

State of School Facilities Report



As Presented on February 26,2021

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FOREWORD

This State of Facilities Report was prepared by MGT Consulting Group, LLC (MGT), along with Parsons Environment & Infrastructure Group Inc. (Parsons), for Fulton County Schools (FCS or District) as part of the Facility Condition Assessment and Master Planning Services Project. The purpose of this report is to provide FCS with a summary of the results and findings of the Facility Condition Analysis, including the current and future capital renewal needs and the educational adequacy (also known as suitability) of the facilities in the District's portfolio. This report is intended to serve as a planning tool to assist the FCS Board of Education in making decisions needed to achieve their short- and long-term facility goals. It contains data and exhibits meant to objectively describe the findings and summarize the results of this analysis, using assessment best practices and FCS educational standards. The results and findings are strictly a measure of the data and information obtained during the course of the field work and the application of that information into a standard format used to present the results.

The data contained within this report are estimates as of August 2020. Since the overall conditions of the District's facilities are ever-changing due to many factors, including newly occurring deficiencies, new building construction, repairs, renovations and construction market conditions in general, the software used to develop this report will serve as a tool for maintaining and updating the data to reflect these changes.

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Administrative Building

INTRODUCTION

Since 1997, Fulton County Schools students have benefited from new classrooms and newly renovated facilities funded by FCS' portion of the Special Purpose Local-Option Sales Tax (SPLOST), a financing method for funding capital outlay projects in the State of Georgia. In 2016, Fulton County taxpayers approved the current SPLOST to fund the District's Capital Plan 2022. Capital Plan 2022 consists of new schools, new school replacements, school additions, modifications/renovations of facilities, land acquisition, fleet renewal and expansion, technology improvements, as well as other capital needs. The current SPLOST funding is set to expire on June 30, 2022 and it is anticipated that FCS will seek voter approval sometime in 2021 for a continuation of the SPLOST program.

In the Spring of 2020, FCS contracted with MGT Consulting Group (MGT), a national educational suitability consultant, and Parsons Environment & Infrastructure Group Inc. (Parsons), a national educational facility assessment consultant, to provide comprehensive planning services in preparation for the next capital improvement program. These services consist of facility condition and educational adequacy assessments of existing facilities, facilities master planning, and capital asset planning and management software. The work schedule of both firms was delayed and altered due to the COVID-19 pandemic and corresponding statewide shelter-in-place orders and school closures. As a result, MGT assessors conducted educational suitability assessments in schools when students were absent and Parsons assessors oftentimes interviewed the school principals via teleconferences instead of in-person and at the beginning of the physical surveys.

This report contains the results of the facility condition and educational adequacy assessments performed by Parsons and MGT, respectively, during the period of February through August 2020. The assessment process included visits to 100 facilities or campuses, counting 59 elementary, 18 middle, and 16 high schools, and 7 other centers/non-instructional facilities and encompassing approximately 15,090,813 total gross square feet (GSF). The process involved on-site physical evaluations and interviews with FCS educators, facility administrators, and maintenance personnel. Some newer facilities were assessed by careful review of construction documents and instructional programs. Included in these assessments were the permanent educational and teaching buildings, site and ground features, athletic fields, athletic facilities, and other permanent administrative, maintenance, warehouse, or other ancillary buildings such as storage or equipment buildings. Temporary or portable buildings were not assessed.

The two types of assessments required the use of specially trained personnel and distinctive methods and approaches to the work. For the educational adequacy assessment, MGT interviewed both the instructional leadership at the District level and the local school principals and their designees, then toured the schools to determine how well the educational facilities supported their teaching missions. For the facility condition assessment, Parsons personnel performed a visual, non-destructive inspection and review of existing building data and maintenance history of the buildings and campus grounds. MGT and Parsons incorporated the local knowledge and expertise of the Capital Programs team, and specifically the Capital Planning team, as well as the Maintenance Services Department, to assist in development of the individual facility assessment reports and the findings in this document.

The findings in this report are based on MGT and Parsons' nationally recognized assessment approaches, methods and techniques, and best practices used to evaluate and assess the physical condition and educational suitability of FCS' educational and support facilities. The condition assessment includes estimates of needs for two time periods, the Current Period and the Forecast Period. The Current Period is the assessment year plus two years, 2020 - 2022, showing current and near-term facility deficiencies. The Forecast Period includes the 10 years following the Current Period - 2023-2032 - projecting annual capital renewal needs.

Purpose of the Facility Condition Assessment

The purpose of the facility condition assessment (FCA) is to identify and quantify all deficient conditions in terms of facility deficiencies, capital repair/plant renewal, and plant adaptation (including building and fire/life safety code non-compliance issues) via system-level building and facility inspections. FCS initiated the FCA to:

- Identify and document current facility condition deficiencies.
- Prepare life-cycle analysis of major building systems.
- Recommend corrections for all deficiencies.
- Provide methods of prioritizing corrective action for deficiencies.
- Develop cost estimates for all corrective actions.
- Develop planning and correction project packages for implementation.
- Forecast future facility renewal costs for years 2023-2032.
- Calculate a Facility Condition Index (FCI) score for each facility and additions comprising the facility.
- Incorporate pre-existing FCA data or maintenance records into scope of services where appropriate.
- Document the age of the major building systems and equipment while performing site inspections.

A major need for FCS on this project was to have a software tool that would enable FCS to analyze the condition data of the older, original school building and the newer additions separately, so that the condition of the older building is not masked by newer additions. Parsons fulfilled this need by separating the original building and additions for each school campus in the in the asset tree of the capital asset planning and management software used on this project (i.e., eCOMET®). This enabled the current deficiencies and current replacement values, as well as the facility condition index score, to be visible for each building and addition before they are rolled up to the campus level. By also applying the unique Georgia DOE Facility Number to each campus and the unique Building Code to each building and addition in eCOMET, FCS will also be able to easily update their long range comprehensive facilities plan every five years and participate in the Georgia Capital Outlay Program.

Assessment Objectives

The objectives of this assessment were to determine and report on the general status of each assessed building's current deficiencies conditions based on its components' useful life and to provide recommended funding budgets for FCS' capital renewal expenditures over the Current Period of 2020-2022 and a Forecast Period of 2023-2032 (10 years). The assessment process, software and the resultant database were initiated to enhance FCS' facility planning and management. The assessment achieved the following objectives:

- Collated relevant existing building data, including prior assessments, associated reports on component systems or equipment, or other facility information at FCS facilities and their supporting site infrastructure.
- Updated the facility inventory and assessment of facility conditions, with particular attention to systems which keep students and staff safe, warm, and dry.
- Updated the facilities condition assessment database maintained in Parsons' Condition Management Estimation Technology (eCOMET) software that included a facility condition index (FCI) ranking method.
- Demonstrated and oriented FCS facilities management personnel to access facilities assessment database using the internet web-based software.

The 2020 FCS database has been structured so that any registered FCS staff member can use the software over the internet to query the inventory of facility assets, determine the current deficiency funding needs and plan facility renewal requirements. In the near-term, the database will primarily operate as an objective prioritization and reporting tool to help FCS guide capital renewal and current deficiency funding requests for its facilities. The database will be available to building managers and FCS administrators through a secure internet portal, 24/7. FCS' database users will be able to record existing facility deficiencies and forecast future renewal funding requirements, support the development of facility master plans and provide valuable input to capital planning programs.

Assessment Benefits

The facility condition assessment process provides significant benefits to FCS:

- **Objective Analysis** — FCS building operators and administrators must obtain their funds from at least one, sometimes several levels of funding governance. The assessment software and process are based on experienced construction professionals using cost estimating data from nationally recognized sources combined with the best practices of owner associations such as Building Operators and Managers of America (BOMA), A4LE (formerly CEFPI) and National Association Of College And University Business Officers (NACUBO). The data accurately reports conditions and facility renewal capital reinvestment requirements. The assessment software technology documents improvements through the reduction of facility deficiencies and the application of proactive capital renewal.
- **Procurement savings** — Facility system renewal data provides FCS with statistically derived future funding requirements to proactively plan projects. By grouping deficient conditions into a single contract, FCS will realize economies of scale from the construction markets and reduced internal soft costs.
- **Leveled procurement** — Procurement leveling is the strategic timing of purchases. The database's project definition capability identifies horizontal procurement opportunities (grouping contracts by trade) or bundling deficiencies vertically (grouping contracts by building). Forward procurement of near-term building systems that will expire is another possibility to level out workload and funding needs.
- **Ranked funding needs** — The database reports the relative condition of buildings using a ratio of needed major repairs and capital replacements (Needs) over current replacement value (CRV) to develop the facility condition index (FCI). This ratio index provides a means of ranking campuses and buildings into a potential list of "worst-to-best." The Remaining Service Life Index (RSLI) provides a metric indicating an overview of how much of a facility's overall service life remains and adds another dimension for comparing which facilities need attention the most. These and other database ranking tools provide an objective determination of future funding needed across FCS' entire real estate holdings.
- **Automated budget and schedule tools** — The costs are derived directly from the most current nationally recognized sources, which can be updated each year through subscription. The database users assign priorities to each deficiency to determine its urgency. These features enhance the determination on when repair and renovation work should be scheduled to be done in a multi-year renovation program. Or, priorities are set to determine which projects will be done within limited funding and which projects will be deferred.



Cogburn Woods Elementary School

Purpose of the Educational Suitability Assessment

The purpose of the educational suitability assessment (ESA) is to evaluate each school facility on criteria developed and confirmed in conjunction with FCS staff and administration. The educational needs assessment criteria are to align with the 2020 FCS educational specifications and utilize standards such as sizes and quantities of educational spaces, adjacencies, features, wayfinding issues, site needs and any other factors that will affect the adequacy of the school facility. Each school is to be scored for the educational adequacy of that facility defined by a baseline index. MGT established categories to organize deficiencies and their corresponding priorities. FCS initiated the ESA to:

- Develop an educational suitability assessment guide in conjunction with FCS staff and administration that will define a consistent baseline upon which to assess each instructional and non-instructional space.
- Develop and confirm criteria that will be used to assess adequacy, such as sizes and quantities of educational spaces, features, wayfinding, technology, and site needs.
- Establish categories to organize deficiencies and the corresponding priorities.
- Determine, with input from FCS staff, weight factors that will be used to compare and prioritize relative importance of inadequacies within each facility with other facilities.
- Review each facility's existing documentation, such as inventory drawings, capacities, history of renewal and renovations, etc.
- Visit designated facilities and interview appropriate staff to become familiar with conditions and needs. Communicate any discrepancies on the inventory drawings to FCS staff.
- Numerically rate facilities according to approved criteria and weight factors.
- Define the scope required to correct educational inadequacies and deficiencies.
- Provide construction cost estimate for each improvement in current dollars in a format that can be integrated into the Capital Asset Planning and Management software. Include escalation and soft costs in each estimate for any improvement for years 2023-2032.



Liberty Point Elementary School

DEFINITIONS, ASSUMPTIONS AND BUDGET MODELS

The following terms and definitions are used throughout this report and are included below for clarification. Key database setup options and variables that affect the outcome of prioritization, ranking and costing are identified for review and consideration for further adjustment.

Assessment Level

The 2020 FCA was a comprehensive systems-level general assessment of building systems and their life cycles to meet UNIFORMAT II Level 3 and 4 classifications. The work included on-site physical assessments conducted by architectural, engineering and construction management experts and “desktop” assessments for school campuses that are 10 years old or less. The objective was to verify existing building systems condition and their major system and component deficiencies. Data entry and analysis determined facility deficiency and capital renewal needs.

Database Facility Cost Variables

Database cost variables used in the assessment, such as city cost indexes which are used to estimate facility deficiencies and current replacement value of facilities, additional or soft costs which are costs incurred by an owner above a general contractor’s hard costs, escalation factors which are set to reflect predicted annual per year cost escalation, and others, are described below.

Facility Condition Index (FCI)

The facility condition index (FCI) is a measure widely used in the building industry to represent the physical condition of a facility compared to its replacement value. The term FCI was originally used by the US Navy to aid in prioritizing repair funds. It has been adopted and refined by numerous national facility maintenance, trade and facility administrator associations and is generally used as a means of comparing relative facility conditions. The FCI measures the estimated cost of the current period repair and replacement deficiencies, including recommended modernization improvements and grandfathered code issues, divided by the projected replacement cost of the facility replaced to contemporary construction standards and design best practices. The result of this division is an index, generally expressed as a percentage, which is the FCI. The higher the FCI, the poorer the relative condition of the facility: that is, the more systems that have reached their end of expected life, or “expired,” the higher the repair cost, thus a higher FCI.

$$\text{FCI} = \frac{\text{Repair and Renewal Needs}}{\text{Current Replacement Value}}$$

Although current industry “guidelines¹” published by associations like the college and university organization NACUBO and the International Facility Management Association (IFMA), consider a building with an FCI of 0 to 5% Good; 6 to 10% Fair and 10% and above, Poor, in practice few if any, inventories of publicly-funded facilities ever achieve an overall rating of 10% or below. These FCI guidelines are general guidelines that are under almost constant debate within the building ownership communities because they do not take into account either modernization improvements, or expired systems capital renewal costs; they only address ordinary maintenance items that have been deferred through a normal funding cycle.

Facility Condition Assessment (FCA) Score

The general public is accustomed to the 100-point scale from their school days where scores are usually measured as: 100 to 90 equaled an “A” and 89 to 80 equaled a “B” and so on. MGT routinely grades suitability with the 100-point scale. In keeping with this familiarity with scoring and when working with MGT and suitability scoring, Parsons has adopted the practice of converting the industry standard decimal FCI to an “FCA Score” using the 100-point scale. This

¹ Sean C. Rush (1991). Managing the Facilities Portfolio, National Association of College and University Business Officers (NACUBO)

means that an FCI of 0.10 or 10% equates to a 90 on the 100-point scale. So, for this project we have merged our scoring as described in the following table.

FCA and Adequacy Scoring Scale.

Excellent	> 90
Good	80 - 89
Fair	70 - 79
Poor	60 - 69
Very Poor	< 60

Cost Models

The database incorporates current replacement value (CRV) cost models to assign life cycle costs to the various systems within a building. Cost models are detailed to UNIFORMAT II – Levels 3 and 4 building systems and assigned costs-per-square-foot replacement values. Models are designed to represent a client specific facility that meets local standards and cost trends and are conceptual from a cost estimating point of view and not intended to be “bid quality” (i.e., use contingencies). Replacement costs include all client-identified “soft costs” needed to comply with institutional budgeting requirements for funding projects.

Current Replacement Value (CRV)

The Current Replacement Value represents the hypothetical cost of rebuilding or replacing an existing facility under today’s codes and construction standards, using its current configuration. For example, an existing building that currently does not have a fire sprinkler, but requires one under today’s codes, would include costs for this system as part of its replacement value. It is determined by multiplying the gross area of the facility by a square foot cost developed in that facility’s schedule of values cost model. Replacement cost includes construction costs (“hard” costs) and owner’s additional or “soft” costs for fees, permits, contingencies and other administrative expenses to reflect a total project cost.

Rough Order of Magnitude Repair Budgets

These are the budgeted costs to make partial or full replacement of expired systems, costs for out of cycle repair adjustments and costs for condition, suitability, and sufficiency deficiencies. Because budgeted repair costs typically include budget elements in addition to condition repair costs of a current facility, i.e., modernization upgrade items, area sufficiency items, etc., the total order of magnitude repair costs can exceed the current replacement cost. Order of magnitude repair costs are budget numbers, not actual project costs. The facility condition assessment data should not be considered specific scope of work descriptions for individual buildings; rather it is a repair-program budgeting tool that offers reference data for the repair planning process.

Within a construction project program, substantial cost differences may be recognized from the estimated cost figures provided in the database, depending on the method of repair procurement, the construction market at the time and the actual scope of work anticipated. Detailed engineering studies may also be required to fully determine costs associated with individual component failures that were beyond the scope of the assessment.

The scope of the assessment findings and the figures contained in the database do not include additional renovation costs and mark-ups that may be recommended as part of the project analysis or within the business units’ proposed comprehensive repair program, of which the facility assessment is one input component. The assessment also does not include information regarding the affordability of any potential repairs or replacements, nor does it prioritize the business units’ objectives that will become a major component of any facility repair plan.

Additional Costs – Soft Costs

Additional costs or “soft” costs are “non-bricks-and-mortar” expenses that are necessary to accomplish the corrective work. They are not directly attributable to the deficient system’s direct trade construction cost, and are not included in a general contractor estimate or bid number, often referred to as “hard cost”. Soft costs vary by owner budgeting rules but typically include architect and contractor fees, contingencies and other owner incurred costs necessary to fully develop and build a facility.

Life Cycles

The life-cycle durations for building systems is the key factor that allows the assessment process to predict when a system will reach the end of its expected useful life, its so-called “expiration date,” and should be budgeted for “capital renewal” or simply replacement. The process started by Parsons comparing expected life cycles of the assessed building and site systems using BOMA and the material and equipment manufacturers’ suggested life cycles, and FCS’ historical records. BOMA standards are a nationally recognized source of life cycle data (based on its member’s historical data) for various components and/or systems associated with facilities. The final values were ultimately set by FCS to reflect its local experience and desired objectives for renewal planning.

Renewal Factors

Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include the effort of removing and disposing of the old roof, a cost not associated with new construction. Typical renewal premiums assigned to account for demolition and other replacement preparation costs are about 10% of the system or component raw budget cost; however, each system or subsystem may have a different premium applied to it.

System Generated Deficiencies

The database software automatically develops system deficiencies based on system life cycles using the systems’ installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, harsh environmental conditions, acts of god or force majeure, material defects, poor design applications and other factors that may shorten the life of a material or system.

Building Systems

The database incorporates UNIFORMAT II to organize building data into replacement cost models. UNIFORMAT II was originally developed by the General Services Administration and the American Institute of Architects in 1972 to delineate building costs by systems rather than by materials. UNIFORMAT II was formalized in an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their Master Format/MasterSpec system. The database cost models include Levels 3 and 4 UNIFORMAT II systems.

Critical Building Systems

Critical building systems include heating, ventilation and air conditioning (HVAC), roofing, fire alarm, and data communications. These systems, which keep students and staff safe, warm, and dry, have been given priority when evaluated as deficient by the assessment team. Highly considered during the evaluation is the fact that the District constructed a large number of schools between 1997 and 2005. The critical systems associated with these schools have exceeded or will exceed their expected lifecycle during the Current (2020-22) and Mid-program (2023-25) Periods. Also important is the fact that HVAC and communication demands, along with technology, have changed dramatically in the past 20 years and upgrades are also warranted.

Reference Organizations

Several organizations are referenced throughout the document and include:

Acronym	Organization
ASTM	ASTM INTERNATIONAL: International standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	BUILDING OWNERS AND MANAGERS ASSOCIATION: National organization of public and private facilities focused on building management tools and maintenance techniques. eCOMET reference: building and component system effective economic life expectancies.
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE: Primary national organization specializing in construction materials data and data location in construction documents. eCOMET reference: UNIFORMAT II materials classification.
NIST	NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY: Agency in the US federal technology administration that makes measurements and sets standards as needed by industry or government programs.
A4LE	ASSOCIATION FOR LEARNING ENVIRONMENTS (formerly called COUNCIL OF EDUCATIONAL FACILITY PLANNERS INTERNATIONAL OR CEFPI) : Worldwide professional 501 (c)(3) non-profit association whose mission is improving the places where children learn.
NACUBO	NATIONAL ASSOCIATION OF COLLEGE AND UNIVERSITY BUSINESS OFFICERS: Non-profit organization focusing on higher education facilities management best practices.
NCES	NATIONAL CENTER FOR EDUCATIONAL STATISTICS: Non-profit organization focusing on public education facilities and management best practices.

Assessment Interpretation

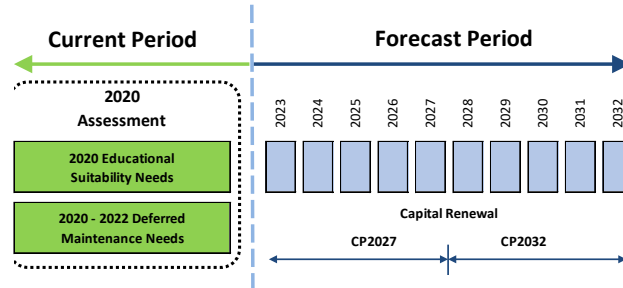
The assessment and eCOMET database provide a foundation for continued assessment and evaluation—works in progress that will change as the FCS design and construction guidelines, facility programmatic requirements, and construction best practices evolve.

It is important to understand that an assessment is a snapshot of conditions found at a building on the day it is inspected. Building conditions change subtly over time. For example, the day after an inspection is conducted, a building system or component may break or be repaired; that break, or repair will not be reflected in the assessment findings. Schools removed from service after a scheduled field assessment will not be represented accurately. Schools under construction during the field assessment process were evaluated using construction documents in order to enter them into the database to begin system aging. For these and other reasons, the assessment and eCOMET database should be viewed as ever-changing tools. In addition, there are other important considerations in the interpretation of the assessment report data and findings:

1. Capital Renewal Schedules or Projections: This report and the eCOMET database include facility deficiency needs noted as current deficiency needs, and the condition capital renewal needs for the Current Period

(2020-2022), and a ten-year Forecast Period (2023-2032). The Forecast Period provides for advance notification to aid in the prioritization of capital outlays in time to complete funding, design, and construction cycles prior to the theoretical end of useful life of a facility system or element.

