9.98	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$2,377,246
D1010	Elevators and Lifts	\$0.86	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$204,853
D2010	Plumbing Fixtures	\$17.66	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$4,206,630
D2020	Domestic Water Distribution	\$3.81	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$907,546
D2030	Sanitary Waste	\$4.80	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$1,143,365
D2040	Rain Water Drainage	\$0.92	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$244,157

# School Assessment Report - 2010 Building/Parking Garage

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	\$0.47	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$111,954
D2090	Other Plumbing Systems - Natural Gas	\$0.77	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$183,415
D3020	Heat Generating Systems	\$4.55	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$1,083,815
D3030	Cooling Generating Systems	\$4.73	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$1,126,691
D3040	Distribution Systems & Exhaust Systems	\$5.88	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$1,400,622
D3050	Terminal & Package Units	\$18.52	S.F.	238,201	15	2010	2025		66.67 %	0.00 %	10			\$4,411,483
D3060	Controls & Instrumentation	\$3.19	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$759,861
D3090	Other HVAC Systems/Equip - Kitchen Hood	\$0.75	S.F.	238,201	30	2010	2040		83.33 %	0.00 %	25			\$178,651
D4010	Sprinklers	\$4.24	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$1,125,245
D4020	Standpipes	\$0.47	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$124,732
D5010	Electrical Service/Distribution	\$1.73	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$459,121
D5020	Branch Wiring	\$5.56	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$1,475,557
D5020	Lighting	\$8.36	S.F.	265,388	30	2010	2040		83.33 %	0.00 %	25			\$2,218,644
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	265,388	10	2010	2020		50.00 %	0.00 %	5			\$204,349
D5030	Communications and Security - PA & Clock Systems	\$4.82	S.F.	238,201	10	2010	2020		50.00 %	0.00 %	5			\$1,148,129
D5030	Communications and Security - Security & CCTV	\$1.16	S.F.	265,388	10	2010	2020		50.00 %	0.00 %	5			\$307,850
D5030	Communications and Security - Telephone & Data	\$5.77	S.F.	238,201	10	2010	2020		50.00 %	0.00 %	5			\$1,374,420
D5090	Other Electrical Systems - Emergency Generator	\$0.26	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$61,932
E1020	Institutional Equipment	\$0.75	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$178,651
E1030	Vehicular Equipment	\$1.30	S.F.	27,187	20	2010	2030		75.00 %	0.00 %	15			\$35,343
E1090	Other Equipment - Kitchen Equipment	\$2.25	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$535,952
E1090	Other Equipment - Sports Equipment	\$1.86	S.F.	238,201	15	2010	2025		66.67 %	0.00 %	10			\$443,054
E2010	Fixed Furnishings	\$9.18	S.F.	238,201	20	2010	2030		75.00 %	0.00 %	15			\$2,186,685
F1010	Special Structures - Canopies	\$0.00	S.F.		20	2010	2030		75.00 %	0.00 %	15			\$0
<b>Total</b>									<b>81.77 %</b>	<b>0.02 %</b>			<b>\$12,095.70</b>	<b>\$60,341,162</b>

## School Assessment Report - 2010 Building/Parking Garage

### 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
<b>Total:</b>	<b>\$12,096</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,790</b>	<b>\$0</b>	<b>\$4,456,161</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,306,744</b>	<b>\$11,842,791</b>
* 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

## School Assessment Report - 2010 Building/Parking Garage

C1010 - Partitions	\$12,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,096
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	\$586,246	\$0	\$0	\$0	\$0	\$0	\$586,246
C3010 - Wall Finishes - Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Carpet	\$0	\$0	\$0	\$67,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,790
C3020 - Floor Finishes - Ceramic & Quarry Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes - Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,787	\$189,787
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	\$6,521,530	\$6,521,530
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

