

Facility Condition Assessment 2018 Update Report



John Robert Lewis (Temporary) Elementary

FCA Score 2015: 50.45

FCA Score 2018: 48.51

Change in FCA Score: -1.94

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 John Robert Lewis (Temporary) Elementary facility was calculated. Estimates are for construction only and do not include all project costs. Estimates are based on RSMMeans data for the year indicated indexed for Georgia.

Estimated Replacement Value 2015: \$10,578,536

Estimated Facility Needs 2015: \$5,241,583

Facility Condition Index 2015: 49.55%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: \$11,283,317

Estimated Facility Needs 2018: \$5,809,692

Facility Condition Index 2018: 51.49%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +\$704,781

Change in Estimated Facility Needs: +\$568,109

Change in Facility Condition Index: +1.94%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the John Robert Lewis (Temporary) 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.

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at John Robert Lewis (Temporary) Elementary

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Roof Parapet Wall	B1010	Floor Construction	Inadequate	Fixed parapet ladders with top access are rusted and inadequate, and should be replaced to comply with OSHA standards.	Add exterior ladder for roof access	\$2,668
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Exterior Wall of Cafeteria	B2010	Exterior Walls	Damaged	Repoint mortar joints.	Point clay brick wall, 1st floor	\$2,676
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Walls	B2020	Exterior Windows	Beyond Service Life	The original single pane windows are aged, inefficient, and should be scheduled for replacement.	Renew System	\$427,448
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Walls	B2030	Exterior Doors	Beyond Service Life	The original exterior doors are beyond expected service life, rusted, damaged, and inefficient, and should be scheduled for replacement.	Renew System	\$48,891
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Roof	B3010	Roof Coverings - BUR	Beyond Service Life	Roof covering is in deteriorating condition, with standing water. The main canopy does not have a drain system between upturn beams and this has caused damage; the extra weight has increased the canopy deflection, water is seeping through the concrete structure and rusting the reinforcement, and some areas the concrete has spalled away exposing reinforcement. The roof covering is scheduled for replacement under SPLOST project 314-422.	Renew System	\$1,067,224
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	C1020	Interior Doors	Beyond Service Life	The interior doors are aged and failing, hardware is not ADA compliant, and should be replaced.	Renew System	\$82,290
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	C1030	Fittings	Beyond Service Life	Fittings, such as toilet partitions, signage, and chalk and tack boards are aged, in marginal condition, not ADA compliant, and should be replaced.	Renew System	\$101,042
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Various	C30 - Interior Finishes	C3010 - Wall Finishes - Paint	Beyond Service Life	*From the 2018 desktop update* The wall paint is beyond service life and should be scheduled for replacement.	Renew System	\$37,995
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Offices and Media Center	C3020	Floor Finishes - Carpet	Beyond Service Life	The carpet is aged, stained and frayed, and should be replaced.	Renew System	\$51,160
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Restrooms, Janitor Closets, and Kitc	C3020	Floor Finishes - Ceramic & Quarry Tile	Beyond Service Life	The ceramic tile is original to the building's construction and should be scheduled for replacement.	Renew System	\$25,784
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Stage	C3020	Floor Finishes - Wood	Beyond Service Life	The wood flooring is aged, worn, and should be replaced.	Renew System	\$20,517
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	C3020	Floor Finishes - VCT	Beyond Service Life	The VCT floor finishes have been replaced in the cafeteria and few classrooms. However, the VCT is original in most of the school and damaged, and should be replaced.	Renew System	\$287,187
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Cafeteria Canopy	C3030	Ceiling Finishes	Damaged	The canopy is in deteriorating condition and should be repaired.	Replace wood ceiling	\$13,304
