Facility Condition Assessment 2018 Update Report

Stone Mountain Middle

FCA Score 2015: 99.06
FCA Score 2018: 97.11
Change in FCA Score: -1.95

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 Stone Mountain 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: $38,494,217
Estimated Facility Needs 2015: $362,513
Facility Condition Index 2015: 0.94%
(Needs / Replacement x 100)

Estimated Replacement Value 2018: $41,185,165
Estimated Facility Needs 2018: $1,190,553
Facility Condition Index 2018: 2.89%
(Needs / Replacement x 100)

Change in Estimated Replacement Value: +$2,690,948
Change in Estimated Facility Needs: +$828,040
Change in Facility Condition Index: +1.95%
(Needs / Replacement x 100)

A detailed listing of all identified facility deficiencies for the Stone Mountain 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.
Facility Name | Building | Location | Subsystem Code | Subsystem Description | Notes | Correction | Est. Cost
---|---|---|---|---|---|---|---
Stone Mountain Middle | 2006 Building | Stage Exit and Electrical Room | B2030 | Exterior Doors | Missing | Replace door panic device | $5,464
Stone Mountain Middle | 2006 Building | Roof | B2040 | Roof Openings | Inadequate | Roof hatches do not comply with USHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided. | $5,998
Stone Mountain Middle | 2006 Building | Throughout Building | B3020 - Wall Finishes - Paint | Beyond Service Life | From the 2018 desktop update* | The wall paint is beyond service life and should be scheduled for replacement. | $539,754
Stone Mountain Middle | 2006 Building | Offices, Media Center, and Music/Band Room | B3020 | Acoust Finishes - Carpet | Beyond Service Life | The carpet is stained in different locations, showing signs of early failure, and should be replaced. | $42,126
Stone Mountain Middle | 2006 Building | Science Classrooms | B3040 | Other Plumbing Systems - Natural Gas | Inadequate | Fire emergency shutoffs for natural gas are inaccessible or inadequate (locked or in another room) and should be moved to the hallway exit in each room. SPLOST IV project 332-422 is scheduled to provide this work, along with related ADA and fire life safety upgrades. | $40,234
Stone Mountain Middle | 2006 Building | 904A Art Lab | B3040 | Distribution Systems & Exhaust Systems | Inadequate | Kiln exhaust system is inadequate and has insufficient outside air available. Replace with code compliant system with run time delay. | $22,863
Stone Mountain Middle | 2006 Building | Boys and Girls Locker Rooms | B3040 | Distribution Systems & Exhaust Systems | Inadequate | Ventilation and exhaust is inadequate in boys and girls locker rooms and should be replaced. | $15,249
Stone Mountain Middle | 2006 Building | Throughout Building | B3040 | Distribution Systems & Exhaust Systems | Needs Remediation | An engineering study required for multiple locations where there is water (appears condensation) from return air connection side of above ceiling fan coil units in corridors. All locations have water dripping from the same location on fan coil unit and have damaged large areas of lay-in ceiling. Fan coils served by chilled water from cooling tower and heating hot water from boiler. | $30,358
Stone Mountain Middle | Site | Site | G2040 - Track | Site Improvements | Beyond Service Life | From the 2018 desktop update* | The track is beyond service life and should be scheduled for replacement. | $310,798
Stone Mountain Middle | Site | Front ADA Parking | B2010 | Roadways | Inadequate | The accessible route from the front ADA parking spaces to the sidewalk passes behind parked vehicles, on the roadway, and it is preferable that the accessible route does not pass behind parked vehicles. Provide a curb ramp per ADA standards for each access aisle serving the ADA parking spaces. | $4,607
Stone Mountain Middle | Site | Playing Field | B2030 | Pedestrian Paving | Inadequate | Ramp is not ADA compliant; does not have level landings at every 30 feet and handrails/counterrails are not provided. | $27,805
Stone Mountain Middle | Site | Site | G40 - Site Electrical Utilities | G4030 - Site Communications & Security | Beyond Service Life | From the 2018 desktop update* | The site security system is beyond service life and should be scheduled for replacement. | $127,897

*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

$1,190,553

Note: Construction costs do not include all project costs

DCSD Operations

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8/19/2019