## School Assessment Report - 2010 Building/Parking Garage

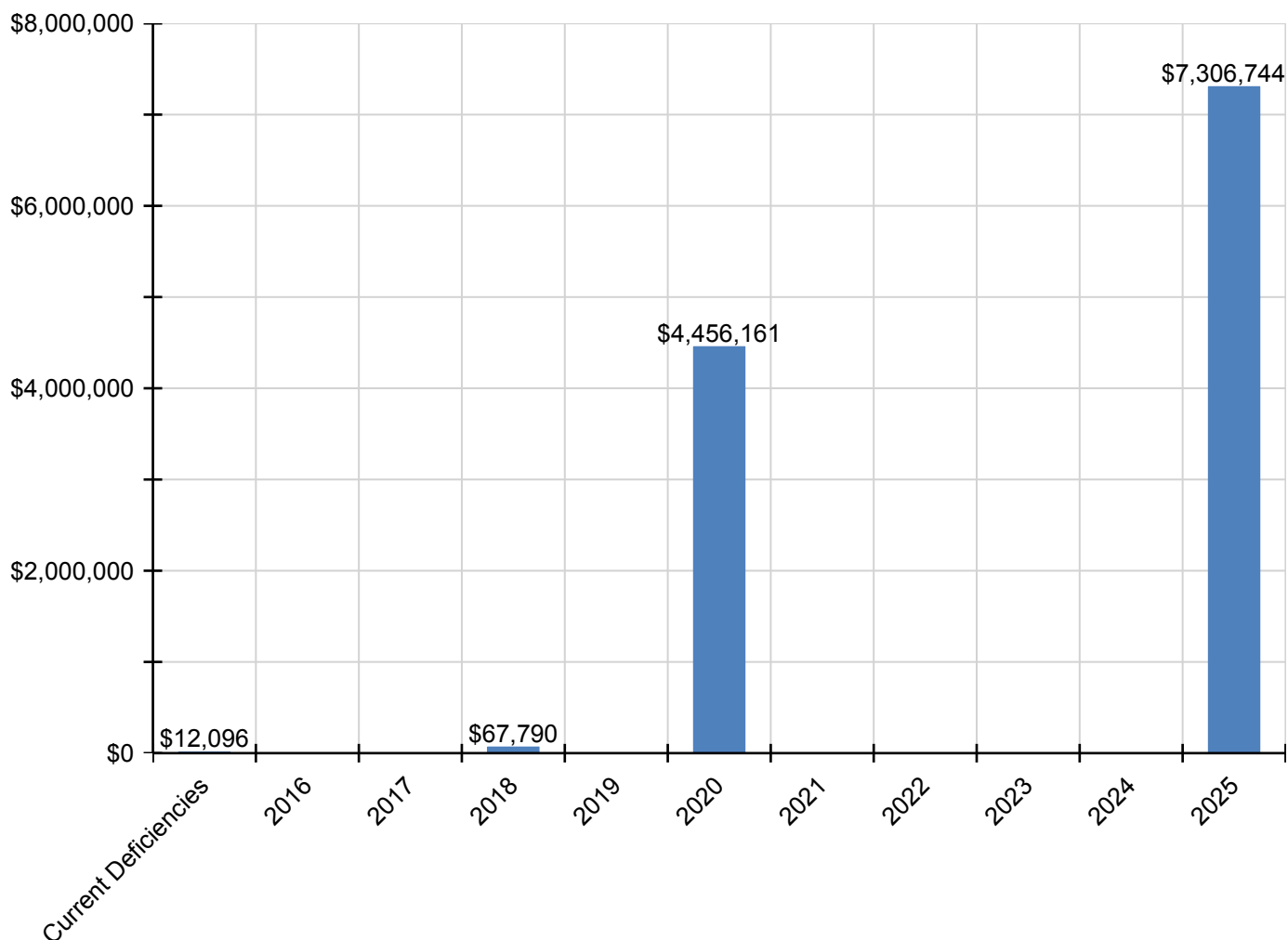
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$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	\$260,586	\$0	\$0	\$0	\$0	\$0	\$260,586
D5030 - Communications and Security - PA & Clock Systems	\$0	\$0	\$0	\$0	\$0	\$1,464,096	\$0	\$0	\$0	\$0	\$0	\$1,464,096
D5030 - Communications and Security - Security & CCTV	\$0	\$0	\$0	\$0	\$0	\$392,571	\$0	\$0	\$0	\$0	\$0	\$392,571
D5030 - Communications and Security - Telephone & Data	\$0	\$0	\$0	\$0	\$0	\$1,752,662	\$0	\$0	\$0	\$0	\$0	\$1,752,662
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
E1030 - Vehicular 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	\$595,428	\$595,428
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



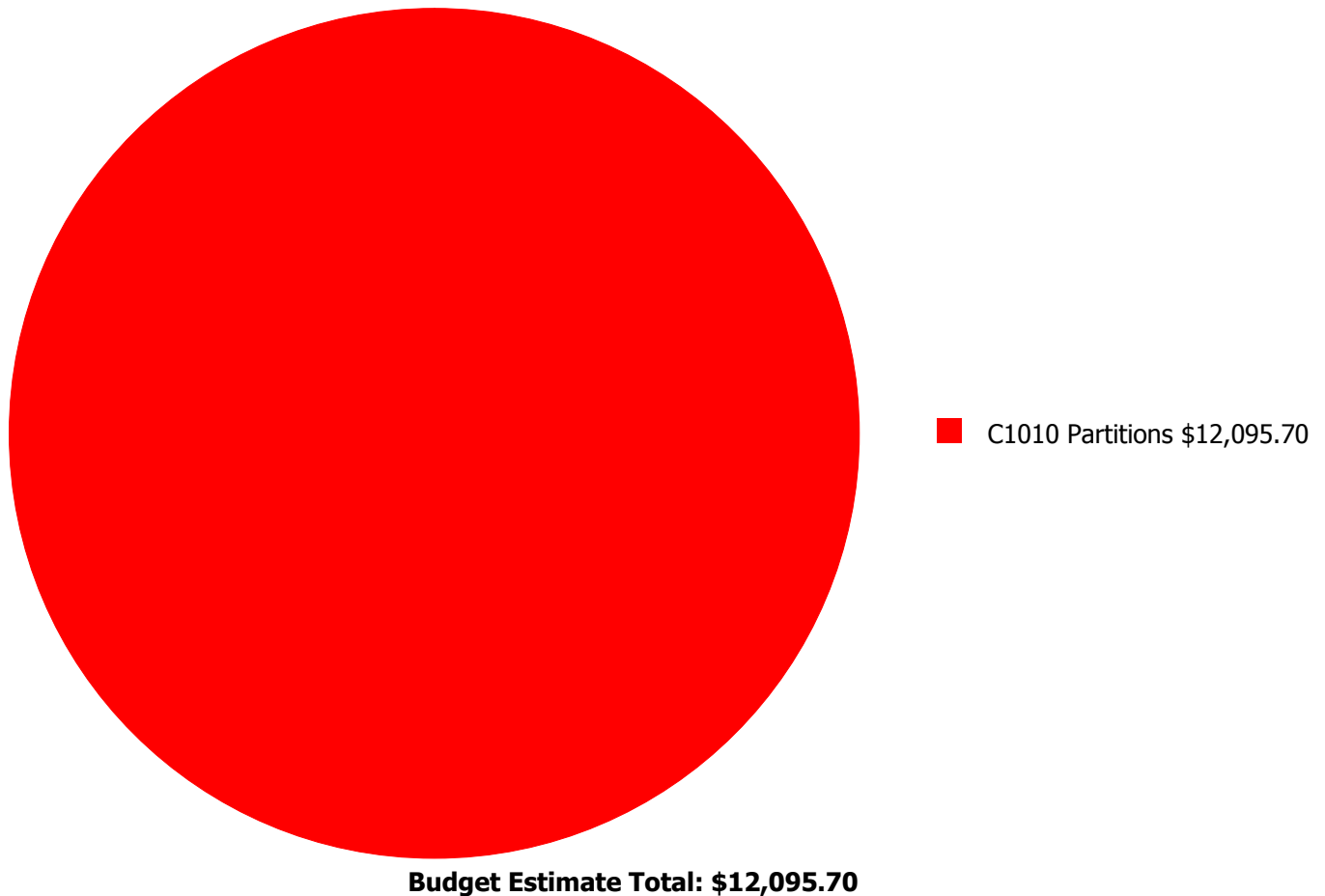
## Forecasted Capital Renewal Requirement