This ten-year capital renewal window helps to mitigate future spikes in funding needs for expiring systems by reporting facility system renewal needs well in advance of the current year.



2. Critical building improvements: The assessment identified critical system deficiencies for the Current Period (2020-22), as well as the Mid-program Period (2023-25). Critical systems include heating, ventilation and air conditioning (HVAC), roofing, fire alarm, and data communications. These systems, which keep students and staff safe, warm, and dry, are a high priority for the District.
3. Repair estimates: The order-of-magnitude² estimates in this report are order-of-magnitude repair estimates for partial or full replacement of expired systems or elements, out-of-cycle repairs, and suitability modifications. The total of these estimates may exceed a facility's Current Replacement Value due to renewal factors – an indicator that it may be more economical to replace a facility than to repair it.
4. Project costs: Order-of-magnitude repair estimates may not reflect overall project costs. The assessment data is a first-step budgeting tool that provides reference data for subsequent repair planning, scoping, and pricing considerations. In actual project pricing there may be related or peripheral systems or elements that could be packaged efficiently with the needed repairs.
5. Project procurement costs: Substantial cost differences from the estimates provided in the assessment can result from the selected type of contract procurement, the construction market at the time and place of repair, and the actual scope of work being procured.
6. Project prioritization: The assessment uses benchmarking indices and scoring to establish a hierarchy of facility needs as a guide for FCS in its determination of financial priority assistance. Priorities do not reflect the affordability of needed repairs within a district, nor do they reconcile facility needs to a district's master plan priorities or educational program objectives.

² Order of Magnitude is a rough approximation, made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.

FACILITY CONDITION ASSESSMENT APPROACH

FCS Database Development and Analysis

The Parsons assessment team completed the following tasks to develop the database for the assignment:

Task 1 – Project Mobilization

To start the facility condition assessment (FCA), MGT and Parsons met with FCS personnel for a kick-off meeting on February 12, 2020 to gain a mutual understanding of the project goals and objectives, review the project scope of work and schedule, and establish lines of communication. During and immediately following that meeting, the following actions were taken:

- Collected existing facility information, such as floor plans, details on completed and ongoing capital improvement (SPLOST) projects, maintenance histories, analytical studies and reports, and actual construction costs, for incorporation into the assessment.
- Configured the eCOMET database to support the FCA and begin hosting FCS' data on Parsons' infrastructure.
- Established project planning documents, including the project safety plan with COVID-19 prevention procedures.
- Prepared a project description handout for FCS principals to explain project methodology and schedule.
- Prepared and distributed facility condition questionnaires and weekly assessment schedules to school principals.

Task 2 – Review of Existing Documentation

In preparation for the onsite physical surveys, Parsons facility assessors reviewed the FCS-supplied facility information and uploaded it to the eCOMET database for reference and incorporation. During this time, the assessors also made necessary updates to the campuses, buildings, and cost models in eCOMET based on the information received.

Task 3A – Physical Survey

The Parsons team of specially-trained architectural, engineering and construction professionals then conducted a pilot assessment at three school facilities on March 4–5, 2020, and produced preliminary FCA reports of the pilot schools, then submitted those to FCS for review and comments. After reviewing the pilot FCA reports, some adjustments were made to data collection, cost estimating, and reporting methods and information. Once mutual agreement on the information adjustments was achieved, the Parsons team performed condition assessments at the remaining facilities.

Beginning March 16, 2020 through May 22, 2020, Parsons conducted condition assessments at the remaining facilities in accordance with the previously coordinated weekly assessment schedules. The process used by Parsons to perform the condition assessments at the facilities was as follows:

- Interview facilities management and operations personnel to learn what the people maintaining the schools know, such as additions and upgrades completed since the 2015 FCA, planned or on-going projects, and any known problems with the various building and site systems, such as foundations, mechanical, electrical and plumbing equipment, and floor, wall and ceiling finishes.
- Conduct in-briefing at each school campus with the principal and head custodian prior to inspections. Review completed questionnaires and existing data, and discuss concerns, corrective actions employed and their effectiveness. These interviews oftentimes occurred before or after the physical survey and via teleconference due to the statewide, shelter-in-place order associated with COVID-19.
- Conduct a visual, non-destructive inspection of the specified buildings and sites, and associated systems (e.g., roofs, windows, doors, roadways, and parking lots). When concealed or buried building or site systems were encountered, use drawings and staff interviews to determine a system's age, quantity, and condition.
 - Identify and document current visible and discernible facility condition deficiencies, including ADA non-compliance and building and life safety code violations.
 - Prioritize and categorize deficiencies and reevaluate priorities and categories for remaining 2015 FCA deficiencies as necessary.
 - Provide an assessment of the remaining service lifespan of building and site systems for renewal forecasting.

- Provided digital photographs of each building to record its general condition and the visual condition of any found deficiency. Photographs were included in the final FCA reports and linked to the database records.

Task 3B – “Desktop” Assessments

Facilities that are 10 years old or less were assessed via desktop assessment in lieu of a full site walk, since most building systems would not have been replaced in 10 years (See Appendix A for list of schools receiving a desktop survey). Asset databases were created in eCOMET via review of construction documents, completed condition questionnaires, and maintenance records; spot checks and photographs of the noted concerns at the school facilities; and teleconferences with the school principals and FCS capital planning and maintenance staff.

Task 4 –Data Management System

Following each week in the field, Parsons facility assessors entered the collected data into the eCOMET database, including notes and photographs of the buildings, sites, and associated systems.

- Updated/developed system-based cost models for each building and the site using the UNIFORMAT II classification system and cost estimating guides from nationally recognized sources, which are integral to the eCOMET software.
- Developed one or more means of mitigation (a required corrective action and corresponding budget estimate) for new deficiencies and re-evaluate mitigation measures for remaining 2015 FCA deficiencies as necessary.
- Updated/developed a current replacement value (CRV) and a Facility Condition Index (FCI) for each building and site assessed to quantify the deficiencies.
- Analyzed and modeled the rates of degradation for each building and the site and identified the required reinvestment rate on an annual basis to replace systems as they age beyond their expected service life.
- Performed quality control on the condition assessment data for accuracy and completeness.

Task 5 – Data Analysis and Reports

During the data analysis and report preparation phase, between June 26, 2020 and August 28, 2020, a draft FCA report for each campus was generated using eCOMET and submitted to the FCS Capital Planning and Maintenance Departments and to the school principals for review and input. In addition, Parsons and MGT, together with members of the FCS Capital Planning team, reviewed the assessment findings with various departments (e.g., Facilities, Transportation, and IT) via small group meetings. Input received from all of these FCS parties was incorporated into the eCOMET database and FCA reports which support the findings and recommendations in this State of Facilities Report.



Sandy Springs Middle School

FINDINGS SUMMARY – CONDITION ASSESSMENT

Fulton County Schools, like most of America’s large urban school districts, is coping with aging facilities³, increasing or decreasing numbers of students in its school clusters, and changing educational programs. Some are experiencing growth in all or some of their schools due to new student in-flow and demographic migration from one area to another. New technologies and initiatives that envision the evolving relationship between school facilities and student performance and behavior are profoundly impacting school facilities and curriculums. Addressing condition needs is critical to meeting the objectives of the FCS strategic plan.

Current and Forecast Needs

Each instructional and support facility was assessed by Parsons for physical condition, major repair and maintenance, and capital renewal needs. The instructional facilities (schools) were assessed by MGT for compliance with the educational specifications in support of the instructional programs. See the separate section later in this report on the educational adequacy findings. The condition data was captured in Parsons’ Condition Management Estimation Technology (eCOMET) software that facilitates data recording, analysis, future capital renewal expenditure projections, and reporting. Each facility received a facility condition report detailing the current deficiencies and capital renewal needs and a baseline inventory of selected building systems. The following table summarizes cost estimates for the Current Period (2020-2022) facility needs.

Note that costs are included in this report for SPLOST V projects that are not yet under construction.

CURRENT PERIOD (2020-22) NEEDS BY FACILITY TYPE

Facility Name	Gross Area (S.F.)	Current Replacement Value	Current Needs 2020-2022	FCI %	FCA Score
Fulton County Schools	15,099,813	\$3,147,261,418	\$395,563,717	12.57	87.43
Elementary Schools	6,675,955	\$1,444,027,203	\$191,457,373	13.26	86.74
Middle Schools	3,107,802	\$610,770,221	\$102,682,861	16.81	83.19
High Schools	4,876,432	\$1,010,323,900	\$89,601,508	8.87	91.13
Other Centers/Non-Instructional	439,624	\$82,140,094	\$11,821,975	14.39	85.61

³ A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

The 2020-2022 current needs are combined with the forecasted life cycle needs through 2032 to create the Total Current and Forecast Period needs. The results are shown in the table below.

FORECAST PERIOD (2020-32) NEEDS BY FACILITY TYPE

Facility Name	Current Replacement Value	Current Needs 2020-2022	Life Cycle 2023-2027	Sub-Total 2020-2027	Life Cycle 2028-2032	Total 2020-2032
Fulton County Schools	\$3,147,261,418	\$395,563,717	\$414,045,571	\$809,609,288	\$572,845,765	\$1,382,455,053
Elementary Schools	\$1,444,027,203	\$191,457,373	\$164,281,203	\$355,738,576	\$235,116,340	\$590,854,916
Middle Schools	\$610,770,221	\$102,682,861	\$107,727,650	\$210,410,511	\$96,264,120	\$306,674,631
High Schools	\$1,010,323,900	\$89,601,508	\$134,370,206	\$223,971,714	\$234,586,574	\$458,558,288
Other Centers/Non-Instructional	\$82,140,094	\$11,821,975	\$7,666,512	\$19,488,487	\$6,878,731	\$26,367,218

Refer to Appendix B: Campus Condition Summary for tables showing current needs 2020-2022, replacement value, facility condition index, life cycle 2023-2027 (5 year), life cycle 2028-2032 (6-10 year) and life cycle 2023-2032 (10 year) a total of all life cycle costs for each campus.

Also refer to Appendix C: Building Condition Summary for tables containing condition information for the specific buildings located on the FCS campuses. These values are totaled at the campus level for the tables and data presented in this report. Note the totals for building condition summary do not include site deficiencies and will differ from campus condition summary.



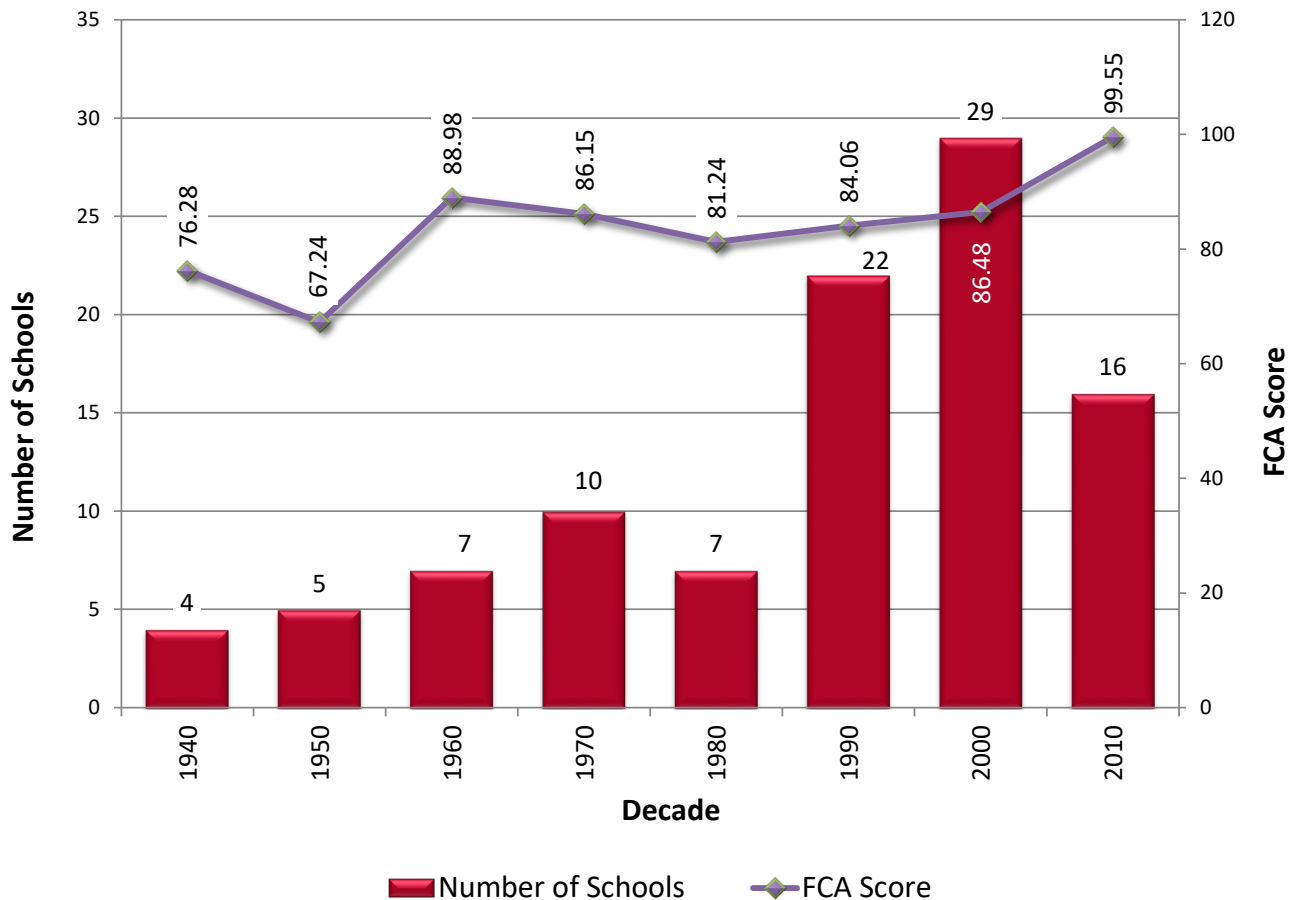
Manning Oaks Elementary School

Facility Age

The following table shows the distribution of FCS facility ages.

School Characteristics	Fulton County Schools
Average Age	28
Median Date Built	1997
Built 1977 or before	24%
Built between 1978 and 1997	27%
Built between 1998 and 2007	29%
Built 2008 or later	20%

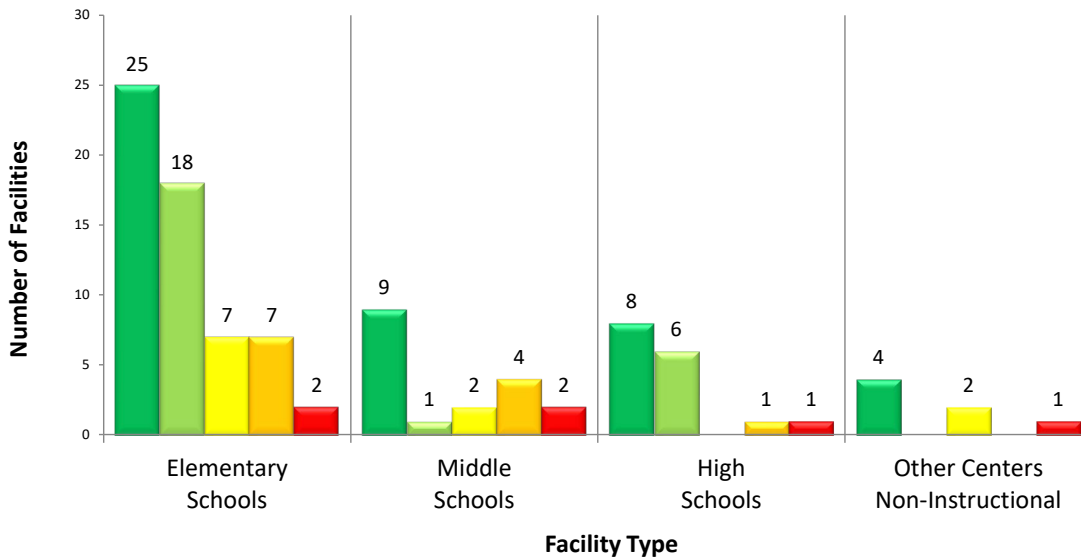
The following chart illustrates the number of facilities built per decade and the calculated FCA Score per decade.



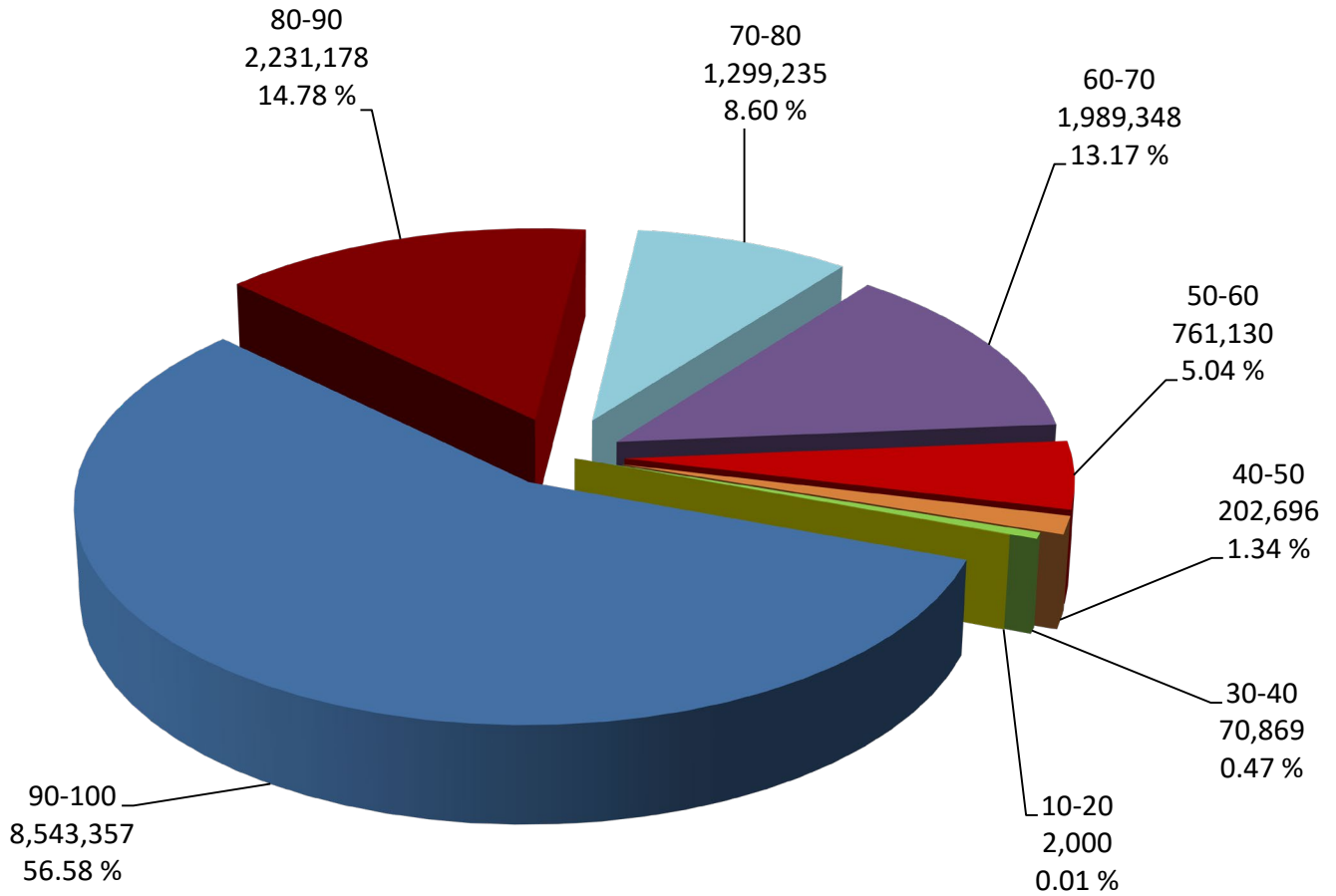
Facility Condition

The 100 school and non-school facilities and their associated buildings and grounds are in overall “Good” condition with a combined district-wide facility condition index (FCI) of 12.57% and FCA score of 87.43. The following table summarizes by category of use the overall FCI for each category and shows the rating of Excellent (green), Good (light green), Fair (yellow), Poor (orange) and Very Poor (red).

