Facility Condition Assessment 2018 Update Report

East Campus II - Transportation

FCA Score 2015: 89.44
FCA Score 2018: 89.23
Change in FCA Score: -0.21

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 East Campus II - Transportation 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: $2,953,256
Estimated Facility Needs 2015: $311,782
Facility Condition Index 2015: 10.56% (Needs / Replacement x 100)

Estimated Replacement Value 2018: $3,135,777
Estimated Facility Needs 2018: $337,818
Facility Condition Index 2018: 10.77% (Needs / Replacement x 100)

Change in Estimated Replacement Value: +$182,521
Change in Estimated Facility Needs: +$26,036
Change in Facility Condition Index: +0.21% (Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the East Campus II - Transportation 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
### Facility Condition Assessment at East Campus II - Transportation

#### Facility Name | Building | Location | Subsystem Code | Subsystem Description | Notes | Correction | Est. Cost
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East Campus II - Transportation | 1979 Building | Throughout Building | D5010 | Roof Coverings | Beyond Service Life | Renew System | $30,575
| | | | D5020 | Roof Construction | Beyond Service Life | Renew System | $56,040
| | | | D5030 | Sanitary Waste | Beyond Service Life | Renew System | $56,540
| | | | D5040 | Domestic Water Distribution | Beyond Service Life | Renew System | $11,638
| | | | D5050 | Plumbing Fixtures | Inadequate | Add ADA compliant rest room | $3,934
| | | | D5060 | Electrical Distribution | Beyond Service Life | Add ADA compliant rest room | $1,274
| | | | D5070 | Pedestrian Paving | Inadequate | Add ADA compliant ramp w/railings | $15,947
| | | | D5080 | Plumbing Fixtures | Inadequate | Add ADA compliant ramp w/railings | $11,867

#### Notes
- Construction costs do not include all project costs
- New deficiencies in red, corrected since the 2015 FCA
- New deficiencies in green, new since the 2015 FCA

#### 2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at East Campus II - Transportation

#### 2018 Total Estimated Construction Cost to Correct all Identified Deficiencies
- $337,818

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