Facility Condition Assessment 2018 Update Report

Cedar Grove High

FCA Score 2015: 81.39
FCA Score 2018: 78.85
Change in FCA Score: -2.54

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 Cedar Grove High 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: $52,959,173
Estimated Facility Needs 2015: $9,858,076
Facility Condition Index 2015: 18.61% 
(Needs / Replacement x 100)

Estimated Replacement Value 2018: $56,619,681
Estimated Facility Needs 2018: $11,973,899
Facility Condition Index 2018: 21.15% 
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +$3,660,508
Change in Estimated Facility Needs: +$2,115,823
Change in Facility Condition Index: +2.54% 
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Cedar Grove 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.
## Facility Name | Building | Location | Subsystem Code | Subsystem Description | Status | Notes | Correction | Est. Cost
--- | --- | --- | --- | --- | --- | --- | --- | ---
Cedar Grove Hgh | 1972 Football Storage | Exterior Walls | B0030 | Exterior Doors | Beyond Service Life | The exterior doors are beyond their expected service life, damaged, and should be replaced. SPLOST project 404-422 to conduct exterior walls renovation study for the football storage building, baseball dugout, and 1998 building. A determination has been made to replace the football storage building. | Renew System | $2,885
Cedar Grove Hgh | 1972 Football Storage | Roof | B0010 | Roof Coverings | Beyond Service Life | The roof covering is beyond expected service life and should be replaced. SPLOST project 404-422 to conduct exterior walls renovation study for the football storage building, baseball dugout, and 1998 building. A determination has been made to replace the football storage building. | Renew System | $8,286
Cedar Grove Hgh | 1972 Softball Storage | Exterior Wall | B0030 | Exterior Doors | Beyond Service Life | The exterior doors are original, rusted, and should be replaced. | Renew System | $1,609
Cedar Grove Hgh | 1972, 1975 Building | Exterior Walls | B0010 | Exterior Walls | Needs Remediation | Exterior walls are stained in areas and should be pressure washed. | Pressure Wash Exterior Wall | $17,209
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | B0020 | Exterior Windows | Beyond Service Life | The exterior window system is original construction, beyond its expected service life, inefficient, and should be replaced. | Renew System | $1,762,583
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | B0030 | Exterior Doors | Beyond Service Life | The exterior door system is beyond its expected service life, damaged, not easy to operate, and should be replaced. | Renew System | $122,125
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | C0030 | Fittings | Damaged | The lockers are original and many are no longer useable by the students. Locks to all lockers were replaced in December 2015. | Replace metal lockers, single tier | $936,045
Cedar Grove Hgh | 1972, 1975 Building | throughout Building | C0010 | Stair Construction | Damaged | The terrazzo stairs are broken and create potential hazards. Identified three stairwell locations throughout the building with broken stair; stairs near boys locker room, stairs by music/band, and stairs up to the weight room. | Replace terrazzo steps | $2,552
Cedar Grove Hgh | 1972, 1975 Building | Various | C10 - 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 | $46,208
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | C3010 | Wall Finishes - Paint | Beyond Service Life | The painted wall finishes are beyond their expected service life, dirty and worn, and should be replaced. | Renew System | $240,016
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | C3020 | Floor Finishes - VCT | Beyond Service Life | The VCT and VAT flooring is beyond its expected service life and should be replaced. | Renew System | $595,795
Cedar Grove Hgh | 1972, 1975 Building | Locker Room Restrooms | D0010 | Plumbing Fixtures | Needs Remediation | The locker room restrooms are not ADA compliant. Portions of this work was performed under SPLOST III project 421-115-002 to remove restrooms per ADA standards. | Add ADA compliant rest room | $48,782
Cedar Grove Hgh | 1972, 1975 Building | Locker Room Showers | D0010 | Plumbing Fixtures | Needs Remediation | The locker room showers are not ADA compliant. Portions of this work was performed under SPLOST III project 421-115-002 to remove restrooms per ADA standards. | Add ADA compliant shower | $19,976
Cedar Grove Hgh | 1972, 1975 Building | Mechanical Room/Throughout Building | D0020 | Domestic Water Distribution | Beyond Service Life | The domestic water distribution system is beyond its expected service life, rusted and patched, and should be scheduled for replacement. SPLOST project 404-422 to replace the interior building domestic water piping and water heaters. | Renew System | $64,052
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | D0030 | Sanitary Waste | Beyond Service Life | The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Staff reports constant odor and sewage stoppages. The grease trap is scheduled for replacement under SPLOST project 404-422. | Renew System | $733,671
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | D0040 | Rain Water Drainage | Beyond Service Life | The rainwater drainage system is beyond its expected service life and should be scheduled for replacement. | Renew System | $146,144
Cedar Grove Hgh | 1972, 1975 Building | Classrooms | D0030 | Other Plumbing Systems - Acid Waste | Beyond Service Life | Drains are beyond their expected service life and should be scheduled for replacement. | Renew System | $88,143
Cedar Grove Hgh | 1972, 1975 Building | Locker Room/Roof Top | D0040 | Distribution Systems & Exhaust Systems | Inadequate | The locker room area has an inadequate exhaust system that should be replaced. Ventilation system needs to be sketched. | Replace roof mounted exhaust fan, 2000 CFM exhaust fan | $7,897
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | D0070 | System Test & Balance | Inadequate | Staff reports areas not getting AC. All new package units and interior AC heat pumps installed in most of the classrooms. Recommend a test and balance of the HVAC system. | Renew System | $44,286
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | D0020 | Branch Wiring | Beyond Service Life | The branch wiring system is original, beyond its expected service life, and should be scheduled for replacement. | Renew System | $845,863
Cedar Grove Hgh | 1972, 1975 Building | Throughout Building | D0020 | Institutional Equipment | Beyond Service Life | Institutional equipment, such as theater and stage equipment and audio-visual equipment, is beyond its expected service life and should be replaced. | Renew System | $119,372
Cedar Grove Hgh | 1972, 1975 Building | Gym | D0030 | Other Equipment - Sports Equipment | Beyond Service Life | Sports equipment is beyond its expected service life and should be scheduled for replacement. | Renew System | $239,439
Cedar Grove Hgh | 1972, 1975 Building | Kitchen | D0030 | Other Equipment - Kitchen Equipment | Beyond Service Life | Kitchen equipment is beyond its expected service life and should be scheduled for replacement. | Renew System | $346,518
Cedar Grove Hgh | 1972, 1975 Building | Gym | D0020 | Moveable Furnishings | Beyond Service Life | The expandable bleacher system is original, beyond its expected service life, difficult to operate, and should be replaced. | Renew System | $428,098
Cedar Grove Hgh | 1998 Addition | Exterior Walls | E0010 | Exterior Walls | Damaged | The exterior walls are dirty and stained, and should be power washed and painted. SPLOST project 404-422 to conduct exterior walls renovation study for the football storage building, baseball dugout, and 1998 building. | Pressure Wash Exterior Wall | $29,161
Cedar Grove Hgh | 1998 Addition | Roof | E0010 | Roof Coverings - BUR | Beyond Service Life | The roof covering is deteriorating, leaking, beyond its expected service life, and should be replaced | Renew System | $590,894
Cedar Grove Hgh | 1998 Addition | Various | E2040 - Interior Construction | E3030 - Fittings | Beyond Service Life | From the 2018 desktop update " The building fittings are beyond service life and should be scheduled for replacement. | Renew System | $335,156
Cedar Grove Hgh | 1998 Addition | Throughout Building | E3070 - Interior finishes | E3030 - Ceiling Finishes | Beyond Service Life | From the 2018 desktop update " The ceiling finishes are beyond service life and should be scheduled for replacement. | Renew System | $588,302

