

Facility Condition Assessment 2018 Update Report



DESA at Avondale Middle

FCA Score 2015: 78.09

FCA Score 2018: 78.31

Change in FCA Score: +0.22

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 DESA at Avondale Middle facility was calculated. Estimates are for construction only and do not include all project costs. Estimates are based on RSMMeans data for the year indicated indexed for Georgia.

Estimated Replacement Value 2015: \$36,846,471

Estimated Facility Needs 2015: \$8,073,247

Facility Condition Index 2015: 21.91%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: \$39,239,676

Estimated Facility Needs 2018: \$8,510,734

Facility Condition Index 2018: 21.69%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +\$2,393,205

Change in Estimated Facility Needs: +\$437,487

Change in Facility Condition Index: -0.22%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the DESA at Avondale Middle 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.

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at DESA at Avondale Middle

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
DESA at Avondale Middle	2000 Building	Roof	B3010	Roof Coverings - BUR	Beyond Service Life	Numerous roof leaks were reported throughout the building. The built-up roof covering is near the end of its expected service life and should be replaced.	Renew System	\$2,958,880
DESA at Avondale Middle	2000 Building	Roof	B3010	Roof Coverings Standing Seam Metal	Damaged	Numerous roof leaks were reported around the metal roof coverings. Repair/replace as necessary.	Minor metal roof panel replacement, 2.5% of roof area	\$17,899
DESA at Avondale Middle	2000 Building	Restrooms	C1030	Fittings	Beyond Service Life	The restroom partitions are beyond their expected service life, damaged, rusted, and should be replaced.	Replace toilet partitions, stainless steel-ceiling hung, per stall	\$76,518
DESA at Avondale Middle	2000 Building	Media Center and Chorus Room	C3020	Floor Finishes - Carpet	Beyond Service Life	The carpet in the media center and the chorus room is beyond its service life, worn, and should be replaced.	Replace carpet	\$11,412
DESA at Avondale Middle	2000 Building	Restrooms	D3040	Distribution Systems & Exhaust Systems	Inadequate	Restroom ventilation is inadequate and should have its own dedicated fan that operates whenever the facility is occupied. Use a common fan for adjoining (horizontal or vertical) restrooms, janitor closets, and electrical rooms.	Add restroom exhaust fan	\$63,357
DESA at Avondale Middle	2000 Building	Roof	D3050	Terminal & Package Units	Beyond Service Life	The terminal and package units are aged, rusted, reported as inadequate for the administrative office space, and should be replaced.	Renew System	\$3,242,871
DESA at Avondale Middle	2000 Building	Throughout Building	D5030	Communications and Security - Fire Alarm	Beyond Service Life	The fire alarm system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$254,748
DESA at Avondale Middle	2000 Building	Throughout Building	D5030	Communications and Security - PA & Clock Systems	Beyond Service Life	The original PA and clock system is aged, reported to be intermittent, and should be replaced.	Renew System	\$588,674
DESA at Avondale Middle	2000 Building	Kitchen	E1090	Other Equipment - Kitchen Equipment	Beyond Service Life	The kitchen equipment is beyond its expected service life and should be scheduled for replacement.	Renew System	\$518,102
DESA at Avondale Middle	2000 Storage	Roof	B3010	Roof Coverings	Damaged	The roof drainage gutter is damaged and detached. Clean out all roof gutters before installing new downspout.	Replace aluminum downspout, 3" x 4", .024" thick	\$150
DESA at Avondale Middle	Site	Site	G2020	Parking Lots	Beyond Service Life	The parking lots are not fully ADA compliant and need to be resurfaced and striped.	Parking lot repair and resurface	\$126,106
DESA at Avondale Middle	Site	Site	G2040	Track	Damaged	The running track is deteriorated, damaged, and should be replaced.	Renew System	\$320,645
DESA at Avondale Middle	Site	Site	G2040	Tennis Courts	Damaged	The tennis courts are deteriorated, damaged, and should be replaced	Renew System	\$300,216
DESA at Avondale Middle	Site	Field and Track	G3030	Storm Sewer	Inadequate	Severe flooding is reported on field after heavy rain. Clean and inspect trench drain around track and field.	Stormwater trench drain, internal cleaning and inspection.	\$12,889
DESA at Avondale Middle	Site	Street Entrance	G4020	Site Lighting	Inadequate	Exterior lighting is inadequate at the west building entrances and the street entrance and exit. Install pole lighting systems.	Install additional site lighting	\$18,268

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

2018 Total Estimated Construction Cost to Correct all Identified Deficiencies
Note: Construction costs do not include all project costs

\$8,510,734