Facility Condition Assessment 2018 Update Report

Tucker High

FCA Score 2015: 99.98
FCA Score 2018: 99.89
Change in FCA Score: -0.09

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 Tucker 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.

Estimated Replacement Value 2015: $67,255,417
Estimated Facility Needs 2015: $12,096
Facility Condition Index 2015: 0.02%
\[(\text{Needs} / \text{Replacement} \times 100)\]

Estimated Replacement Value 2018: $71,842,352
Estimated Facility Needs 2018: $78,686
Facility Condition Index 2018: 0.11%
\[(\text{Needs} / \text{Replacement} \times 100)\]

Change in Estimated Replacement Value: +$4,586,935
Change in Estimated Facility Needs: +$66,590
Change in Facility Condition Index: +0.09%
\[(\text{Needs} / \text{Replacement} \times 100)\]

A detailed listing of all identified facility deficiencies for the Tucker 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.
<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>Tucker High</td>
<td>2010 Building/Parking Garage</td>
<td>F-Wing</td>
<td>C1010</td>
<td>Partitions</td>
<td>Inadequate</td>
<td>Expansion joints on wall and flooring are showing signs of settlement and should be repaired. Some floor joints are missing and the VCT is separating or breaking where the missing expansion joint should be and must be preceded.</td>
<td>Repair 8&quot; concrete block wall - 1/3 of walls painted</td>
<td>$13,218</td>
</tr>
<tr>
<td>Tucker High</td>
<td>2010 Building/Parking Garage</td>
<td>Various</td>
<td>C30 - Interio finishes</td>
<td>C3020 - Floor Finishes - Carpet</td>
<td>Beyond Service Life</td>
<td>&quot;From the 2018 desktop update&quot; The carpet is beyond service life and should be scheduled for replacement.</td>
<td>Renew System</td>
<td>$65,468</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 $78,686

Note: Construction costs do not include all project costs