

# Facility Condition Assessment 2018 Update Report



## Dunwoody High

FCA Score 2015: 91.17

FCA Score 2018: 91.08

Change in FCA Score: -0.09

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 Dunwoody High 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: \$60,049,329

Estimated Facility Needs 2015: \$5,302,928

Facility Condition Index 2015: 8.83%  
*(Needs / Replacement x 100)*

Estimated Replacement Value 2018: \$64,173,635

Estimated Facility Needs 2018: \$5,722,139

Facility Condition Index 2018: 8.92%  
*(Needs / Replacement x 100)*

Change in Estimated Replacement Value: +\$4,124,306

Change in Estimated Facility Needs: +\$419,211

Change in Facility Condition Index: +0.09%  
*(Needs / Replacement x 100)*

A detailed listing of all identified facility deficiencies for the Dunwoody 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.

## 2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Dunwoody High

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
Dunwoody High	1972 Baseball Storage Building	Exterior Walls	B2010	Exterior Walls	Damaged	The painted exterior wall finish is aged, fading and stained, and should be replaced.	Repaint concrete block walls	\$2,431
Dunwoody High	1972 Baseball Storage Building	Exterior Walls	B2030	Exterior Doors	Beyond Service Life	The original exterior doors are aged, rusted, and should be replaced.	Renew System	\$1,166
Dunwoody High	1972 Baseball Storage Building	Roof	B3010	Roof Coverings -BUR	Beyond Service Life	Built-up roof covering is in deteriorating condition, with cracks and loss of surface, and should be replaced.	Renew System	\$5,042
Dunwoody High	1972 Baseball Storage Building	Throughout Building	D5010	Electrical Service/Distribution	Beyond Service Life	The electrical service/distribution system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$594
Dunwoody High	1972 Baseball Storage Building	Throughout Building	D5020	Lighting and Branch Wiring	Beyond Service Life	Lighting and branch wiring are beyond their expected service life, aged, and should be replaced.	Renew System	\$2,484
Dunwoody High	1972 Football Storage Building	Exterior Walls	B2010	Exterior Walls	Damaged	The painted exterior wall finish is aged, fading and stained, and should be replaced.	Repaint concrete block walls	\$7,480
Dunwoody High	1972 Football Storage Building	Exterior Walls	B2030	Exterior Doors	Beyond Service Life	The original exterior doors are aged, rusted, and should be replaced.	Renew System	\$444
Dunwoody High	1972 Football Storage Building	Roof	B3010	Roof Coverings -BUR	Beyond Service Life	Built-up roof covering is in deteriorating condition, with cracks and loss of surface, and should be replaced.	Renew System	\$10,085
Dunwoody High	1972 Football Storage Building	Throughout Building	D5010	Electrical Service/Distribution	Beyond Service Life	The electrical service/distribution system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$1,360
Dunwoody High	1972 Football Storage Building	Throughout Building	D5020	Lighting and Branch Wiring	Beyond Service Life	Lighting and branch wiring are beyond their expected service life, aged, and should be replaced.	Renew System	\$5,702
Dunwoody High	1972, 1973, 1975 Building	1604 Technology Lab, 1606 Electric	B2030	Exterior Doors	Missing	In two locations noted, building emergency exit doors do not have a panic hardware installed and should be provided per code.	Replace door panic device	\$3,643
Dunwoody High	1972, 1973, 1975 Building	1108 Boys Restroom	C1030	Fittings	Missing	Accessible toilet is missing a grab bar to comply with ADA standards.	Remove and replace grab bars w/ADA compliant grab bars.	\$631
Dunwoody High	1972, 1973, 1975 Building	Restrooms	C1030	Fittings	Missing	Many restrooms are ADA compliant. However, ADA compliant signage is missing and should be provided.	Remove and replace the signage w/ADA compliant signage.	\$1,115
Dunwoody High	1972, 1973, 1975 Building	Staircase	C2010	Stair Construction	Inadequate	Handrails are not ADA compliant and are missing guardrails, and should be replaced.	Remove/replace handrails w/ADA compliant handrails	\$68,586
Dunwoody High	1972, 1973, 1975 Building	Southwest Corner of Building	D1010	Elevators and Lifts	Beyond Service Life	The elevator system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$86,572
Dunwoody High	1972, 1973, 1975 Building	113, 119 and 123 Shower	D2010	Plumbing Fixtures	Missing	Add ADA compliant showers.	Add ADA compliant shower	\$9,988
Dunwoody High	1972, 1973, 1975 Building	1310 Boys RR, 1010 Boys RR, and 10	D2010	Plumbing Fixtures	Missing	Pipe insulation is missing per ADA standards.	Add ADA compliant insulation to lavatory piping	\$321
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	D2010	Plumbing Fixtures	Needs Remediation	Drinking fountain protrudes into main path of travel and should comply with ADA standards. Remove/replace drinking fountain w/recessed ADA compliant drinking fountain.	Remove/replace drinking fountain w/recessed ADA compliant drinking fountain	\$24,718
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	D2020	Domestic Water Distribution	Beyond Service Life	The domestic water distribution system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$826,194
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	D2030	Sanitary Waste	Beyond Service Life	The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Staff reports odors from drains in 1400 hall, boys/girls PE.	Renew System	\$935,349
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	D2040	Rain Water Drainage	Beyond Service Life	The rainwater drainage system is beyond its expected service life and should be scheduled for replacement. Staff reports that water draining on auditorium side hits the bottom level and floods.	Renew System	\$186,317
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	D2090	Other Plumbing Systems - Natural Gas	Beyond Service Life	The natural gas system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$156,205
Dunwoody High	1972, 1973, 1975 Building	Staircase - Lower Level South Exit	D5020	Lighting	Needs Remediation	Emergency exit door in staircase swings in the correct direction has a panic hardware device. However, the emergency exit sign was installed on the opposite side and is misleading. Remove and install illuminated exit sign in staircase towards direction of egress.	Add/replace illuminated exit signage	\$431
Dunwoody High	1972, 1973, 1975 Building	Kitchen	E1090	Other Equipment - Kitchen Equipment	Beyond Service Life	Kitchen equipment is beyond its expected service life and should be scheduled for replacement.	Renew System	\$438,504
Dunwoody High	1972, 1973, 1975 Building	Throughout Building	E2010	Fixed Furnishings	Beyond Service Life	Fixed furnishings, such as built-in cabinets, are beyond their expected service life, damaged and worn, and should be replaced.	Renew System	\$1,898,928
Dunwoody High	1994 Baseball Concession/Press Box	Exterior Walls	B2010	Exterior Walls	Damaged	Repair/replace wood siding as needed.	Replace aluminum siding, 2nd floor	\$10,437
Dunwoody High	1994 Baseball Concession/Press Box	Roof	B3010	Roof Coverings - Asphalt Shingles	Beyond Service Life	The asphalt shingle roof covering is in deteriorated condition and should be replaced.	Renew System	\$12,276
Dunwoody High	1994 Baseball Concession/Press Box	Throughout Building	C3010	Wall Finishes	Beyond Service Life	The painted wall finishes are beyond their expected service life, stained, and should be replaced.	Renew System	\$561
Dunwoody High	1994 Baseball Concession/Press Box	Concession Area	C3020	Floor Finishes -Epoxy	Beyond Service Life	The epoxy finish is aged, worn, and should be replaced.	Renew System	\$2,960

