Facility Condition Assessment 2018 Update Report

Peachtree Charter Middle

FCA Score 2015: 98.5
FCA Score 2018: 95.59
Change in FCA Score: -2.91

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 Peachtree Charter Middle 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: $36,036,203
Estimated Facility Needs 2015: $539,454
Facility Condition Index 2015: 1.5%  
\[ (\text{Needs} / \text{Replacement} \times 100) \]

Estimated Replacement Value 2018: $38,501,346
Estimated Facility Needs 2018: $1,697,903
Facility Condition Index 2018: 4.41%  
\[ (\text{Needs} / \text{Replacement} \times 100) \]

Change in Estimated Replacement Value: +$2,465,143
Change in Estimated Facility Needs: +$1,158,449
Change in Facility Condition Index: +2.91%  
\[ (\text{Needs} / \text{Replacement} \times 100) \]

A detailed listing of all identified facility deficiencies for the Peachtree Charter Middle 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
<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>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Roof</td>
<td>B2010</td>
<td>Exterior Walls</td>
<td>Needs Remediation</td>
<td>The roof ladder is incorrectly mounted, loose at the bottom, and not level.</td>
<td>Replace roof ladder with cage</td>
<td>$1,423</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings - BUR</td>
<td>Needs Remediation</td>
<td>A section of the roof is incorrectly sloped, holding water, and will eventually cause roof leaks and roof failure. Recommend re-sloping the roof to allow rain water to flow to the drain system.</td>
<td>Minor roofing repairs, 2% of roof area, roll roofing</td>
<td>$9,942</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Various</td>
<td>B30 - Interior Finishes</td>
<td>B3010 - Wall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update* The wall paint is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$225,079</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Offices, Media, Classrooms, and Music</td>
<td>C2020</td>
<td>Interior 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>$345,345</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Throughout Building</td>
<td>D50 - Electrical</td>
<td>D5030 - Communications and Security - Fire Alarm</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update* The fire alarm system is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$239,804</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Throughout Building</td>
<td>D50 - Electrical</td>
<td>D5030 - Communications and Security - PA &amp; Clock Systems</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update* The PA system is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$554,143</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>2006 Building</td>
<td>Throughout Building</td>
<td>D50 - Electrical</td>
<td>D5030 - Communications and Security - Security &amp; CCTV</td>
<td>Beyond Service Life</td>
<td>The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$200,917</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>Site</td>
<td>Site</td>
<td>G2050</td>
<td>Landscaping</td>
<td>Damaged</td>
<td>The irrigation system is nonfunctional and needs repair.</td>
<td>Irrigation system, repair</td>
<td>$6,216</td>
</tr>
<tr>
<td>Peachtree Charter Middle</td>
<td>Site</td>
<td>Site</td>
<td>G40 - Site Electrical Utilities</td>
<td>G4030 - Site Communications &amp; Security</td>
<td>Beyond Service Life</td>
<td>From the 2018 desktop update* The site security is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$115,042</td>
</tr>
</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
$1,697,909
Note: Construction costs do not include all project costs