Facility Condition Assessment 2018 Update Report

Margaret Harris Comprehensive

FCA Score 2015: 78.41
FCA Score 2018: 70.4
Change in FCA Score: -8.01

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 Margaret Harris Comprehensive 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: $11,328,171
Estimated Facility Needs 2015: $2,445,187
Facility Condition Index 2015: 21.59%
\[(\text{Needs} \div \text{Replacement} \times 100)\]

Estimated Replacement Value 2018: $12,084,887
Estimated Facility Needs 2018: $3,577,244
Facility Condition Index 2018: 29.6%
\[(\text{Needs} \div \text{Replacement} \times 100)\]

Change in Estimated Replacement Value: +$756,716
Change in Estimated Facility Needs: +$1,132,057
Change in Facility Condition Index: +8.01%
\[(\text{Needs} \div \text{Replacement} \times 100)\]

A detailed listing of all identified facility deficiencies for the Margaret Harris Comprehensive 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.
The exterior doors are beyond their expected service life, (hardware) not ADA compliant, and should be scheduled for replacement. Building entrance should be provided with an automatic door opener and zero threshold for wheelchair access.

Margaret Harris Comprehensive 1967, 1979 Building Through Building 82030 Exterior Doors Beyond Service Life The original exterior doors are beyond their expected service life, not ADA compliant, not energy efficient, and should be scheduled for replacement. Building entrance should be provided with an automatic door opener and zero threshold for wheelchair access. Renew System $37,950

Margaret Harris Comprehensive 1967, 1979 Building Through Building 15200 Interior Doors Replace The interior doors are beyond their expected service life, (hardware) not ADA compliant, and should be scheduled for replacement. Renew System $219,468

Margaret Harris Comprehensive Various Through Building 15200 - Floor Finishes - Ceramic & quarry tile Beyond Service Life From the 2018 desktop update * The floor finishing is beyond service life and should be scheduled for replacement. Renew System $29,708

Margaret Harris Comprehensive Various Through Building 15300 - Floor Finishes - Terrazzo Beyond Service Life From the 2018 desktop update * The terrazzo flooring is beyond service life and should be scheduled for replacement. Renew System $287,659

Margaret Harris Comprehensive Computer Room Through Building 15300 Floor Finishes - VCT Damaged The VCT flooring is separating from the substrate, causing a tripping hazard. Replace VCT flooring $2,450

Margaret Harris Comprehensive Gym Through Building 15200 Floor Finishes - Re therm Beyond Service Life The original flooring is in poor conditions, with different areas bubbling or separating from the substrate, and should be replaced. Renew System $7,404

Margaret Harris Comprehensive Offices Through Building 15300 Floor Finishes - Carpet Beyond Service Life The carpet is beyond its expected service life, worn and dirty, and should be replaced. Renew System $1,510

Margaret Harris Comprehensive 1967, 1979 Building Restrooms 20310 Plumbing Fixtures Mixing Add ADA compliant insulation to lavatory piping per ADA standards. Add ADA compliant insulation to lavatory piping $857

Margaret Harris Comprehensive 1967, 1979 Building Through Building 20320 Domestic Water Distribution Beyond Service Life The domestic water distribution system is beyond its expected service life and should be scheduled for replacement. Renew System $187,463

Margaret Harris Comprehensive 1967, 1979 Building Through Building 20350 Sanitary Waste Beyond Service Life The sanitary waste system is beyond its expected service life and should be scheduled for replacement. Renew System $144,026

Margaret Harris Comprehensive 1967, 1979 Building Roof 20400 Rain Water Drainage Beyond Service Life The rain water drainage system is beyond its expected service life and should be scheduled for replacement. Renew System $42,065

Margaret Harris Comprehensive 1967, 1979 Building Home Economics and Special Ed. 50520 Branch Wiring Mixing SFDC outlets mixing in wet areas. Add SFDC receptacle in wet location $3,347

