

Facility Condition Assessment 2018 Update Report



Environmental Studies Center

FCA Score 2015: 35.15

FCA Score 2018: 36.17

Change in FCA Score: +1.02

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 Environmental Studies Center 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: \$1,906,813

Estimated Facility Needs 2015: \$1,236,479

Facility Condition Index 2015: 64.85%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: \$2,044,896

Estimated Facility Needs 2018: \$1,305,222

Facility Condition Index 2018: 63.83%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +\$138,083

Change in Estimated Facility Needs: +\$68,743

Change in Facility Condition Index: -1.02%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Environmental Studies Center 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 Environmental Studies Center

| Facility Name | Building | Location | Subsystem Code | Subsystem Description | Distress | Notes | Correction | Est. Cost |
|------------------------------|-------------------------------|---------------------|----------------|--------------------------------------|---------------------|--|-----------------------------------|-----------|
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | B2020 | Exterior Windows | Beyond Service Life | The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be scheduled for replacement. | Renew System | \$94,813 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | B2030 | Exterior Doors | Beyond Service Life | The original exterior doors are aged, rusted and inefficient, and should be scheduled for replacement. | Renew System | \$18,744 |
| Environmental Studies Center | Classroom/Greenhouse Building | Roof | B3010 | Roof Coverings - Asphalt Shingles | Beyond Service Life | The asphalt shingle roofing is aged, damaged and inefficient, and should be scheduled for replacement. | Renew System | \$29,172 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | C1010 | Partitions | Beyond Service Life | The original partitions are aged, damaged, and in very poor condition. | Renew System | \$103,717 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | C1020 | Interior Doors | Beyond Service Life | The interior doors are aged, failing, hardware is not ADA compliant, and should be scheduled for replacement. | Renew System | \$25,674 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | C1030 | Fittings | Beyond Service Life | Fittings, such as toilet partitions and signage, are aged, not ADA compliant, and should be scheduled for replacement. | Renew System | \$39,831 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | C3010230 | Paint & Covering | Beyond Service Life | Painted wall finishes are damaged, faded and stained, and should be renewed. | Renew System | \$6,831 |
| Environmental Studies Center | Classroom/Greenhouse Building | Restrooms | C3020405 | Epoxy | Beyond Service Life | The epoxy floor finish in the restrooms is aged, cracked and worn, and should be scheduled for replacement. | Renew System | \$1,040 |
| Environmental Studies Center | Classroom/Greenhouse Building | Restrooms | C3020405 | Stone | Beyond Service Life | The quarry tile in the restrooms is aged, chipped and worn, and should be scheduled for replacement. | Renew System | \$1,040 |
| Environmental Studies Center | Classroom/Greenhouse Building | Offices | C3020901 | Carpet with Pad | Beyond Service Life | The carpet is stained, showing signs of early failure, and should be scheduled for replacement. | Renew System | \$8,408 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | C3030210 | Acoustical Ceilings | Beyond Service Life | The acoustical ceiling system is aged, damaged, and should be scheduled for replacement. | Renew System | \$39,855 |
| Environmental Studies Center | Classroom/Greenhouse Building | Restrooms | D2010 | Plumbing Fixtures | Beyond Service Life | The plumbing fixtures are aged, inefficient, not ADA complaint, and should be scheduled for replacement. | Renew System | \$253,356 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D2020 | Domestic Water Distribution | Beyond Service Life | The domestic water distribution is aged, abandoned, not code compliant, and should be scheduled for replacement. | Renew System | \$28,272 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D2030 | Sanitary Waste | Beyond Service Life | The sanitary waste system is aged and should be scheduled for replacement. | Renew System | \$49,203 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D2090 | Other Plumbing Systems - Natural Gas | Beyond Service Life | The natural gas system is aged, not code compliant, and should be scheduled for replacement. | Renew System | \$6,248 |
| Environmental Studies Center | Classroom/Greenhouse Building | Mechanical Room | D3020 | Heat Generating Systems | Beyond Service Life | The boiler is aged, inefficient, not code compliant, and should be scheduled for replacement. It is either abandoned or no longer functions. | Renew System | \$63,730 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D3040 | Distribution & Exhaust Systems | Beyond Service Life | The distribution and exhaust system is aged, inefficient, and should be scheduled for replacement. | Renew System | \$87,472 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D3050 | Terminal & Package Units | Beyond Service Life | The terminal and package units are aged, inefficient, and should be scheduled for replacement. | Renew System | \$67,635 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D4030 | Fire Protection Specialties | Missing | The building does not have fire extinguishers and they should be provided. | Renew System | \$4,530 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D5010 | Electrical Service/Distribution | Beyond Service Life | The electrical service and distribution system is aged, inefficient, and should be replaced. | Renew System | \$14,620 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D5020 | Branch Wiring | Beyond Service Life | The branch wiring is aged, not code compliant, and should be scheduled for replacement. | Renew System | \$39,571 |
| Environmental Studies Center | Classroom/Greenhouse Building | Throughout Building | D5020 | Lighting | Beyond Service Life | The lighting system is aged, inefficient and not code compliant, and should be scheduled for replacement. | Renew System | \$52,177 |
| Environmental Studies Center | Main Stable | Roof | B3010 | Roof Coverings - Metal | Beyond Service Life | The metal roof is rusted, damaged, and should be replaced. | Renew System | \$16,129 |
| Environmental Studies Center | Main Stable | Throughout Building | C1010 | Partitions | Beyond Service Life | The wooden partition walls are aged, damaged, and should be repaired/replaced. | Renew System | \$22,642 |
| Environmental Studies Center | Main Stable | Corridor | C1020 | Interior Doors | Beyond Service Life | Interior doors are aged, worn and peeling, and should be refinished/replaced. | Renew System | \$7,707 |
| Environmental Studies Center | Main Stable | Roof Overhang | F1010340 | Special Structures - Overhang | Beyond Service Life | The metal roofing overhang is rusted and damaged, and should be replaced. | Renew System | \$21,942 |
| Environmental Studies Center | Site | Site | G2010 | Roadways | Beyond Service Life | The roadway serving the center is aged, damaged, and should be re-surfaced/replaced. | Renew System | \$149,513 |
| Environmental Studies Center | Site | Site | G2020 | Parking Lots | Beyond Service Life | The parking lot is beyond its expected service life, damaged, and should be re-surfaced/replaced. | Renew System | \$3,991 |
| Environmental Studies Center | Site | Site | G2050 | Landscaping | Beyond Service Life | Landscaping has not been maintained, is overgrown, and should be replaced. | Renew System | \$32,706 |
| Environmental Studies Center | Site | Site | G3010 | Water Supply | Missing | Back-flow preventer is missing and should be installed. | Add Backflow Preventer | \$3,978 |
| Environmental Studies Center | Stable 1 | Exterior Walls | B2010 | Exterior Walls | Beyond Service Life | The wood siding is aged, deteriorated due to weather, and should be repaired/replaced. | Refinish wood shingles, 1st floor | \$449 |
| Environmental Studies Center | Stable 1 | Throughout Building | C1010 | Partitions | Beyond Service Life | The wooden partition walls are aged, damaged, and should be repaired/replaced. | Renew System | \$5,113 |
| Environmental Studies Center | Stable 2 | Throughout Building | C1010 | Partitions | Beyond Service Life | The wooden partition walls are aged, damaged, and should be repaired/replaced. | Renew System | \$5,113 |

(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

\$1,305,222

Note: Construction costs do not include all project costs