Facility Condition Assessment 2018 Update Report

Towers High

FCA Score 2015: 96.34
FCA Score 2018: 96.1
Change in FCA Score: -0.24

The Facility Condition Assessment (FCA) score is based on the Facility Condition Index, and industry standard indicator of facility condition used to evaluate the estimated cost to improve a facility to ideal condition versus the cost to replace the facility. As the condition of a facility degrades, the Facility Condition Index will increase from 0 (a brand new facility, to 100 (the cost to repair the facility to ideal condition meets or exceeds the cost to replace. FCA scores are calculated by subtracting the Facility Condition Index from 100, resulting in an FCA Score range from 100 (a brand new facility) to 0 (all building systems are beyond repair).

Below is a summary of how the Facility Condition Index for the Towers High facility was calculated. Estimates are for construction only and do not include all project costs. Estimates are based on RSMeans data for the year indicated indexed for Georgia.

- Estimated Replacement Value 2015: $47,480,093
- Estimated Facility Needs 2015: $1,737,503
- Facility Condition Index 2015: 3.66%  
  \[\text{(Needs / Replacement \times 100)}\]

- Estimated Replacement Value 2018: $50,714,098
- Estimated Facility Needs 2018: $1,975,740
- Facility Condition Index 2018: 3.9%  
  \[\text{(Needs / Replacement \times 100)}\]

- Change in Estimated Replacement Value: +$3,234,005
- Change in Estimated Facility Needs: +$238,237
- Change in Facility Condition Index: +0.24%  
  \[\text{(Needs / Replacement \times 100)}\]

A detailed listing of all identified facility deficiencies for the Towers High facility can be found on the next page(s). Most deficiencies were identified during the on-site inspection by professional engineers and architects conducted in 2015. Deficiencies that have been added since 2015 are based on building system lifecycle, not on-site inspection, and are identified in green. Deficiencies that have been corrected and removed are identified in red and are struck through to show that they do not contribute to the total estimated facility needs.
### Facility Name | Building | Location | Subsystem Code | Subsystem Description | Notes | Correction | Est. Cost  
--- | --- | --- | --- | --- | --- | --- |  
**Towers High** | 1963 Baseball Storage 1 | Exterior Wall | 82030 | Exterior Doors | Beyond Service Life | Renew System | $1,030  
**Towers High** | 1963 Baseball Storage 1 | Roof | B3010 - Roof Coverings | Beyond Service Life | Renew System | $42,900  
**Towers High** | 1963 Baseball Storage 2 | Throughout Building | 82020 | Exterior Windows | Beyond Service Life | Renew System | $3,180  
**Towers High** | 1963 Baseball Storage 2 | Throughout Building | 82030 | Exterior Doors | Beyond Service Life | Renew System | $1,031  
**Towers High** | 1963 Baseball Storage 2 | Throughout Building | 35010 | Electrical Service/Distribution | Beyond Service Life | Renew System | $646  
**Towers High** | 1963 Baseball Storage 2 | Throughout Building | 50010 | Lighting and Branch Wiring | Beyond Service Life | Renew System | $2,709  
**Towers High** | 1963 Baseball Storage 2 | Roof | B3010 - Roof Coverings | Beyond Service Life | Renew System | $9,509  
**Towers High** | 1963 Football Storage | Exterior Walls | 82010 | Exterior Walls | Damaged | Renew System | $8,502  
**Towers High** | 1963 Football Storage | Exterior Walls | 82030 | Exterior Doors | Beyond Service Life | Renew System | $1,030  
**Towers High** | 1964 Football Storage | Roof | B3010 - Roof Coverings | Beyond Service Life | Renew System | $42,900  
**Towers High** | 1965, 1965 Building | Exterior Walls | 82010 | Exterior Walls | Damaged | Pressure Wash Exterior Wall | $7,700  
**Towers High** | 1965, 1965 Building | Throughout Building | 230 - Interior Finishes | 82010 - Wall Finishes - Paint | Beyond Service Life | Renew System | $38,395  
**Towers High** | 2007 Addition | Throughout Building | 63020 | Exterior Finishes | Beyond Service Life | Renew System | $15,236  
**Towers High** | 2007 Addition | Throughout Building | 63020 | Floor Finishes - Carpet | Beyond Service Life | Renew System | $46,701  
**Towers High** | 2007 Addition | Throughout Building | 650 - Electrical | 65050 - Communications and Security - Fire Alarm | Beyond Service Life | Renew System | $15,243  
**Towers High** | 2007 Addition | Throughout Building | 650 - Electrical | 65050 - Communications and Security - PA & Clock Systems | Beyond Service Life | Renew System | $65,440  
**Towers High** | 2007 Addition | Throughout Building | 650 - Electrical | 65050 - Communications and Security - CCTV | Beyond Service Life | Renew System | $15,429  
**Towers High** | 2010 Addition | Various | 630 - Interior Finishes | 63020 - Floor Finishes - Carpet | Beyond Service Life | Renew System | $36,785  
**Towers High** | Site | South Roadway | 62010 | Roadways | Damaged | Parking lot repair and surface | $189,778  
**Towers High** | Site | South Parking Lot | 62020 | Parking Lots | Damaged | Parking lot repair and surface | $123,455  
**Towers High** | Site | Site | 62040 | Baseball Field | Beyond Service Life | Renew System | $1,096,525  
**Towers High** | Site | Site | 62040 | Roof Coverings | Beyond Service Life | Renew System | $480,644  

(Deficiencies in Green are new since the 2015 FCA)  
Deficiencies in red have been corrected since the 2015 FCA

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Towers High

| Facility Name | Building | Location | Subsystem Code | Subsystem Description | Notes | Correction | Est. Cost  
--- | --- | --- | --- | --- | --- | --- |  
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2018 Total Estimated Construction Cost to Correct all Identified Deficiencies

Note: Construction costs do not include all project costs
$1,975,740