## 2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Dunwoody High

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
Dunwoody High	1994 Baseball Concession/Press Box	Press Box	C3020	Floor Finishes -Carpet	Beyond Service Life	The carpet is beyond its expected life and should be scheduled for replacement.	Renew System	\$2,297
Dunwoody High	1994 Batting Practice Building	Exterior Walls	B2010	Exterior Walls	Damaged	The metal panel finish is aged, scuffed, faded and stained, and should be replaced.	Spray refinish aluminum siding - 1st floor	\$13,806
Dunwoody High	1994 Batting Practice Building	Roof	B3010	Roof Coverings - Preformed Metal	Beyond Service Life	The metal roof is in deteriorated condition, rusted, and should be replaced.	Renew System	\$71,610
Dunwoody High	1994 Batting Practice Building	Throughout Building	C3020	Floor Finishes - Carpet Turf	Beyond Service Life	The artificial turf finish is beyond its expected life and should be scheduled for replacement.	Renew System	\$26,641
Dunwoody High	Site	Site	G2010	Roadways	Missing	A marked path between accessible parking and the sidewalk leading to the main entrance is missing and should be provided.	Add ADA compliant striping at handicap roadway crossing	\$6,007
Dunwoody High	Site	Site	G2040	Playing Field	Beyond Service Life	The playing field is beyond its expected service life, has bare spots, and should be re-sodded to prevent erosion.	Renew System	\$98,287
Dunwoody High	Site	Site	G2040	Track	Beyond Service Life	The track is beyond its expected service life, deteriorating with loss of surface, and should be scheduled for replacement.	Renew System	\$327,050
Dunwoody High	Site	Site	G3060	Fuel Distribution	Beyond Service Life	Natural gas service is beyond its expected service life and should be scheduled for replacement.	Renew System	\$183,402
Dunwoody High	Site	Back of School and Sport Fields	G4020	Site Lighting	Inadequate	Site lighting was installed by Georgia Power in 2011, but is inadequate/missing in the back of the school building and at the sport fields. It should be replaced /upgraded to provide better coverage.	Renew System	\$292,515
<del>Dunwoody High</del>	<del>Site</del>	<del>West Parking</del>	<del>G20—Site Improvements</del>	<del>G2020—Parking Lots</del>	<del>Missing</del>	<del>ADA parking spaces are missing an accessible aisle. Reconfigure ADA parking spaces to comply with ADA standards.</del>	<del>Add handicap van parking space</del>	<del>-\$7,950</del>

*(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*

**\$5,722,139**