Facility Name	FCI %	FCA Score	Count	Gross Area	Excellent FCA Score > 90		Good FCA Score 80-89		Fair FCA Score 70-79		Poor FCA Score 60-69		Very Poor FCA Score < 60	
					Count	Gross Area	Count	Gross Area	Count	Gross Area	Count	Gross Area	Count	Gross Area
Fulton County Schools	12.57	87.43	100	15,099,813	46	7,505,437	25	4,001,512	11	1,249,168	12	1,721,476	6	622,220
Elementary Schools	13.26	86.74	59	6,675,955	25	2,985,345	18	1,994,059	7	778,858	7	730,221	2	187,472
Middle Schools	16.81	83.19	18	3,107,802	9	1,653,846	1	173,375	2	316,046	4	665,342	2	299,193
High Schools	8.87	91.13	16	4,876,432	8	2,621,236	6	1,834,078			1	325,913	1	95,205
Other Centers /Non-Instructional	14.39	85.61	7	439,624	4	245,010			2	154,264			1	40,350



The following chart illustrates FCA Score per Gross Square Foot (GSF)



Current Deficiencies by UNIFORMAT Classification for Building Elements

General or ordinary maintenance of the facilities is good. However, aging is relentless. The facility deficiencies in the form of expired building systems and unfunded capital repairs represent 2020-2022 budgeted deficiency⁴ needs of about \$395,563,717. Data is organized by UNIFORMAT II classifications.

Systems	Current Needs 2020-2022	Life Cycle 2023-2027	Life Cycle 2028-2032	Total Current and Forecast Needs 2020-2032
Fulton County Schools	\$395,563,717	\$414,045,571	\$572,845,765	\$1,382,455,053
Foundations	\$172,042			\$172,042
Standard Foundations	\$35,740			\$35,740
Slab on Grade	\$136,302			\$136,302
Superstructure	\$31,822			\$31,822
Floor Construction	\$28,248			\$28,248
Roof Construction	\$3,574			\$3,574
Exterior Enclosure	\$23,429,710	\$24,452,055	\$38,390,953	\$86,272,718
Exterior Walls	\$143,301			\$143,301
Exterior Windows	\$20,205,919	\$21,388,940	\$34,376,641	\$75,971,500
Exterior Doors	\$3,080,490	\$3,063,115	\$4,014,312	\$10,157,917
Roofing (Critical Building Systems)	\$31,710,719	\$21,032,353	\$26,754,710	\$79,497,782
Roof Coverings	\$31,322,493	\$20,577,858	\$25,846,129	\$77,746,480
Roof Openings	\$388,226	\$454,495	\$908,581	\$1,751,302
Interior Construction	\$18,662,150	\$13,440,818	\$16,741,797	\$48,844,765
Partitions	\$231,850			\$231,850
Interior Doors	\$6,576,059	\$5,529,248	\$7,604,522	\$19,709,829
Fittings	\$11,854,241	\$7,911,570	\$9,137,275	\$28,903,086
Stairs	\$54,880		\$5,157	\$60,037
Stair Construction	\$54,880		\$5,157	\$60,037
Interior Finishes	\$55,969,325	\$64,797,111	\$75,173,900	\$195,940,336
Wall Finishes	\$3,128,457	\$17,845,491	\$12,762,689	\$33,736,637
Floor Finishes	\$26,054,718	\$26,692,577	\$32,563,152	\$85,310,447
Ceiling Finishes	\$26,786,150	\$20,259,043	\$29,848,059	\$76,893,252
Conveying	\$430,375	\$1,685,770	\$71,014	\$2,187,159
Elevators and Lifts	\$430,375	\$1,685,770		\$2,116,145
Other Conveying Systems	\$0		\$71,014	\$71,014
Plumbing	\$51,021,539	\$50,789,306	\$71,584,014	\$173,394,859
Plumbing Fixtures	\$41,909,470	\$31,146,115	\$51,871,790	\$124,927,375
Domestic Water Distribution	\$2,201,460	\$5,323,508	\$4,635,480	\$12,160,448
Sanitary Waste	\$5,361,325	\$12,046,441	\$12,180,997	\$29,588,763
Rainwater Drainage	\$1,496,386	\$2,089,744	\$2,895,747	\$6,481,877
Natural Gas	\$52,898	\$183,498		\$236,396
HVAC (Critical Building Systems)	\$92,932,880	\$83,078,582	\$127,204,884	\$303,216,346
Energy Supply	\$477,304	\$3,153,811	\$4,260,999	\$7,892,114
Heat Generating Systems	\$13,198,712	\$9,419,891	\$14,682,428	\$37,301,031
Cooling Generating Systems	\$25,358,928	\$23,650,244	\$27,560,279	\$76,569,451
Distribution Systems	\$4,261,429	\$4,000,167	\$20,719,954	\$28,981,550

⁴ A deficiency is the state of being damaged, missing, inadequate or insufficient for an intended purpose.

Systems	Current Needs 2020-2022	Life Cycle 2023-2027	Life Cycle 2028-2032	Total Current and Forecast Needs 2020-2032
Terminal & Package Units	\$36,712,062	\$32,843,742	\$43,744,397	\$113,300,201
Controls & Instrumentation	\$12,873,637	\$9,752,311	\$16,236,827	\$38,862,775
Other HVAC Systems/Equip	\$50,808	\$258,416		\$309,224
Fire Protection	\$2,930,792	\$11,254,493	\$18,587,039	\$32,772,324
Sprinklers	\$715,939	\$9,120,033	\$15,934,947	\$25,770,919
Standpipes	\$0	\$702,925	\$1,089,457	\$1,792,382
Other Fire Protection Systems	\$2,214,853	\$1,431,535	\$1,562,635	\$5,209,023
Electrical	\$32,369,611	\$47,998,142	\$88,674,666	\$169,042,419
Electrical Service/Distribution	\$2,040,860	\$4,632,072	\$5,354,425	\$12,027,357
Lighting and Branch Wiring	\$14,387,581	\$33,330,444	\$63,193,677	\$110,911,702
Communications and Security <i>(Critical Building Systems)</i>	\$10,200,945	\$9,776,563	\$14,803,723	\$34,781,231
Other Electrical Systems	\$5,740,225	\$259,063	\$5,322,841	\$11,322,129
Equipment	\$16,399,423	\$24,827,210	\$33,919,371	\$75,146,004
Institutional Equipment	\$6,843,124	\$11,692,712	\$12,415,703	\$30,951,539
Vehicular Equipment	\$254,569	\$607,868		\$862,437
Other Equipment	\$9,301,730	\$12,526,630	\$21,503,668	\$43,332,028
Furnishings	\$31,700,142	\$17,590,214	\$23,913,680	\$73,204,036
Fixed Furnishings	\$31,700,142	\$17,590,214	\$23,913,680	\$73,204,036
Special Construction	\$74,426		\$70,102	\$144,528
Special Structures	\$74,426		\$70,102	\$144,528
Site Improvements	\$23,846,973	\$47,551,553	\$46,343,414	\$117,741,940
Roadways	\$1,981,983	\$1,010,147	\$983,814	\$3,975,944
Parking Lots	\$9,943,970	\$5,948,313	\$5,514,223	\$21,406,506
Pedestrian Paving	\$2,288,587	\$895,942	\$1,084,043	\$4,268,572
Site Development	\$9,420,848	\$35,342,958	\$34,688,691	\$79,452,497
Landscaping	\$211,585	\$4,354,193	\$4,072,643	\$8,638,421
Site Mechanical Utilities	\$11,150,711	\$3,798,439	\$2,822,484	\$17,771,634
Water Supply	\$2,446,990	\$761,708	\$427,830	\$3,636,528
Sanitary Sewer	\$1,080,602	\$316,403	\$177,713	\$1,574,718
Storm Sewer	\$7,317,767	\$2,346,677	\$1,099,195	\$10,763,639
Fuel Distribution	\$305,352	\$373,651	\$1,117,746	\$1,796,749
Site Electrical Utilities	\$2,676,236	\$1,749,525	\$2,588,580	\$7,014,341
Electrical Distribution	\$225,325	\$163,358	\$94,939	\$483,622
Site Lighting	\$2,450,911	\$1,586,167	\$2,380,859	\$6,417,937
Other Site Electrical Utilities			\$112,782	\$112,782

Prioritization of Needs

As a result of conducting the facility condition assessment, the Current Needs were recorded by their priority, or urgency of need for repair as judged by the assessor. Priority 1 and 2 deficiencies have created, or will soon create, conditions that are potential safety hazards, are in extreme or accelerated deterioration, or are failing and may cause interrupted operations. Examples of these deficiencies include severely damaged or failing roof systems, branch wiring systems, cooling/heating distribution systems, structural supports, building exteriors, and fire alarm systems. The majority of the remaining current needed repairs that are not yet critical (Priority 3) require attention to avoid eventual deterioration, operational downtime, or eventual collateral damage if not addressed. Priority 4 are recommended improvements and Priority 5 issues are so-called “grandfathered” building code issues and repairs that would be triggered by a renovation project. The value of the current facility deficiencies is prioritized and summarized below.

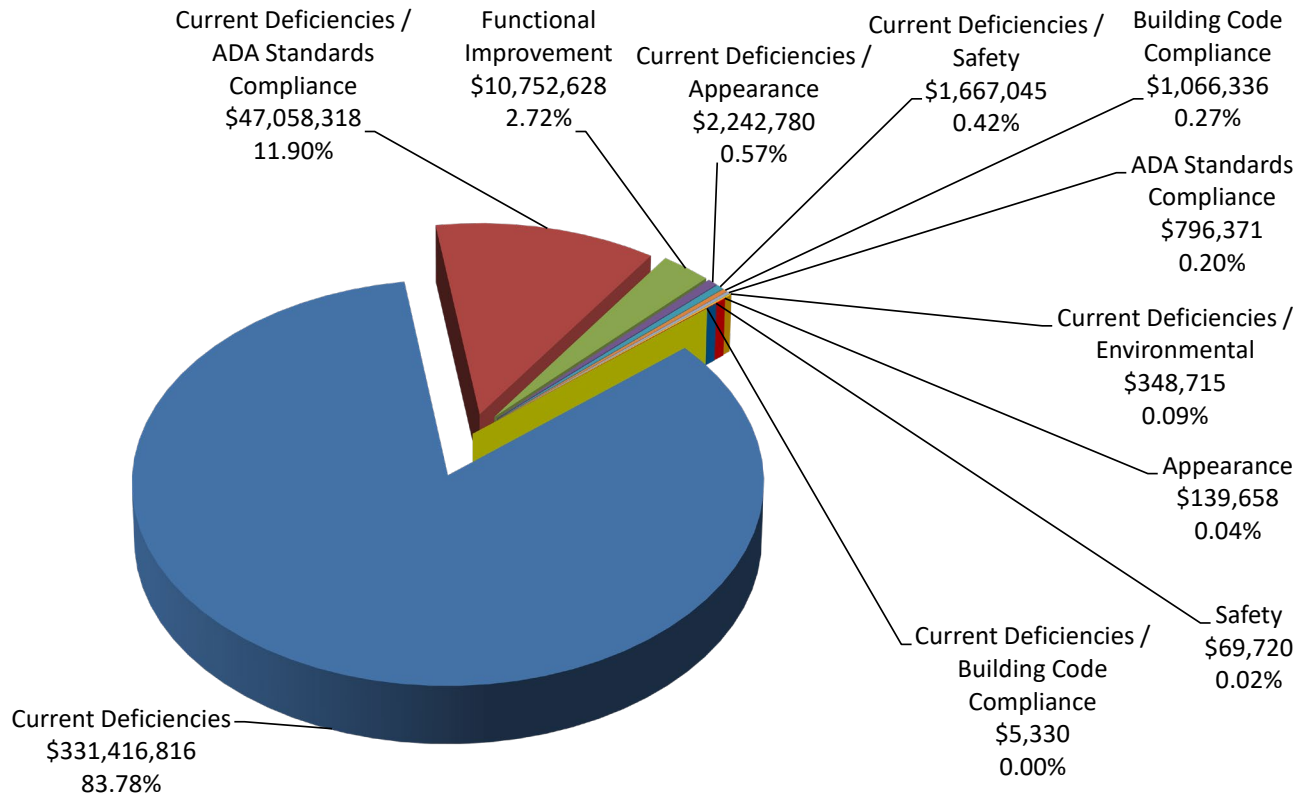
Current Deficiencies (2020 - 2022)	Priority for Repair
\$395,563,717	Totals
\$383,654	Priority 1 – Currently Critical. Items under this classification require attention to (a) return a facility to normal operation (they affect the facility’s ability to remain open), (b) address nonfunctional systems, and (c) address a safety hazard.
\$7,555,442	Priority 2 – Potentially Critical. Items under this classification require attention to prevent a deficiency from becoming critical. Situations include the following: (a) intermittent interruptions to normal operation, (b) rapid deterioration of distressed systems, and (c) addressing a safety hazard.
\$379,929,959	Priority 3 – Necessary/Not Yet Critical. Items under this classification require attention and planning to prevent future predictable deterioration or future interruptions to normal operations or items that may result in higher costs if deferred. This timeframe assumes a normal CIP funding process and timeline, as well as reasonable risk of failure.
\$6,978,722	Priority 4 – Recommended. Items under this classification are not required for normal function and operation of the facility but would improve efficiency and functionality of the facility or reduce long-term maintenance.
\$715,940	Priority 5 – Does Not Meet Current Codes/Standards - “Grandfathered.” Items under this classification do not conform to existing codes but are “grandfathered” in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.

Categorization of Needs

Category - Deficiencies recorded in 2020 were broadly grouped by category, or type of deficiency. As expected, current facility deficiencies, also known as backlog renewal, represents the majority type of the deficiencies.

Current Deficiencies (2020 - 2022)	Category
\$395,563,717	Totals
\$331,416,816	Current Deficiencies - Includes current needed repairs or replacements that have been deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
\$47,058,318	Current Deficiencies / ADA Standards Compliance - Includes current facility deficiencies that are also non-compliant with accessibility standards and guidelines.
\$10,752,628	Functional Improvement - Includes items that are not considered current facility deficiencies, but the client wishes to replace with better performing products/models such as roofs, electrical systems, HVAC systems, or lighting.
\$2,242,780	Current Deficiencies / Appearance - Includes current facility deficiencies that have also been identified as having a negative impact on appearance, for example, badly stained, soiled, warped, abused, vandalized, or otherwise unsightly conditions.
\$1,667,045	Current Deficiencies / Safety - Includes current facility deficiencies that have also been identified as potentially causing unsafe conditions. Deficiencies categorized as such are typically assigned a high priority.
\$1,066,336	Building Code Compliance - Includes items that are not considered current facility deficiencies but are identified as nonconforming to current editions of building codes, for example, the International Building Code, International Fire Code, and International Plumbing Code. These items may have been in conformance when constructed but are not now and would have to conform when repair/renovation projects are undertaken.
\$796,371	ADA Standards Compliance - Includes items that are not considered current facility deficiencies but are not compliant with accessibility standards and guidelines (Americans with Disabilities Act and Georgia Accessibility Code).
\$348,715	Current Deficiencies / Environmental - Includes current facility deficiencies that have also been identified as potential environmental health risks. This includes repair and/or replacement of items containing potentially hazardous materials such as asbestos, lead paint, radon, mold and other volatile organic materials. It also includes indoor air quality and water quality concerns, which are typically assigned a high priority.
\$139,658	Appearance - Includes items that are not considered current facility deficiencies, but that have been identified as badly stained, soiled, warped, abused, vandalized, or otherwise unsightly.
\$69,720	Safety - Includes items that have been identified as potentially causing unsafe conditions. Deficiencies categorized as such are typically assigned a high priority.
\$5,330	Current Deficiencies / Building Code Compliance - Includes current facility deficiencies that are also non-compliant with building codes. These items may have been in conformance when constructed but are not now and would have to conform when repair/renovation projects are undertaken.

The following chart illustrates 2020 facility condition needs by deficiency category.



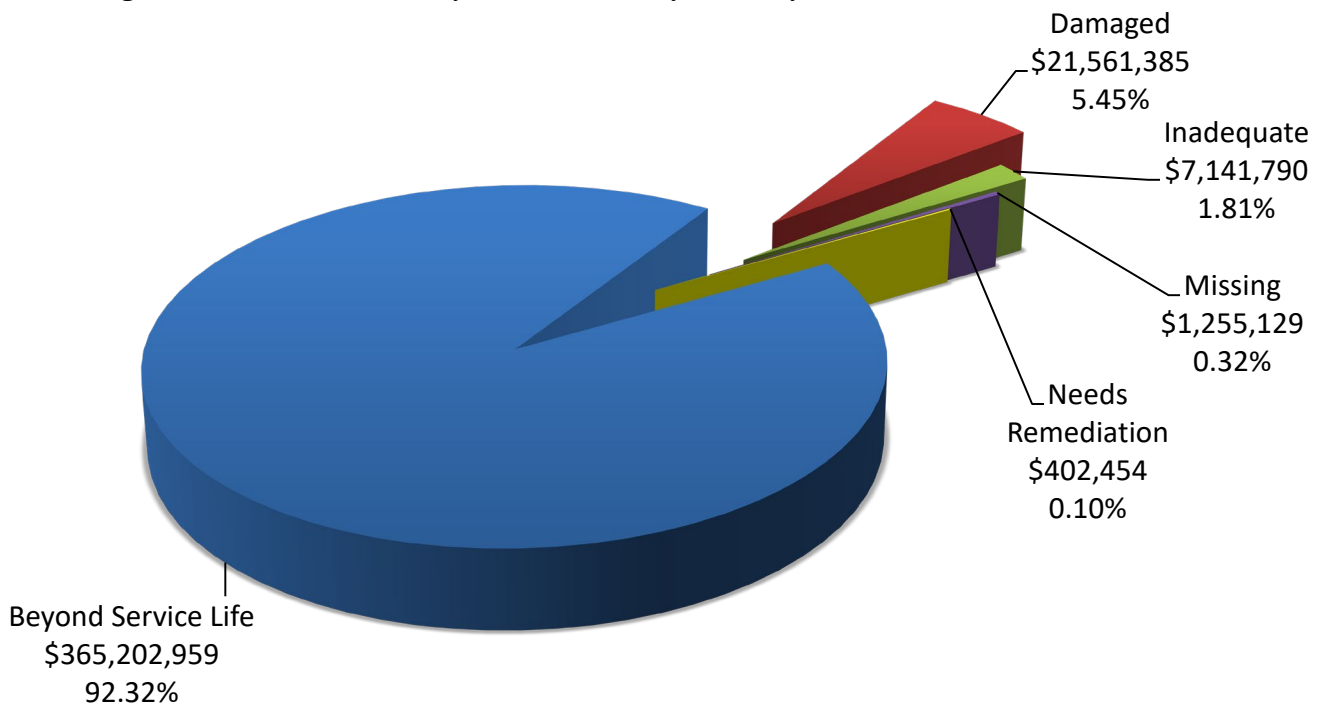
Northview High School

Distress of Needs

Distress – Deficiencies were identified by their possible root cause. In the 2020 assessment the predominant root cause found was system age, i.e., a system that is beyond its expected service life.

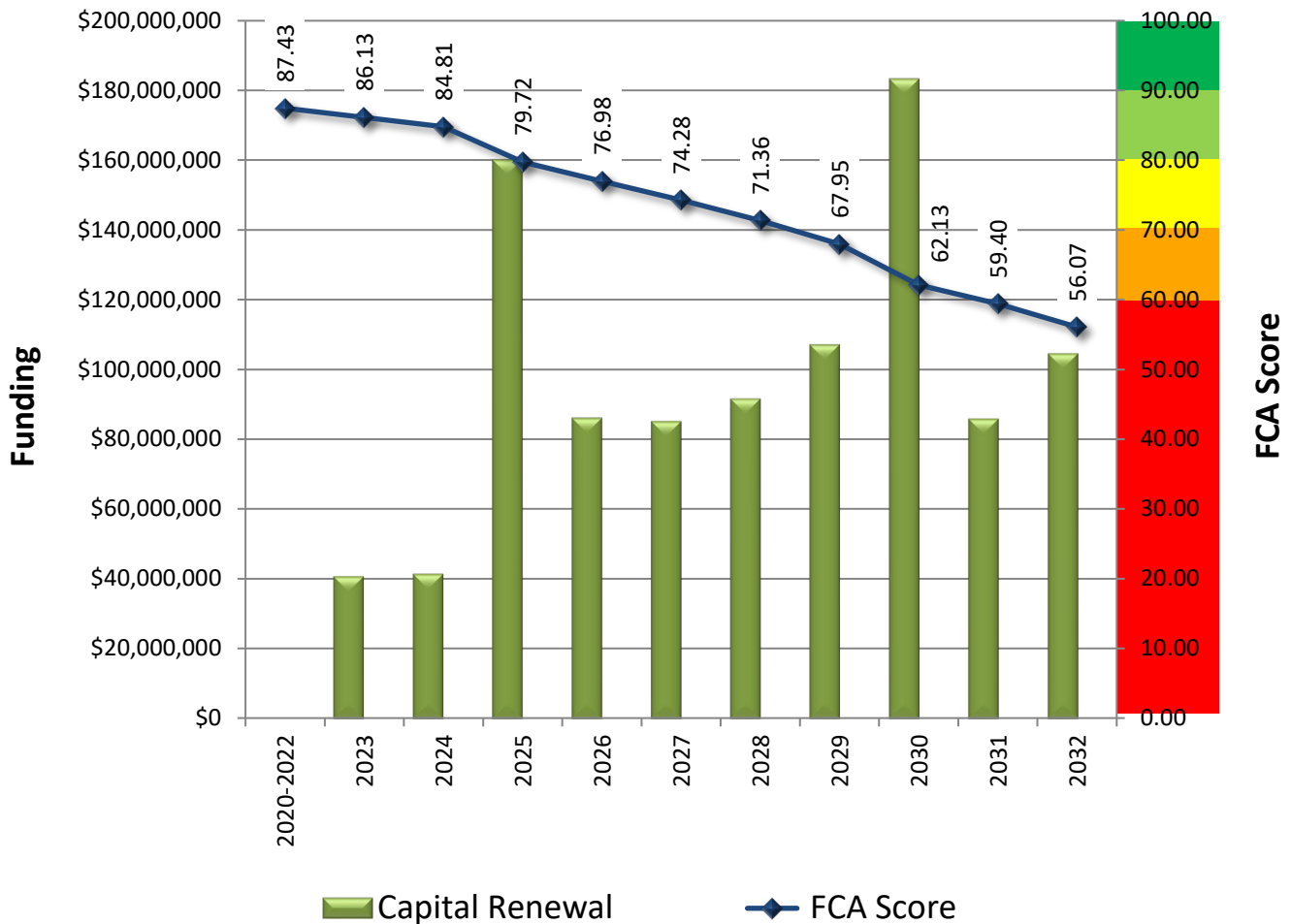
Current Deficiencies (2020 -2022)	Distress
\$395,563,717	Totals
\$365,202,959	Operational, but Beyond Expected Service Life –The system or component has exceeded its expected service life based on install date and should be replaced or scheduled for replacement.
\$21,561,385	Damaged - The system or component has physical damage that is preventing it from functioning adequately and should be repaired or replaced.
\$7,141,790	Inadequate - The system or component is not functioning in accordance with specifications. May also be used to indicate a system or component that may be functioning correctly but is not suitable for its current use. Corrective action may include repair, replacement, or modification of the system or component.
\$1,255,129	Missing - The system or component is not present and should be installed or replaced.
\$402,454	Needs Remediation - The system or component functions sporadically or intermittently and requires repair or corrective action to prevent further deterioration. May also be used for other issues, such as non-conformance with facility standards, building code, or ADA standards, even though the system or component may not be deficient.

