Facility Condition Assessment 2018 Update Report

Princeton Elementary

FCA Score 2015: 99.21
FCA Score 2018: 97.59
Change in FCA Score: -1.62

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 Princeton 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: $24,246,422
Estimated Facility Needs 2015: $192,153
Facility Condition Index 2015: 0.79%
\[(\text{Needs / Replacement} \times 100)\]

Estimated Replacement Value 2018: $25,914,905
Estimated Facility Needs 2018: $625,339
Facility Condition Index 2018: 2.41%
\[(\text{Needs / Replacement} \times 100)\]

Change in Estimated Replacement Value: +$1,668,483
Change in Estimated Facility Needs: +$433,186
Change in Facility Condition Index: +1.62%
\[(\text{Needs / Replacement} \times 100)\]

A detailed listing of all identified facility deficiencies for the Princeton 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.

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>Princeton Elementary</td>
<td>2007 Building</td>
<td>Roof</td>
<td>B3020</td>
<td>Roof Openings</td>
<td>Inadequate</td>
<td>Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.</td>
<td>Replace roof hatch and structure single unit</td>
<td>$1,731</td>
</tr>
<tr>
<td>Princeton Elementary</td>
<td>2007 Building</td>
<td>Throughout Building</td>
<td>C30 - Interior Finishes</td>
<td>C3010 - Wall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>&quot;From the 2018 desktop update&quot; The wall paint is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$228,489</td>
</tr>
<tr>
<td>Princeton Elementary</td>
<td>2007 Building</td>
<td>Various</td>
<td>C30 - Interior Finishes</td>
<td>C3020 - Floor Finishes - Athletic Flooring</td>
<td>Beyond Service Life</td>
<td>&quot;From the 2018 desktop update&quot; The athletic flooring is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$114,736</td>
</tr>
<tr>
<td>Princeton Elementary</td>
<td>2007 Building</td>
<td>Classroom, Media Center, and Office</td>
<td>C3020</td>
<td>Floor Finishes - Carpet</td>
<td>Beyond Service Life</td>
<td>The carpet in the music room is stained, showing signs of failure, and should be replaced.</td>
<td>Renew System</td>
<td>$200,744</td>
</tr>
<tr>
<td>Princeton Elementary</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>&quot;From the 2018 desktop update&quot; The security system is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$79,655</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: $625,339

Note: Construction costs do not include all project costs.