Facility Condition Assessment 2018 Update Report

Coralwood Education

FCA Score 2015: 79.91
FCA Score 2018: 77.32
Change in FCA Score: -2.59

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 Coralwood Education 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: $10,071,661
Estimated Facility Needs 2015: $2,023,426
Facility Condition Index 2015: 20.09% 
\(\text{Needs} / \text{Replacement} \times 100\)

Estimated Replacement Value 2018: $10,689,005
Estimated Facility Needs 2018: $2,424,668
Facility Condition Index 2018: 22.68% 
\(\text{Needs} / \text{Replacement} \times 100\)

Change in Estimated Replacement Value: +$617,344
Change in Estimated Facility Needs: +$401,242
Change in Facility Condition Index: +2.59%
\(\text{Needs} / \text{Replacement} \times 100\)

A detailed listing of all identified facility deficiencies for the Coralwood Education 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
## 2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Coralwood Education

### Facility Name
1967 Building

### Location
Exterior Walls, Eaves and Ceilings

### Subsystem Code
C3010

### Subsystem Description
Floor Finishes - Ceramic & Quarry Tile

### Deficiency
Beyond Service Life

### Notes
The exterior paint finish is aged, faded, stained, and peeling, and should be replaced.

### Correction
Repaint exterior wall

### Est. Cost
$18,665

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Location</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>Deficiency</th>
<th>Notes</th>
<th>Correction</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Exterior Walls, Eaves and Ceilings</td>
<td>C3010</td>
<td>Floor Finishes - Ceramic &amp; Quarry Tile</td>
<td>Beyond Service Life</td>
<td>The exterior paint finish is aged, faded, stained, and peeling, and should be replaced.</td>
<td>Repaint exterior wall</td>
<td>$18,665</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Various</td>
<td>C3010</td>
<td>Floor Finishes - Terrazzo</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update *The restroom floor is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$7,095</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Various</td>
<td>C3020</td>
<td>Beyond Service Life</td>
<td>Terminal &amp; Package Units</td>
<td>The tile floor is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$279,344</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Throughout Building</td>
<td>C3010</td>
<td>Mall Finishes - Ceramic &amp; Glassed</td>
<td>Beyond Service Life</td>
<td>The ceramic wall tiles were recently replaced in the restrooms. However, the ceramic wall tiles in the rest are beyond their expected service life, damaged in areas, and should be replaced.</td>
<td>Renew System</td>
<td>$191,138</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Boys Restroom</td>
<td>C3010</td>
<td>Bathroom Fixtures</td>
<td>Needs Remediation</td>
<td>Water fountains protrude into the hallway more than four inches. Provision is not ADA compliant if more than four inches.</td>
<td>Replace water fountains</td>
<td>$30,099</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Boy's Restroom</td>
<td>C3040</td>
<td>Distribution &amp; Exhaust Systems</td>
<td>Missing</td>
<td>The restrooms do not have exhaust fans and they should be provided.</td>
<td>Add restroom exhaust fan</td>
<td>$5,747</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Restrooms</td>
<td>D3040</td>
<td>Terminal &amp; Package Units</td>
<td>Beyond Service Life</td>
<td>Terminal and package units are beginning to show wear in minor and major components, including but not limited to the cooling fans, compressor and fan motors. In addition, the music room is currently without a cooling system. Due to the occupant special needs, this system should be scheduled for installation.</td>
<td>Renew System</td>
<td>$996,679</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Terminal &amp; Package Units</td>
<td>D3040</td>
<td>beyond service life</td>
<td>The tower building is abandoned, damaged and a safety hazard, and should be demolished.</td>
<td>Renew System</td>
<td>$15,992</td>
<td></td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Throughout Building</td>
<td>D3010</td>
<td>Mall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>Painted wall finishes are beyond their expected service life and should be renewed.</td>
<td>Renew System</td>
<td>$11,448</td>
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<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Exterior Doors</td>
<td>D3030</td>
<td>Pedestrian Paving</td>
<td>Beyond Service Life</td>
<td>Pedestrian paving is beyond its expected service life, damaged, and should be replaced.</td>
<td>Renew System</td>
<td>$56,513</td>
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<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Main Entrance</td>
<td>D3040</td>
<td>Covered Walkways</td>
<td>Beyond Service Life</td>
<td>The painted finish on the covered walkway is aged, faded, and peeling, and should be replaced.</td>
<td>Renew System</td>
<td>$8,128</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Site</td>
<td>D3050</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>Landscaping is worn, missing, and overgrown and should be renewed.</td>
<td>Renew System</td>
<td>$40,881</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Site</td>
<td>D3050</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>Landscaping is inadequate and should be updated and expanded. The estimated cost is based on 250,000 square feet at $8 per square foot.</td>
<td>Renew System</td>
<td>$8,806</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>1967 Building</td>
<td>Site</td>
<td>D3050</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>The original exterior door is aged, rusted, and should be replaced.</td>
<td>Renew System</td>
<td>$30,595</td>
</tr>
<tr>
<td>Coralwood Education</td>
<td>Storage Building 1</td>
<td>South Elevation</td>
<td>D3010</td>
<td>Exterior Doors</td>
<td>Beyond Service Life</td>
<td>The built-up roof covering is aged, showing signs of failure and should be replaced.</td>
<td>Renew System</td>
<td>$3,085</td>
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<tr>
<td>Coralwood Education</td>
<td>Storage Building 1</td>
<td>Roof</td>
<td>D3010</td>
<td>Roof Coversings</td>
<td>Beyond Service Life</td>
<td>The built-up roof covering is aged, showing signs of failure, and should be replaced.</td>
<td>Renew System</td>
<td>$2,455</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

$2,424,668

Note: Construction costs do not include all project costs

DCSD Operations

8/19/2019