The following chart illustrates 2020 facility condition needs by deficiency needs.



WHY DO WE NEED TO INVEST?

With requirements prioritized and the assessment data in place, Parsons identified both short- and long-term budget requirements by developing the impact of inaction on the condition of the designated FCS real estate portfolio. Referring to the facility assessment summary, the total Current Period (2020-2022) and 10-Year Forecast Period (2023-2032) funding needs are about \$1,382,455,053 (including escalation). In the analysis shown below, the facility condition data developed during the condition assessment were used to produce the following Inaction Scenario. The Inaction Scenario assumes that funding needed to address the current facility condition deficiencies and system renewals over the forecast period 2023-2032 plan is unaddressed. The blue curve indicates the annual FCA over the funding cycle based on the funding provided each year. The green columns represent system renewal costs for each year, while the orange columns (not shown in this example) represent the payments (zero in this example) that would offset the accumulating system renewal needs. Under this scenario, the current FCA score of 87.43 will decrease to 56.07, a level considered to be “Very Poor” condition.



Year	Capital Renewal	Funding Needs	FCI %	FCA Score
2020-2022	\$0	\$0	12.57	87.43
2023	\$40,868,574	\$0	13.87	86.13
2024	\$41,559,316	\$0	15.19	84.81
2025	\$160,140,333	\$0	20.28	79.72
2026	\$86,235,049	\$0	23.02	76.98
2027	\$85,242,299	\$0	25.72	74.28
2028	\$91,700,908	\$0	28.64	71.36
2029	\$107,273,121	\$0	32.05	67.95
2030	\$183,192,478	\$0	37.87	62.13
2031	\$85,968,237	\$0	40.60	59.40
2032	\$104,711,021	\$0	43.93	56.07
Total	\$986,891,336	\$0		



College Park Elementary School

EDUCATIONAL SUITABILITY ASSESSMENT

Introduction

In the Spring of 2020, MGT was contracted by Fulton County Schools (FCS) to conduct Educational Suitability assessments in elementary, middle, and high schools to measure the extent to which instructional and non-instructional spaces sufficiently support the educational and operational functions that are housed in those spaces. In order to determine the educational suitability for each assessed space, MGT assessors meet with FCS personnel to review state and district educational specifications and develop an *Educational Suitability Guide* document based on those specifications and used by each of the MGT assessors during their school site visits. The guide informs the work of the assessors to facilitate consistent data collection. Every FCS school receives an overall educational suitability score that is used to calculate budget estimates for mitigating facility deficiencies.

Educational Suitability Guide

The *Educational Suitability Guide* is a resource that details the educational specifications for school environments for FCS. The development of the educational suitability guide is the work product of a series of collaborative sessions with FCS academic and operational leadership prior to the start of MGT's assessments of the schools. These sessions clarified the purpose and goals of the learning environments and resulted in a quantifiable evaluation tool that was used during the assessment process. Discussions with FCS personnel resulted in educational suitability guidelines for the following types of spaces:

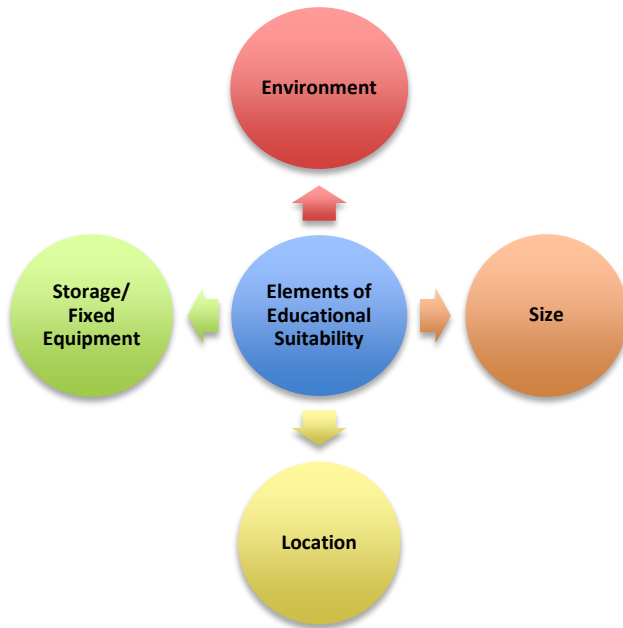
- General Classrooms
- K-1 Classrooms
- Computer Labs
- Physical Education
- Science
- Visual Arts
- Performing Arts
- Music
- Band
- Orchestra
- Chorus
- CTAE
- Self-Contained SPED*
- Administration
- Clinic
- Cafeteria
- Food Prep
- Student Support
- Counseling
- Custodial
- Student Restrooms
- Faculty Workspaces
- Vehicular Traffic
- Pedestrian Traffic
- Athletic Fields
- Parking
- Play Areas

**This space was only assessed in schools with programs with the accompanying specialized requirements for the Location, Size, and Storage/Fixed Equipment elements.*

The *Educational Suitability Guide* also provides guidance for the assessment of Access and Wayfinding and Technology Readiness. The assessed features for each of these areas are shown below:

- | | | |
|---|---|--|
| <p>Access and Wayfinding</p> <ul style="list-style-type: none"> ▪ Signage and Wayfinding ▪ Ease of Supervision | <ul style="list-style-type: none"> ▪ Communication/IT ▪ Electrical Power ▪ Cooling ▪ Network Connectivity | <p>Technology Readiness</p> <ul style="list-style-type: none"> ▪ Network Performance ▪ Voice Distribution ▪ Video Distribution ▪ Faculty Technology |
|---|---|--|

MGT assessed four components of educational suitability for each type of school space:



- **Environment:** Each space should provide an inviting and stimulating environment for learning. Assessed elements include lighting, HVAC, acoustics, and aesthetics.
- **Size:** Each space should meet the size standards specified in the state/district educational specifications.
- **Location:** The space should be appropriately located based on the program needs, e.g., noisy spaces such as the band room should not be adjacent to academic classrooms.
- **Storage/Fixed Equipment:** The space should have appropriate fixed equipment and sufficient storage for teacher and student materials for each instructional program.

Selection of Assessed Facilities

Because many of the FCS schools were built using a common architectural blueprint, the district opted to use a prototype approach for identifying the elementary and middle schools that would be assessed by MGT. There are five elementary and three middle school prototype groups, from which one school is selected as the representative of that group. Additionally, MGT assessors review each of the unique design schools at the elementary and middle school level. MGT assessors visited all of the high schools in the district. The following table illustrates the prototype models. The bolded schools were assessed as the prototype representative facility.

FULTON COUNTY SCHOOLS
 PROTOTYPE ELEMENTARY SCHOOLS

1-Story Linear	2½ -Story	1-Story Courtyard	2-Story Courtyard	Hentley
Abbotts Hill	College Park	Birmingham Falls	Wolf Creek	Crabapple Crossing
Heritage	Vickery Mill	Cliftondale	Oakley	Findley Oaks
H. E. Holmes	Asa Hilliard	Cogburn Woods		Lake Windward
Manning Oaks	Ison Springs	Creek View		Medlock Bridge
Shakerag	Lake Forest	Dunwoody Springs		New Prospect
Stonewall Tell	Heards Ferry*	Feldwood		Northwood
Summit Hill	Esther Jackson*	Gullatt		River Eves
Sweet Apple		Hembree Springs		State Bridge Crossing
		Hillside		Randolph
		Liberty Point		
		Ocee		
		Renaissance		
	*3-story models	Wilson Creek		

FULTON COUNTY SCHOOLS
 UNIQUE DESIGN ELEMENTARY SCHOOLS

Unique Design Elementary Schools				
Alpharetta	Conley Hills	Seaborn Lee	Palmetto	Woodland Charter
Barnwell	Crabapple	S.L. Lewis	Parklane	
M.M. Bethune	Dolvin	Mimosa	Roswell North	
Brookview	Hapeville	Mountain Park	Spalding Drive	
Campbell	High Point	Love T. Nolan	Evoline C. West	

There are three prototype groups of middle schools that are shown in the following table. The visited representative school for each prototype group is highlighted. In addition to the prototype groups, the table also displays the unique design middle schools.

FULTON COUNTY SCHOOLS
 PROTOTYPE AND UNIQUE DESIGN MIDDLE SCHOOLS

1-Story S&W Prototype	1½ Story S&W Prototype	1-Story Finger Prototype	Unique Design
Elkins Pointe	Autrey Mill	Bear Creek	Camp Creek
Hopewell	McNair	Northwestern	Haynes Bridge
Renaissance	Woodland	Taylor Road	Holcomb Bridge
River Trail		Webb Bridge	Riverview Charter
Sandtown			
Sandy Springs			
Paul D. West			

All FCS traditional high schools were visited by MGT assessors and the list of assessed high schools are shown in the table below.

FULTON COUNTY SCHOOLS
 HIGH SCHOOLS

All FCS High Schools			
Alpharetta	Chattahoochee	Milton	Tri-Cities
Banneker + SLC	Creekside	North Springs	Westlake
Cambridge	Johns Creek	Northview	
Centennial	Langston Hughes	Roswell	

On March 4-5, 2020, after the collaborative creation of the Educational Suitability Guide document, MGT assessors and FCS personnel conducted walk-throughs of three pilot schools: Randolph Elementary, Sandtown Middle, and Creekside High School. These preliminary site visits allowed the MGT assessors to field test the Educational Suitability Guide and ensure that the standards within the document were valid assessments of the educational suitability of the schools. Once the suitability reports on the pilot schools were completed, the full list of remaining schools to be assessed was confirmed. Due to the outbreak of the Covid-19 virus and subsequent closure of schools, the onsite educational suitability assessment of schools was rescheduled to the week of June 1-5, 2020.

Once MGT assessors completed the walk-through of the school with a school administrator, their scoring of each of the assessed spaces in the school. The following table illustrates the rating scale that is used for the educational suitability scores. The color-coding is used to facilitate an easier at-a-glance reading of the scores that will be shown for school spaces throughout the remainder of this report.

Suitability Scoring

MGT educational suitability assessors' evaluation of each school results in an educational suitability score based on a 100-point scale developed as a percentage of possible points for all scored suitability categories. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include Access and Wayfinding (e.g., ease of supervision, signage and wayfinding, etc.) outdoor spaces (e.g., pedestrian and vehicular traffic, parking, etc.) and technology readiness (network connectivity, electrical power, cooling, etc.). The weightings of these categories were determined through field work by experienced educators and architects/engineers and reflect each category's relative importance in that particular model. The points assigned to a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (i.e., "cafeteriums"). The points assigned to these spaces are likely to be different. Suitability scores for all of these spaces are interpreted as follows:

FULTON COUNTY SCHOOLS SUITABILITY ASSESSMENT RATING SCALE

90+	Excellent: The facility is designed to provide for and support a majority of the educational program offered. It may have a minor suitability issues but overall it meets the needs of the educational program.
80-89	Good: The facility is designed to provide for and support the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
70-79	Fair: The facility has some problems meeting the needs of the educational program and may require some remodeling.
60-69	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant remodeling, additions, or replacement.
Below 60	Very Poor/Unsatisfactory: The facility is unsuitable to support the educational program.

Educational Suitability Conclusion

Fulton County Schools can take pride in their school environments and should and be recognized for their efforts to support stimulating 21st century learning environments. Educational suitability assessments reveal that 77% of FCS schools have a rating of Excellent and 21% have a rating of Good. These high percentages illustrate the efforts of the district to have the quality of their learning spaces align with their academic vision for all students. The remaining 2% of schools that were rated as Fair should be the focus of district efforts to either move these facilities up to standard or transition them into other non-academic use.

EDUCATIONAL SUITABILITY ASSESSMENTS FINDINGS

Each school receives educational suitability score that reflects how well each of the various spaces at the site support the educational program. The school also receives an overall educational suitability score. The overall educational suitability score encompasses the following categories:

- The overall environment of the schools with respect to creating a safe, stimulating, and positive learning environment.
- Pedestrian/vehicular circulation and the appropriateness of site facilities and signage.
- The existence of facilities and spaces to support the educational program offered. These include general classrooms, specialized learning spaces (e.g. music rooms, libraries, science labs), and support spaces (e.g. administrative offices, counseling offices, reception areas, kitchens, health clinics).
- The adequacy of the size of the program spaces.
- The appropriateness of adjacencies (e.g., physical education space separated from quiet spaces).
- The appropriateness of utilities, fixed equipment, storage, and room surfaces (e.g. flooring, acoustic materials, and wall coverings).
- The access and wayfinding elements in the facility.

Suitability Finding #1: Educational Suitability Assessment: Score Range and Average Score by Facility Type

The exhibit below shows the high and low range of educational suitability scores for each school type, and the average educational suitability score for each school level. As shown in the exhibit, for elementary there is a 20-point range between the minimum and maximum score which equates to Fair to Excellent for elementary schools, and a 19-point range which equates to Good to Excellent for middle schools. The average educational suitability score for these school levels is also Excellent. High schools have a 23-point range between the minimum and maximum score, ranging from Fair to Excellent, and have an average score rating of Excellent.

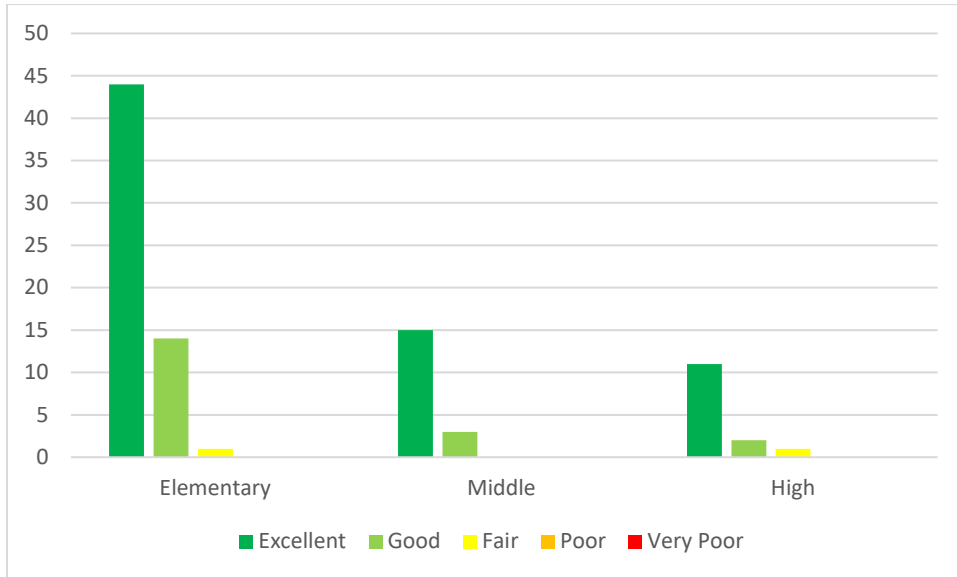
FULTON COUNTY SCHOOLS
 EDUCATIONAL SUITABILITY SCORE RANGE AND NUMBER BY SCHOOL TYPE

Educational Suitability Scores			
School Type	Minimum	Maximum	Average
FCS District	77	100	94
Elementary	79	99	94
Middle	81	100	94
High	77	100	93

Suitability Finding #2: Educational Suitability Assessment: Overall Suitability Score by Facility Level

The following shows a summary of all assessed FCS schools. As shown in the exhibit, a total of 91 schools (77%) scored Excellent, 19 (21%) scored Good, and 2 (2%) scored Fair. No schools had an overall suitability score of Poor or Very Poor.

FULTON COUNTY SCHOOLS
NUMBER OF SCHOOLS BY EDUCATIONAL SUITABILITY RATING



Suitability Finding #3: Educational Suitability Assessment: Overall Educational Suitability Ratings by Space Type

MGT conducted educational suitability assessments in 31 types of spaces in each FCS school. Exhibits for each these space types display the number of schools at each rank across the four areas of educational suitability (Environment, Location, Size, Storage/Fixed Equipment) the same color-coding shown in the rating scale earlier in the report has been used in these data displays for easy reference.

FULTON COUNTY SCHOOLS
 SUITABILITY RATINGS BY SPACE TYPE

Space Types	Rating	Environment	Size	Location	Storage/Fixed Equipment
General Classrooms	Excellent	48	80	83	65
	Good	37	10	6	9
	Fair	6	1	2	16
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	1
K-1 Classrooms	Excellent	38	34	54	51
	Good	20	20	3	6
	Fair	1	5	2	1
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	1
CTAE Classrooms	Excellent	26	29	29	29
	Good	6	2	2	2
	Fair	0	1	1	1
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0
Instructional Resource	Excellent	58	52	72	70
	Good	31	27	11	18
	Fair	2	10	8	2
	Poor	0	1	0	1
	Unsatisfactory	0	1	0	0
Media Center	Excellent	82	57	88	85
	Good	8	34	2	6
	Fair	1	0	1	0
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0

FULTON COUNTY SCHOOLS
 SUITABILITY RATINGS BY SPACE TYPE

Space Types	Rating	Environment	Size	Location	Storage/Fixed Equipment
Music Classrooms	Excellent	46	82	79	69
	Good	43	6	7	19
	Fair	3	3	4	3
	Poor	0	0	1	0
	Unsatisfactory	0	0	0	0
Performing Arts	Excellent	61	71	83	67
	Good	28	12	5	19
	Fair	2	7	3	3
	Poor	0	1	0	1
	Unsatisfactory	0	0	0	1
Physical Education	Excellent	69	71	87	56
	Good	20	18	2	16
	Fair	2	2	1	26
	Poor	0	0	1	0
	Unsatisfactory	0	0	0	0
Science Classrooms	Excellent	29	26	30	31
	Good	2	5	1	0
	Fair	1	1	1	1
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0
Self-Contained SPED	Excellent	55	44	56	41
	Good	22	33	22	16
	Fair	3	2	2	23
	Poor	0	1	0	0
	Unsatisfactory	0	0	0	0
Visual Arts	Excellent	68	62	86	66
	Good	20	20	3	20
	Fair	2	2	2	5
	Poor	1	7	0	0
	Unsatisfactory	0	0	0	0

FULTON COUNTY SCHOOLS
 SUITABILITY RATINGS BY SPACE TYPE (NON-INSTRUCTIONAL SPACES)

Space Type	Rating	Score	Space Type	Rating	Score	Space Type	Rating	Score
Administration	Excellent	76	Cafeteria	Excellent	70	Clinic	Excellent	69
	Good	11		Good	16		Good	20
	Fair	3		Fair	3		Fair	2
	Poor	1		Poor	2		Poor	0
	Unsatisfactory	0		Unsatisfactory	0		Unsatisfactory	0
Counseling	Excellent	70	Custodial	Excellent	81	Food Prep	Excellent	83
	Good	18		Good	10		Good	8
	Fair	2		Fair	0		Fair	0
	Poor	1		Poor	0		Poor	0
	Unsatisfactory	0		Unsatisfactory	0		Unsatisfactory	0
Student Restrooms	Excellent	42	Staff Lounge	Excellent	72	Student Support Spaces	Excellent	67
	Good	44		Good	9		Good	21
	Fair	4		Fair	9		Fair	1
	Poor	0		Poor	1		Poor	1
	Unsatisfactory	1		Unsatisfactory	0		Unsatisfactory	1

FULTON COUNTY SCHOOLS
 SUITABILITY RATINGS BY SPACE TYPE (OUTSIDE SPACES)

Space Type	Rating	Score	Space Type	Rating	Score
Vehicular Traffic	Excellent	65	Parking	Excellent	79
	Good	15		Good	8
	Fair	9		Fair	4
	Poor	2		Poor	0
	Unsatisfactory	0		Unsatisfactory	0
Pedestrian Traffic	Excellent	79	Play Areas	Excellent	40
	Good	9		Good	8
	Fair	3		Fair	9
	Poor	0		Poor	2
	Unsatisfactory	0		Unsatisfactory	0

FULTON COUNTY SCHOOLS
 TECHNOLOGY READINESS SUITABILITY RATINGS*

Space Type	Rating	Score	Space Type	Rating	Score	Space Type	Rating	Score
Communication IT	Good	83	Electrical Power	Good	78	Cooling	Good	76
	Fair	5		Fair	13		Fair	15
	Poor	0		Poor	0		Poor	0
	Unsatisfactory	3		Unsatisfactory	0		Unsatisfactory	0
Network Connectivity	Good	90	Network Performance	Good	81	Video Distribution	Good	90
	Fair	1		Fair	7		Fair	1
	Poor	0		Poor	3		Poor	0
	Unsatisfactory	0		Unsatisfactory	0		Unsatisfactory	0
Voice Distribution	Good	79	Faculty Technology	Good	90			
	Fair	12		Fair	1			
	Poor	0		Poor	0			
	Unsatisfactory	0		Unsatisfactory	0			

*The highest possible rating for this component is Good.

