Facility Condition Assessment 2018 Update Report

Indian Creek Elementary

FCA Score 2015: 38.43
FCA Score 2018: 39.04
Change in FCA Score: +0.61

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 Indian Creek Elementary 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: $18,921,282
Estimated Facility Needs 2015: $11,650,188
Facility Condition Index 2015: 61.57%
\[ \text{Facility Condition Index} = \left( \frac{\text{Needs}}{\text{Replacement}} \right) \times 100 \]

Estimated Replacement Value 2018: $20,164,114
Estimated Facility Needs 2018: $12,291,070
Facility Condition Index 2018: 60.96%
\[ \text{Facility Condition Index} = \left( \frac{\text{Needs}}{\text{Replacement}} \right) \times 100 \]

Change in Estimated Replacement Value: +$1,242,832
Change in Estimated Facility Needs: +$640,882
Change in Facility Condition Index: -0.61%
\[ \text{Facility Condition Index} = \left( \frac{\text{Needs}}{\text{Replacement}} \right) \times 100 \]

A detailed listing of all identified facility deficiencies for the Indian Creek Elementary 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 Name | Building | Location | Subsystem Code | Subsystem Description | Notes | Correction | Est. Cost
---|---|---|---|---|---|---|---
Indian Creek Elementary | 1961 Storage Building 1 | Exterior Wall | D1030 | Exterior Doors | Beyond Service Life | Renew System | $1,037
Indian Creek Elementary | 1961 Storage Building 1 | Roof | D1050 | Roof Coverings | Beyond Service Life | Renew System | $1,387
Indian Creek Elementary | 1961 Storage Building 2 | Roof | D1020 | Roof Construction | Damaged | Replace entire roof ($133.54/sq) | $3,603
Indian Creek Elementary | 1961 Storage Building 2 | Exterior Wall | D1030 | Exterior Doors | Beyond Service Life | Renew System | $1,037
Indian Creek Elementary | 1961 Storage Building 2 | Roof | D1050 | Roof Coverings | Beyond Service Life | Renew System | $2,967
Indian Creek Elementary | 1961, 1965 Building | Exterior Walls | D2010 | Exterior Walls | Damaged | Pressure Wash Exterior Wall | $3,506
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2020 | Exterior Windows | Beyond Service Life | Renew System | $1,185
Indian Creek Elementary | 1961, 1965 Building | Roof | D2030 | Roof Coverings - BLR | Beyond Service Life | Renew System | $1,199,284
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2050 | Fittings | Beyond Service Life | Renew System | $153,312
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D3010 | Wall Finishes - Ceramic & Glazed | Beyond Service Life | Renew System | $282,292
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D3020 | Floor Finishes - Carpet | Beyond Service Life | Renew System | $118,018
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D3030 | Floor Finishes - VCT | Beyond Service Life | Renew System | $985,699
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2010 | Plumbing Fixtures | Beyond Service Life | Renew System | $903,218
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2020 | Domestic Water Distribution | Beyond Service Life | Renew System | $239,648
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2230 | Sanitary Waste | Beyond Service Life | Renew System | $184,183
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2040 | Rain Water Drainage | Beyond Service Life | Renew System | $55,464
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2050 | Other Plumbing Systems - Natural Gas | Beyond Service Life | Renew System | $22,500
Indian Creek Elementary | 1961, 1965 Building | Mechanical Room | D2020 | Heat Generating Systems | Beyond Service Life | Renew System | $238,078
Indian Creek Elementary | 1961, 1965 Building | Roof/Throughout Building | D2030 | Cooling Generating Systems | Beyond Service Life | Renew System | $249,189
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2040 | Distribution & Exhaust Systems | Beyond Service Life | Renew System | $328,077
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2050 | Terminal & Package Units | Beyond Service Life | Renew System | $985,799
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2060 | Controls & Instrumentation | Beyond Service Life | Renew System | $194,125
Indian Creek Elementary | 1961, 1965 Building | Kitchen | D3030 | Other HVAC Systems/Equip - Kitchen/ Hood | Beyond Service Life | Renew System | $68,548
Indian Creek Elementary | 1961, 1965 Building | Main Switch Room/ Throughout Building | D5010 | Electrical Service/Distribution | Beyond Service Life | Renew System | $95,231
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D5010 | Branch Wiring | Beyond Service Life | Renew System | $95,231
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D5030 | Communications and Security - Clock & PA Systems | Beyond Service Life | Renew System | $301,914
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D5030 | Communications and Security - Fire Alarm | Beyond Service Life | Renew System | $65,929
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D5030 | Communications and Security - CCTV | Beyond Service Life | Renew System | $32,967
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D3020 | Institutional Equipment | Beyond Service Life | Renew System | $22,500
Indian Creek Elementary | 1961, 1965 Building | Throughout Building | D2010 | Fixed Furnishings | Beyond Service Life | Renew System | $607,491

**Notes:**
- Beyond Service Life: Components are beyond their expected service life, inadequate, and should be scheduled for replacement.
- Damaged: Components are damaged and should be replaced.
- Beyond Repair: Components are beyond repair and should be replaced.