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



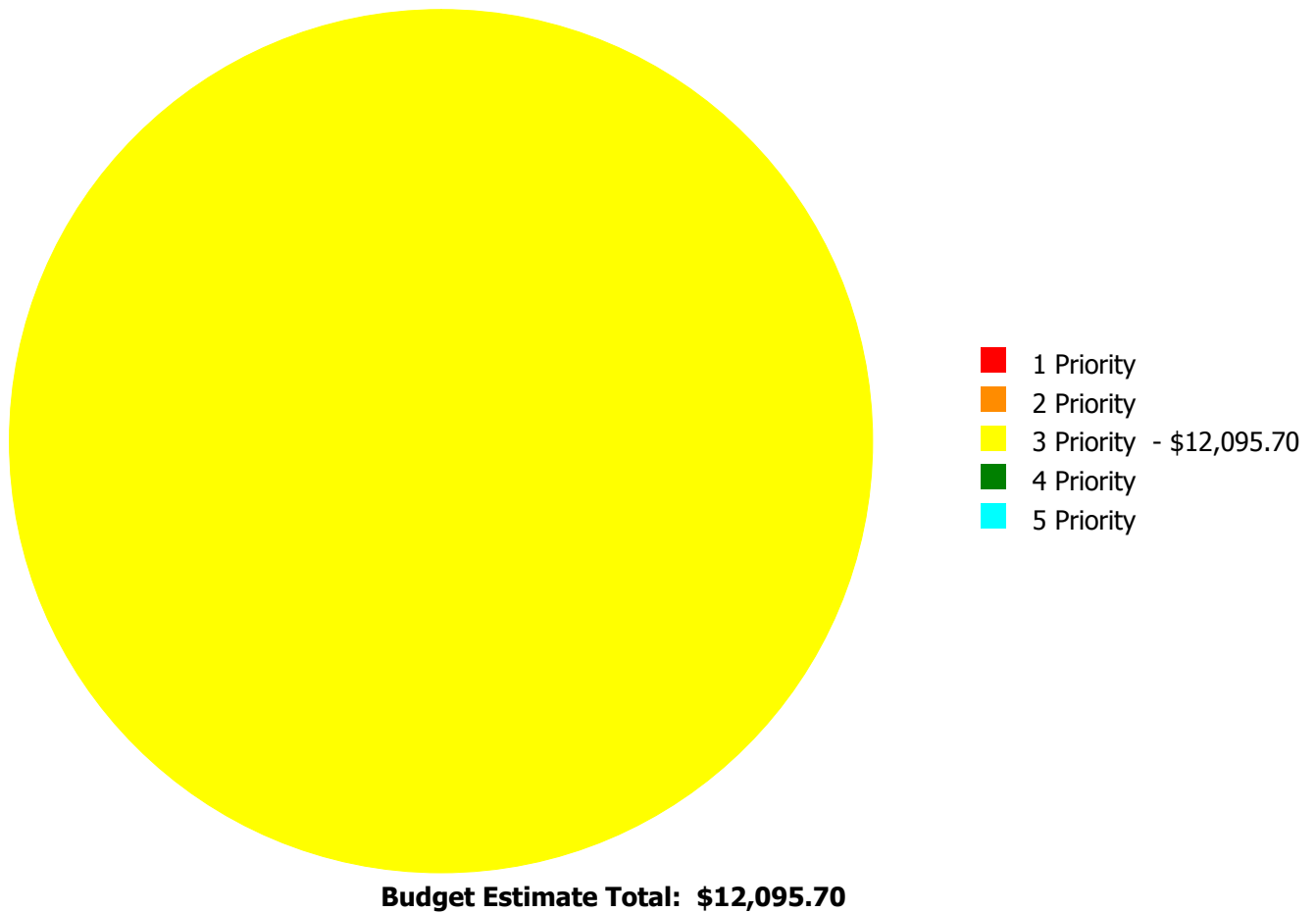
## Deficiency Summary by System

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

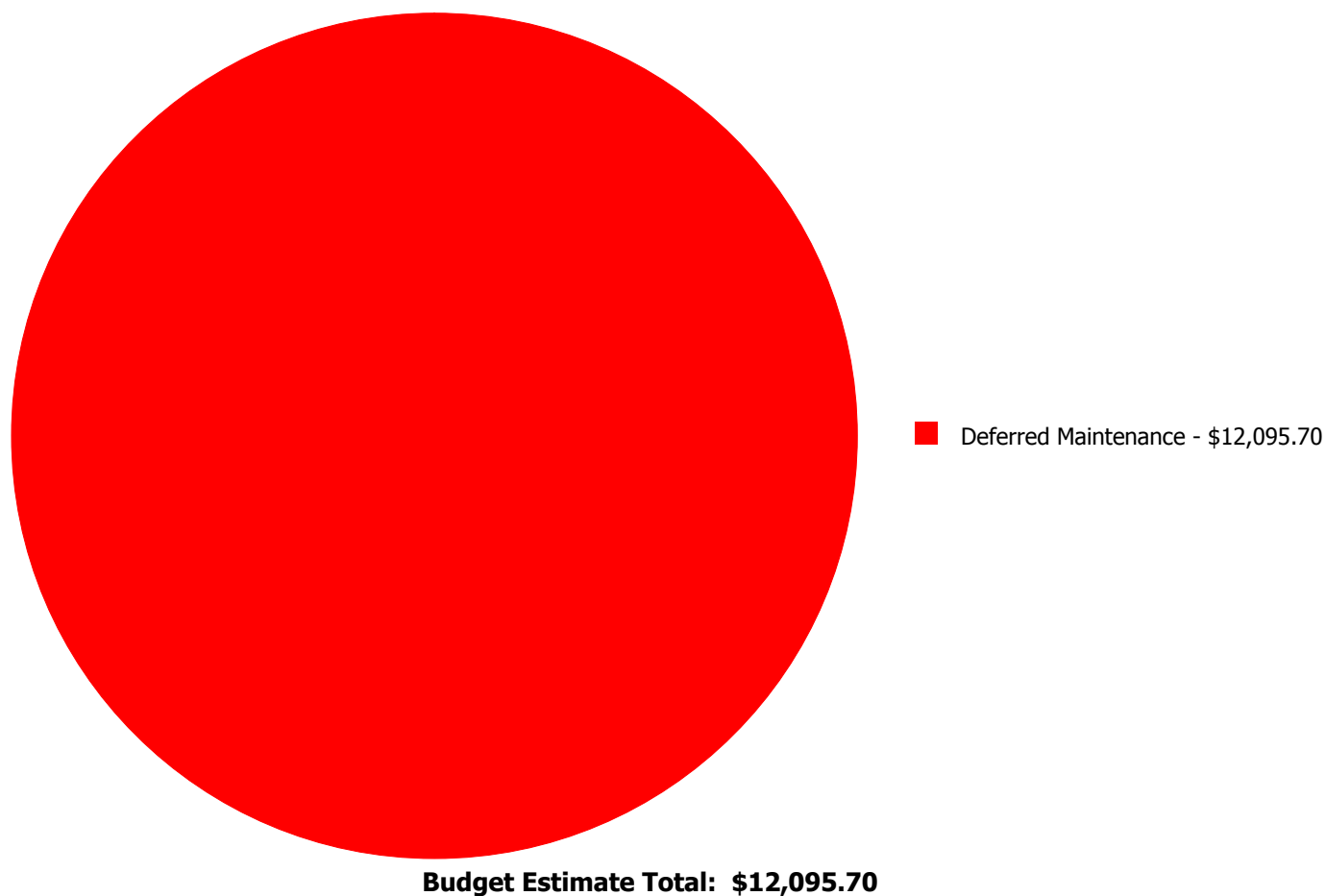
The table below shows the current investment cost grouped by deficiency priority and building system. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

- **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
C1010	Partitions	\$0.00	\$0.00	\$12,095.70	\$0.00	\$0.00	\$12,095.70
	<b>Total:</b>	\$0.00	\$0.00	\$12,095.70	\$0.00	\$0.00	\$12,095.70

## 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: C1010 - Partitions



**Location:** F-Wing

**Distress:** Inadequate

**Category:** Deferred Maintenance

**Priority:** 3 Priority

**Correction:** Repair 8" concrete block wall - (2% of walls) painted

**Qty:** 1.00

**Unit of Measure:** C.S.F.

