Facility Condition Assessment 2018 Update Report

DESA at Avondale Middle

FCA Score 2015: 78.09
FCA Score 2018: 78.31
Change in FCA Score: +0.22

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 DESA at Avondale 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: $36,846,471
Estimated Facility Needs 2015: $8,073,247
Facility Condition Index 2015: 21.91%
\[\text{Facility Condition Index 2015: } \frac{\text{Needs}}{\text{Replacement}} \times 100\]

Estimated Replacement Value 2018: $39,239,676
Estimated Facility Needs 2018: $8,510,734
Facility Condition Index 2018: 21.69%
\[\text{Facility Condition Index 2018: } \frac{\text{Needs}}{\text{Replacement}} \times 100\]

Change in Estimated Replacement Value: +$2,393,205
Change in Estimated Facility Needs: +$437,487
Change in Facility Condition Index: -0.22%
\[\text{Facility Condition Index 2018: } \frac{\text{Needs}}{\text{Replacement}} \times 100\]

A detailed listing of all identified facility deficiencies for the DESA at Avondale 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.

DCSD Operations 8/20/2019
<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Section</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>Status</th>
<th>Notes</th>
<th>Correction</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings - BUR</td>
<td>Beyond Service Life</td>
<td>Numerous roof leaks were reported throughout the building. The built-up roof covering is near the end of its expected service life and should be replaced.</td>
<td>Renew System</td>
<td>$2,958,880</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings Standing Seam Metal</td>
<td>Damaged</td>
<td>Numerous roof leaks were reported around the metal roof coverings. Repair/replace as necessary.</td>
<td>Minor metal roof panel replacement, 2.5% of roof area</td>
<td>$17,899</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Restrooms</td>
<td>C1030</td>
<td>Fittings</td>
<td>Beyond Service Life</td>
<td>The restroom partitions are beyond their expected service life, damaged, rusted, and should be replaced.</td>
<td>Replace toilet partitions, stainless steel-ceiling hung, per stall</td>
<td>$76,518</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Media Center and Chorus Room</td>
<td>C3020</td>
<td>Floor Finishes - Carpet</td>
<td>Beyond Service Life</td>
<td>The carpet in the media center and the chorus room is beyond its service life, worn, and should be replaced.</td>
<td>Replace carpet</td>
<td>$11,412</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Restrooms</td>
<td>D3040</td>
<td>Distribution Systems &amp; Exhaust Systems</td>
<td>Inadequate</td>
<td>Restroom ventilation is inadequate and should have its own dedicated fan that operates whenever the facility is occupied. Use a common fan for adjoining (horizontal or vertical) restrooms, janitor closets, and electrical rooms.</td>
<td>Add restroom exhaust fan</td>
<td>$63,357</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Terminal &amp; Package Units</td>
<td>D3050</td>
<td></td>
<td>Beyond Service Life</td>
<td>The terminal and package units are aged, rusted, reported as inadequate for the administrative office space, and should be replaced.</td>
<td>Renew System</td>
<td>$3,242,871</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Throughout Building</td>
<td>D5030</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>$254,748</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Throughout Building</td>
<td>D5030</td>
<td>Communications and Security - PA &amp; Clock Systems</td>
<td>Beyond Service Life</td>
<td>The original PA and clock system is aged, reported to be intermittent, and should be replaced.</td>
<td>Renew System</td>
<td>$588,674</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Building</td>
<td>Kitchen</td>
<td>E1090</td>
<td>Other Equipment - Kitchen Equipment</td>
<td>Beyond Service Life</td>
<td>The kitchen equipment is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$518,102</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>2000 Storage</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings</td>
<td>Damaged</td>
<td>The roof drainage gutter is damaged and detached. Clean out all roof gutters before installing new downspout.</td>
<td>Replace aluminum downspout, 3” x 4”, .024” thick</td>
<td>$150</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>Site</td>
<td>Site</td>
<td>G2020</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>The parking lots are not fully ADA compliant and need to be resurfaced and striped.</td>
<td>Parking lot repair and resurfacing</td>
<td>$126,106</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>Site</td>
<td>Site</td>
<td>G2040</td>
<td>Track</td>
<td>Damaged</td>
<td>The running track is deteriorated, damaged, and should be replaced.</td>
<td>Renew System</td>
<td>$330,046</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>Site</td>
<td>Site</td>
<td>G3030</td>
<td>Storm Sewer</td>
<td>Inadequate</td>
<td>Storm water trench drain, internal cleaning and inspection.</td>
<td>Storm water trench drain, internal cleaning and inspection.</td>
<td>$12,889</td>
</tr>
<tr>
<td>DESA at Avondale Middle</td>
<td>Site</td>
<td>Street Entrance</td>
<td>G4020</td>
<td>Site Lighting</td>
<td>Inadequate</td>
<td>Site lighting is inadequate at the front building entrances and the street entrance and exit. Install pole lighting systems.</td>
<td>Install additional site lighting</td>
<td>$18,268</td>
</tr>
</tbody>
</table>

2018 Total Estimated Construction Cost to Correct all Identified Deficiencies

Note: Construction costs do not include all project costs

$8,510,734