FULTON COUNTY SCHOOLS
 ACCESS AND WAYFINDING SUITABILITY RATINGS

Assessed Area	Rating	Score	Assessed Area	Rating	Score
Ease of Supervision	Excellent	56	Signage and Wayfinding	Excellent	61
	Good	28		Good	27
	Fair	4		Fair	3
	Poor	3		Poor	0
	Unsatisfactory	0		Unsatisfactory	0

Details on the educational suitability assessments are included in individual school reports produced by MGT. These reports provide narrative descriptions of all assessed elements that received a rating of Fair, Poor or Unsatisfactory.

FACILITIES CONDITION AND EDUCATIONAL SUITABILITY FINDINGS

This section of the report presents a summary of scores based on the physical condition and educational suitability assessment findings. Because the assessment methods and approach to condition assessment and the educational suitability assessment are different, MGT utilizes a process for combining the rating and scoring information into one common format. The Facilities Condition Assessment (FCA) scores are derived through Parsons' Condition Estimation Management Technology (eCOMET) software which stores the data and produced the assessment information for each school. The eCOMET score is the FCA score which is based on a 100-point scale, and the higher the score, the better the condition of the school. The educational suitability scores are derived from MGT's BASYS software and the score is also based on a 100-point scale, where a high score represents a facility that provides a highly supportive environment for the educational programs in the school.

FULTON COUNTY SCHOOLS CONDITION AND SUITABILITY ASSESSMENT SCORES FOR ELEMENTARY SCHOOLS (2020-2022)

Facility Name	FCA Score	Suitability Score
Fulton County Schools	87	94
Elementary Schools	87	94
Abbotts Hill Elementary School	73	89
Alpharetta Elementary School	84	91
Asa Hilliard Elementary School	100	99
Barnwell Elementary School	87	87
Birmingham Falls Elementary School	100	99
Brookview Elementary School	85	83
Campbell Elementary School	96	97
Cliftondale Elementary School	100	99
Cogburn Woods Elementary School	91	99
College Park Elementary School	100	99
Conley Hills Elementary School	56	86
Crabapple Crossing Elementary School	84	96
Creek View Elementary School	68	99
Dolvin Elementary School	86	92
Dunwoody Springs Charter School	68	99
Esther Jackson Elementary School	100	99
Evoline C. West Elementary School	86	84
Feldwood Elementary School	99	99
Findley Oaks Elementary School	79	96
Gullatt Elementary School	100	99
Hamilton E. Holmes Elementary School	97	89
Hapeville Elementary School	92	87
Heards Ferry Elementary School	100	99
Hembree Springs Elementary School	72	99

Facility Name	FCA Score	Suitability Score
Heritage Elementary School	72	90
High Point Elementary School	83	87
Hillside Elementary School	68	99
Ison Springs Elementary School	100	99
Lake Forest Elementary School	99	99
Lake Windward Elementary School	79	96
Liberty Point Elementary School	65	99
Love T. Nolan Elementary School	91	91
Manning Oaks Elementary School	67	89
Mary M. Bethune Elementary School	83	91
Medlock Bridge Elementary School	85	96
Mimosa Elementary School	88	98
Mountain Park Elementary School	84	97
New Prospect Elementary School	94	96
Northwood Elementary School	90	96
Oakley Elementary School	96	97
Ocee Elementary School	73	99
Palmetto Elementary School	87	84
Parklane Elementary School	63	96
Randolph Elementary School	86	97
Renaissance Elementary School	99	99
River Eves Elementary School	98	96
Roswell North Elementary School	89	94
S. L. Lewis Elementary School	59	95
Seaborn Lee Elementary School	84	93
Shakerag Elementary School	66	89
Spalding Drive Elementary School	89	79
State Bridge Crossing Elementary School	86	96
Stonewall Tell Elementary School	97	89
Summit Hill Elementary School	82	89
Sweet Apple Elementary School	70	89
Vickery Mill Elementary School	100	99
Wilson Creek Elementary School	96	99
Wolf Creek Elementary School	100	97
Woodland Charter Elementary School	93	98

FULTON COUNTY SCHOOLS
 CONDITION AND SUITABILITY ASSESSMENT SCORES
 FOR MIDDLE SCHOOLS (2020-2022)

Facility Name	FCA Score	Suitability Score
Middle Schools	82	94
Autrey Mill Middle School	99	94
Bear Creek Middle School	95	97
Camp Creek Middle School	62	81
Elkins Pointe Middle School	64	97
Haynes Bridge Middle School	72	82
Holcomb Bridge Middle School	56	88
Hopewell Middle School	99	97
McNair Middle School	100	94
Northwestern Middle School	86	97
Paul D. West Middle School	62	97
Renaissance Middle School	94	97
Ridgeview Charter School	95	100
River Trail Middle School	57	97
Sandtown Middle School	98	97
Sandy Springs Middle School	65	97
Taylor Road Middle School	76	97
Webb Bridge Middle School	93	97
Woodland Middle School	97	94

FULTON COUNTY SCHOOLS
 CONDITION AND SUITABILITY ASSESSMENT SCORES
 FOR HIGH SCHOOLS (2020-2022)

Facility Name	FCA Score	Suitability Score
High Schools	88	93
Alpharetta High School	99	96
Banneker + CTAE & Learning Center	98	98
Cambridge High School	100	99
Centennial High School	83	93
Chattahoochee High School	83	95
Creekside High School	86	92
Independence High School	96	NA
Johns Creek High School	100	100
Langston Hughes High School	98	94
McClarín High School	43	NA
Milton High School	99	97
North Springs High School	89	77
Northview High School	69	98
Roswell High School	84	86
Tri-Cities High School	89	91
Westlake High School	99	86



High Point Elementary School

APPENDIX A: SCHOOLS RECEIVING DESKTOP ASSESSMENTS

Since most building systems would not have been replaced in 10 years, the following school facilities, which are 10 years old or less, were assessed via desktop assessment in lieu of a full site walk. Asset databases were created in eCOMET via review of construction documents, completed condition questionnaires, and maintenance records; spot checks and photographs of the noted concerns at the school facilities; and teleconferences with the school principals and FCS capital planning and maintenance staff.

School Name	Street Address	City	State	Built Year	Gross Area (S.F.)
Birmingham Falls Elementary School	14865 Birmingham Hwy	Milton	GA	2010	117,277
Cliftondale Elementary School	3340 W Stubbs Rd	College Park	GA	2010	110,165
College Park Elementary School	2075 Princeton Ave	College Park	GA	2010	124,527
Feldwood Elementary School	5790 Feldwood Rd	College Park	GA	2011	110,165
Gullatt Elementary School	6110 Dodson Rd	Union City	GA	2018	118,911
Heards Ferry Elementary School	6151 Powers Ferry Rd	Atlanta	GA	2016	134,561
Asa Hilliard Elementary School	3353 Mount Olive Rd	East Point	GA	2016	128,485
Ison Springs Elementary School	8261 Ison Road	Sandy Springs	GA	2010	123,612
Esther Jackson Elementary School	1400 Martin Rd	Roswell	GA	2016	134,561
Vickery Mill Elementary School	1201 Alpharetta St	Roswell	GA	2016	129,999
Wolf Creek Elementary School	4440 Derrick Rd	College Park	GA	2016	123,500
McNair Middle School	2800 Burdett Rd	College Park	GA	2016	189,682
Banneker + CTAE & Learning Center	6015 Feldwood Rd	College Park	GA	2013	390,813
Cambridge High School	2845 Bethany Bnd	Milton	GA	2013	363,951
Johns Creek High School	5575 State Bridge Rd	Johns Creek	GA	2010	348,324

APPENDIX B: CAMPUS CONDITION SUMMARY

The following table provides a summary for each campus showing current needs 2020-2022, replacement value, facility condition index, life cycle 2023-2025 (5 year), life cycle 2028-2032 (6-10 year) and life cycle 2023-2032 (10 year) a total of all life cycle costs for each campus.

Campus Name	Built Year	Gross Area (S.F.)	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2023-2032	Educational Adequacy Score
Elementary Schools										
Abbotts Hill Elementary School	2000	102,973	\$ 6,029,009	\$ 22,212,007	27.14	72.86	\$ 2,542,718	\$ 6,243,554	\$ 8,786,272	89
Alpharetta Elementary School	1956	116,761	\$ 3,869,291	\$ 23,755,268	16.29	83.71	\$ 967,998	\$ 4,753,214	\$ 5,721,212	91
Barnwell Elementary School	1985	121,862	\$ 3,416,829	\$ 25,531,755	13.38	86.62	\$ 2,359,930	\$ 2,323,580	\$ 4,683,510	87
Bethune, Mary M. Elementary School	1968	107,066	\$ 4,008,558	\$ 23,317,214	17.19	82.81	\$ 4,262,306	\$ 4,209,705	\$ 8,472,011	91
Birmingham Falls Elementary School	2010	117,277	\$ 54,519	\$ 26,807,385	0.20	99.80	\$ 610,801	\$ 11,673,605	\$ 12,284,406	99
Brookview Elementary School	1972	78,993	\$ 2,605,729	\$ 17,099,521	15.24	84.76	\$ 195,680	\$ 6,451,047	\$ 6,646,727	83
Campbell Elementary School	1996	130,445	\$ 683,539	\$ 28,045,309	2.44	97.56	\$ 2,823,721	\$ -	\$ 2,823,721	97
Cliftondale Elementary School	2010	110,165	\$ 60,743	\$ 25,290,518	0.24	99.76	\$ 571,688	\$ 10,908,376	\$ 11,480,064	99
Cogburn Woods Elementary School	2004	109,312	\$ 1,927,220	\$ 23,358,872	8.25	91.75	\$ 7,931,918	\$ 908,929	\$ 8,840,847	99
College Park Elementary School	2010	124,527	\$ 67,903	\$ 27,836,753	0.24	99.76	\$ 359,717	\$ 12,670,860	\$ 13,030,577	99
Conley Hills Elementary School	1953	98,662	\$ 9,768,623	\$ 22,181,278	44.04	55.96	\$ 772,451	\$ 2,376,263	\$ 3,148,714	86
Crabapple Crossing Elementary School	1992	107,021	\$ 3,627,196	\$ 23,121,455	15.69	84.31	\$ 1,161,319	\$ 7,796,157	\$ 8,957,476	96
Creek View Elementary School	2001	107,500	\$ 7,515,853	\$ 23,125,521	32.50	67.50	\$ 1,442,281	\$ 6,574,573	\$ 8,016,854	99
Dolvin Elementary School	1979	133,994	\$ 3,890,853	\$ 28,424,716	13.69	86.31	\$ 1,876,686	\$ 3,179,427	\$ 5,056,113	92
Dunwoody Springs Charter School	2000	107,600	\$ 7,265,364	\$ 22,945,909	31.66	68.34	\$ 1,078,585	\$ 7,283,109	\$ 8,361,694	99
Fieldwood Elementary School	2011	110,165	\$ 140,146	\$ 25,402,771	0.55	99.45	\$ 251,123	\$ 11,946,698	\$ 12,197,821	99
Findley Oaks Elementary School	1994	118,270	\$ 5,107,741	\$ 24,698,143	20.68	79.32	\$ 6,460,716	\$ 329,213	\$ 6,789,929	96
Gullat, C. H. Elementary School	2018	118,911	\$ -	\$ 25,781,643	0.00	100.00	\$ 82,973	\$ 381,948	\$ 464,921	99
Hapeville Elementary School	1949	121,516	\$ 2,187,476	\$ 25,858,322	8.46	91.54	\$ 650,305	\$ 3,657,982	\$ 4,308,287	87
Heards Ferry Elementary School	2016	134,561	\$ 39,016	\$ 31,068,174	0.13	99.87	\$ 497,129	\$ 482,384	\$ 979,513	99
Hembree Springs Elementary School	2001	107,750	\$ 6,455,762	\$ 23,382,679	27.61	72.39	\$ 2,280,385	\$ 7,426,008	\$ 9,706,393	99
Heritage Elementary School	2000	105,513	\$ 6,443,398	\$ 22,673,252	28.42	71.58	\$ 2,360,752	\$ 6,938,618	\$ 9,299,370	90
High Point Elementary School	1964	108,015	\$ 3,734,664	\$ 22,050,292	16.94	83.06	\$ 3,481,495	\$ 592,643	\$ 4,074,138	87
Hilliard, Asa Elementary School	2016	128,485	\$ 29,964	\$ 28,051,944	0.11	99.89	\$ 479,914	\$ 462,061	\$ 941,975	99
Hillside Elementary School	2001	107,730	\$ 7,409,723	\$ 22,899,080	32.36	67.64	\$ 1,229,693	\$ 6,710,945	\$ 7,940,638	99
Holmes, Hamilton E. Elementary School	2003	118,493	\$ 698,514	\$ 26,057,166	2.68	97.32	\$ 9,149,462	\$ 1,348,936	\$ 10,498,398	89
Ison Springs Elementary School	2010	123,612	\$ 85,925	\$ 27,999,169	0.31	99.69	\$ 1,909,275	\$ 9,771,338	\$ 11,680,613	99
Jackson, Esther Elementary School	2016	134,561	\$ -	\$ 30,436,386	0.00	100.00	\$ 479,593	\$ 504,101	\$ 983,694	99
Lake Forest Elementary School	2008	126,320	\$ 209,034	\$ 27,044,797	0.77	99.23	\$ 318,075	\$ 11,990,231	\$ 12,308,306	99
Lake Windward Elementary School	1990	114,404	\$ 5,163,407	\$ 24,939,734	20.70	79.30	\$ 3,671,812	\$ 484,712	\$ 4,156,524	96
Lee, Seaborn Elementary School	1970	80,469	\$ 2,718,566	\$ 16,898,548	16.09	83.91	\$ 1,023,587	\$ 2,158,658	\$ 3,182,245	93
Lewis, S. L. Elementary School	1973	88,810	\$ 7,777,235	\$ 18,908,958	41.14	58.86	\$ 1,047,184	\$ 2,404,833	\$ 3,452,017	95
Liberty Point Elementary School	2002	107,500	\$ 8,140,029	\$ 23,484,824	34.66	65.34	\$ 1,316,548	\$ 7,004,775	\$ 8,321,323	99
Manning Oaks Elementary School	1998	102,973	\$ 7,330,521	\$ 22,164,219	33.07	66.93	\$ 596,580	\$ 5,646,131	\$ 6,242,711	89
Medlock Bridge Elementary School	1991	107,108	\$ 3,390,986	\$ 22,721,534	14.92	85.08	\$ 866,142	\$ 10,208,660	\$ 11,069,802	96
Mimosa Elementary School	1968	133,652	\$ 3,026,466	\$ 26,025,362	11.63	88.37	\$ 2,902,055	\$ 5,278,106	\$ 8,180,161	98
Mountain Park Elementary School	1973	119,675	\$ 3,878,290	\$ 24,880,707	15.59	84.41	\$ 3,369,499	\$ 3,372,906	\$ 6,742,405	97
New Prospect Elementary School	1994	111,127	\$ 1,400,814	\$ 23,970,862	5.84	94.16	\$ 5,862,608	\$ 349,084	\$ 6,211,692	96
Nolan, Love T. Elementary School	1975	106,651	\$ 2,092,121	\$ 22,885,597	9.14	90.86	\$ 2,448,711	\$ 5,855,003	\$ 8,303,714	91
Northwood Elementary School	1996	109,621	\$ 2,300,309	\$ 23,826,003	9.65	90.35	\$ 7,380,266	\$ 27,570	\$ 7,407,836	96
Oakley Elementary School	2007	122,250	\$ 1,044,987	\$ 27,920,345	3.74	96.26	\$ 10,361,279	\$ 1,268,638	\$ 11,629,917	97
Ocee Elementary School	2000	107,500	\$ 6,347,470	\$ 23,491,338	27.02	72.98	\$ 2,765,692	\$ 6,656,897	\$ 9,422,589	99
Palmetto Elementary School	1971	147,770	\$ 4,275,339	\$ 31,972,892	13.37	86.63	\$ 1,123,597	\$ 2,927,667	\$ 4,051,264	84
Parklane Elementary School	1953	87,450	\$ 6,855,997	\$ 18,438,005	37.18	62.82	\$ 161,997	\$ 724,242	\$ 886,239	96
Randolph Elementary School	1991	97,640	\$ 3,049,396	\$ 21,196,846	14.39	85.61	\$ 595,822	\$ 964,824	\$ 1,560,646	97
Renaissance Elementary School	2006	109,312	\$ 211,164	\$ 24,848,059	0.85	99.15	\$ 9,625,033	\$ 1,333,838	\$ 10,958,871	99
River Eves Elementary School	1996	109,621	\$ 426,354	\$ 23,357,247	1.83	98.17	\$ 4,458,393	\$ 808,453	\$ 5,266,846	96
Roswell North Elementary School	1960	125,587	\$ 2,739,212	\$ 26,516,277	10.33	89.67	\$ 1,406,423	\$ 6,291,686	\$ 7,698,109	94
Shakerag Elementary School	1997	109,468	\$ 7,958,759	\$ 23,434,569	33.96	66.04	\$ 6,064,713	\$ 437,905	\$ 6,502,618	89
Spalding Drive Elementary School	1966	83,162	\$ 1,963,375	\$ 18,114,053	10.84	89.16	\$ 2,942,570	\$ 2,133,950	\$ 5,076,520	79
State Bridge Crossing Elementary School	1996	109,621	\$ 3,304,510	\$ 23,391,288	14.13	85.87	\$ 6,306,816	\$ 149,321	\$ 6,456,137	96
Stonewall Tell Elementary School	1998	102,973	\$ 547,546	\$ 21,576,727	2.54	97.46	\$ 662,003	\$ 4,990,004	\$ 5,652,007	89
Summit Hill Elementary School	1999	102,973	\$ 4,080,278	\$ 22,234,429	18.35	81.65	\$ 2,996,689	\$ 7,083,085	\$ 10,079,774	89
Sweet Apple Elementary School	1997	122,448	\$ 7,536,122	\$ 25,198,228	29.91	70.09	\$ 8,776,972	\$ 718,480	\$ 9,495,452	89
Vickery Mill Elementary School	2016	129,999	\$ 1,034	\$ 28,128,300	0.00	100.00	\$ 525,700	\$ 471,720	\$ 997,420	99
West, Evoline C. Elementary School	1970	112,690	\$ 3,744,395	\$ 25,976,080	14.41	85.59	\$ 1,618,229	\$ 2,529,554	\$ 4,147,783	84
Wilson Creek Elementary School	2004	116,284	\$ 647,351	\$ 24,807,984	2.61	97.39	\$ 8,584,849	\$ 879,141	\$ 9,463,990	99
Wolf Creek Elementary School	2016	123,500	\$ 30,040	\$ 26,871,339	0.11	99.89	\$ 492,674	\$ 577,271	\$ 1,069,945	97
Woodland Charter Elementary School	1971	135,657	\$ 2,142,707	\$ 29,399,600	7.29	92.71	\$ 5,738,071	\$ 1,488,726	\$ 7,226,797	98
Sub-total:		6,675,955	\$ 191,457,373	\$ 1,444,027,203	13.26	86.74	\$ 164,281,203	\$ 235,116,340	\$ 399,397,543	