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Main Canopy	C3030	Ceiling Finishes	Damaged	Concrete has spalled away in different areas under the main canopy and should be repaired.	Repair plaster ceiling - (2% of ceilings)	\$9,877
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D2010	Plumbing Fixtures	Beyond Service Life	Plumbing fixtures are aged, inefficient, damaged and missing, and should be scheduled for replacement/upgrade to improve ADA accessibility. The school is experiencing maintenance problems with fixtures.	Renew System	\$389,267
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D2020	Domestic Water Distribution	Beyond Service Life	The domestic water distribution system is beyond its expected service life, has water quality issues, and should be scheduled for replacement.	Renew System	\$206,274
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D2030	Sanitary Waste	Beyond Service Life	The sanitary waste system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$208,137
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Roof	D2040	Rain Water Drainage	Needs Remediation	Water ponds on roof, posing risk of structural failure due to the weight of the water. Roof drainage is not functioning properly. The roof will be replaced and the rainwater drainage system will be cleaned and repaired to eliminate ponding and standing water under SPLOST project 314-422.	Renew System	\$46,097
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Mechanical Room	D2090	Other Plumbing Systems - Natural Gas	Beyond Service Life	Natural gas service is beyond its expected service life and should be scheduled for replacement. SPLOST project 314-422 to replace grease trap and backflow preventer.	Renew System	\$38,647
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D3040	Distribution Systems & Exhaust Systems	Beyond Service Life	Distribution and exhaust systems are beyond their expected service life, inadequate, and should be scheduled for replacement.	Renew System	\$291,950
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D3060	Controls & Instrumentation	Beyond Service Life	Controls and instrumentation are beyond their expected service life and should be scheduled for replacement.	Renew System	\$172,283
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D5010	Electrical Service/Distribution	Beyond Service Life	Electrical service/distribution is beyond its expected service life, inadequate, and should be scheduled for replacement.	Renew System	\$81,485
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D5020	Branch Wiring	Beyond Service Life	Brach wiring is beyond its expected service life, inadequate, and should be scheduled for replacement.	Renew System	\$265,409
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	D5030	Communications and Security - Fire Alarm	Beyond Service Life	The fire alarm system is beyond its expected service life and should be scheduled for replacement. The building does not have visible alarms (strobes) in multiple occupancy common use areas, such as lobbies, corridors, and restrooms. There are no audible or visual fire alarm devices in the toilet rooms.	Renew System	\$68,913
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Kitchen	E1090	Other Equipment - Kitchen Equipment	Beyond Service Life	The original kitchen equipment is operational, but is aged and inadequate, and should be scheduled for replacement.	Renew System	\$530,818
John Robert Lewis (Temporary) Elementary	1958, 1960, 1963 Building	Throughout Building	E2010	Fixed Furnishings	Beyond Service Life	Fixed furnishings, such as casework and window treatment, are aged, in marginal condition, and should be scheduled for replacement.	Renew System	\$336,185
John Robert Lewis (Temporary) Elementary	2000 Gym	Roof	B3010	Roof Coverings - Standing Seam Metal	Inadequate	Gutters and downspouts of metal roof are clogged and should be cleaned.	Debris removal, by hand and visual inspection, metal panel roofing	\$2,235
John Robert Lewis (Temporary) Elementary	2000 Gym	Various	C30 - Interior Finishes	C3020 - Floor Finishes - VCT	Beyond Service Life	*From the 2018 desktop update* The VCT floor is beyond service life and should be scheduled for replacement.	Renew System	\$1,746
John Robert Lewis (Temporary) Elementary	2000 Gym	Various	C30 - Interior Finishes	C3020 - Floor Finishes - Vinyl Roll	Beyond Service Life	*From the 2018 desktop update* The vinyl floor is beyond service life and should be scheduled for replacement.	Renew System	\$120,044

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at John Robert Lewis (Temporary) Elementary

