

# Facility Condition Assessment 2018 Update Report



## Kelley Lake Elementary

FCA Score 2015: 39.32

FCA Score 2018: 45.9

Change in FCA Score: +6.58

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 Kelley Lake Elementary 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: \$13,153,798

Estimated Facility Needs 2015: \$7,982,280

Facility Condition Index 2015: 60.68%  
*(Needs / Replacement x 100)*

Estimated Replacement Value 2018: \$14,014,726

Estimated Facility Needs 2018: \$7,581,951

Facility Condition Index 2018: 54.1%  
*(Needs / Replacement x 100)*

Change in Estimated Replacement Value: +\$860,928

Change in Estimated Facility Needs: -\$400,329

Change in Facility Condition Index: -6.58%  
*(Needs / Replacement x 100)*

A detailed listing of all identified facility deficiencies for the Kelley Lake Elementary 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 Kelley Lake Elementary

| Facility Name          | Building                  | Location                             | Subsystem Code              | Subsystem Description                            | Distress            | Notes  | Correction   | Est. Cost    |
|------------------------|---------------------------|--------------------------------------|-----------------------------|--|---------------------|--|--------------|--------------|
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | B2030                       | Exterior Doors                                   | Beyond Service Life | The exterior doors are beyond their expected service life, do not lock/seal properly, and should be replaced.  | Renew System | \$65,313     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Various                              | C10 - Interior Construction | C1030 - Fittings                                 | Beyond Service Life | *From the 2018 desktop update* The building fittings are beyond service life and should be scheduled for replacement.  | Renew System | \$164,972    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | C1020                       | Interior Doors                                   | Beyond Service Life | The interior doors are original and should be replaced to improve ADA accessibility.   | Renew System | \$105,648    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Various                              | C30 - Interior Finishes     | C3020 - Floor Finishes - Carpet                  | Beyond Service Life | *From the 2018 desktop update* The carpet is beyond service life and should be scheduled for replacement.  | Renew System | \$80,811     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Various                              | C30 - Interior Finishes     | C3020 - Floor Finishes - VCT                     | Beyond Service Life | *From the 2018 desktop update* The VCT flooring is beyond service life and should be scheduled for replacement.  | Renew System | \$380,640    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | C3010                       | Wall Finishes - Paint                            | Beyond Service Life | The painted wall finishes are beyond their expected service life and should be replaced.   | Renew System | \$68,918     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Kitchen and Restrooms                | C3020                       | Floor Finishes - Ceramic & Quarry Tile           | Beyond Service Life | The tile floor covering is beyond its expected service life and should be replaced.  | Renew System | \$77,620     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D2010                       | Plumbing Fixtures                                | Beyond Service Life | Plumbing fixtures are beyond their expected service life and should be scheduled for replacement to improve ADA accessibility. SPLOST IV project 116-422 to renovate hall restrooms.   | Renew System | \$1,022,492  |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D2020                       | Domestic Water Distribution                      | Beyond Service Life | The domestic water distribution system is beyond its expected service life, has water quality issues, and should be scheduled for replacement.   | Renew System | \$257,875    |
| Kelley Lake Elementary | 1963, 1965, 1969 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.   | Renew System | \$198,192    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Mechanical Room                      | D3020                       | Heat Generating Systems                          | Beyond Service Life | The heat generating system is beyond its expected service life, inadequate, and should be scheduled for replacement.   | Renew System | \$256,186    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Exterior of Building                 | D3030                       | Cooling Generating Systems                       | Beyond Service Life | The cooling generating system is beyond its expected service life and should be scheduled for replacement. SPLOST project 116-422 to replace the cooling tower.  | Renew System | \$268,573    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D3040                       | Distribution & Exhaust Systems                   | Beyond Service Life | The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement. SPLOST project 116-422 to replace the air distribution and exhaust systems throughout the buildings.                  | Renew System | \$353,030    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D3050                       | Terminal & Package Units                         | Beyond Service Life | The terminal and package units are beyond their expected service life, inadequate, and should be scheduled for replacement. SPLOST project 116-422 to replace the water source heat pumps.   | Renew System | \$1,060,779  |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D3060                       | Controls & Instrumentation                       | Beyond Service Life | The controls and instrumentation system is beyond its expected service life, does not function properly, and should be scheduled for replacement.  | Renew System | \$208,890    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Main Switch Room/Throughout Building | D5010                       | Electrical Service/Distribution                  | Beyond Service Life | The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement.  | Renew System | \$102,474    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D5020                       | Branch Wiring                                    | Beyond Service Life | The branch wiring system is beyond its expected service life and should be scheduled for replacement.  | Renew System | \$393,006    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D5030                       | Communications and Security - Clock & PA Systems | Beyond Service Life | Clock and PA systems are beyond their expected service life and should be scheduled for replacement.   | Renew System | \$324,878    |
| Kelley Lake Elementary | 1963, 1965, 1969 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 | \$70,944     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D5030                       | Communications and Security - Security & CCTV    | Beyond Service Life | The security and CCTV systems are beyond their expected service life, inadequate, and should be scheduled for replacement.   | Renew System | \$35,472     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Various                              | E10 - Equipment             | E1020 - Institutional Equipment                  | Beyond Service Life | *From the 2018 desktop update* The institutional equipment is beyond service life and should be scheduled for replacement.   | Renew System | \$24,211     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Kitchen                              | E1090                       | Other Equipment (Kitchen Equipment)              | Beyond Service Life | Kitchen equipment is beyond its expected service life and should be scheduled for replacement. SPLOST add-alternative project 116-422 to replace the kitchen equipment.  | Renew System | \$577,122    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Front of Building                    | F1010                       | Special Structures - Canopies                    | Beyond Service Life | The canopy is beyond its expected service life and should be renovated or replaced.  | Renew System | \$85,992     |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Roof                                 | B30 - Roofing               | B3010 - Roof Coverings - BUR                     | Beyond Service Life | The roof covering is beyond its expected service life, has numerous reported leaks, and should be replaced. SPLOST-add alternative project 116-422 to replace the roof on the 1963, 1965 and 1969 buildings.                               | Renew System | -\$1,165,505 |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Roof                                 | B30 - Roofing               | B3020 - Roof Openings                            | Missing             | The building does not have a roof hatch. Recommend installation of a safe roof ladder and hatch system for maintenance staff. SPLOST-add alternative project 116-422 to add roof hatches and ladders to the 1963, 1965 and 1969 buildings. | Renew System | -\$33,220    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Throughout Building                  | D20 - Plumbing              | 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. SPLOST project 116-422 to replace grease trap and backflow preventer.  | Renew System | -\$23,085    |
| Kelley Lake Elementary | 1963, 1965, 1969 Building | Kitchen                              | D30 - HVAC                  | D3090 - Other HVAC Systems/Equip - Kitchen Hood  | Beyond Service Life | The kitchen hood system is beyond its expected service life and should be scheduled for replacement.   | Renew System | -\$69,255    |
| Kelley Lake Elementary | 1969 Storage              | Exterior Wall                        | B2030                       | Exterior Doors                                   | Beyond Service Life | The exterior door is beyond its expected service life and should be replaced.  | Renew System | \$787        |
| Kelley Lake Elementary | 1969 Storage              | Roof                                 | B3010                       | Roof Coverings                                   | Beyond Service Life | The roof covering and metal roof construction are beyond their expected service life and should be replaced.   | Renew System | \$2,251      |
| Kelley Lake Elementary | 2003 Gym                  | Various                              | C30 - Interior Finishes     | C3020 - Floor Finishes - Neoprene                | Beyond Service Life | *From the 2018 desktop update* The neoprene flooring is beyond service life and should be scheduled for replacement.   | Renew System | \$82,918     |
| Kelley Lake Elementary | 2003 Gym                  | Throughout Building                  | C3010                       | Wall Finishes - Paint                            | Beyond Service Life | The painted wall finishes are beyond their expected service life and should be replaced.   | Renew System | \$8,978      |
| Kelley Lake Elementary | 2003 Gym                  | 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 | \$13,197     |
| Kelley Lake Elementary | 2003 Gym                  | Throughout Building                  | D5030                       | Communications and Security - Security & CCTV    | Beyond Service Life | The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.  | Renew System | \$5,483      |