Campus Name	Built Year	Gross Area (S.F.)	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2033-2037	Educational Adequacy Score
Middle Schools										
Autrey Mill Middle School	2003	213,048	\$ 670,520	\$ 44,850,254	1.50	98.50	\$ 14,533,848	\$ 2,045,467	\$ 16,579,315	94
Bear Creek Middle School	1989	157,488	\$ 1,624,145	\$ 31,554,935	5.15	94.85	\$ 345,208	\$ 498,986	\$ 844,194	97
Camp Creek Middle School	1985	119,632	\$ 8,828,362	\$ 22,965,755	38.44	61.56	\$ 3,272,407	\$ 901,895	\$ 4,174,302	81
Elkins Pointe Middle School	2001	177,651	\$ 12,294,796	\$ 33,939,443	36.23	63.77	\$ 2,433,264	\$ 9,705,074	\$ 12,138,338	97
Haynes Bridge Middle School	1983	126,432	\$ 6,823,206	\$ 23,953,814	28.48	71.52	\$ 6,013,945	\$ 2,567,574	\$ 8,581,519	82
Holcomb Bridge Middle School	1983	121,542	\$ 10,441,101	\$ 23,500,718	44.43	55.57	\$ 2,935,550	\$ 253,443	\$ 3,188,993	88
Hopewell Middle School	2005	201,471	\$ 232,777	\$ 38,456,718	0.61	99.39	\$ 14,820,761	\$ 1,728,668	\$ 16,549,429	97
McNair, R.T. Middle School	2016	189,682	\$ -	\$ 40,232,638	0.00	100.00	\$ 1,678,645	\$ 1,470,013	\$ 3,148,658	94
Northwestern Middle School	1996	173,375	\$ 4,451,057	\$ 32,956,105	13.51	86.49	\$ 9,670,361	\$ 322,629	\$ 9,992,990	97
Renaissance Middle School	2008	180,500	\$ 1,929,383	\$ 34,715,249	5.56	94.44	\$ 1,949,379	\$ 15,475,338	\$ 17,424,717	97
Ridgeview Charter School	1968	180,848	\$ 1,832,716	\$ 36,635,337	5.00	95.00	\$ 715,935	\$ 15,725,218	\$ 16,441,153	100
River Trail Middle School	2001	177,651	\$ 14,417,986	\$ 33,666,432	42.83	57.17	\$ 1,500,151	\$ 10,952,873	\$ 12,453,024	97
Sandtown Middle School	2005	179,783	\$ 523,046	\$ 34,711,442	1.51	98.49	\$ 11,598,286	\$ 6,440,052	\$ 18,038,338	97
Sandy Springs Middle School	2002	190,408	\$ 13,133,214	\$ 37,043,799	35.45	64.55	\$ 2,085,087	\$ 10,486,123	\$ 12,571,210	97
Taylor Road Middle School	1991	189,614	\$ 8,791,254	\$ 36,059,798	24.38	75.62	\$ 2,457,618	\$ 4,002,241	\$ 6,459,859	97
Webb Bridge Middle School	1997	173,375	\$ 2,500,374	\$ 35,195,406	7.10	92.90	\$ 13,284,385	\$ 690,094	\$ 13,974,479	97
West, Paul D. Middle School	2002	177,651	\$ 13,241,607	\$ 34,886,915	37.96	62.04	\$ 2,212,951	\$ 11,147,065	\$ 13,360,016	97
Woodland Middle School	2007	177,651	\$ 947,316	\$ 35,445,463	2.67	97.33	\$ 16,219,869	\$ 1,851,367	\$ 18,071,236	94
Sub-total:		3,107,802	\$ 102,682,861	\$ 610,770,221	16.81	83.19	\$ 107,727,650	\$ 96,264,120	\$ 203,991,770	
High Schools										
Alpharetta High School	2005	362,857	\$ 603,595	\$ 75,829,785	0.80	99.20	\$ 25,764,871	\$ 3,523,995	\$ 29,288,866	96
Banneker + CTAE & Learning Center	2012	390,813	\$ 1,908,757	\$ 84,234,234	2.27	97.73	\$ 702,469	\$ 41,506,270	\$ 42,208,739	98
Cambridge High School	2013	363,951	\$ 113,963	\$ 75,683,845	0.15	99.85	\$ 1,519,628	\$ 623,018	\$ 2,142,646	99
Centennial High School	1997	309,014	\$ 10,921,054	\$ 63,507,520	17.20	82.80	\$ 16,601,020	\$ 2,892,278	\$ 19,493,298	93
Chattahoochee High School	1991	307,731	\$ 10,634,369	\$ 61,657,080	17.25	82.75	\$ 7,863,254	\$ 9,892,332	\$ 17,755,586	95
Creekside High School	1990	271,045	\$ 7,571,145	\$ 55,668,594	13.60	86.40	\$ 9,486,201	\$ 13,204,549	\$ 22,690,750	92
Independence (shared with teaching museum North)	1949	39,877	\$ 307,863	\$ 7,916,456	3.89	96.11	\$ 227,137	\$ 129,192	\$ 356,329	N/A
Johns Creek High School	2010	348,324	\$ 89,247	\$ 75,046,683	0.12	99.88	\$ 2,344,338	\$ 34,198,539	\$ 36,542,877	100
Langston Hughes High School	2009	387,948	\$ 1,273,631	\$ 80,370,112	1.58	98.42	\$ 1,428,311	\$ 37,518,887	\$ 38,947,198	94
McClarín, Frank High School	1943	95,205	\$ 10,498,265	\$ 18,525,442	56.67	43.33	\$ 3,377,399	\$ 76,914	\$ 3,454,313	N/A
Milton High School	2006	376,305	\$ 660,593	\$ 74,227,894	0.89	99.11	\$ 29,208,604	\$ 3,384,548	\$ 32,593,152	97
North Springs High School	1963	329,418	\$ 7,129,982	\$ 69,112,997	10.32	89.68	\$ 14,072,039	\$ 1,472,040	\$ 15,544,079	77
Northview High School	2002	325,913	\$ 20,343,314	\$ 67,548,110	30.12	69.88	\$ 4,922,023	\$ 19,156,705	\$ 24,078,728	98
Roswell High School	1989	307,115	\$ 9,924,776	\$ 62,187,097	15.96	84.04	\$ 12,809,591	\$ 5,954,859	\$ 18,764,450	86
Tri-Cities High School	1988	309,755	\$ 6,787,680	\$ 65,347,242	10.39	89.61	\$ 2,815,679	\$ 26,662,021	\$ 29,477,700	91
Westlake High School	2009	351,161	\$ 833,273	\$ 73,460,809	1.13	98.87	\$ 1,227,642	\$ 34,390,427	\$ 35,618,069	86
Sub-total:		4,876,432	\$ 89,601,508	\$ 1,010,323,900	8.87	91.13	\$ 134,370,206	\$ 234,586,574	\$ 368,956,780	
Other Centers/Non-Instructional										
Administrative Building	1979	124,083	\$ 1,496,655	\$ 33,546,468	4.46	95.54	\$ 3,959,854	\$ 995,241	\$ 4,955,095	N/A
North Learning Center	2000	82,800	\$ 226,220	\$ 10,466,523	2.16	97.84	\$ 450,315	\$ 845,028	\$ 1,295,343	N/A
North Transportation Center	1998	67,836	\$ 2,880,521	\$ 11,354,487	25.37	74.63	\$ 1,112,738	\$ 3,133,369	\$ 4,246,107	N/A
South Learning Center	2016	20,391	\$ -	\$ 4,026,055	0.00	100.00	\$ 132,627	\$ 171,269	\$ 303,896	N/A
Teaching Museum North (shared with Independence HS/GNETS)	1949	17,736	\$ 57,623	\$ 2,716,919	2.12	97.88	\$ 572,032	\$ 256,599	\$ 828,631	N/A
Teaching Museum South	1950	40,350	\$ 3,462,287	\$ 7,626,701	45.40	54.60	\$ -	\$ 980,441	\$ 980,441	N/A
Warehouse	1954	86,428	\$ 3,698,669	\$ 12,402,941	29.82	70.18	\$ 1,438,946	\$ 496,784	\$ 1,935,730	N/A
Sub-total:		439,624	\$ 11,821,975	\$ 82,140,094	14.39	85.61	\$ 7,666,512	\$ 6,878,731	\$ 14,545,243	
Total:		15,099,813	\$ 395,563,717	\$ 3,147,261,418	12.57	87.43	\$ 414,045,571	\$ 572,845,765	\$ 986,891,336	

APPENDIX C: BUILDING CONDITION SUMMARY

The following table contains condition information for the specific buildings located on FCS's campuses. These values are totaled at the campus level for the tables and data presented in this report. Note the totals for building condition summary do not include site deficiencies and will differ from campus condition summary.

Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2033-2038
Elementary Schools								
Abbotts Hill Elementary School	2000 Building	\$ 5,837,884	\$ 19,282,882	30.27	69.73	\$ 1,641,587	\$ 6,062,072	\$ 7,703,659
Alpharetta Elementary School	1956 Main Building	\$ 1,166,985	\$ 8,823,341	13.23	86.77	\$ -	\$ 1,136,432	\$ 1,136,432
Alpharetta Elementary School	1961 Addition	\$ 5,189	\$ 280,515	1.85	98.15	\$ -	\$ 89,440	\$ 89,440
Alpharetta Elementary School	1965 Addition	\$ 35,756	\$ 291,646	12.26	87.74	\$ -	\$ 70,372	\$ 70,372
Alpharetta Elementary School	1988 Addition	\$ 1,683,755	\$ 7,574,222	22.23	77.77	\$ 291,936	\$ 2,207,371	\$ 2,499,307
Alpharetta Elementary School	1990 Addition	\$ 233,540	\$ 1,217,134	19.19	80.81	\$ 251,205	\$ 405,757	\$ 656,962
Alpharetta Elementary School	2011 Addition	\$ 19,425	\$ 2,251,484	0.86	99.14	\$ 242,270	\$ 687,082	\$ 929,352
Barnwell Elementary School	1985 Main Building	\$ 2,633,137	\$ 13,467,238	19.55	80.45	\$ 2,047,554	\$ 20,092	\$ 2,067,646
Barnwell Elementary School	1987 Addition	\$ 288,001	\$ 1,120,595	25.70	74.30	\$ 212,198	\$ 157,150	\$ 369,348
Barnwell Elementary School	1989 Addition	\$ 261,492	\$ 3,378,313	7.74	92.26	\$ 38,046	\$ 355,413	\$ 393,459
Barnwell Elementary School	2011 Addition	\$ -	\$ 4,220,901	0.00	100.00	\$ -	\$ 1,790,925	\$ 1,790,925
Bethune, Mary M. Elementary School	1968 Main Building	\$ 2,033,739	\$ 11,282,652	18.03	81.97	\$ 2,958,350	\$ 1,357,405	\$ 4,315,755
Bethune, Mary M. Elementary School	1989 Addition	\$ 1,306,820	\$ 4,415,981	29.59	70.41	\$ 1,055,223	\$ 734,898	\$ 1,790,121
Bethune, Mary M. Elementary School	2010 Addition	\$ -	\$ 4,754,307	0.00	100.00	\$ 5,950	\$ 2,117,402	\$ 2,123,352
Birmingham Falls Elementary School	2010 Main Building	\$ 54,519	\$ 23,514,396	0.23	99.77	\$ 443,013	\$ 10,821,948	\$ 11,264,961
Birmingham Falls Elementary School	2011 Pump House	\$ -	\$ 45,112	0.00	100.00	\$ 534	\$ 3,060	\$ 3,594
Brookview Elementary School	1972 Main Building	\$ 1,057,814	\$ 7,159,395	14.78	85.22	\$ -	\$ 3,299,856	\$ 3,299,856
Brookview Elementary School	1973 Addition	\$ 188,119	\$ 2,679,503	7.02	92.98	\$ 92,008	\$ 818,536	\$ 910,544
Brookview Elementary School	1988 Addition	\$ 466,989	\$ 4,446,810	10.50	89.50	\$ 98,133	\$ 1,993,981	\$ 2,092,114
Brookview Elementary School	1995 Addition (2013)	\$ -	\$ 84,538	0.00	100.00	\$ -	\$ 34,897	\$ 34,897
Brookview Elementary School	1995 Addition (2014)	\$ -	\$ 384,499	0.00	100.00	\$ 4,681	\$ 120,053	\$ 124,734
Brookview Elementary School	1995 Addition (2015)	\$ 10,776	\$ 61,046	17.65	82.35	\$ 858	\$ 18,701	\$ 19,559
Brookview Elementary School	2009 Addition	\$ -	\$ 167,717	0.00	100.00	\$ -	\$ 66,516	\$ 66,516
Campbell Elementary School	1996 Main Building	\$ 638,046	\$ 19,335,237	3.30	96.70	\$ 2,326,971	\$ -	\$ 2,326,971
Campbell Elementary School	2004 Addition	\$ -	\$ 5,381,113	0.00	100.00	\$ 130,498	\$ -	\$ 130,498
Cliftondale Elementary School	2010 Main Building	\$ 60,743	\$ 22,446,358	0.27	99.73	\$ 404,434	\$ 10,373,391	\$ 10,777,825
Cogburn Woods Elementary School	2004 Main Building	\$ 1,863,630	\$ 19,874,701	9.38	90.62	\$ 7,669,273	\$ 364,709	\$ 8,033,982
College Park Elementary School	2010 Main Building	\$ 53,296	\$ 24,510,072	0.22	99.78	\$ 170,657	\$ 12,117,428	\$ 12,288,085
Conley Hills Elementary School	1953 Main Building	\$ 4,529,166	\$ 8,706,947	52.02	47.98	\$ 104,639	\$ 1,367,484	\$ 1,472,123
Conley Hills Elementary School	1957 Addition	\$ 404,308	\$ 906,472	44.60	55.40	\$ 10,155	\$ 58,120	\$ 68,275
Conley Hills Elementary School	1989 Addition	\$ 3,288,375	\$ 9,206,705	35.72	64.28	\$ 657,657	\$ 584,713	\$ 1,242,370
Conley Hills Elementary School	2008 Addition	\$ 13,311	\$ 382,876	3.48	96.52	\$ -	\$ 164,335	\$ 164,335
Conley Hills Elementary School	Storage Shed	\$ 2,922	\$ 14,845	19.68	80.32	\$ -	\$ 1,579	\$ 1,579
Crabapple Crossing Elementary School	1992 Main Building	\$ 3,464,765	\$ 20,047,125	17.28	82.72	\$ 797,314	\$ 7,729,050	\$ 8,526,364
Crabapple Crossing Elementary School	2016 Addition	\$ -	\$ 35,011	0.00	100.00	\$ -	\$ -	\$ -
Creek View Elementary School	2001 Main Building	\$ 7,275,400	\$ 20,214,518	35.99	64.01	\$ 706,399	\$ 6,379,427	\$ 7,085,826
Dolvin Elementary School	1979 Main Building	\$ 2,266,775	\$ 9,515,030	23.82	76.18	\$ 14,823	\$ 921,182	\$ 936,005
Dolvin Elementary School	1982 Addition	\$ 398,621	\$ 1,893,760	21.05	78.95	\$ 22,626	\$ 20,126	\$ 42,752
Dolvin Elementary School	1989 Addition	\$ 508,553	\$ 4,867,468	10.45	89.55	\$ 135,114	\$ 327,790	\$ 462,904
Dolvin Elementary School	1990 Addition	\$ 144,766	\$ 2,258,354	6.41	93.59	\$ 65,107	\$ 137,982	\$ 203,089
Dolvin Elementary School	2005 Addition	\$ 453,330	\$ 6,003,930	7.55	92.45	\$ 1,639,016	\$ 204,363	\$ 1,843,379
Dunwoody Springs Charter School	2000 Main Building	\$ 7,092,777	\$ 20,341,758	34.87	65.13	\$ 615,808	\$ 7,093,471	\$ 7,709,279
Feldwood Elementary School	2011 Main Building	\$ 140,146	\$ 22,196,921	0.63	99.37	\$ 78,851	\$ 11,072,639	\$ 11,151,490
Findley Oaks Elementary School	1994 Main Building	\$ 5,072,172	\$ 20,779,160	24.41	75.59	\$ 5,618,264	\$ 289,800	\$ 5,908,064
Findley Oaks Elementary School	2005 Addition	\$ -	\$ 972,459	0.00	100.00	\$ 230,843	\$ 39,413	\$ 270,256
Findley Oaks Elementary School	2016 Addition	\$ -	\$ 48,394	0.00	100.00	\$ 3,275	\$ -	\$ 3,275
Gullatt, C. H. Elementary School	2018 Main Building	\$ -	\$ 22,684,618	0.00	100.00	\$ 82,973	\$ 381,948	\$ 464,921
Hapeville Elementary School	1949 Main Building	\$ 534,020	\$ 10,084,286	5.30	94.70	\$ 414,250	\$ 1,926,732	\$ 2,340,982
Hapeville Elementary School	1958 Addition	\$ 115,843	\$ 1,558,750	7.43	92.57	\$ 181,826	\$ 284,200	\$ 466,026
Hapeville Elementary School	1966 Addition	\$ 50,464	\$ 960,156	5.26	94.74	\$ 10,545	\$ 127,672	\$ 138,217
Hapeville Elementary School	1989 Addition	\$ 1,412,533	\$ 10,304,534	13.71	86.29	\$ 43,684	\$ 1,319,378	\$ 1,363,062
Heards Ferry Elementary School	2016 Main Building	\$ -	\$ 27,399,517	0.00	100.00	\$ 497,129	\$ 238,447	\$ 735,576
Hembree Springs Elementary School	2001 Main Building	\$ 6,275,643	\$ 20,289,878	30.93	69.07	\$ 1,514,768	\$ 7,230,862	\$ 8,745,630
Hembree Springs Elementary School	2015 Observatory	\$ -	\$ 92,093	0.00	100.00	\$ -	\$ -	\$ -
Heritage Elementary School	2000 Main Building	\$ 6,369,755	\$ 19,878,850	32.04	67.96	\$ 1,906,391	\$ 6,752,659	\$ 8,659,050
High Point Elementary School	1964 Addition	\$ 541,511	\$ 3,706,029	14.61	85.39	\$ 51,356	\$ 76,016	\$ 127,372
High Point Elementary School	1964 Main Building	\$ 1,922,904	\$ 6,554,819	29.34	70.66	\$ 475,048	\$ 44,249	\$ 519,297
High Point Elementary School	1987 Addition (2012)	\$ 536,149	\$ 4,373,670	12.26	87.74	\$ 1,209,803	\$ -	\$ 1,209,803
High Point Elementary School	1987 Addition (2013)	\$ 102,370	\$ 715,598	14.31	85.69	\$ 100,657	\$ 22,634	\$ 123,291
High Point Elementary School	1995 Addition	\$ 7,852	\$ 56,695	13.85	86.15	\$ 6,410	\$ 5,218	\$ 11,628
High Point Elementary School	2007 Addition	\$ 132,839	\$ 3,522,826	3.77	96.23	\$ 1,338,612	\$ 81,400	\$ 1,420,012
Hilliard, Asa Elementary School	2016 Main Building	\$ -	\$ 24,675,407	0.00	100.00	\$ 479,914	\$ 229,139	\$ 709,053
Hillside Elementary School	2001 Main Building	\$ 7,294,103	\$ 20,147,343	36.20	63.80	\$ 630,266	\$ 6,511,104	\$ 7,141,370
Hillside Elementary School	2001 Storage Building	\$ 3,073	\$ 39,753	7.73	92.27	\$ -	\$ 4,695	\$ 4,695
Holmes, Hamilton E. Elementary School	2003 Main Building	\$ 698,514	\$ 22,562,863	3.10	96.90	\$ 8,526,974	\$ 869,832	\$ 9,396,806