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Cedar Grove High
<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Location</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>Distress</th>
<th>Notes</th>
<th>Correction</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Various</td>
<td>C30 - Interior Finishes</td>
<td>C3020 - Floor Finishes - VCT</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update. The VCT flooring is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$208,384</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Through Building</td>
<td>C3010</td>
<td>Mall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>The painted wall finishes are beyond their expected service life, damaged and dirty, and should be replaced.</td>
<td>Renew System</td>
<td>$84,150</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>East Elevator</td>
<td>D1010</td>
<td>Elevators and Lifts</td>
<td>Missing</td>
<td>Elevator room does not have any heaters, causing the system to malfunction in the winter months. According to the staff, the hydraulic fluid will freeze, causing the elevator to slow down or even stop working.</td>
<td>Add ductless split system to elevator machine room</td>
<td>$4,062</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Through Building</td>
<td>C3070</td>
<td>System Test &amp; Balance</td>
<td>Inadequate</td>
<td>Staff reports areas not getting AC. Recommend a test and balance of the HVAC system.</td>
<td>Renew System</td>
<td>$15,469</td>
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<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Various</td>
<td>D50 - Equipment</td>
<td>D5000 - Institutional Equipment</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update. The institutional equipment is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$41,796</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Various</td>
<td>D20 - Furnishings</td>
<td>D2000 - Fixed Furnishings</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update. The fixed furnishings are beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$520,266</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>1998 Addition</td>
<td>Site</td>
<td>G2010</td>
<td>Roadways</td>
<td>Beyond Service Life</td>
<td>Roadways are beyond their expected service life, damaged with many cracks and potholes, worn, and should be replaced.</td>
<td>Renew System</td>
<td>$462,343</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G2020</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>The parking lots are beyond their expected service life, deteriorated, inadequate, and should be replaced. SPLOST project 421-121-002 to correct parking lot ADA compliance issues.</td>
<td>Renew System</td>
<td>$207,437</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G2030</td>
<td>Pedestrian Paving</td>
<td>Beyond Service Life</td>
<td>Pedestrian paving is beyond its expected service life, damaged with cracks and trip hazards, and should be replaced. The pavers in the courtyard areas also create trip hazards. Portions of pedestrian paving will reportedly be replaced under SPLOST.</td>
<td>Renew System</td>
<td>$321,800</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G2040</td>
<td>Tennis Courts</td>
<td>Beyond Service Life</td>
<td>The tennis courts are beyond their expected service life, have failed, and should be replaced.</td>
<td>Renew System</td>
<td>$74,157</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Football, Baseball, and Softball Fields</td>
<td>G3050</td>
<td>Landscaping</td>
<td>Damaged</td>
<td>The irrigation system has not worked at the athletic fields for several years and should be replaced. Irrigation system, repair and replace controls and test system</td>
<td>Renew System</td>
<td>$210,797</td>
</tr>
<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G3020</td>
<td>Sanitary Sewer</td>
<td>Beyond Service Life</td>
<td>The site sanitary sewer system is nearing the end of its expected service life, has numerous backups, and should be scheduled for replacement. Staff reported sewer main problems at the northeast corner of the building.</td>
<td>Renew System</td>
<td>$243,484</td>
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<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G3060</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>$157,902</td>
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<tr>
<td>Cedar Grove High</td>
<td>Site</td>
<td>Site</td>
<td>G4020</td>
<td>Site Lighting</td>
<td>Inadequate</td>
<td>Site lighting is inadequate and should be replaced and expanded.</td>
<td>Renew System</td>
<td>$211,843</td>
</tr>
</tbody>
</table>

*(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

$11,973,899