**Estimate:** \$12,095.70

**Assessor Name:** Eduardo Lopez

**Date Created:** 06/23/2015

**Notes:** Expansion joints on wall and flooring are showing signs of settlement and should be repaired. Some floor joints are missing and the VCT is separating or breaking where the missing expansion joint should be and must be provided.

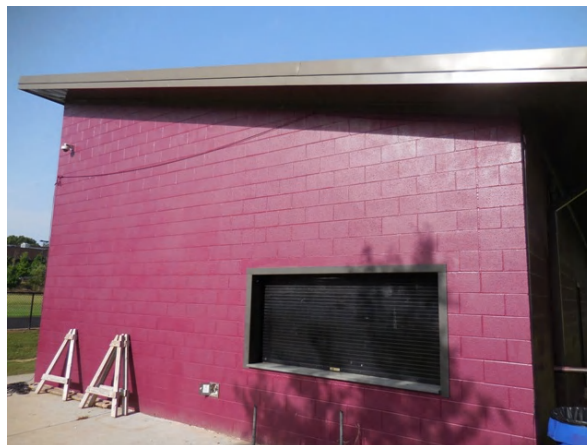
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## Executive Summary

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):	3,600
Year Built:	2010
Last Renovation:	
Replacement Value:	\$677,992
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	81.89 %
FCA Score:	100.00



### Description:

The field house at Tucker High School is located at 5036 LaVista Road in Tucker, Georgia. Originally built in 2010, here have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2015 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report.