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Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2033-2032
Ison Springs Elementary School	2010 Main Building	\$ 30,149	\$ 24,360,361	0.12	99.88	\$ 1,721,605	\$ 8,609,128	\$ 10,330,733
Jackson, Esther Elementary School	2016 Main Building	\$ -	\$ 26,353,746	0.00	100.00	\$ 479,593	\$ 260,164	\$ 739,757
Lake Forest Elementary School	2008 Main Building	\$ 84,312	\$ 23,540,960	0.36	99.64	\$ 137,302	\$ 11,485,958	\$ 11,623,260
Lake Windward Elementary School	1990 Main Building	\$ 4,639,512	\$ 21,211,891	21.87	78.13	\$ 3,115,680	\$ 96,428	\$ 3,212,108
Lake Windward Elementary School	2016 Addition	\$ -	\$ 31,010	0.00	100.00	\$ -	\$ -	\$ -
Lee, Seaborn Elementary School	1970 Main Building	\$ 440,194	\$ 6,607,248	6.66	93.34	\$ 42,331	\$ 559,401	\$ 601,732
Lee, Seaborn Elementary School	1972 Addition	\$ 383,915	\$ 3,531,707	10.87	89.13	\$ 62,100	\$ 578,900	\$ 641,000
Lee, Seaborn Elementary School	1988 Addition	\$ 292,712	\$ 4,377,540	6.69	93.31	\$ 446,888	\$ 433,639	\$ 880,527
Lewis, S. L. Elementary School	1973 Main Building	\$ 3,928,525	\$ 9,003,492	43.63	56.37	\$ 460,388	\$ 1,536,478	\$ 1,996,866
Lewis, S. L. Elementary School	1974 Addition	\$ 924,589	\$ 1,817,335	50.88	49.12	\$ -	\$ 193,495	\$ 193,495
Lewis, S. L. Elementary School	1989 Addition	\$ 2,664,185	\$ 5,884,663	45.27	54.73	\$ 95,496	\$ 674,860	\$ 770,356
Liberty Point Elementary School	2002 Main Building	\$ 7,904,185	\$ 20,538,813	38.48	61.52	\$ 478,841	\$ 6,803,775	\$ 7,282,616
Manning Oaks Elementary School	1998 Main Building	\$ 6,930,871	\$ 19,354,004	35.81	64.19	\$ 251,752	\$ 5,580,881	\$ 5,832,633
Medlock Bridge Elementary School	1991 Main Building	\$ 2,450,205	\$ 17,012,831	14.40	85.60	\$ 802,159	\$ 8,845,009	\$ 9,647,168
Medlock Bridge Elementary School	1992 Addition	\$ 575,131	\$ 2,809,599	20.47	79.53	\$ -	\$ 1,293,446	\$ 1,293,446
Medlock Bridge Elementary School	2016 Addition	\$ 2,831	\$ 47,434	5.97	94.03	\$ -	\$ -	\$ -
Mimosa Elementary School	1968 Main Building	\$ 1,504,667	\$ 7,983,923	18.85	81.15	\$ 316,224	\$ 2,319,698	\$ 2,635,922
Mimosa Elementary School	1969 Addition	\$ 264,164	\$ 2,638,079	10.01	89.99	\$ 75,013	\$ 848,777	\$ 923,790
Mimosa Elementary School	1989 Addition (2012)	\$ 94,075	\$ 2,100,677	4.48	95.52	\$ 411,149	\$ 288,798	\$ 699,947
Mimosa Elementary School	1989 Addition (2013)	\$ 68,273	\$ 740,648	9.22	90.78	\$ 146,894	\$ 43,440	\$ 190,334
Mimosa Elementary School	1989 Addition (2014)	\$ 37,956	\$ 364,478	10.41	89.59	\$ 45,871	\$ 14,706	\$ 60,577
Mimosa Elementary School	1989 Addition (2015)	\$ 216,965	\$ 1,667,763	13.01	86.99	\$ 487,387	\$ 60,943	\$ 548,330
Mimosa Elementary School	1989 Addition (2016)	\$ 382,809	\$ 2,867,639	13.35	86.65	\$ 426,265	\$ 107,527	\$ 533,792
Mimosa Elementary School	2009 Addition	\$ -	\$ 4,361,299	0.00	100.00	\$ 38,709	\$ 2,094,217	\$ 2,132,926
Mountain Park Elementary School	1973 Main Building	\$ 1,470,459	\$ 7,144,201	20.58	79.42	\$ 810,686	\$ 709,650	\$ 1,520,336
Mountain Park Elementary School	1976 Addition	\$ 600,328	\$ 2,960,962	20.27	79.73	\$ 461,109	\$ 92,148	\$ 553,257
Mountain Park Elementary School	1989 Addition (2012)	\$ 1,689,699	\$ 6,252,829	27.02	72.98	\$ 881,526	\$ 220,299	\$ 1,101,825
Mountain Park Elementary School	1989 Addition (2013)	\$ 25,432	\$ 262,748	9.68	90.32	\$ 40,717	\$ 47,090	\$ 87,807
Mountain Park Elementary School	2010 Addition	\$ 3,788	\$ 4,955,699	0.08	99.92	\$ -	\$ 2,165,361	\$ 2,165,361
Mountain Park Elementary School	2015 Addition	\$ -	\$ 32,873	0.00	100.00	\$ 1,308	\$ -	\$ 1,308
New Prospect Elementary School	1994 Main Building	\$ 1,287,580	\$ 20,814,003	6.19	93.81	\$ 5,569,020	\$ 349,084	\$ 5,918,104
New Prospect Elementary School	2016 Addition	\$ -	\$ 33,100	0.00	100.00	\$ -	\$ -	\$ -
Nolan, Love T. Elementary School	1975 Main Building	\$ 842,513	\$ 9,159,625	9.20	90.80	\$ 894,534	\$ 1,838,562	\$ 2,733,096
Nolan, Love T. Elementary School	1989 Addition	\$ 311,113	\$ 6,230,921	4.99	95.01	\$ 585,222	\$ 594,691	\$ 1,179,913
Nolan, Love T. Elementary School	2010 Addition	\$ 371,424	\$ 4,619,115	8.04	91.96	\$ -	\$ 3,206,466	\$ 3,206,466
Northwood Elementary School	1996 Main Building	\$ 2,242,373	\$ 20,707,576	10.83	89.17	\$ 6,482,427	\$ 27,570	\$ 6,509,997
Oakley Elementary School	2007 Main Building	\$ 405,087	\$ 24,654,544	1.64	98.36	\$ 9,808,383	\$ 712,736	\$ 10,521,119
Ocee Elementary School	2000 Main Building	\$ 6,090,472	\$ 20,364,802	29.91	70.09	\$ 1,621,300	\$ 6,467,436	\$ 8,088,736
Palmetto Elementary School	1971 Main Building	\$ 2,171,799	\$ 21,224,286	10.23	89.77	\$ 1,120,062	\$ 2,845,357	\$ 3,965,419
Palmetto Elementary School	1975 Addition	\$ 478,398	\$ 6,553,833	7.30	92.70	\$ -	\$ 82,310	\$ 82,310
Palmetto Elementary School	2000 Addition	\$ 32,743	\$ 283,563	11.55	88.45	\$ 3,535	\$ -	\$ 3,535
Parklane Elementary School	1953 Main Building	\$ 2,657,833	\$ 6,347,371	41.87	58.13	\$ 28,217	\$ 474,405	\$ 502,262
Parklane Elementary School	1958 Addition (2011)	\$ 152,237	\$ 401,319	37.93	62.07	\$ -	\$ 34,699	\$ 34,699
Parklane Elementary School	1958 Addition (2012)	\$ 730,312	\$ 2,057,379	35.50	64.50	\$ -	\$ 44,551	\$ 44,551
Parklane Elementary School	1989 Addition (2013)	\$ 2,450,038	\$ 6,196,564	39.54	60.46	\$ 35,230	\$ 143,467	\$ 178,697
Parklane Elementary School	1989 Addition (2020)	\$ 367,287	\$ 1,166,875	31.48	68.52	\$ 98,550	\$ 27,480	\$ 126,030
Randolph Elementary School	1991 Building	\$ 2,276,957	\$ 18,659,188	12.20	87.80	\$ 594,770	\$ 905,382	\$ 1,500,152
Randolph Elementary School	2016 Addition	\$ -	\$ 63,504	0.00	100.00	\$ 1,052	\$ -	\$ 1,052
Renaissance Elementary School	2006 Main Building	\$ 161,413	\$ 21,921,118	0.74	99.26	\$ 9,149,707	\$ 836,694	\$ 9,986,401
River Eves Elementary School	1996 Main Building	\$ 415,320	\$ 20,665,876	2.01	97.99	\$ 4,233,313	\$ 609,729	\$ 4,843,042
Roswell North Elementary School	1960 Main Building	\$ 282,385	\$ 2,810,825	10.05	89.95	\$ 93,660	\$ 1,748,653	\$ 1,842,313
Roswell North Elementary School	1964 Addition	\$ 444,145	\$ 3,762,132	11.81	88.19	\$ 4,580	\$ 553,412	\$ 557,992
Roswell North Elementary School	1965 Addition	\$ 174,240	\$ 2,122,720	8.21	91.79	\$ 153,458	\$ 448,168	\$ 601,626
Roswell North Elementary School	1976 Addition	\$ 56,071	\$ 601,419	9.32	90.68	\$ 22,385	\$ 57,990	\$ 80,375
Roswell North Elementary School	1989 Addition	\$ 1,066,775	\$ 7,926,380	13.46	86.54	\$ 657,488	\$ 1,633,248	\$ 2,290,736
Roswell North Elementary School	2009 Addition	\$ -	\$ 5,186,652	0.00	100.00	\$ 474,852	\$ 1,548,318	\$ 2,023,170
Shakerag Elementary School	1997 Main Building	\$ 7,137,005	\$ 20,531,901	34.76	65.24	\$ 5,876,207	\$ 437,905	\$ 6,314,112
Spalding Drive Elementary School	1966 Main Building	\$ 382,914	\$ 6,470,883	5.92	94.08	\$ 265,684	\$ 891,115	\$ 1,156,799
Spalding Drive Elementary School	1967 Addition	\$ 262,766	\$ 2,780,005	9.45	90.55	\$ 855,618	\$ 401,720	\$ 1,257,338
Spalding Drive Elementary School	1988 Addition	\$ 353,260	\$ 3,704,349	9.54	90.46	\$ 421,420	\$ 434,633	\$ 856,053
Spalding Drive Elementary School	1988 Building	\$ 22,721	\$ 1,348,722	1.68	98.32	\$ 90,268	\$ 302,410	\$ 392,678
Spalding Drive Elementary School	1995 Addition	\$ 60,199	\$ 1,120,351	5.37	94.63	\$ 417,427	\$ 104,072	\$ 521,499
State Bridge Crossing Elementary School	1996 Main Building	\$ 3,246,574	\$ 20,414,545	15.90	84.10	\$ 5,716,319	\$ 149,321	\$ 5,865,640
Stonewall Tell Elementary School	1998 Main Building	\$ 422,015	\$ 19,113,477	2.21	97.79	\$ 156,736	\$ 4,818,940	\$ 4,975,676
Summit Hill Elementary School	1999 Main Building	\$ 3,958,092	\$ 19,115,968	20.71	79.29	\$ 1,904,694	\$ 6,906,890	\$ 8,811,584
Sweet Apple Elementary School	1997 Main Building	\$ 6,924,308	\$ 19,873,088	34.84	65.16	\$ 8,087,434	\$ 54,458	\$ 8,141,892
Sweet Apple Elementary School	1998 Addition	\$ 611,813	\$ 2,124,572	28.80	71.20	\$ 65,875	\$ 664,022	\$ 729,897
Vickery Mill Elementary School	2016 Main Building	\$ -	\$ 24,443,400	0.00	100.00	\$ 525,700	\$ 236,053	\$ 761,753
West, Evoline C. Elementary School	1970 Main Building	\$ 1,736,215	\$ 8,872,626	19.57	80.43	\$ 7,634	\$ 1,457,089	\$ 1,464,723
West, Evoline C. Elementary School	1989 Addition	\$ 1,160,496	\$ 8,384,555	13.84	86.16	\$ 211,726	\$ 613,685	\$ 825,411
West, Evoline C. Elementary School	2003 Addition	\$ -	\$ 5,733,913	0.00	100.00	\$ 1,316,371	\$ 10,154	\$ 1,326,525
Wilson Creek Elementary School	2004 Main Building	\$ 542,410	\$ 22,035,346	2.46	97.54	\$ 8,468,976	\$ 446,524	\$ 8,915,500
Wolf Creek Elementary School	2016 Main Building	\$ 1,562	\$ 23,610,452	0.01	99.99	\$ 492,674	\$ 353,386	\$ 846,060
Woodland Charter Elementary School	1971 Main Building	\$ 653,843	\$ 7,044,457	9.28	90.72	\$ 544,485	\$ 219,286	\$ 763,771
Woodland Charter Elementary School	1973 Addition	\$ 286,161	\$ 7,757,657	3.69	96.31	\$ 1,986,583	\$ 546,701	\$ 2,533,284
Woodland Charter Elementary School	1988 Addition	\$ 119,520	\$ 6,484,759	1.84	98.16	\$ 548,775	\$ 408,296	\$ 957,071
Woodland Charter Elementary School	2007 Addition	\$ 19,425	\$ 4,282,537	0.45	99.55	\$ 1,873,104	\$ 90,783	\$ 1,963,887
Woodland Charter Elementary School	2013 Addition	\$ -	\$ 108,636	0.00	100.00	\$ 4,602	\$ -	\$ 4,602
Sub-total:		\$171,932,359	\$ 1,261,158,467	13.63	86.37	\$141,962,926	\$219,924,253	\$ 361,887,179

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Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2023-2032
Middle Schools								
Autrey Mill Middle School	2003 Main Building	\$ 285,809	\$ 33,395,746	0.86	99.14	\$ 14,010,287	\$ 830,217	\$ 14,840,504
Autrey Mill Middle School	2016 Addition	\$ -	\$ 4,108,412	0.00	100.00	\$ 51,735	\$ 36,920	\$ 88,655
Bear Creek Middle School	1989 Main Building	\$ 152,179	\$ 23,049,400	0.66	99.34	\$ 342,646	\$ 117,117	\$ 459,763
Bear Creek Middle School	2001 Addition	\$ -	\$ 3,325,527	0.00	100.00	\$ -	\$ 152,990	\$ 152,990
Bear Creek Middle School	2016 Addition	\$ -	\$ 190,311	0.00	100.00	\$ 2,562	\$ 20,106	\$ 22,668
Bear Creek Middle School	Greenhouse	\$ -	\$ 88,200	0.00	100.00	\$ -	\$ -	\$ -
Bear Creek Middle School	Storage Shed	\$ 3,989	\$ 62,986	6.33	93.67	\$ -	\$ 6,403	\$ 6,403
Camp Creek Middle School	1985 Main Building	\$ 6,687,360	\$ 14,535,738	46.01	53.99	\$ 2,083,348	\$ 231,771	\$ 2,315,119
Camp Creek Middle School	1989 Addition	\$ 1,512,769	\$ 2,597,514	58.24	41.76	\$ 31,897	\$ 225,974	\$ 257,871
Camp Creek Middle School	2006 Addition	\$ -	\$ 2,300,764	0.00	100.00	\$ 1,157,162	\$ 29,168	\$ 1,186,330
Elkins Pointe Middle School	2001 Main Building	\$ 11,424,757	\$ 28,586,892	39.97	60.03	\$ 863,185	\$ 9,582,066	\$ 10,445,251
Haynes Bridge Middle School	1983 Main Building	\$ 5,451,940	\$ 15,680,474	34.77	65.23	\$ 4,250,632	\$ 1,436,625	\$ 5,687,257
Haynes Bridge Middle School	1989 Addition	\$ 919,635	\$ 2,900,477	31.71	68.29	\$ 596,931	\$ 671,108	\$ 1,268,039
Haynes Bridge Middle School	2007 Addition	\$ -	\$ 2,004,452	0.00	100.00	\$ 989,774	\$ 28,163	\$ 1,017,937
Holcomb Bridge Middle School	1983 Main Building	\$ 8,018,901	\$ 15,228,430	52.66	47.34	\$ 1,328,333	\$ -	\$ 1,328,333
Holcomb Bridge Middle School	1989 Addition	\$ 1,736,788	\$ 2,828,661	61.40	38.60	\$ 317,002	\$ 5,074	\$ 322,076
Holcomb Bridge Middle School	2007 Addition	\$ -	\$ 1,916,883	0.00	100.00	\$ 884,263	\$ 5,154	\$ 889,417
Hopewell Middle School	2005 Main Building	\$ 186,372	\$ 28,620,301	0.65	99.35	\$ 13,511,002	\$ 806,881	\$ 14,317,883
Hopewell Middle School	2016 Addition (4011)	\$ -	\$ 2,311,657	0.00	100.00	\$ 67,350	\$ 60,327	\$ 127,677
Hopewell Middle School	2016 Addition (4012)	\$ -	\$ 1,495,576	0.00	100.00	\$ 61,812	\$ 69,596	\$ 131,408
McNair, R.T. Middle School	2016 Main Building	\$ -	\$ 34,927,243	0.00	100.00	\$ 1,344,542	\$ 1,126,151	\$ 2,470,693
Northwestern Middle School	1996 Main Building	\$ 4,429,147	\$ 27,687,138	16.00	84.00	\$ 8,952,719	\$ 322,629	\$ 9,275,348
Renaissance Middle School	2008 Main Building	\$ 1,177,662	\$ 29,071,221	4.05	95.95	\$ 1,691,071	\$ 14,115,321	\$ 15,806,392
Ridgeview Charter School	1968 Main Building	\$ 334,906	\$ 16,059,538	2.09	97.91	\$ -	\$ 6,847,405	\$ 6,847,405
Ridgeview Charter School	1969 Addition	\$ 112,264	\$ 5,572,506	2.01	97.99	\$ -	\$ 2,349,056	\$ 2,349,056
Ridgeview Charter School	2010 Addition	\$ 61,072	\$ 9,732,222	0.63	99.37	\$ -	\$ 5,937,506	\$ 5,937,506
River Trail Middle School	2001 Main Building	\$ 14,214,027	\$ 29,043,780	48.94	51.06	\$ 410,663	\$ 10,350,720	\$ 10,761,383
Sandtown Middle School	2005 Main Building	\$ 517,275	\$ 29,349,121	1.76	98.24	\$ 11,478,937	\$ 3,867,919	\$ 15,346,856
Sandy Springs Middle School	2002 Main Building	\$ 12,093,726	\$ 26,876,542	45.00	55.00	\$ 603,274	\$ 9,594,807	\$ 10,198,081
Sandy Springs Middle School	2016 Addition (4011)	\$ -	\$ 1,356,755	0.00	100.00	\$ 25,834	\$ 9,671	\$ 35,505
Sandy Springs Middle School	2016 Addition (4012)	\$ -	\$ 1,029,015	0.00	100.00	\$ 20,939	\$ 7,273	\$ 28,212
Sandy Springs Middle School	2016 Addition (4013)	\$ -	\$ 1,205,612	0.00	100.00	\$ 20,670	\$ 7,001	\$ 27,671
Sandy Springs Middle School	2016 Addition (4014)	\$ -	\$ 424,752	0.00	100.00	\$ 12,412	\$ 7,736	\$ 20,148
Taylor Road Middle School	1991 Main Building	\$ 8,762,865	\$ 23,809,891	36.80	63.20	\$ 267,703	\$ 3,638,424	\$ 3,906,127
Taylor Road Middle School	2007 Addition	\$ -	\$ 2,324,887	0.00	100.00	\$ 979,801	\$ 31,724	\$ 1,011,525
Taylor Road Middle School	2016 Addition	\$ -	\$ 4,108,999	0.00	100.00	\$ 243,607	\$ 242,993	\$ 486,600
Taylor Road Middle School	Softball Concession/PB	\$ 3,054	\$ 337,206	0.91	99.09	\$ 30,035	\$ 81,984	\$ 112,019
Taylor Road Middle School	Storage, Tennis East	\$ 4,135	\$ 42,503	9.73	90.27	\$ -	\$ 5,023	\$ 5,023
Taylor Road Middle School	Storage, Tennis West	\$ 1,723	\$ 17,725	9.72	90.28	\$ -	\$ 2,093	\$ 2,093
Webb Bridge Middle School	1997 Main Building	\$ 1,614,823	\$ 29,197,813	5.53	94.47	\$ 11,456,861	\$ 171,366	\$ 11,628,227
West, Paul D. Middle School	2002 Main Building	\$ 13,095,152	\$ 29,141,279	44.94	55.06	\$ 749,408	\$ 10,324,370	\$ 11,073,778
Woodland Middle School	2007 Main Building	\$ 307,562	\$ 30,311,982	1.01	98.99	\$ 15,437,374	\$ 509,684	\$ 15,947,058
Sub-total:		\$ 93,109,891	\$ 516,856,131	18.01	81.99	\$ 94,275,771	\$ 83,866,516	\$ 178,142,287

