Facility Condition Assessment 2018 Update Report

Druid Hills High

FCA Score 2015: 72.16
FCA Score 2018: 72.11
Change in FCA Score: -0.05

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 Druid Hills 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: $43,304,033
- Estimated Facility Needs 2015: $12,054,628
- Facility Condition Index 2015: 27.84% 
  \[\text{Facility Condition Index} = \left(\frac{\text{Needs}}{\text{Replacement}}\right) \times 100\]

- Estimated Replacement Value 2018: $46,416,782
- Estimated Facility Needs 2018: $12,944,967
- Facility Condition Index 2018: 27.89% 
  \[\text{Facility Condition Index} = \left(\frac{\text{Needs}}{\text{Replacement}}\right) \times 100\]

  Change in Estimated Replacement Value: +$3,112,749
  Change in Estimated Facility Needs: +$890,339
  Change in Facility Condition Index: +0.05% 
  \[\text{Facility Condition Index} = \left(\frac{\text{Needs}}{\text{Replacement}}\right) \times 100\]

A detailed listing of all identified facility deficiencies for the Druid Hills 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.
Building Beyond Service Life
1927 Main, 1965 Gym Addition
1927 Main, 1965 Gym Addition
Throughout Building

The tile floor covering is beyond its expected service life and should be replaced.

The kitchen hood system is beyond its expected service life and should be scheduled for replacement.

Various
1950, 1953, 1961 Additions
1950, 1953, 1961 Additions

Exterior Walls

The exterior walls are beyond their expected service life, do not lock/seal properly, and should be replaced.

Various
1950, 1953, 1961 Additions

Fireplaces

The fireplace is beyond its expected service life and should be scheduled for replacement.

Beyond Service Life
1950 Bldg, 1953, 1961
1927 Main, 1965 Gym Addition

Repair Seepage in basement walls at multiple locations.

The movable bleacher seating system is beyond its expected service life and should be scheduled for replacement.

Throughout Building

The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement.

1965 Football Storage

The natural gas system is beyond its expected service life and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

The elevator is reported as unreliable and should be repaired or replaced.

1927 Main, 1965 Gym Addition

The carpet is beyond service life and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

Repair Seepage

The painted wall finishes are beyond their expected service life and should be replaced.

1927 Main, 1965 Gym Addition

The sanitary waste system is beyond its expected service life and should be scheduled for replacement.

1950 Bldg, 1953, 1961

Fittings

The sanitary waste system is beyond its expected service life and should be replaced.

1927 Main, 1965 Gym Addition

Various
1927 Main, 1965 Gym Addition

The heat generating system is beyond its expected service life, inefficient, and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

The heat generating system has issues with ventilation (foul smells) that should be addressed.

The heat generating system is beyond its expected service life, inefficient, and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

The heat generating system is beyond its expected service life, inefficient, and should be scheduled for replacement.

The heat generating system is beyond its expected service life, inefficient, and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement.

1927 Main, 1965 Gym Addition

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The electrical service/distribution system is beyond its expected service life and should be replaced.

1927 Main, 1965 Gym Addition

The electrical service/distribution system is beyond its expected service life and should be replaced.
<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>Druid Hills High</td>
<td>1985 Softball Storage</td>
<td>Exterior Wall</td>
<td>2010</td>
<td>Exterior Doors</td>
<td>Beyond Service Life</td>
<td>The exterior doors are beyond their expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$466</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20210</td>
<td>Roadways</td>
<td>Beyond Service Life</td>
<td>Roadways are beyond their expected service life, inadequate, and should be scheduled for replacement. The lack of suitable roadways reportedly creates a significant risk to safety, access to building, and ADA compliance.</td>
<td>Renew System</td>
<td>$2,099,398</td>
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<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20220</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>The parking lot is beyond its expected service life, deteriorating, inadequate, and should be replaced. The parking lot is not large enough, creating a significant risk to safety, and it floods when it rains due to poor erosion control.</td>
<td>Renew System</td>
<td>$1,131,502</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20330</td>
<td>Pedestrian Paving</td>
<td>Beyond Service Life</td>
<td>Pedestrian paving is beyond its expected service life, damaged, not ADA compliant, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$3,028,479</td>
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<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20440</td>
<td>Fencing &amp; Guardrails</td>
<td>Beyond Service Life</td>
<td>Fencing is beyond its expected service life, damaged, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$1,702,089</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20450</td>
<td>Tennis Courts</td>
<td>Beyond Service Life</td>
<td>The tennis courts are beyond their expected service life, have completely failed, and should be replaced.</td>
<td>Renew System</td>
<td>$2,703,479</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20540</td>
<td>Track</td>
<td>Beyond Service Life</td>
<td>The track is beyond its expected service life, damaged with cracks, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$2,703,479</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20540</td>
<td>Covered Walkways</td>
<td>Beyond Service Life</td>
<td>The original covered walkways are aged and worn and should be renovated/replaced.</td>
<td>Renew System</td>
<td>$1,146,117</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>20550</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>Landscaping is beyond its expected service life, overgrown in many areas, missing in others, and should be replaced. The site has issues with erosion caused by poor landscaping.</td>
<td>Renew System</td>
<td>$2,997,075</td>
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<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>3010</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. SPLOST project 410-422 to replace the backflow preventer.</td>
<td>Renew System</td>
<td>$3,373,333</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>3020</td>
<td>Sanitary Sewer</td>
<td>Beyond Service Life</td>
<td>The site sanitary sewer system is beyond its expected service life and should be scheduled for replacement. SPLOST project 410-422 to replace the grease trap and backflow preventer.</td>
<td>Renew System</td>
<td>$2,329,982</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>3030</td>
<td>Storm Sewer</td>
<td>Beyond Service Life</td>
<td>The storm sewer system is beyond its expected service life, inadequate, and should be replaced, as the site floods when it rains.</td>
<td>Renew System</td>
<td>$706,852</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>3060</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>$1,488,910</td>
</tr>
<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>34340</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>$3,556,253</td>
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<tr>
<td>Druid Hills High</td>
<td>Site</td>
<td>Site</td>
<td>34350</td>
<td>Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>The site communications and security systems are beyond their expected, inadequate, service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$1,33,831</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

$12,944,967