### Attributes:

#### General Attributes:

Building Codes:	5020	Fire Sprinkler System:	No
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## Condition Summary

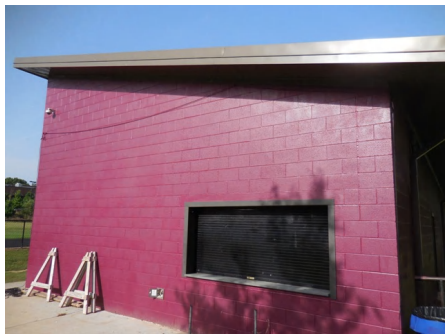
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

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	94.52 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	84.88 %	0.00 %	\$0.00
C30 - Interior Finishes	50.00 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	72.93 %	0.00 %	\$0.00
D50 - Electrical	81.77 %	0.00 %	\$0.00
<b>Totals:</b>	<b>81.89 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

### Photo Album

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

1). East Elevation - Jun 23, 2015



2). South Elevation - Jun 23, 2015



3). West Elevation - Jun 23, 2015



4). North Elevation - Jun 23, 2015



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
A1030	Slab on Grade	\$3.60	S.F.	3,600	100	2010	2110		95.00 %	0.00 %	95			\$12,960
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.	3,600	100	2010	2110		95.00 %	0.00 %	95			\$58,788
B2010	Exterior Walls	\$38.65	S.F.	3,600	100	2010	2110		95.00 %	0.00 %	95			\$139,140
B2020	Exterior Windows	\$0.86	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$3,096
B2030	Exterior Doors	\$0.80	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$2,880
B3010	Roof Covering - Standing Seam Metal	\$16.79	S.F.	3,600	20	2010	2030		75.00 %	0.00 %	15			\$60,444
C1010	Partitions	\$13.04	S.F.	3,600	40	2010	2050		87.50 %	0.00 %	35			\$46,944
C1020	Interior Doors	\$2.61	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$9,396
C1030	Fittings	\$3.04	S.F.	3,600	20	2010	2030		75.00 %	0.00 %	15			\$10,944
C3010	Wall Finishes - Paint	\$1.61	S.F.	3,600	10	2010	2020		50.00 %	0.00 %	5			\$5,796
C3020	Floor Finishes - Rubber	\$20.63	S.F.	2,000	10	2010	2020		50.00 %	0.00 %	5			\$41,260
C3030	Ceiling Finishes	\$6.06	S.F.	0	20	2010	2030		75.00 %	0.00 %	15			\$0
D2010	Plumbing Fixtures	\$17.66	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$63,576
D2020	Domestic Water Distribution	\$3.81	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$13,716
D2030	Sanitary Waste	\$4.80	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$17,280
D2040	Rain Water Drainage	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3040	Distribution Systems	\$12.25	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$44,100
D3050	Terminal & Package Units	\$21.43	S.F.	3,600	15	2010	2025		66.67 %	0.00 %	10			\$77,148
D3060	Controls & Instrumentation	\$3.19	S.F.	3,600	20	2010	2030		75.00 %	0.00 %	15			\$11,484
D5010	Electrical Service/Distribution	\$3.06	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$11,016
D5020	Lighting and Branch Wiring	\$12.57	S.F.	3,600	30	2010	2040		83.33 %	0.00 %	25			\$45,252
D5030	Communications and Security - Fire Alarm	\$0.77	S.F.	3,600	10	2010	2020		50.00 %	0.00 %	5			\$2,772
<b>Total</b>									<b>81.89 %</b>					<b>\$677,992</b>

## 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
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,541</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$114,049</b>	<b>\$177,590</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Covering - Standing Seam Metal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes - Paint</b>	\$0	\$0	\$0	\$0	\$0	\$7,392	\$0	\$0	\$0	\$0	\$0	\$7,392
<b>C3020 - Floor Finishes - Rubber</b>	\$0	\$0	\$0	\$0	\$0	\$52,615	\$0	\$0	\$0	\$0	\$0	\$52,615
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

