Facility Condition Assessment 2018 Update Report

Cedar Grove Middle

FCA Score 2015: 74.82
FCA Score 2018: 75.02
Change in FCA Score: +0.2

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 Middle 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: $39,903,038
Estimated Facility Needs 2015: $10,046,306
Facility Condition Index 2015: 25.18%  
(Needs / Replacement x 100)

Estimated Replacement Value 2018: $42,739,426
Estimated Facility Needs 2018: $10,675,040
Facility Condition Index 2018: 24.98%  
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +$2,836,388
Change in Estimated Facility Needs: +$628,734
Change in Facility Condition Index: -0.2%  
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Cedar Grove Middle 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 Cedar Grove Middle

### Facility Name | Building | Location | Subsystem Code | Subsystem Description | Status | Notes | Correction | Est. Cost
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Cedar Grove Middle | 1999 Building | 907 CCR Lab | 92010 | Exterior Walls | Damaged | Exterior wall with observed fissure. An engineering study is recommended to determine the cause. Pricing does not include remediation measures. | Engineering Study for Exterior Walls | $38,052
Cedar Grove Middle | 1999 Building | Cafeteria | 92030 | Exterior Windows | Inadequate | The exterior window seals are inadequate, too short to effectively seal the window to the frame, causing leaks. | Repair 3’ x 4’ aluminum window - 1st floor | $5,529
Cedar Grove Middle | 1999 Building | Roof | 93010 | Roof Coverings - BUR | Damaged | The roof is nearing the end of its expected service life, is worn and delaminating, has several reported and observed leaks, and should be replaced. | Renew System | $1,491,534
Cedar Grove Middle | 1999 Building | Music Rooms, Media Center, Offices | 13020 | Floor Finishes - Carpet | Beyond Service Life | The carpet is beyond its expected service life, worn, and should be replaced. | Renew System | $160,763
Cedar Grove Middle | 1999 Building | Avatherting Room | 13020 | Floor Finishes - Neoprene | Beyond Service Life | The original neoprene flooring is beyond its expected service life, worn, and should be replaced. | Renew System | $46,042
Cedar Grove Middle | 1999 Building | Throughout Building | 12000 | Plumbing Fixtures | Damaged | Plumbing fixtures are missing, damaged or loose, and should be replaced. Faucets and p-traps need repair or replacement. Sink handles and exposed piping are not ADA compliant. | Renew System | $1,498,268
Cedar Grove Middle | 1999 Building | Mechanical Room | 12220 | Domestic Water Distribution | Damaged | The 120 gallon gas hot water heater tank has started to rust and should be replaced. | Replace water heater, gas / oil- 70 gallon | $4,388
Cedar Grove Middle | 1999 Building | Roof | 30040 | Distribution Systems & Exhaust Systems | Damaged | Roof top exhaust system to include two exhaust air heat recovery systems are rusted. Exhaust systems need to be repaired or replaced. The miln exhaust system in room 401C does not function and should be repaired/replaced. | SPLOST project 304-422 to replace exhaust fan systems throughout the building as needed by November 2016. | $1,123,701
Cedar Grove Middle | 1999 Building | Roof | 20850 | Terminal & Package Units | Beyond Service Life | RTUs on the roof and the water source heat pumps in the mezzanine areas of each hallway are at the end of their service life. The systems continuously break down and leave several areas without AC. The unit over the gym (RTU-23) caught fire and is no longer functional. Ensure a test and balance of the system. | Renew System | $3,376,478
Cedar Grove Middle | 1999 Building | Outside Medical Room | 26050 | Other Electrical Systems - Emergency Generator | Damaged | According to school staff, the generator constantly breaks down and has not worked in over six months. | Renew System | $150,544
Cedar Grove Middle | Site | Site | 12200 | Parking Lots | Damaged | The asphalt parking lot and roadway are in fair condition. Need to make minor repairs, sealcoat, and re-stripe. | Parking lot repair and sealcoating | $173,891
Cedar Grove Middle | Site | Site | 12040 | Track | Beyond Service Life | the asphalt track is beyond its expected service life, failing, and should be replaced. | Renew System | $514,240
Cedar Grove Middle | Site | Site | 12200 | Tennis Courts | Damaged | The tennis courts are in poor condition, not useable, and should be replaced. | Renew System | $274,046
Cedar Grove Middle | Site | Site | 12050 | Landscaping | Needs Remediation | Ground erosion between the rear parking lot and building. Recommend repairing the landscape system to prevent further erosion and correct the damage. One man week of labor to fill erosion, install erosion control mats, and keep the area watered until the grass has matured. | Irrigation system, repair Replace controls and test system | $4,233
Cedar Grove Middle | Site | Site | 12050 | Landscaping | Needs Remediation | The football field irrigation system has reportedly never worked and should be repaired. | Irrigation system, repair Replace controls and test system | $12,431
Cedar Grove Middle | Site | Site | 12050 | Landscaping | Needs Remediation | Ground erosion between the rear parking lot and building. Recommend repairing the landscape system to prevent further erosion and correct the damage. One man week of labor to fill erosion, install erosion control mats, and keep the area watered until the grass has matured. | Irrigation system, repair Replace controls and test system | $44,444

(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

$10,675,040

8/19/2019 DCSD Operations