

Facility Condition Assessment 2018 Update Report



Kittredge Magnet at Nancy Creek

FCA Score 2015: 33.19

FCA Score 2018: 33.05

Change in FCA Score: -0.14

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 Kittredge Magnet at Nancy Creek 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: \$12,841,349

Estimated Facility Needs 2015: \$8,579,224

Facility Condition Index 2015: 66.81%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: \$13,634,313

Estimated Facility Needs 2018: \$9,128,200

Facility Condition Index 2018: 66.95%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +\$792,964

Change in Estimated Facility Needs: +\$548,976

Change in Facility Condition Index: +0.14%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Kittredge Magnet at Nancy Creek 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 Kittredge Magnet at Nancy Creek

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	B2020	Exterior Windows	Beyond Service Life	The aluminum frame, operable, single pane windows are aged, damaged, not energy efficient, and should be replaced.	Renew System	\$412,756
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	B2030	Exterior Doors	Beyond Service Life	The original exterior doors are aged, rusted, and should be replaced.	Renew System	\$65,950
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	C1020	Interior Doors	Beyond Service Life	The interior doors are aged, failing, not ADA or building code compliant, and should be replaced.	Renew System	\$106,678
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	C1030	Fittings	Beyond Service Life	Restrooms partitions were replaced recently. However, the remainder of the fittings are in marginal condition, with handrails and room signage that are not ADA compliant, and should be replaced.	Renew System	\$166,581
Kittredge Magnet at Nancy Creek	1970 Building	Various	C30 - Interior Finishes	C3010 - Wall Finishes - Paint	Beyond Service Life	*From the 2018 desktop update* The wall paint is beyond service life and should be scheduled for replacement.	Renew System	\$57,992
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	C3020	Floor Finishes - Carpet	Beyond Service Life	The carpet is aged, stained, frayed and torn, and should be replaced.	Renew System	\$61,195
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	C3020	Floor Finishes - VCT	Beyond Service Life	The VCT flooring is aged, patched, worn and uneven, and should be replaced as it is a safety hazard.	Renew System	\$347,832
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	C3030	Ceiling Finishes	Beyond Service Life	The acoustical ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.	Renew System	\$624,251
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D2010	Plumbing Fixtures	Beyond Service Life	The plumbing fixtures are beyond their expected service life, not ADA compliant, and should be scheduled for replacement.	Renew System	\$1,032,460
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D2020	Domestic Water Distribution	Beyond Service Life	The domestic water distribution system is beyond its expected service life, not code compliant, and should be scheduled for replacement. Potable water supply is not protected by a reduced pressure backflow prevention device.	Renew System	\$260,389
Kittredge Magnet at Nancy Creek	1970 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	\$200,124
Kittredge Magnet at Nancy Creek	1970 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.	Renew System	\$60,265
Kittredge Magnet at Nancy Creek	1970 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. SPLOST project 417-422 to replace grease trap and backflow preventer.	Renew System	\$24,447
Kittredge Magnet at Nancy Creek	1970 Building	Mechanical Room	D3020	Heat Generating Systems	Beyond Service Life	The heat generating system is beyond its expected service life, not building code compliant, and should be scheduled for replacement. Black and white tar like material on piping / fittings is identified as ACM by others.	Renew System	\$258,683
Kittredge Magnet at Nancy Creek	1970 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. Black and white tar like material on piping / fittings is identified as ACM by others.	Renew System	\$356,471
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D3050	Terminal & Package Units	Beyond Service Life	The terminal and package units are beyond their expected service life and should be scheduled for replacement.	Renew System	\$1,071,120
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D3060	Controls & Instrumentation	Beyond Service Life	The controls and instrumentation system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$210,926
Kittredge Magnet at Nancy Creek	1970 Building	Kitchen	D3090	Other HVAC Systems/Equip - Kitchen Hood	Beyond Service Life	The kitchen hood system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$74,478
Kittredge Magnet at Nancy Creek	1970 Building	Main Switch Room/Throughout Bui	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	\$103,473
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D5020	Branch Wiring	Beyond Service Life	The branch wiring system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$396,837
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D5020	Lighting	Beyond Service Life	The lighting system is beyond its expected service life, aged, and should be scheduled for replacement.	Renew System	\$520,210
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D5030	Communications and Security - Clock & PA Systems	Beyond Service Life	Clock and PA systems are beyond their expected service life, aged, and should be scheduled for replacement.	Renew System	\$328,045
Kittredge Magnet at Nancy Creek	1970 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. Visible alarms (strobes) are missing in multiple occupancy, common use areas such as restrooms.	Renew System	\$71,635
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D5030	Communications and Security - Security & CCTV	Beyond Service Life	The security and CCTV systems are beyond their expected service life, aged, and should be scheduled for replacement.	Renew System	\$35,818
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	D5030	Communications and Security - Telephone Systems	Beyond Service Life	The telephone system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$117,118
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	E1020	Institutional Equipment	Beyond Service Life	Institutional equipment, such as theater and stage equipment and library equipment, is beyond its expected service life and should be scheduled for replacement.	Renew System	\$24,447
Kittredge Magnet at Nancy Creek	1970 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	\$520,778
Kittredge Magnet at Nancy Creek	1970 Building	Throughout Building	E2010	Fixed Furnishings	Beyond Service Life	Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced.	Renew System	\$334,867
Kittredge Magnet at Nancy Creek	2003 Gym	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	\$1,891
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	C3010	Wall Finishes - Paint	Beyond Service Life	The painted wall finishes are beyond their expected service life, scuffed, faded and stained, and should be replaced.	Renew System	\$8,978
Kittredge Magnet at Nancy Creek	2003 Gym	Basketball Court	C3020	Floor Finishes - Neoprene	Beyond Service Life	The athletic floor covering is in poor condition, with different areas bubbling or separating from the substrate, and should be replaced.	Renew System	\$76,594
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D3050	Terminal & Package Units	Inadequate	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.	Renew System	\$71,345