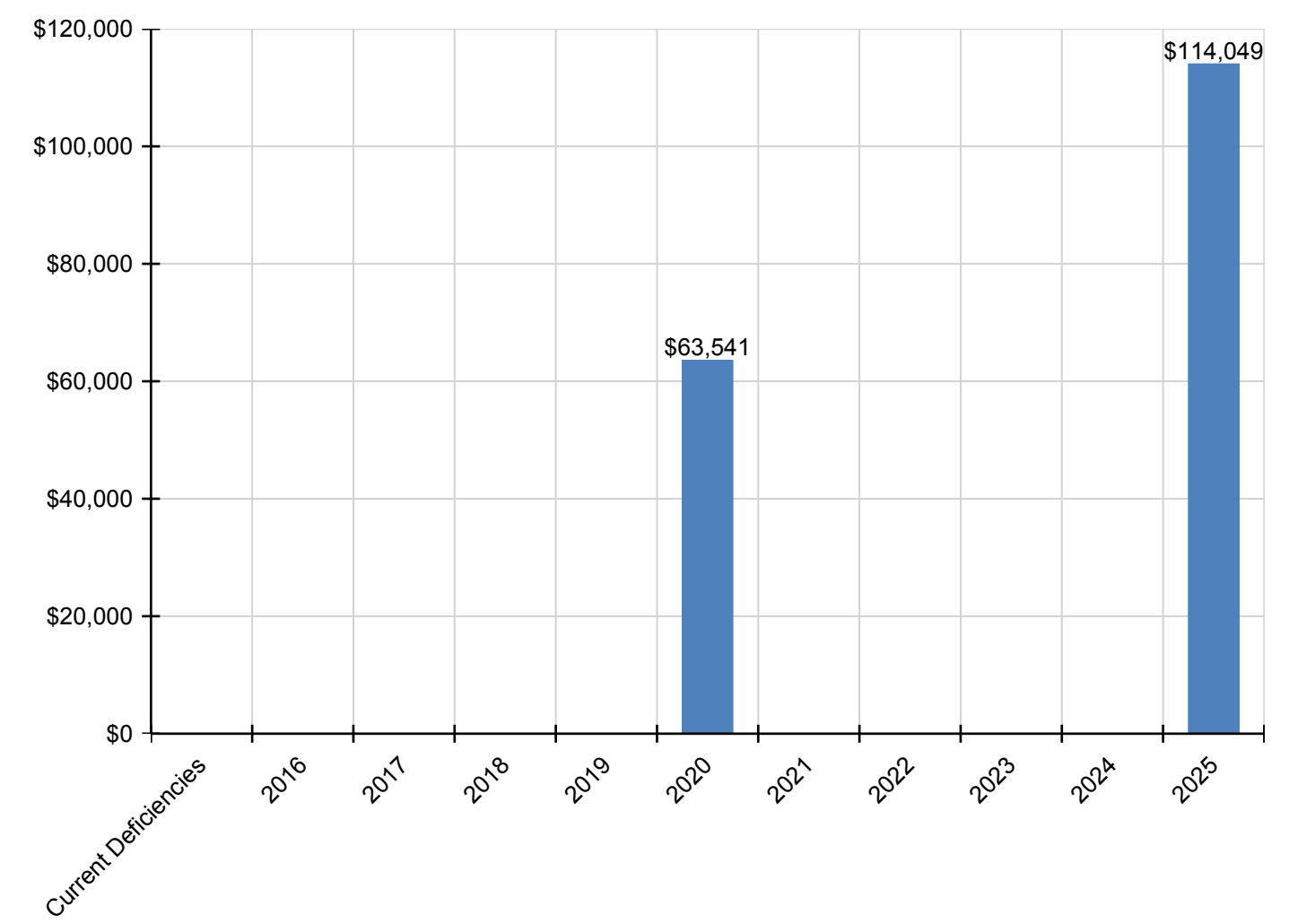
## School Assessment Report - 2010 Field House

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,049	\$114,049
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security - Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$3,535	\$0	\$0	\$0	\$0	\$0	\$3,535

\* 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):	400
Year Built:	2010
Last Renovation:	
Replacement Value:	\$44,682
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	89.74 %
FCA Score:	100.00



### Description:

The press box/storage at Tucker High School is located at 5036 LaVista Road in Tucker, Georgia. Originally built in 2010, 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	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	90.60 %	0.00 %	\$0.00
B30 - Roofing	80.00 %	0.00 %	\$0.00
C30 - Interior Finishes	69.72 %	0.00 %	\$0.00
D50 - Electrical	84.15 %	0.00 %	\$0.00
<b>Totals:</b>	<b>89.74 %</b>	<b>0.00 %</b>	<b>\$0.00</b>



### Photo Album

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

1). East Elevation - Oct 23, 2015



2). Southeast Elevation - Oct 23, 2015



3). Southwest Elevation - Oct 23, 2015



4). West Elevation - Oct 23, 2015



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1030	Slab on Grade	\$3.27	S.F.	400	100	2010	2110		95.00 %	0.00 %	95			\$1,308
B1010	Exterior Stairs	\$14.74	S.F.	400	100	2010	2110		95.00 %	0.00 %	95			\$5,896
B1010	Floor Construction	\$14.74	S.F.	400	100	2010	2110		95.00 %	0.00 %	95			\$5,896
B1020	Roof Construction	\$14.31	S.F.	400	100	2010	2110		95.00 %	0.00 %	95			\$5,724
B2010	Exterior Walls	\$32.40	S.F.	400	60	2010	2070		91.67 %	0.00 %	55			\$12,960
B2020	Exterior Windows	\$4.08	S.F.	400	30	2010	2040		83.33 %	0.00 %	25			\$1,632
B2030	Exterior Doors	\$0.66	S.F.	400	30	2010	2040		83.33 %	0.00 %	25			\$264
B3010	Roof Coverings - Standing Seam Metal	\$14.35	S.F.	200	25	2010	2035		80.00 %	0.00 %	20			\$2,870
C3010	Wall Finishes -Paint	\$1.41	S.F.	400	10	2010	2020		50.00 %	0.00 %	5			\$564
C3020	Floor Finishes	\$5.73	S.F.		0	2010			0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$5.27	S.F.	400	20	2010	2030		75.00 %	0.00 %	15			\$2,108
D5010	Electrical Service/Distribution	\$2.69	S.F.	400	40	2010	2050		87.50 %	0.00 %	35			\$1,076
D5020	Lighting and Branch Wiring	\$10.96	S.F.	400	30	2010	2040		83.33 %	0.00 %	25			\$4,384
<b>Total</b>									<b>89.74 %</b>					<b>\$44,682</b>