Margaret Harris Comprehensive 1967, 1979 Building Kitchen 62000 Other Equipment - Kitchen Equipment Beyond Service Life The kitchen equipment is beyond its expected service life and should be scheduled for replacement. Renew System $562,016

Margaret Harris Comprehensive 1967, 1979 Building Through Building 20310 FF Fixtures Beyond Service Life Used furnishings are beyond their expected service life, in marginal condition, and should be scheduled for replacement. Renew System $481,341

Margaret Harris Comprehensive 1967 Addition Through Building 20320 - Exterior Windows 20320 - Exterior Doors Beyond Service Life Exterior doors are beyond their service life and should be scheduled for replacement. Deficiency created as part of 2018 update. Renew System $2,009

Margaret Harris Comprehensive 1967 Addition Through Building 20320 Interior Doors Beyond Service Life Interior doors are severely scratched and worn, and should be refinished or replaced. Renew System $11,858

Margaret Harris Comprehensive 1967 Addition Various 15200 - Wall Finishes - Ceramic & quarry tile Beyond Service Life From the 2018 desktop update * The floor finishes are beyond service life and should be scheduled for replacement. Renew System $4,000

Margaret Harris Comprehensive 1967 Addition Various 15300 - 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 $4,937

Margaret Harris Comprehensive 1967 Addition Through Building 15200 Floor Finishes - VCT Beyond Service Life VCT floor finish is beyond its expected service life, worn and deteriorating at door threshold seams, and should be scheduled for replacement. Renew System $20,677

Margaret Harris Comprehensive 1967 Addition Roof 20410 Plumbing 20400 - Rain Water Drainage Beyond Service Life From the 2018 desktop update * The rain water drain systems are beyond service life and should be scheduled for replacement. Renew System $2,276

Margaret Harris Comprehensive 1967 Addition Through Building 20310 Plumbing Fixtures 20320 - Plumbing Fixtures Beyond Service Life From the 2018 desktop update * The plumbing fixtures are beyond service life and should be scheduled for replacement. Renew System $43,947

Margaret Harris Comprehensive 1967 Addition Through Building 20320 - Domestic Water Distribution Beyond Service Life From the 2018 desktop update * The domestic water distribution system is beyond service life and should be scheduled for replacement. Renew System $10,624

Margaret Harris Comprehensive 1967 Addition Through Building 20310 - Sanitary Waste Beyond Service Life From the 2018 desktop update * The sanitary waste system is beyond service life and should be scheduled for replacement. Renew System $12,027

Margaret Harris Comprehensive 1967 Addition Through Building 20320 - Other Plumbing Systems - Natural Gas Beyond Service Life From the 2018 desktop update * The gas systems are beyond service life and should be scheduled for replacement. Renew System $2,009

Margaret Harris Comprehensive 1967 Addition Laundry Room 21100 Institutional Equipment (Laundry equipment) Beyond Service Life The washer and dryer are aged, in marginal condition, and should be replaced. Renew System $1,960

Margaret Harris Comprehensive 1967 Greenhouse Through Building 710 - Special Construction 21300 - Special Structures - Greenhouse - Pre-Engineered Beyond Service Life From the 2018 desktop update * The greenhouse is beyond service life and should be scheduled for replacement. Renew System $95,195

Margaret Harris Comprehensive Site Southeast Side of Site 20210 Roadsides Beyond Service Life The asphalt roadway on the southeast side of the site is aged and damaged, and should be re-addressed and re- striped to include missing ADA cuts from parking to sidewalk. Add handicap van parking space $1,274

Margaret Harris Comprehensive Site 20220 Parking Lots Mixing Site is not handicap accessible parking space and should be provided per ADA standards. Add handicap van parking space $1,274

Margaret Harris Comprehensive Site Northwest Side of Site 20230 Site Retaining Wall Damaged The stone retaining wall is aged, damaged and unstable, and should be repaired or replaced. Renew System $1,682

Margaret Harris Comprehensive Site 20250 Pedestrian Paving Beyond Service Life Pedestrian paving is beyond its expected service life, damaged, and should be replaced. Renew System $78,101