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
John Robert Lewis (Temporary) Elementary	2000 Gym	Throughout Building	C3010	Wall Finishes - Paint	Beyond Service Life	The painted wall finishes are stained and should be refinished.	Renew System	\$8,978
John Robert Lewis (Temporary) Elementary	2000 Gym	Storage Room	C3020	Floor Finishes - Epoxy	Beyond Service Life	The epoxy flooring is aged, worn, and should be replaced.	Renew System	\$95
John Robert Lewis (Temporary) Elementary	2000 Gym	Throughout Building	D3050	Terminal & Package Units	Beyond Service Life	Terminal and package units are beyond their expected service life and should be scheduled for replacement. In addition to replacing existing system, add an air conditioning system for the main open area of the gym.	Renew System	\$71,345
John Robert Lewis (Temporary) Elementary	2000 Gym	Throughout Building	D5030	Communications and Security - Fire Alarm	Beyond Service Life	The communications and fire alarm system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$13,197
John Robert Lewis (Temporary) Elementary	2000 Gym	Throughout Building	D5030	Communications and Security - Security & CCTV	Beyond Service Life	Security and CCTV system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$5,483
John Robert Lewis (Temporary) Elementary	2000 Gym	Throughout Building	D5030	Communications and Security - Public Address & Clock System	Beyond Service Life	Public address and clock system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$5,483
John Robert Lewis (Temporary) Elementary	2000 Storage Building	Roof	B1020	Roof Construction	Beyond Service Life	The original steel roof construction is rusted, damaged, and should be replaced.	Replace entire roof (\$13.54/sf)	\$1,975
John Robert Lewis (Temporary) Elementary	2000 Storage Building	Exterior Walls	B2010	Exterior Walls	Inadequate	The exterior painted wall finishes are aged, scuffed, fading, stained, and should be replaced.	Repaint concrete block walls	\$561
John Robert Lewis (Temporary) Elementary	2000 Storage Building	Roof	B3010	Roof Coverings	Beyond Service Life	The built-up roof covering is aged, showing signs of failure, with poor slope and should be replaced.	Renew System	\$2,251
John Robert Lewis (Temporary) Elementary	Site	Site	G2010	Roadways	Beyond Service Life	The roadway is aged, has many potholes, cuts and repairs, and should be re-surfaced.	Renew System	\$70,328
John Robert Lewis (Temporary) Elementary	Site	Site	G2020	Parking Lots	Beyond Service Life	The parking lot is aged, does not drain properly, has many cracks and potholes, and should be re-surfaced and re-striped.	Renew System	\$60,452
John Robert Lewis (Temporary) Elementary	Site	Site	G2030	Pedestrian Paving	Beyond Service Life	Pedestrian paving is aged and damaged with cracks. The alternative ADA entrance (east side) is 500' away from ADA parking spaces and this alternative route has many trip hazards and a steep slope. The pedestrian paving should be replaced to include an ADA compliant ramps.	Renew System	\$84,863
John Robert Lewis (Temporary) Elementary	Site	Site	G2040	Fencing & Guardrails	Beyond Service Life	The wooden fence is aged and should be scheduled for replacement. The southeast corner sidewalk (behind the gym) is missing a guardrail to protect students.	Renew System	\$50,074
John Robert Lewis (Temporary) Elementary	Site	Site	G2050	Landscaping	Beyond Service Life	Landscaping in the front of the school is in poor conditions and in other areas is almost non-existent or in deteriorating condition, with weeds, debris or exposed topsoil. Landscaping should be improved/provided to prevent erosion and improve drainage, especially since there is no storm sewer.	Renew System	\$83,809
John Robert Lewis (Temporary) Elementary	Site	Site	G3010	Water Supply	Beyond Service Life	The water supply system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$103,838
John Robert Lewis (Temporary) Elementary	Site	Site	G3020	Sanitary Sewer	Beyond Service Life	The sanitary sewer system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$64,306
John Robert Lewis (Temporary) Elementary	Site	Site	G3060	Fuel Distribution	Beyond Service Life	The natural gas system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$41,641
John Robert Lewis (Temporary) Elementary	Site	Throughout Building	G40 - Site Electrical Utilities	G4030 - Site Communications & Security	Beyond Service Life	*From the 2018 desktop update* The security system is beyond service life and should be scheduled for replacement.	Renew System	\$37,424
John Robert Lewis (Temporary) Elementary	Site	Site	G4010	Electrical Distribution	Beyond Service Life	The electrical distribution system is beyond its expected service life and should be scheduled for replacement.	Renew System	\$99,622
John Robert Lewis (Temporary) Elementary	Site	Site	G4020	Site Lighting	Beyond Service Life	Site lighting is beyond its expected service life and should be scheduled for replacement. Also, there is a severe shortage of lighting at the front parking lot and around the building that should be remediated.	Renew System	\$66,414

*(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

\$5,809,692