**Corrections:**
- Renew System: Components should be renewed.
- Replace: Components should be replaced.
- Pressure Wash: Components should be pressure washed.
- Replace Entire Roof: Components should be replaced with new material.
- Install New Equipment: Components should be replaced with new equipment.

**Costs:**
- Est. Cost: Estimated cost for the replacement or renewal of the components.
Building Clock and PA systems are beyond their expected service life and should be scheduled for replacement. Renew System $294,472

Fittings, such as toilet partitions, handrails signage, and lockers, are beyond their expected service life, not ADA compliant, and should be replaced. Renew System $29,974

Floor Finishes - Carpet The carpet floor finish is beyond its expected service life, stained, and should be replaced. Renew System $1,973

Floor Finishes - CET The CET flooring is aged and worn, and should be replaced. Renew System $66,109

Terminal & Package Units The terminal and package units are beyond their expected service life and should be scheduled for replacement. Renew System $289,607

Controls & Instrumentation Beyond Service Life The controls and instrumentation system is beyond its expected service life and should be scheduled for replacement. Renew System $37,953

Communications and Security - Clock & PA Systems Beyond Service Life Clock and PA systems are beyond their expected service life and should be scheduled for replacement. Renew System $59,027

Security & CCTV Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement. Renew System $12,890

Security & CCTV Beyond Service Life The security and CCTV systems are beyond their expected service life, aged, and should be scheduled for replacement. Renew System $6,445

Fixed Furnishings Beyond Service Life Fixed furnishings, such as built-in cabinets, are beyond their expected service life and worn, and should be replaced. Renew System $46,255

Roof Coverings - BUR Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement. Renew System $403,997

Roof Coverings - Paint Beyond Service Life The painted wall finishes are beyond their expected service life, faded and stained, and should be replaced. Renew System $52,363

Roof Coverings - Paint Beyond Service Life The carpet is aged, stained and frayed, and should be replaced. Renew System $45,089

Plumbing Fixtures Beyond Service Life The plumbing fixtures are beyond their expected service life and should be scheduled for replacement. Renew System $530,095

Terminal & Package Units Beyond Service Life The terminal and package units are beyond their expected service life, and should be scheduled for replacement. SPLOST project 421-139 to provide new direct digital controls (DDC) energy management controls. Renew System $532,081

Controls & Instrumentation Beyond Service Life The controls and instrumentation system is beyond its expected service life, aged, and should be scheduled for replacement. Renew System $65,394

Roof Coverings - Paint Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement. Renew System $101,704

Roof Coverings - Paint Beyond Service Life The security and CCTV systems are beyond their expected service life and should be scheduled for replacement. Renew System $22,209

Roof Coverings - Paint Beyond Service Life Fixed furnishings are beyond their expected service life and should be replaced. Renew System $11,105

Roof Coverings - Paint Beyond Service Life Fixed furnishings are beyond their expected service life and should be replaced. Renew System $103,820

Roof Coverings - Paint Beyond Service Life The painted wall finishes are beyond their expected service life, scuffed, faded and stained, and should be replaced. Renew System $8,978

Roof Coverings - Paint Beyond Service Life The PTAC AC unit is located in the office area of the gym. It does not have air conditioning and it should be provided. Renew System $71,345

Roof Coverings - Paint Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement. Renew System $15,197

Roof Coverings - Paint Beyond Service Life The public address and clock system is beyond its expected service life, aged, and should be scheduled for replacement. Renew System $5,483

Roof Coverings - Paint Beyond Service Life The security and CCTV systems are beyond their expected service life, aged, and should be scheduled for replacement. Renew System $5,483

Roadways Beyond Service Life Roadways are beyond their expected service life, damaged with cracks and potholes, worn, and should be replaced. Renew System $198,725

Parking Lots Beyond Service Life The parking lot is beyond its expected service life, inadequate, damaged with cracks and holes, not ADA compliant, and should be replaced and re-striped. Accessible parking spaces are missing signage and should be provided per ADA standards. Renew System $73,875

Pedestrian Paving Beyond Service Life Pedestrian paving is beyond its expected service life, damaged, and should be replaced. Renew System $142,212

Pedestrian Paving Beyond Service Life Fencing is beyond its expected service life, rusted and failing, and should be scheduled for replacement. Renew System $85,938

Roadways Beyond Service Life The playing fields are beyond their expected service life, have numerous bare spots, and should be re-seeded to prevent erosion. Renew System $90,042

Distress

Notes

Correction

Est. Cost

Indian Creek Elementary 1990 Addition Roof 83010 Roof Coverings - BUR Beyond Service Life Renew System $294,472

Indian Creek Elementary 1990 Addition Throughout Building 10300 Fittings Beyond Service Life Renew System $29,974

Indian Creek Elementary 1990 Addition Other 20300 Floor Finishes - Carpet Beyond Service Life Renew System $1,973

Indian Creek Elementary 1990 Addition Throughout Building 10300 Floor Finishes - CET Beyond Service Life Renew System $66,109

Indian Creek Elementary 1990 Addition Throughout Building 10350 Terminal & Package Units Beyond Service Life Renew System $289,607

