Facility Condition Assessment 2018 Update Report

Briar Vista Elementary

FCA Score 2015: 25.42
FCA Score 2018: 39.57
Change in FCA Score: +14.15

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 Briar Vista Elementary 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: $14,588,652
Estimated Facility Needs 2015: $10,880,581
Facility Condition Index 2015: 74.58%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: $15,546,740
Estimated Facility Needs 2018: $9,394,979
Facility Condition Index 2018: 60.43%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +$958,088
Change in Estimated Facility Needs: -$1,485,602
Change in Facility Condition Index: -14.15%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Briar Vista 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.

DCSD Operations

8/20/2019
The cooling generating system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 101-422 to renovate interior walls.

The fire alarm system is beyond its expected service life, not code compliant, and should be scheduled for replacement. School staff reports odors in the building.

The kitchen hood system is beyond its expected service life and should be scheduled for replacement. SPLOST IV project 101-422 to replace grease trap and backflow preventer.

The roof covering is leaking, beyond its expected service life, and should be replaced. SPLOST IV project 101-422 to replace roof water drainage system.

The new paint system is beyond its expected service life, inadequate, and should be replaced. Many, but not all of the toilet partitions and accessories were replaced in 2014. Some interior doors had improvements made to them in 2014 for ADA compliance. The remaining interior doors are original construction, not ADA and building code compliant, and should be replaced. SPLOST IV project 101-422 to replace interior doors.

The fire alarm system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST IV project 101-422 to replace the water source heat pumps in the 1955, 1957, and 1970 buildings.

The controls and instrumentation system is beyond its expected service life, inadequate, and should be scheduled for replacement. School staff reports indoor air-quality problems.

The lighting system is beyond its expected service life, inadequate in classrooms and hallways, and should be replaced. School reports exhaust systems are beyond their expected service life, inadequate, and should be scheduled for replacement. School staff reports indoor air-quality problems.

The distribution and exhaust systems are beyond their expected service life, inadequate, and should be scheduled for replacement. SPLOST IV project 101-422 to renovate hall restroom for ADA compliance.

The kitchen and restrooms are original construction, not ADA and building code compliant, and should be replaced. Many, but not all of the plumbing fixtures were replaced in 2014. The remaining plumbing fixtures are beyond their expected service life, inadequate, and should be replaced.

The controls and instrumentation system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST IV project 101-422 to replace interior walls.

The fire alarm system is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST IV project 101-422 to replace interior doors.

The sanitary waste system is beyond its expected service life and should be scheduled for replacement. School staff reports indoor air-quality problems.

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<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Location</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>District</th>
<th>Notes</th>
<th>Corrects</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Briar Vista Elementary</td>
<td>1970 Storage</td>
<td>Exterior Wall</td>
<td>02010</td>
<td>Exterior Walls Damaged</td>
<td>Beyond Service Life</td>
<td>Painted exterior wall finish is damaged and needs to be replaced.</td>
<td>Renew System</td>
<td>$1,570</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>2000 Gym</td>
<td>Throughout Building</td>
<td>30030</td>
<td>Floor Finishes - Neoprene</td>
<td>Beyond Service Life</td>
<td>The flooring is stained, showing signs of early failure and should be replaced.</td>
<td>Renew System</td>
<td>$78,094</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>2000 Gym</td>
<td>Throughout Building</td>
<td>50030</td>
<td>Communications and Security - Fire Alarm</td>
<td>Beyond Service Life</td>
<td>The fire alarm system is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$13,219</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>2000 Gym</td>
<td>Throughout Building</td>
<td>50030</td>
<td>Communications and Security - Security &amp; CCTV</td>
<td>Beyond Service Life</td>
<td>The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$5,483</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>02010</td>
<td>Roadways</td>
<td>Beyond Service Life</td>
<td>The parking lot is beyond its expected service life, inadequate, deteriorating, not fully ADA compliant, and should be replaced.</td>
<td>Renew System</td>
<td>$176,455</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>02020</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>Pedestrian paving is beyond its expected service life, damaged, not fully ADA compliant, and should be replaced.</td>
<td>Renew System</td>
<td>$62,091</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>02030</td>
<td>Pedestrian Paving</td>
<td>Beyond Service Life</td>
<td>The VCT flooring is aged, stained, worn, and should be replaced.</td>
<td>Renew System</td>
<td>$133,955</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>02040</td>
<td>Fencing &amp; Guardrails</td>
<td>Beyond Service Life</td>
<td>Fencing is damaged from overgrown vines and brush, and should be replaced.</td>
<td>Renew System</td>
<td>$67,038</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>02050</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>Landscaping is beyond its expected service life, damaged, and should be replaced.</td>
<td>Renew System</td>
<td>$40,440</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>03010</td>
<td>Water Supply</td>
<td>Beyond Service Life</td>
<td>The site water supply system is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$138,986</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>03020</td>
<td>Sanitary Sewer</td>
<td>Beyond Service Life</td>
<td>The storm sewer system is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$86,079</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>03030</td>
<td>Storm Sewer</td>
<td>Beyond Service Life</td>
<td>Storm water runoff funnels into a depression in front of the 1979 addition, causing flooding of the building’s classrooms.</td>
<td>Renew System</td>
<td>$294,586</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>03060</td>
<td>Fuel Distribution</td>
<td>Beyond Service Life</td>
<td>The site fuel distribution system is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$55,739</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>04010</td>
<td>Electrical Distribution</td>
<td>Beyond Service Life</td>
<td>The site electrical distribution system is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$133,355</td>
</tr>
<tr>
<td>Briar Vista Elementary</td>
<td>Site</td>
<td>Site</td>
<td>04030</td>
<td>Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>The site communications and security system are beyond their expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$50,095</td>
</tr>
</tbody>
</table>

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

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Briar Vista Elementary

2018 Total Estimated Construction Cost to Correct all Identified Deficiencies

Note: Construction costs do not include all project costs

$9,394,979