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Kittredge Magnet at Nancy Creek

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D50 - Electrical	D5030 - Communications and Security - Data Communication	Beyond Service Life	*From the 2018 desktop update* The data communication system is beyond service life and should be scheduled for replacement.	Renew System	\$17,294
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D50 - Electrical	D5030 - Communications and Security - Fire Alarm	Beyond Service Life	*From the 2018 desktop update* The fire alarm system is beyond service life and should be scheduled for replacement.	Renew System	\$13,197
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D50 - Electrical	D5030 - Communications and Security - Public Address & Clock System	Beyond Service Life	*From the 2018 desktop update* The PA system is beyond service life and should be scheduled for replacement.	Renew System	\$5,483
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D50 - Electrical	D5030 - Communications and Security - Security & CCTV	Beyond Service Life	*From the 2018 desktop update* The security system is beyond service life and should be scheduled for replacement.	Renew System	\$5,483
Kittredge Magnet at Nancy Creek	2003 Gym	Throughout Building	D50 - Electrical	D5030 - Communications and Security - Telephone Systems	Beyond Service Life	*From the 2018 desktop update* The telephone system is beyond service life and should be scheduled for replacement.	Renew System	\$12,413
Kittredge Magnet at Nancy Creek	Site	Site	G2010	Roadways	Beyond Service Life	Roadways are beyond their expected service life, damaged with many cracks and potholes, worn, and should be replaced.	Renew System	\$207,366
Kittredge Magnet at Nancy Creek	Site	Site	G2020	Parking Lots	Beyond Service Life	The parking lot is beyond its expected service life, damaged with cracks and large potholes, inadequate, not ADA compliant, and should be replaced.	Renew System	\$57,483
Kittredge Magnet at Nancy Creek	Site	Site	G2030	Pedestrian Paving	Beyond Service Life	Pedestrian paving is beyond its expected service life, damaged with trip hazards, and should be replaced. Existing hillside ramp to the playing fields should be resurfaced/ landscaped to maintain ADA accessibility.	Renew System	\$101,236
Kittredge Magnet at Nancy Creek	Site	Site	G2040	Fencing & Guardrails	Beyond Service Life	Fencing is beyond its expected service life, rusted and failing, and should be scheduled for replacement.	Renew System	\$59,735
Kittredge Magnet at Nancy Creek	Site	Site	G2040	Playing Field	Beyond Service Life	The playing field is beyond its expected service life, has large bare spots, and should be re-sodded to prevent erosion.	Renew System	\$370,351
Kittredge Magnet at Nancy Creek	Site	Site	G2050	Landscaping	Beyond Service Life	Landscaping is beyond its expected service life, in poor condition with overgrown weeds and eroded areas, and should be replaced.	Renew System	\$99,978
Kittredge Magnet at Nancy Creek	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	\$49,675
Kittredge Magnet at Nancy Creek	Site	Site	G4020	Site Lighting	Beyond Service Life	Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement.	Renew System	\$79,228
Kittredge Magnet at Nancy Creek	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	\$44,644

*(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

\$9,128,200