Indian Creek Elementary 1990 Addition Throughout Building 10360 Controls & Instrumentation Beyond Service Life Renew System $37,953

Indian Creek Elementary 1990 Addition Throughout Building 20300 Communications and Security - Clock & PA Systems Beyond Service Life SPLOST project 114-422 to replace the roofs on the 1990 and 1994 buildings. Renew System $234,472

Indian Creek Elementary 1990 Addition Throughout Building 20300 Communications and Security - Fire Alarm Beyond Service Life Renew System $12,890

Indian Creek Elementary 1990 Addition Throughout Building 20300 Communications and Security - Security & CCTV Beyond Service Life Renew System $6,445

Indian Creek Elementary 1990 Addition Throughout Building 20360 Fixed Furnishings Beyond Service Life Renew System $46,255

Indian Creek Elementary 1994 Addition Roof 83010 Roof Coverings - BUR Beyond Service Life Renew System $59,027

Indian Creek Elementary 1994 Addition Throughout Building 10300 Floor Finishes - Paint Beyond Service Life Renew System $52,363

Indian Creek Elementary 1994 Addition Throughout Building 10300 Floor Finishes - Paint Beyond Service Life Renew System $45,089

Indian Creek Elementary 1994 Addition Throughout Building 20310 Plumbing Fixtures Beyond Service Life Renew System $530,095

Indian Creek Elementary 1994 Addition Throughout Building 20350 Terminal & Package Units Beyond Service Life Renew System $532,081

Indian Creek Elementary 1994 Addition Throughout Building 10360 Controls & Instrumentation Beyond Service Life Renew System $65,394

Indian Creek Elementary 1994 Addition Throughout Building 20360 Communications and Security - Clock & PA Systems Beyond Service Life Renew System $101,704

Indian Creek Elementary 1994 Addition Throughout Building 20360 Communications and Security - Fire Alarm Beyond Service Life Renew System $22,209

Indian Creek Elementary 1994 Addition Throughout Building 20360 Communications and Security - Security & CCTV Beyond Service Life Renew System $11,105

Indian Creek Elementary 1994 Addition Throughout Building 20310 Fixed Furnishings Beyond Service Life Renew System $103,820

Indian Creek Elementary 2000 Gym Throughout Building 10310 Wall Finishes - Paint Beyond Service Life Renew System $8,978

Indian Creek Elementary 2000 Gym Throughout Building 10350 Terminal & Package Units Beyond Service Life Renew System $71,345

Indian Creek Elementary 2000 Gym Throughout Building 20360 Communications and Security - Fire Alarm Beyond Service Life Renew System $15,197

Indian Creek Elementary 2000 Gym Throughout Building 20360 Communications and Security - Public Address & Clock System Beyond Service Life Renew System $5,483

Indian Creek Elementary 2000 Gym Throughout Building 20360 Communications and Security - Security & CCTV Beyond Service Life Renew System $5,483

Indian Creek Elementary Site Site 12010 Roadways Beyond Service Life Renew System $198,725

Indian Creek Elementary Site Site 12020 Parking Lots Beyond Service Life Renew System $73,875

Indian Creek Elementary Site Site 12030 Pedestrian Paving Beyond Service Life Renew System $142,212

Indian Creek Elementary Site Site 12040 Fencing & Guardrails Beyond Service Life Renew System $85,938

Indian Creek Elementary Site Site 12040 Playing Field Beyond Service Life Renew System $90,042
<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>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G2040</td>
<td>Soccer/Lacrosse Field</td>
<td>Beyond Service Life</td>
<td>The soccer/lacrosse field is beyond its expected service life, badly worn and eroded in areas, and should be renewed.</td>
<td>Renew System</td>
<td>$573,541</td>
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<tr>
<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G2040</td>
<td>Track</td>
<td>Beyond Service Life</td>
<td>The track is beyond its expected service life, worn, cracked and patched, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$246,649</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G2050</td>
<td>Landscaping</td>
<td>Beyond Service Life</td>
<td>Landscaping is non-existent, overgrown with weeds and eroded in some areas, and should be provided.</td>
<td>Renew System</td>
<td>$140,485</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G3010</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.</td>
<td>Renew System</td>
<td>$174,060</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G3020</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.</td>
<td>Renew System</td>
<td>$107,793</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G3030</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 scheduled for replacement to eliminate problems with standing water. Replacement storm sewer system may require additional storm water inlets and lines.</td>
<td>Renew System</td>
<td>$331,332</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G3060</td>
<td>Fuel Distribution</td>
<td>Beyond Service Life</td>
<td>Natural gas service is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$50,801</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G4010</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>$166,992</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G4020</td>
<td>Site Lighting</td>
<td>Beyond Service Life</td>
<td>Site lighting is beyond its expected service life, inadequate, and should be scheduled for replacement. SPLOST project 421-139 to provide new parking lot lighting.</td>
<td>Renew System</td>
<td>$313,328</td>
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<td>Indian Creek Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G4030</td>
<td>Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>The site communications and security systems are beyond their expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$62,732</td>
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</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

$12,291,070