## 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.

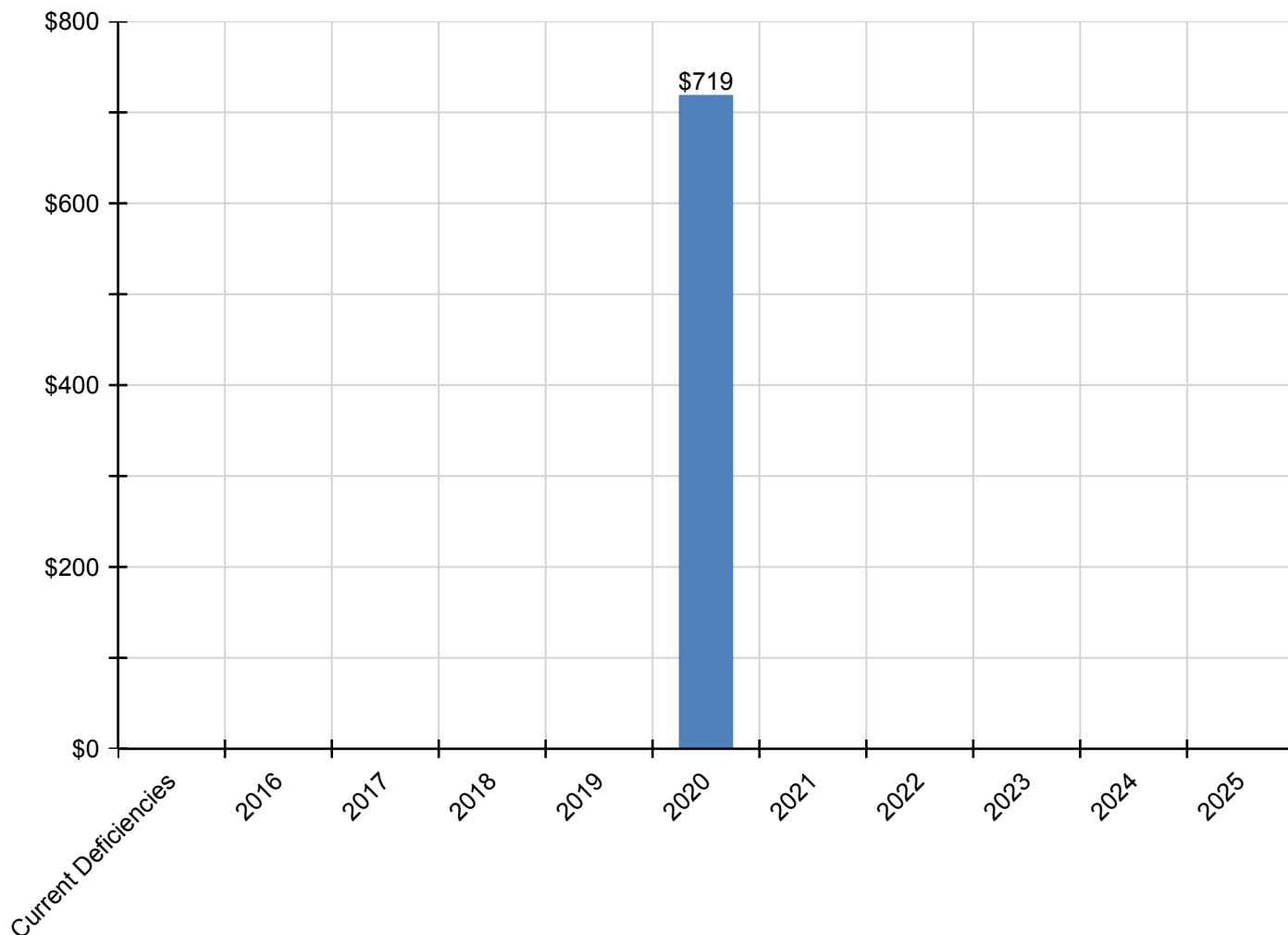
*Inflation Rate: 3%*

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$719</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$719</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Exterior Stairs	\$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 - Standing Seam Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes -Paint	\$0	\$0	\$0	\$0	\$0	\$719	\$0	\$0	\$0	\$0	\$0	\$719
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
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

### Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

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

No data found for this asset



## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Executive Summary

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

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

Function:	High School
Gross Area (SF):	269,388
Year Built:	2010
Last Renovation:	
Replacement Value:	\$6,191,581
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	79.93 %
FCA Score:	100.00



### Description:

The Tucker High School site was originally constructed in 2010, has a total area of 17.6 acres, and is occupied by approximately 269,388 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, landscaping, football field, track, baseball field, 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: 1695

## 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	73.73 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	80.63 %	0.00 %	\$0.00
<b>Totals:</b>	<b>79.93 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

### Photo Album

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

1). Aerial Image of Tucker High School - Oct  
22, 2015



### Condition Detail

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

1. System Code: A code that identifies the system.
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.	65,842	25	2010	2035		80.00 %	0.00 %	20			\$340,403
G2020	Parking Lots	\$4.56	S.F.	29,058	25	2010	2035		80.00 %	0.00 %	20			\$132,504
G2030	Pedestrian Paving	\$1.50	S.F.	269,388	30	2010	2040		83.33 %	0.00 %	25			\$404,082
G2040	Baseball Field	\$8.35	S.F.	91,209	20	2010	2030		75.00 %	0.00 %	15			\$761,595
G2040	Canopies	\$0.29	S.F.		0				0.00 %	0.00 %				\$0
G2040	Covered Walkways	\$48.72	S.F.		0				0.00 %	0.00 %				\$0
G2040	Fencing & Guardrails	\$0.91	S.F.	269,388	30	2010	2040		83.33 %	0.00 %	25			\$245,143
G2040	Football Field	\$5.85	S.F.	93,840	20	2010	2030		75.00 %	0.00 %	15			\$548,964
G2040	Hard Surface Play Area	\$6.26	S.F.	2,473	20	2010	2030		75.00 %	0.00 %	15			\$15,481
G2040	Playing Field	\$3.92	S.F.	12,105	20	2010	2030		75.00 %	0.00 %	15			\$47,452
G2040	Soccer/Lacross Field	\$5.00	S.F.		0				0.00 %	0.00 %				\$0
G2040	Softball Field	\$8.86	S.F.		0				0.00 %	0.00 %				\$0
G2040	Tennis Courts	\$18.47	S.F.		0				0.00 %	0.00 %				\$0
G2040	Track	\$7.04	S.F.	48,973	10	2010	2020		50.00 %	0.00 %	5			\$344,770
G2050	Landscaping	\$1.45	S.F.	269,388	15	2010	2025		66.67 %	0.00 %	10			\$390,613
G3010	Water Supply	\$1.83	S.F.	269,388	50	2010	2060		90.00 %	0.00 %	45			\$492,980
G3020	Sanitary Sewer	\$1.15	S.F.	269,388	50	2010	2060		90.00 %	0.00 %	45			\$309,796
G3030	Storm Sewer	\$3.55	S.F.	269,388	50	2010	2060		90.00 %	0.00 %	45			\$956,327
G3060	Fuel Distribution	\$0.78	S.F.	269,388	40	2010	2050		87.50 %	0.00 %	35			\$210,123
G4010	Electrical Distribution	\$1.86	S.F.	269,388	50	2010	2060		90.00 %	0.00 %	45			\$501,062
G4020	Site Lighting	\$1.15	S.F.	269,388	30	2010	2040		83.33 %	0.00 %	25			\$309,796
G4030	Site Communications & Security	\$0.67	S.F.	269,388	10	2010	2020		50.00 %	0.00 %	5			\$180,490
<b>Total</b>									<b>79.93 %</b>					<b>\$6,191,581</b>

