Facility Condition Assessment 2018 Update Report

Woodward Elementary

FCA Score 2015: 72.34
FCA Score 2018: 74.59
Change in FCA Score: +2.25

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 Woodward 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.

<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>$18,455,010</td>
<td>$5,104,120</td>
<td>27.66%</td>
</tr>
<tr>
<td>2018</td>
<td>$19,723,032</td>
<td>$5,012,074</td>
<td>25.41%</td>
</tr>
</tbody>
</table>

Change in Estimated Replacement Value: +$1,268,022
Change in Estimated Facility Needs: -$92,046
Change in Facility Condition Index: -2.25%

A detailed listing of all identified facility deficiencies for the Woodward 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.
The fire alarm system is beyond its expected service life and should be scheduled for replacement.

The plumbing fixtures are beyond their expected service life, in poor condition, and should be replaced.

Clock and PA systems are beyond their expected service life and should be scheduled for replacement.

Inadequate

Needs Remediation

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

Beyond Service Life

Beyond Service Life

Needs Remediation

The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be replaced.

The floor tile covering is beyond its expected service life, cracked, patched and worn, and should be replaced.

The painted wall finishes are beyond their expected service life and should be replaced.

The fire alarm system is beyond its expected service life and should be scheduled for replacement.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The floor tile covering is beyond its expected service life, cracked, patched and worn, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.

The painted wall finishes are beyond their expected service life, damaged, and should be replaced.
### Facility Condition Assessment Identified Facility Deficiencies at Woodward 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>Woodward Elementary</td>
<td>Site</td>
<td>Site</td>
<td>G2020</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>The parking lot is beyond its expected service life, has many repairs and potholes, and should be replaced. SPLOST project 134-422 to resurface parking lots and upgrade ADA compliance.</td>
<td>Renew System</td>
<td>$53,114</td>
</tr>
<tr>
<td>Woodward Elementary</td>
<td>Storage</td>
<td>East Elevation</td>
<td>B2010</td>
<td>Exterior Doors</td>
<td>Beyond Service Life</td>
<td>The original exterior door is aged, rusted, and should be replaced.</td>
<td>Renew System</td>
<td>$466</td>
</tr>
<tr>
<td>Woodward Elementary</td>
<td>Storage</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings</td>
<td>Beyond Service Life</td>
<td>The built-up roof covering is aged, showing signs of failure, and should be replaced. SPLOST project 134-422 to replace roof covering.</td>
<td>Renew System</td>
<td>$2,216</td>
</tr>
</tbody>
</table>

**2018 Total Estimated Construction Cost to Correct all Identified Deficiencies**

$5,012,074

*Note: Construction costs do not include all project costs*

(Deficiencies in Green are new since the 2015 FCA)

(Deficiencies in Red have been corrected since the 2015 FCA)