Facility Condition Assessment 2018 Update Report

Ronald McNair Sr. High

FCA Score 2015: 91.48
FCA Score 2018: 88.74
Change in FCA Score: -2.74

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 Ronald McNair Sr. High 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.

<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Replacement Value</th>
<th>Estimated Facility Needs</th>
<th>Facility Condition Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$52,550,040</td>
<td>$4,476,377</td>
<td>8.52%</td>
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<tr>
<td></td>
<td>(Needs / Replacement x 100)</td>
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<tr>
<td>2018</td>
<td>$56,264,074</td>
<td>$6,336,106</td>
<td>11.26%</td>
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<tr>
<td></td>
<td>(Needs / Replacement x 100)</td>
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</tbody>
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Change in Estimated Replacement Value: +$3,714,034
Change in Estimated Facility Needs: +$1,859,729
Change in Facility Condition Index: +2.74%

A detailed listing of all identified facility deficiencies for the Ronald McNair Sr. High 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
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Exterior Walls
$8010 Exterior Walls
Damaged
There is water damage on the exterior walls which should be pressure washed and cleaned.
Pressure Wash Exterior Wall $15,580
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Roof
$8010 Roof Coverings - BUR
Beyond Service Life
The built-up roof covering is in deteriorating condition, with cracks, bubbling, patches and reported water leaks, and should be replaced.
Renew System $2,542,176
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Throughout Building
$5010 Wall Finishes - Paint
Beyond Service Life
The painted wall finishes are beyond their expected service life, faded and stained, and should be replaced.
Renew System $253,103
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Office Areas and Media Center
$5020 Floor Finishes - Carpet
Beyond Service Life
Carpet is beyond its expected service life, stained, and should be scheduled for replacement.
Renew System $118,404
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Gym and Locker Rooms
$5030 Ceiling Finishes
Damaged
The acoustical ceiling system is too low, damaged and should be replaced with a more suitable ceiling system for this environment.
Renew System $435,380
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Roof
$2040 Rain Water Drainage
Beyond Service Life
Rainwater drainage is beyond its expected service life and should be replaced in conjunction with the roof covering.
Renew System $111,663
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Throughout Building
$5060 - Communications and Security - Fire Alarm
Beyond Service Life
"From the 2018 desktop upgrade" The fire alarm is beyond service life and should be scheduled for replacement.
Renew System $98,015
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Throughout Building
$5050 - Communications and Security - PA & Clock Systems
Beyond Service Life
"From the 2018 desktop upgrade" The PA system is beyond service life and should be scheduled for replacement.
Renew System $616,638
Ronald McNair Sr. Hgh
1964, 1966, 1967 Building
Communications and Security - CCTV
$5050 Communications and Security - CCTV
Inadequate
The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.
Renew System $147,643
Ronald McNair Sr. Hgh
2001 Building
Hallway
$6101 Standard Foundations
Damaged
There appears to be water intrusion near the main door in the north hallway. An engineering study is recommended to determine the cause. Deficiency pricing does not include remediation measures.
Engineering Study $26,263
Ronald McNair Sr. Hgh
2001 Building
Exterior Walls
$8010 Exterior Walls
Damaged
There are water stains on the exterior walls which should be pressure washed and cleaned.
Pressure Wash Exterior Wall $2,337
Ronald McNair Sr. Hgh
2001 Building
Throughout Building
$8010 Exterior Doors
Damaged
The original exterior doors are aged, rusted, do not lock, seal properly, and should be replaced.
Renew System $16,377
Ronald McNair Sr. Hgh
2001 Building
Throughout Building
$5010 Wall Finishes - Paint
Beyond Service Life
The painted wall finishes are beyond their expected service life, faded and stained, and should be replaced.
Renew System $415,617
Ronald McNair Sr. Hgh
2001 Building
Throughout Building
$5020 Floor Finishes - Carpet
Beyond Service Life
The carpet is aged, stained and frayed, and should be replaced.
Renew System $153,822
Ronald McNair Sr. Hgh
2001 Building
Throughout Building
$5030 Ceiling Finishes
Beyond Service Life
The ceiling tiles have been replaced as needed. However, the grid shows signs of aging and most tiles are sagging or damaged, and the entire system should be replaced.
Renew System $243,106
Ronald McNair Sr. Hgh
2001 Building
Various
$320 - HVAC
$3050 - Terminal & Package Units
Beyond Service Life
"From the 2018 desktop upgrade" The terminal and package units are beyond service life and should be scheduled for replacement.
Renew System $626,363
Ronald McNair Sr. Hgh
2001 Building
Throughout Building
$5030 Communications and Security - Security & CCTV
Inadequate
The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.
Renew System $56,348
Ronald McNair Sr. Hgh
2006 Addition
Room 218
$12010 Partitions
Damaged
There is a considerable crack above the door frame and should be repaired.
Report 8" concrete block wall - 3/4" of wall" painted $3,536
Ronald McNair Sr. Hgh
2006 Addition
Throughout Building
$3200 Wall Finishes - Paint
Beyond Service Life
"From the 2018 desktop upgrade" The wall paint is beyond service life and should be scheduled for replacement.
Renew System $36,408
Ronald McNair Sr. Hgh
2006 Addition
Throughout Building
$5030 Communications and Security - Security & CCTV
Inadequate
The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend adding state-of-the-art LCD monitors with LAN connectivity.
Renew System $22,404
Ronald McNair Sr. Hgh
2006 Performing Arts Building
Roof
$8010 Roof Coverings - BUR
Damaged
The roof is showing signs of damage, with bubbles and splitting near the seam. Water leakage is happening in an area that should be repaired.
Membrane replacement (25% of roof area),modified bitumen/thermoelastic $18,437
Ronald McNair Sr. Hgh
2006 Performing Arts Building
Throughout Building
$5030 Communications and Security - Security & CCTV
Inadequate
The CCTV system is reported to be inadequate and cannot receive a program from the office to classrooms. Recommend replacing the outdated CRT monitors with state-of-the-art LCD monitors with LAN connectivity.
Renew System $47,170
Ronald McNair Sr. Hgh
Site
Site
$5040 Track
Beyond Service Life
The track is nearing the end of its expected service life, showing signs of wear and tear, and should be scheduled for replacement.
Renew System $277,805
Ronald McNair Sr. Hgh
Site
Site
$5050 Landscaping
Needs Remediation
Landscaping is overgrown weeds and should be cleared and replaced.
Engineering Study for Storm Sewer $38,124
Ronald McNair Sr. Hgh
Site
Basement Electrical Room Entrance
$5030 Storm Sewer
Needs Remediation
Flooring has been reported in the electrical room. There is a main storm drain at the entrance door and is recommended an engineering study to determine the cause. Pricing does not include remediation measures.
Engineering Study for Storm Sewer $38,124

Note: Construction costs do not include all project costs
2018 Total Estimated Construction Cost to Correct all Identified Deficiencies $6,336,106