Facility Condition Assessment 2018 Update Report

Oak View Elementary

FCA Score 2015: 89.22
FCA Score 2018: 89.55
Change in FCA Score: +0.33

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 Oak View 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: $25,493,260
Estimated Facility Needs 2015: $2,748,597
Facility Condition Index 2015: 10.78%
\[(Needs / Replacement \times 100)\]

Estimated Replacement Value 2018: $27,258,319
Estimated Facility Needs 2018: $2,849,175
Facility Condition Index 2018: 10.45%
\[(Needs / Replacement \times 100)\]

Change in Estimated Replacement Value: +$1,765,059
Change in Estimated Facility Needs: +$100,578
Change in Facility Condition Index: -0.33%
\[(Needs / Replacement \times 100)\]

A detailed listing of all identified facility deficiencies for the Oak View 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.
<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Location</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>Status</th>
<th>Notes</th>
<th>Notes</th>
<th>Correction</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings - BUR</td>
<td>Needs Remediation</td>
<td>Numerous roof leaks were reported and observed during the assessment. Recommend repairs to the roof covering system.</td>
<td>Minor BUR membrane repairs, 3% of roof area</td>
<td>Renew System</td>
<td>$38,628</td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Throughout Building</td>
<td>C3010</td>
<td>Wall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>The painted wall finishes are beyond their expected service life, damaged and dirty, and should be replaced.</td>
<td>Renew System</td>
<td>$242,211</td>
<td></td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Gym</td>
<td>C3020</td>
<td>Floor Finishes - Athletic Flooring</td>
<td>Beyond Service Life</td>
<td>The athletic floor covering is beyond its expected service life, worn and delaminating, and should be replaced.</td>
<td>Renew System</td>
<td>$122,598</td>
<td></td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Media Center, Offices</td>
<td>C3020</td>
<td>Floor Finishes - Carpet</td>
<td>Beyond Service Life</td>
<td>The carpet is beyond its expected service life, worn and dirty, and should be replaced.</td>
<td>Renew System</td>
<td>$108,564</td>
<td></td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Restrooms and Kitchen</td>
<td>C3020</td>
<td>Floor Finishes - Epoxy</td>
<td>Beyond Service Life</td>
<td>The flooring surface in the student restrooms and kitchen is inadequate to maintain sanitary conditions. Recommend installation of a durable epoxy or ceramic floor tile finish.</td>
<td>Renew System</td>
<td>$73,031</td>
<td></td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Kitchen</td>
<td>C3030</td>
<td>Ceiling Finishes</td>
<td>Needs Remediation</td>
<td>The acoustical ceiling system in the kitchen is dirty, damaged, and should be replaced.</td>
<td>Replace acoustical ceiling, Fire-rated</td>
<td></td>
<td>$25,754</td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>2004 Building</td>
<td>Throughout Building</td>
<td>C3010</td>
<td>Plumbing Fixtures</td>
<td>Damaged</td>
<td>Plumbing fixtures throughout the building have issues. Toilets and sinks stained and loose and broken, and not ADA compliant, and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$2,156,150</td>
<td></td>
</tr>
<tr>
<td>Oak View Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G4030</td>
<td>Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>Site communications and security systems are beyond their expected service life, inadequate, and should be replaced/upgraded to provide improved coverage.</td>
<td>Renew System</td>
<td>$84,299</td>
<td></td>
</tr>
</tbody>
</table>

2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Oak View Elementary

(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

$2,849,175

Note: Construction costs do not include all project costs