**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

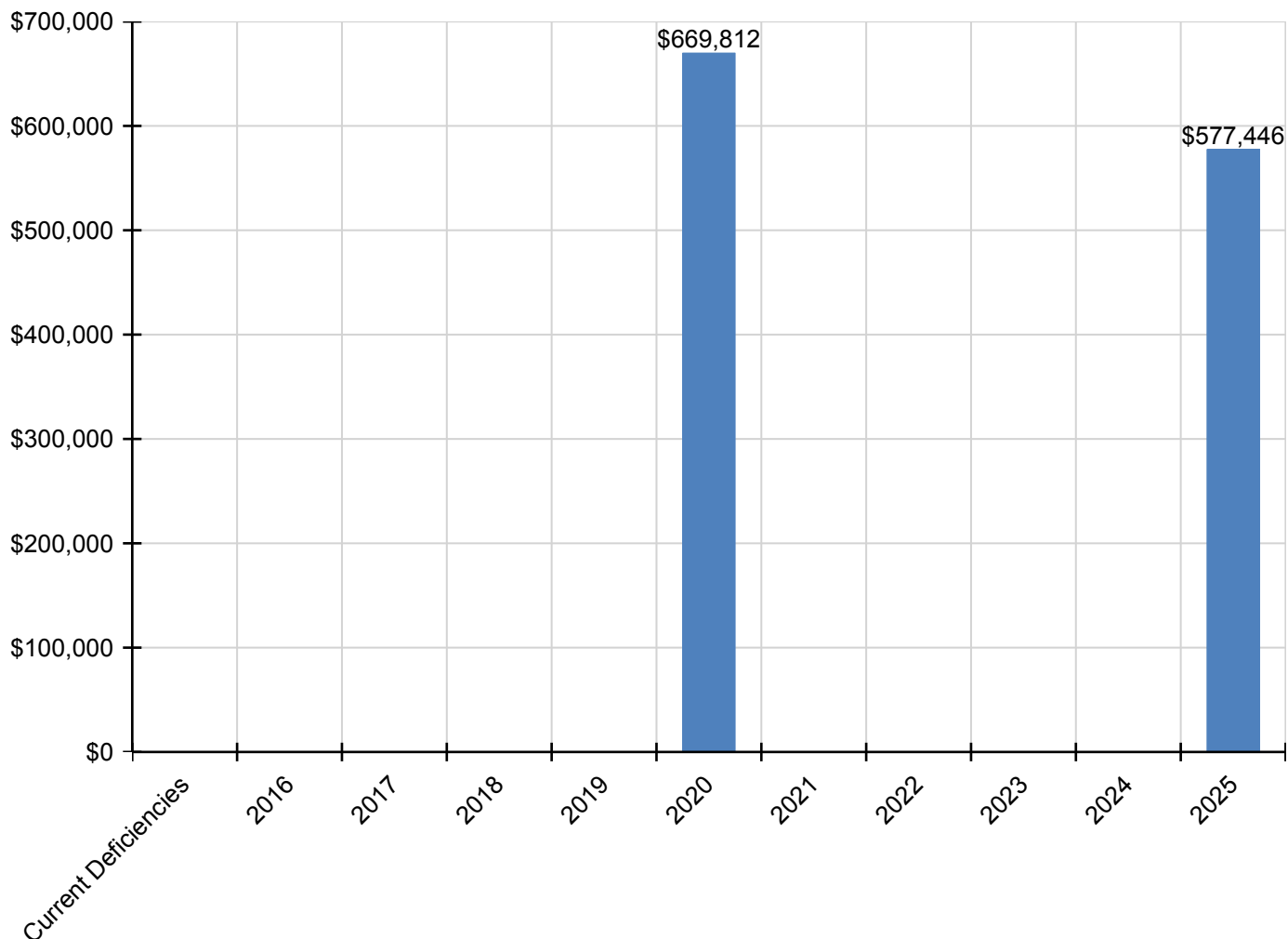
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$669,812</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$577,446</b>	<b>\$1,247,258</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Fencing & Guardrails	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Soccer/Lacross Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Track	\$0	\$0	\$0	\$0	\$0	\$439,651	\$0	\$0	\$0	\$0	\$0	\$439,651
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$577,446	\$577,446
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	\$0	\$0	\$0	\$0	\$230,161	\$0	\$0	\$0	\$0	\$0	\$230,161

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET® database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1983 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.



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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.