Facility Condition Assessment 2018 Update Report

Rockbridge Elementary

FCA Score 2015: 0
FCA Score 2018: 100
Change in FCA Score: +100

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 Rockbridge 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: $2,477,303
Estimated Facility Needs 2015: $2,725,034
Facility Condition Index 2015: 110%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: $29,782,522
Estimated Facility Needs 2018: $0
Facility Condition Index 2018: 0%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +$27,305,219
Change in Estimated Facility Needs: -$2,725,034
Change in Facility Condition Index: -110%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Rockbridge 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 Deficiencies at Rockbridge Elementary

<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>Rockbridge Elementary</td>
<td>1972 Greenhouse</td>
<td>Entire Building</td>
<td>G10 - Site Preparation</td>
<td>Site Demolitions and Relocations</td>
<td>Beyond Service Life</td>
<td>The greenhouse is scheduled for demolition. This deficiency is for demolition and removal of the building. SPLOST project 508-422 to replace school.</td>
<td>Renew System</td>
<td>$6,986</td>
</tr>
<tr>
<td>Rockbridge Elementary</td>
<td>1972-1974 Building</td>
<td>Entire Building</td>
<td>G10 - Site Preparation</td>
<td>Site Demolitions and Relocations</td>
<td>Beyond Service Life</td>
<td>The building is scheduled for demolition. This deficiency is for demolition and removal of the building. SPLOST project 508-422 to replace school.</td>
<td>Renew System</td>
<td>$184,141</td>
</tr>
<tr>
<td>Rockbridge Elementary</td>
<td>1974 Storage</td>
<td>Entire Building</td>
<td>G10 - Site Preparation</td>
<td>Site Demolitions and Relocations</td>
<td>Beyond Service Life</td>
<td>The building is scheduled for demolition. This deficiency is for demolition and removal of the building. SPLOST project 508-422 to replace school.</td>
<td>Renew System</td>
<td>$3,726</td>
</tr>
<tr>
<td>Rockbridge Elementary</td>
<td>Gym</td>
<td>Entire Building</td>
<td>G10 - Site Preparation</td>
<td>Site Demolitions and Relocations</td>
<td>Beyond Service Life</td>
<td>The building is scheduled for demolition. This deficiency is for demolition and removal of the building. SPLOST project 508-422 to replace school.</td>
<td>Renew System</td>
<td>$127,566</td>
</tr>
<tr>
<td>Rockbridge Elementary</td>
<td>Site</td>
<td>Entire Site</td>
<td>G10 - Site Preparation</td>
<td>Site Demolitions and Relocations</td>
<td>Beyond Service Life</td>
<td>The site is scheduled for demolition. This deficiency is for demolition and removal of site features. SPLOST project 508-422 to replace school.</td>
<td>Renew System</td>
<td>$1,300,615</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

Note: Construction costs do not include all project costs $50,000,000