## 2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Kelley Lake Elementary

| Facility Name          | Building | Location            | Subsystem Code                   | Subsystem Description                   | Distress                       | Notes  | Correction   | Est. Cost            |
|------------------------|----------|---------------------|----------------------------------|---|--------------------------------|--|--------------|----------------------|
| Kelley Lake Elementary | 2003-Gym | Throughout Building | D30—HVAC                         | D3050—Terminal & Package Units          | Inadequate                     | <del>One PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life. The main gym area does not have air conditioning and it should be provided. SPLOST project 116-422 install a 20 ton HVAC package in the gym.</del> | Renew System | <del>-\$70,201</del> |
| Kelley Lake Elementary | Site     | Site                | G2010                            | Roadways                                | Beyond Service Life            | Roadways are beyond their expected service life, damaged with cracks, and should be scheduled for replacement.   | Renew System | \$211,713            |
| Kelley Lake Elementary | Site     | Site                | G2020                            | Parking Lots                            | Beyond Service Life            | The parking lots are beyond their expected service life, deteriorating, not ADA compliant, and should be replaced. Directional signage between accessible parking and accessible building entrance.  | Renew System | \$89,600             |
| Kelley Lake Elementary | Site     | Site                | G2030                            | Pedestrian Paving                       | Beyond Service Life            | Pedestrian paving is beyond its expected service life, damaged, and should be replaced.  | Renew System | \$100,547            |
| Kelley Lake Elementary | Site     | Site                | G2040                            | Fencing & Guardrails                    | Beyond Service Life            | Fencing is beyond its expected service life, overgrown with trees and brush, and should be scheduled for replacement.  | Renew System | \$59,329             |
| Kelley Lake Elementary | Site     | Site                | G2050                            | Landscaping                             | Beyond Service Life            | Landscaping is beyond its expected service life and should be scheduled for replacement.   | Renew System | \$99,298             |
| Kelley Lake Elementary | Site     | Site                | G3010                            | Water Supply                            | Beyond Service Life            | The site water supply system is beyond its expected service life and should be scheduled for replacement. SPLOST project 116-422 to replace the backflow preventer.  | Renew System | \$123,029            |
| Kelley Lake Elementary | Site     | Site                | G3020                            | Sanitary Sewer                          | Beyond Service Life            | The site sanitary sewer system is beyond its expected service life and should be scheduled for replacement. SPLOST project 116-422 to replace grease trap and backflow preventer.  | Renew System | \$76,191             |
| Kelley Lake Elementary | Site     | Site                | G3030                            | Storm Sewer                             | Beyond Service Life            | The storm sewer system is beyond its expected service life and should be scheduled for replacement.  | Renew System | \$234,193            |
| Kelley Lake Elementary | Site     | Site                | G3060                            | Fuel Distribution                       | Beyond Service Life            | The site fuel distribution system is beyond its expected service life and should be scheduled for replacement.   | Renew System | \$49,337             |
| Kelley Lake Elementary | Site     | Site                | G4010                            | Electrical Distribution                 | Beyond Service Life            | The site electrical distribution system is beyond its expected service life and should be scheduled for replacement.   | Renew System | \$118,033            |
| Kelley Lake Elementary | Site     | Site                | G4020                            | Site Lighting                           | Beyond Service Life            | Site lighting is beyond its expected service life and should be scheduled for replacement.   | Renew System | \$78,689             |
| Kelley Lake Elementary | Site     | Site                | G4030                            | Site Communications & Security          | Beyond Service Life            | The site communications and security systems are beyond their expected service life and should be scheduled for replacement.   | Renew System | \$44,340             |
| Kelley Lake Elementary | Site     | Site                | <del>G20—Site Improvements</del> | <del>G2040—Hard Surface Play Area</del> | <del>Beyond Service Life</del> | <del>The hard surface play area is beyond its expected service life, damaged with cracks, and should be replaced. Basketball goals are also damaged and should be replaced.</del>  | Renew System | <del>-\$55,116</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*

**\$7,581,951**