Margaret Harris Comprehensive Site 20400 Fencing & Guardrails Beyond Service Life Fencing and guardrails are beyond their expected service life, rusted and overgrown with vegetation in areas, and should be replaced. Renew System $46,676

Margaret Harris Comprehensive Site 20400 Playing Field Beyond Service Life The playing fields are worn and damaged, and should be renewed. Renew System $288,123

Margaret Harris Comprehensive Site 20410 Landscaping Beyond Service Life Landscaping is worn, missing and overgrown in areas, and should be renewed. Renew System $16,122

Margaret Harris Comprehensive Site Site 20300 Site Mechanical Utilities 21300 - Water Supply Beyond Service Life From the 2018 desktop update * The water service is beyond service life and should be scheduled for replacement. Renew System $96,791
<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>
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</thead>
<tbody>
<tr>
<td>Margaret Harris Comprehensive</td>
<td>Site</td>
<td>Site</td>
<td>G30 - Site Mechanical Utilities</td>
<td>G3030 - Storm Sewer</td>
<td>Beyond Service Life</td>
<td>&quot;<em>From the 2018 desktop update</em> The storm sewer is beyond service life and should be scheduled for replacement.&quot;</td>
<td>Renew System</td>
<td>$184,247</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Site</td>
<td>Site</td>
<td>G30 - Site Mechanical Utilities</td>
<td>G3020 - Sanitary Sewer</td>
<td>Beyond Service Life</td>
<td>&quot;<em>From the 2018 desktop update</em> The sanitary sewer is beyond service life and should be scheduled for replacement.&quot;</td>
<td>Renew System</td>
<td>$19,942</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Site</td>
<td>Site</td>
<td>G30500</td>
<td>Fuel Distribution</td>
<td>Beyond Service Life</td>
<td>Gas piping throughout building is beyond its expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$38,815</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Site</td>
<td>Site</td>
<td>G40 - Site Electrical Utilities</td>
<td>G4010 - Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>&quot;<em>From the 2018 desktop update</em> The security system is beyond service life and should be scheduled for replacement.&quot;</td>
<td>Renew System</td>
<td>$34,884</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Site</td>
<td>Site</td>
<td>G4020</td>
<td>Site Lighting</td>
<td>Missing</td>
<td>Site lighting was not identified during the assessment. Site lighting should be provided for the safety of building occupants.</td>
<td>Replace light pole, 2 fixtures, concrete base not included</td>
<td>$85,806</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Storage Building 1</td>
<td>Exterior Wall</td>
<td>G3020</td>
<td>Exterior Doors</td>
<td>Beyond Service Life</td>
<td>The original exterior door is aged and rusted, and should be replaced.</td>
<td>Renew System</td>
<td>$167</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Storage Building 1</td>
<td>Roof</td>
<td>G3010</td>
<td>Roof Coverings</td>
<td>Beyond Service Life</td>
<td>The roof is beyond its expected service life, deteriorating, and should be replaced.</td>
<td>Renew System</td>
<td>$5,016</td>
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<tr>
<td>Margaret Harris Comprehensive</td>
<td>Storage Building 2</td>
<td>Exterior Wall</td>
<td>G2030</td>
<td>Exterior Doors</td>
<td>Beyond Service Life</td>
<td>The original exterior doors are aged and rusted, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$167</td>
</tr>
<tr>
<td>Margaret Harris Comprehensive</td>
<td>Storage Building 2</td>
<td>Roof</td>
<td>G3010</td>
<td>Roof Coverings</td>
<td>Beyond Service Life</td>
<td>The roof covering is beyond its expected service life, deteriorating, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$5,016</td>
</tr>
</tbody>
</table>

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Margaret Harris Comprehensive

_2018 Total Estimated Construction Cost to Correct all Identified Deficiencies_ $3,577,244

Note: Construction costs do not include all project costs.

(Deficiencies in Green are new since the 2015 FCA)
(Deficiencies in Red have been corrected since the 2015 FCA)