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 x 100)

Estimated Replacement Value 2018: $27,258,319

Estimated Facility Needs 2018: $2,849,175

Facility Condition Index 2018: 10.45%
(Needs / Replacement x 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 x 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.

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

Facility Name	Building	Location	Subsystem Code	Subsystem Description	Distress	Notes	Correction	Est. Cost
Oak View Elementary	2004 Building	Roof	B3010	Roof Coverings - BUR	Needs Remediation	Numerous roof leaks were reported and observed during the assessment. Recommend repairs to the roof covering system.	Minor BUR membrane repairs, 2% of roof area	$38,628
Oak View Elementary	2004 Building	Throughout Building	C3010	Wall Finishes - Paint	Beyond Service Life	The painted wall finishes are beyond their expected service life, damaged and dirty, and should be replaced.	Renew System	$242,211
Oak View Elementary	2004 Building	Gym	C3020	Floor Finishes - Athletic Flooring	Beyond Service Life	The athletic floor covering is beyond its expected service life, worn and delaminating, and should be replaced.	Renew System	$122,538
Oak View Elementary	2004 Building	Media Center, Offices	C3020	Floor Finishes - Carpet	Beyond Service Life	The carpet is beyond its expected service life, worn and dirty, and should be replaced.	Renew System	$106,564
Oak View Elementary	2004 Building	Restrooms and Kitchen	C3020	Floor Finishes - Epoxy	Beyond Service Life	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.	Renew System	$73,031
Oak View Elementary	2004 Building	Kitchen	C3030	Ceiling Finishes	Needs Remediation	The acoustical ceiling system in the kitchen is dirty, damaged, and should be replaced.	Replace acoustic tile ceiling, fire-rated	$25,754
Oak View Elementary	2004 Building	Throughout Building	D2010	Plumbing Fixtures	Damaged	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.	Renew System	$2,156,150
Oak View Elementary	Site	Site	G4030	Site Communications & Security	Beyond Service Life	Site communications and security systems are beyond their expected service life, inadequate, and should be replaced/upgraded to provide improved coverage.	Renew System	$84,299

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

2018 Total Estimated Construction Cost to Correct all Identified Deficencies **$2,849,175**
Note: Construction costs do not include all project costs