High Schools								
Alpharetta High School	2005 Main Building	\$ 339,496	\$ 59,833,133	0.57	99.43	\$ 24,567,984	\$ 575,511	\$ 25,143,495
Alpharetta High School	2008 Building	\$ 19,425	\$ 1,184,592	1.64	98.36	\$ 27,786	\$ 598,013	\$ 625,799
Alpharetta High School	Concession/RR, Softball	\$ -	\$ 216,860	0.00	100.00	\$ 1,817	\$ -	\$ 1,817
Alpharetta High School	Stadium/Concessions/RR, Visitor	\$ -	\$ 1,178,626	0.00	100.00	\$ 340,352	\$ -	\$ 340,352
Alpharetta High School	Stadium/Press Box/Concessions/RR, Home	\$ 70,452	\$ 2,453,990	2.87	97.13	\$ 554,176	\$ 189,711	\$ 743,887
Alpharetta High School	Storage, Softball	\$ -	\$ 98,280	0.00	100.00	\$ -	\$ -	\$ -
Alpharetta High School	Ticket Booth, Football	\$ -	\$ 29,970	0.00	100.00	\$ 2,232	\$ -	\$ 2,232
Banneker + CTAE & Learning Center	2013 Main Building	\$ 1,613,019	\$ 61,198,979	2.64	97.36	\$ -	\$ 35,428,912	\$ 35,428,912
Banneker + CTAE & Learning Center	2016 Banneker HS (CTAE)	\$ -	\$ 3,616,383	0.00	100.00	\$ 89,752	\$ 63,052	\$ 152,804
Banneker + CTAE & Learning Center	Baseball Dugout/Field Storage 1	\$ 1,032	\$ 32,656	3.16	96.84	\$ -	\$ 8,107	\$ 8,107
Banneker + CTAE & Learning Center	Baseball Dugout/Field Storage 2	\$ 1,032	\$ 32,656	3.16	96.84	\$ -	\$ 8,107	\$ 8,107
Banneker + CTAE & Learning Center	Baseball/Softball Maintenance Building	\$ 1,560	\$ 136,888	1.14	98.86	\$ -	\$ 18,821	\$ 18,821
Banneker + CTAE & Learning Center	Concessions, Baseball	\$ 11,045	\$ 278,750	3.96	96.04	\$ -	\$ 113,342	\$ 113,342
Banneker + CTAE & Learning Center	Grandstand, Home	\$ 233,790	\$ 5,729,696	4.08	95.92	\$ -	\$ 2,689,824	\$ 2,689,824
Banneker + CTAE & Learning Center	Mechanical Building	\$ 756	\$ 68,532	1.10	98.90	\$ -	\$ 3,386	\$ 3,386
Banneker + CTAE & Learning Center	Press Box	\$ 1,386	\$ 125,948	1.10	98.90	\$ -	\$ 14,520	\$ 14,520
Banneker + CTAE & Learning Center	Softball Dugout/Field Storage 1	\$ 1,032	\$ 32,656	3.16	96.84	\$ -	\$ 8,107	\$ 8,107
Banneker + CTAE & Learning Center	Softball Dugout/Field Storage 2	\$ 1,032	\$ 32,656	3.16	96.84	\$ -	\$ 8,107	\$ 8,107
Banneker + CTAE & Learning Center	Stadium Maintenance Building	\$ 3,780	\$ 331,860	1.14	98.86	\$ -	\$ 39,598	\$ 39,598
Banneker + CTAE & Learning Center	Ticket Booth/Concessions/RR, Home	\$ 4,899	\$ 671,420	0.73	99.27	\$ -	\$ 249,068	\$ 249,068
Banneker + CTAE & Learning Center	Ticket Booth/Concessions/RR, Visitors	\$ 4,899	\$ 654,080	0.75	99.25	\$ -	\$ 224,904	\$ 224,904
Cambridge High School	2013 Main Building	\$ 111,379	\$ 57,454,482	0.19	99.81	\$ 790,043	\$ 77,896	\$ 867,939
Cambridge High School	2016 Agriscience and Veterinary Education Building	\$ -	\$ 2,064,940	0.00	100.00	\$ 37,337	\$ -	\$ 37,337
Cambridge High School	Concessions/RR, Baseball	\$ -	\$ 110,934	0.00	100.00	\$ 787	\$ -	\$ 787
Cambridge High School	Concessions/RR, Visitors	\$ -	\$ 448,976	0.00	100.00	\$ 3,234	\$ -	\$ 3,234
Cambridge High School	Field House	\$ -	\$ 1,176,329	0.00	100.00	\$ 84,738	\$ -	\$ 84,738
Cambridge High School	Stadium/Concessions/RR	\$ -	\$ 3,908,685	0.00	100.00	\$ 44,041	\$ -	\$ 44,041
Cambridge High School	Storage Building	\$ -	\$ 345,853	0.00	100.00	\$ 3,995	\$ -	\$ 3,995
Cambridge High School	Ticket Booth, Home	\$ -	\$ 34,854	0.00	100.00	\$ 372	\$ -	\$ 372

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Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2023-2032
Cambridge High School	Ticket Booth, Visitor	\$ -	\$ 34,854	0.00	100.00	\$ 372	\$ -	\$ 372
Centennial High School	1997 Main Building	\$ 9,894,053	\$ 46,522,236	21.27	78.73	\$ 12,632,244	\$ 321,263	\$ 12,953,507
Centennial High School	2011 Addition	\$ 40,141	\$ 1,535,313	2.61	97.39	\$ -	\$ 818,305	\$ 818,305
Centennial High School	2012 Addition	\$ 66,183	\$ 1,137,031	5.82	94.18	\$ -	\$ 539,186	\$ 539,186
Centennial High School	2017 Addition	\$ -	\$ 271,594	0.00	100.00	\$ 30,991	\$ 10,532	\$ 41,523
Centennial High School	Batting Cage Building	\$ -	\$ 838,050	0.00	100.00	\$ 93,567	\$ -	\$ 93,567
Centennial High School	Football Storage Building Northeast	\$ 6,970	\$ 94,135	7.40	92.60	\$ -	\$ 12,817	\$ 12,817
Centennial High School	Football Storage Building South	\$ 6,970	\$ 94,135	7.40	92.60	\$ -	\$ 12,817	\$ 12,817
Centennial High School	Grounds Storage	\$ 12,451	\$ 195,670	6.36	93.64	\$ 32,291	\$ -	\$ 32,291
Centennial High School	Practice Field Storage	\$ -	\$ 54,165	0.00	100.00	\$ -	\$ 5,376	\$ 5,376
Centennial High School	Stadium/Press Box/Concessions	\$ 9,756	\$ 1,681,199	0.58	99.42	\$ 1,087,067	\$ -	\$ 1,087,067
Centennial High School	Ticket Booth	\$ 356	\$ 10,149	3.51	96.49	\$ 1,291	\$ 121	\$ 1,412
Centennial High School	Visitors Concessions/RR	\$ -	\$ 283,529	0.00	100.00	\$ 113,038	\$ 3,474	\$ 116,512
Centennial High School	Weight Room Building	\$ 49,703	\$ 1,184,310	4.20	95.80	\$ -	\$ 481,351	\$ 481,351
Centennial High School	Wrestling Building	\$ 96,643	\$ 905,814	10.67	89.33	\$ 43,026	\$ 187,012	\$ 230,038
Chattahoochee High School	1991 Main Building	\$ 8,041,278	\$ 37,645,963	21.36	78.64	\$ 5,824,143	\$ 6,874,126	\$ 12,698,269
Chattahoochee High School	1993 Addition	\$ -	\$ 3,577,536	0.00	100.00	\$ 909,443	\$ 165,494	\$ 1,074,937
Chattahoochee High School	2011 Addition	\$ 29,200	\$ 2,264,336	1.29	98.71	\$ -	\$ 1,348,181	\$ 1,348,181
Chattahoochee High School	2012 Addition	\$ 40,216	\$ 986,005	4.08	95.92	\$ 14,365	\$ 511,849	\$ 526,214
Chattahoochee High School	2015 Addition	\$ -	\$ 356,955	0.00	100.00	\$ 5,878	\$ -	\$ 5,878
Chattahoochee High School	Baseball Batting Cage Building	\$ 30,536	\$ 646,760	4.72	95.28	\$ 10,694	\$ 152,397	\$ 163,091
Chattahoochee High School	Baseball Press Box	\$ 56,336	\$ 383,806	14.68	85.32	\$ 73,196	\$ 8,945	\$ 82,141
Chattahoochee High School	Baseball Storage, Home	\$ 6,470	\$ 103,707	6.24	93.76	\$ 1,402	\$ 22,725	\$ 24,127
Chattahoochee High School	Baseball Storage, Visitors	\$ 6,470	\$ 103,707	6.24	93.76	\$ 1,402	\$ 22,725	\$ 24,127
Chattahoochee High School	Concession/RR, Visitors	\$ 41,946	\$ 217,341	19.30	80.70	\$ 22,811	\$ 44,345	\$ 67,156
Chattahoochee High School	Greenhouse	\$ -	\$ 151,884	0.00	100.00	\$ -	\$ -	\$ -
Chattahoochee High School	Pavilion	\$ -	\$ 290,628	0.00	100.00	\$ 23,709	\$ 29,920	\$ 53,629
Chattahoochee High School	Stadium/Press Box/Concessions/RR	\$ 1,662,032	\$ 4,937,130	33.66	66.34	\$ 216,257	\$ -	\$ 216,257
Chattahoochee High School	Storage	\$ -	\$ 117,446	0.00	100.00	\$ 14,067	\$ -	\$ 14,067
Chattahoochee High School	Ticket Booth, Home	\$ -	\$ 4,377	0.00	100.00	\$ 1,198	\$ -	\$ 1,198
Chattahoochee High School	Ticket Booth, Visitors	\$ 280	\$ 4,491	6.25	93.75	\$ 1,048	\$ 172	\$ 1,220
Chattahoochee High School	Weight Room Building	\$ -	\$ 1,130,690	0.00	100.00	\$ 281,358	\$ -	\$ 281,358
Creekside High School	1990 Main Building	\$ 6,412,074	\$ 34,822,185	18.41	81.59	\$ 3,820,472	\$ 10,887,714	\$ 14,708,186
Creekside High School	1994 Addition	\$ 415,278	\$ 3,211,091	12.93	87.07	\$ 962,213	\$ 911,726	\$ 1,873,939
Creekside High School	2007 Addition	\$ 219,003	\$ 5,229,277	4.19	95.81	\$ 2,547,930	\$ 51,308	\$ 2,599,238
Creekside High School	2012 Addition	\$ 45,265	\$ 1,030,459	4.39	95.61	\$ -	\$ 608,283	\$ 608,283
Creekside High School	2015 Addition	\$ -	\$ 481,446	0.00	100.00	\$ 4,728	\$ 26,283	\$ 31,011
Creekside High School	Greenhouse	\$ 144,672	\$ 173,780	83.25	16.75	\$ 12,350	\$ -	\$ 12,350
Creekside High School	Stadium Grandstand/PB/RR/Concession Bldg	\$ 234,814	\$ 1,734,405	13.54	86.46	\$ 389,804	\$ 24,729	\$ 414,533
Creekside High School	Stadium RR/Concession Bldg	\$ 64,358	\$ 304,336	21.15	78.85	\$ 83,278	\$ 37,540	\$ 120,818
Creekside High School	Storage, Baseball	\$ -	\$ 24,320	0.00	100.00	\$ -	\$ 300	\$ 300
Creekside High School	Storage, North	\$ 378	\$ 29,738	1.27	98.73	\$ 4,983	\$ 451	\$ 5,434
Creekside High School	Storage, Softball	\$ 24,520	\$ 120,330	20.38	79.62	\$ -	\$ -	\$ -
Creekside High School	Ticket Booth, East	\$ 1,199	\$ 22,818	5.26	94.74	\$ 6,103	\$ 2,740	\$ 8,843
Creekside High School	Ticket Booth, West	\$ 1,199	\$ 22,818	5.26	94.74	\$ 6,103	\$ 2,740	\$ 8,843
Independence (Shared with Teaching Museum North)	1949 Addition	\$ 194,564	\$ 2,978,666	6.53	93.47	\$ 51,657	\$ 10,774	\$ 62,431
Independence (Shared with Teaching Museum North)	1994 Addition	\$ 85,590	\$ 3,561,559	2.40	97.60	\$ 74,174	\$ 12,675	\$ 86,849
Independence (Shared with Teaching Museum North)	Greenhouse	\$ -	\$ 120,235	0.00	100.00	\$ -	\$ 105,743	\$ 105,743
Johns Creek High School	2010 Main Building	\$ 78,576	\$ 58,080,454	0.14	99.86	\$ 1,143,195	\$ 29,109,376	\$ 30,252,571
Johns Creek High School	Baseball Press Box/Concessions/RR	\$ -	\$ 369,107	0.00	100.00	\$ 3,374	\$ 80,899	\$ 84,273
Johns Creek High School	Concessions/RR, Visitors	\$ -	\$ 352,016	0.00	100.00	\$ 15,074	\$ 110,163	\$ 125,237
Johns Creek High School	Stadium/Press Box/Concessions/RR	\$ 4,510	\$ 5,750,752	0.08	99.92	\$ 254,830	\$ 1,824,426	\$ 2,079,256
Johns Creek High School	Storage Building	\$ -	\$ 433,105	0.00	100.00	\$ 5,113	\$ 17,592	\$ 22,705
Johns Creek High School	Ticket Booth, Home North	\$ -	\$ 35,083	0.00	100.00	\$ 384	\$ 1,322	\$ 1,706
Johns Creek High School	Ticket Booth, Home South	\$ -	\$ 35,083	0.00	100.00	\$ 384	\$ 1,322	\$ 1,706
Johns Creek High School	Ticket Booth, Visitors	\$ -	\$ 33,936	0.00	100.00	\$ 384	\$ 1,322	\$ 1,706
Langston Hughes High School	2009 Main Building	\$ 1,113,622	\$ 61,334,132	1.82	98.18	\$ 95,786	\$ 32,271,888	\$ 32,367,674
Langston Hughes High School	Baseball Concessions/RR	\$ 4,445	\$ 454,213	0.98	99.02	\$ 22,064	\$ 172,813	\$ 194,877
Langston Hughes High School	Concessions/Box Office	\$ -	\$ 2,128,099	0.00	100.00	\$ 99,063	\$ 747,995	\$ 847,058
Langston Hughes High School	Stadium Maintenance Building	\$ 22,115	\$ 169,728	13.03	86.97	\$ -	\$ 55,891	\$ 55,891
Langston Hughes High School	Stadium/Press Box	\$ 15,111	\$ 5,367,538	0.28	99.72	\$ -	\$ 1,324,810	\$ 1,324,810
McClarin, Frank High School	1943 Main Building	\$ 5,993,141	\$ 9,619,654	62.30	37.70	\$ 1,845,357	\$ 35,925	\$ 1,881,282
McClarin, Frank High School	1958 Addition	\$ 2,421,253	\$ 4,510,211	53.68	46.32	\$ 958,555	\$ 18,220	\$ 976,775
McClarin, Frank High School	1961 Addition	\$ 695,426	\$ 1,355,346	51.31	48.69	\$ 274,406	\$ 11,479	\$ 285,885
McClarin, Frank High School	1967 Addition	\$ 84,237	\$ 168,463	50.00	50.00	\$ 31,411	\$ 11,290	\$ 42,701
McClarin, Frank High School	1981 Addition	\$ 394,356	\$ 682,601	57.77	42.23	\$ 143,072	\$ -	\$ 143,072
Milton High School	2006 Main Building	\$ 548,700	\$ 58,796,159	0.93	99.07	\$ 25,969,716	\$ 1,534,877	\$ 27,504,593
Milton High School	Baseball Concessions/Toilets	\$ -	\$ 374,508	0.00	100.00	\$ 96,823	\$ 4,424	\$ 101,247
Milton High School	Baseball/Softball Maintenance Building	\$ -	\$ 162,792	0.00	100.00	\$ 6,347	\$ 2,407	\$ 8,754
Milton High School	Football Field House	\$ 24,251	\$ 2,126,152	1.14	98.86	\$ 632,527	\$ 78,021	\$ 710,548
Milton High School	Football Home Concessions/Toilets	\$ -	\$ 798,490	0.00	100.00	\$ 257,483	\$ 10,532	\$ 268,015
Milton High School	Football Stadium/Grandstand/Press Box	\$ -	\$ 1,094,533	0.00	100.00	\$ 249,184	\$ 13,745	\$ 262,929
Milton High School	Football Visitors Concessions/Toilets	\$ -	\$ 798,490	0.00	100.00	\$ 266,568	\$ -	\$ 266,568
Milton High School	Site Maintenance Building	\$ -	\$ 142,534	0.00	100.00	\$ 5,553	\$ 2,106	\$ 7,659
North Springs High School	1963 Main Building	\$ 809,997	\$ 16,582,798	4.88	95.12	\$ 2,276,445	\$ 155,646	\$ 2,432,091

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Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2023-2032
North Springs High School	1964 Addition	\$ -	\$ 5,012,838	0.00	100.00	\$ 178,628	\$ 7,200	\$ 185,828
North Springs High School	1966 Addition (5012)	\$ -	\$ 263,076	0.00	100.00	\$ 24,138	\$ -	\$ 24,138
North Springs High School	1966 Addition (5013)	\$ -	\$ 270,985	0.00	100.00	\$ 50,107	\$ 8,878	\$ 58,985
North Springs High School	1993 Addition	\$ 294,636	\$ 4,747,924	6.21	93.79	\$ 554,540	\$ 50,810	\$ 605,350
North Springs High School	1994 Addition	\$ 1,940,755	\$ 18,429,727	10.53	89.47	\$ 5,113,178	\$ 167,556	\$ 5,280,734
North Springs High School	2005 Addition	\$ 56,772	\$ 8,580,260	0.66	99.34	\$ 3,507,571	\$ 64,973	\$ 3,572,544
North Springs High School	2015 Addition	\$ -	\$ 477,761	0.00	100.00	\$ 7,389	\$ -	\$ 7,389
North Springs High School	Baseball Concessions/RR	\$ -	\$ 334,755	0.00	100.00	\$ 14,491	\$ -	\$ 14,491
North Springs High School	Football Concessions/RR North	\$ 165,220	\$ 598,628	27.60	72.40	\$ 125,242	\$ 22,631	\$ 147,873
North Springs High School	Football Concessions/RR West	\$ -	\$ 343,109	0.00	100.00	\$ 7,901	\$ 11,948	\$ 19,849
North Springs High School	Lacrosse Field House	\$ 197,320	\$ 622,087	31.72	68.28	\$ 122,792	\$ 24,688	\$ 147,480
North Springs High School	Softball Concessions/RR	\$ -	\$ 332,171	0.00	100.00	\$ 14,926	\$ -	\$ 14,926
North Springs High School	Stadium Storage	\$ 50,263	\$ 335,737	14.97	85.03	\$ 51,575	\$ 15,065	\$ 66,640
North Springs High School	Stadium/Press Box	\$ 615,639	\$ 2,923,518	21.06	78.94	\$ 465,260	\$ 160,324	\$ 625,584
North Springs High School	Ticket Booth 1	\$ -	\$ 7,750	0.00	100.00	\$ 104	\$ -	\$ 104
North Springs High School	Ticket Booth 2	\$ -	\$ 7,750	0.00	100.00	\$ 104	\$ -	\$ 104
Northview High School	2002 Main Building	\$ 19,814,788	\$ 50,883,917	38.94	61.06	\$ 1,089,224	\$ 18,363,885	\$ 19,453,109
Northview High School	2014 Addition	\$ 16,631	\$ 1,253,277	1.33	98.67	\$ 14,682	\$ 13,673	\$ 28,355
Northview High School	Football Home Concessions/Toilets	\$ 67,725	\$ 300,716	22.52	77.48	\$ 13,609	\$ 77,766	\$ 91,375
Northview High School	Football Storage Building	\$ -	\$ 274,485	0.00	100.00	\$ 74,262	\$ -	\$ 74,262
Northview High School	Football Visitor Concessions/Toilets	\$ 129,655	\$ 502,920	25.78	74.22	\$ 26,129	\$ 117,970	\$ 144,099
Northview High School	Maintenance Building	\$ -	\$ 245,985	0.00	100.00	\$ 19,596	\$ 43,476	\$ 63,072
Northview High School	Softball Concessions/RR	\$ -	\$ 319,072	0.00	100.00	\$ 14,359	\$ -	\$ 14,359
Northview High School	Stadium/Press Box	\$ 227,229	\$ 2,901,414	7.83	92.17	\$ -	\$ 120,614	\$ 120,614
Northview High School	Ticket Booth	\$ 256	\$ 8,444	3.03	96.97	\$ -	\$ 2,285	\$ 2,285
Northview High School	Wrestling Building	\$ 31,086	\$ 1,250,540	2.49	97.51	\$ 550,602	\$ 29,438	\$ 580,040
Roswell High School	1989 Main Building	\$ 7,865,376	\$ 40,011,332	19.66	80.34	\$ 9,922,217	\$ 3,575,672	\$ 13,497,889
Roswell High School	1994 Addition	\$ 531,829	\$ 2,672,862	19.90	80.10	\$ 281,023	\$ 98,777	\$ 379,800
Roswell High School	2007 Addition	\$ 38,851	\$ 3,179,624	1.22	98.78	\$ 1,047,960	\$ -	\$ 1,047,960
Roswell High School	2015 Addition	\$ -	\$ 364,889	0.00	100.00	\$ 5,787	\$ -	\$ 5,787
Roswell High School	Baseball Concessions and Press Box	\$ 250,177	\$ 1,115,988	22.42	77.58	\$ 94,076	\$ 355,505	\$ 449,581
Roswell High School	Baseball Practice Facility	\$ 12,600	\$ 804,700	1.57	98.43	\$ 43,904	\$ 145,190	\$ 189,094
Roswell High School	Field House/Weight Room Building	\$ -	\$ 2,142,174	0.00	100.00	\$ -	\$ 610,633	\$ 610,633
Roswell High School	Football Concessions Stand	\$ 82,520	\$ 387,715	21.28	78.72	\$ 84,658	\$ 14,947	\$ 99,605
Roswell High School	Football Shelter 1	\$ -	\$ 67,226	0.00	100.00	\$ 6,528	\$ -	\$ 6,528
Roswell High School	Football Shelter 2	\$ -	\$ 121,006	0.00	100.00	\$ 11,751	\$ -	\$ 11,751
Roswell High School	Grounds Building	\$ -	\$ 70,644	0.00	100.00	\$ 1,968	\$ 1,204	\$ 3,172
Roswell High School	Potters Building	\$ -	\$ 17,284	0.00	100.00	\$ 2,491	\$ 301	\$ 2,792
Roswell High School	Stadium/PB/RR	\$ 283,849	\$ 2,483,350	11.43	88.57	\$ 494,755	\$ -	\$ 494,755
Roswell High School	Storage Building 1	\$ 2,012	\$ 88,967	2.26	97.74	\$ 1,363	\$ 2,741	\$ 4,104
Roswell High School	Storage Building 2	\$ -	\$ 84,730	0.00	100.00	\$ 2,461	\$ 1,505	\$ 3,966
Roswell High School	Storage Building 3	\$ -	\$ 92,050	0.00	100.00	\$ 3,550	\$ -	\$ 3,550
Roswell High School	Storage Building 4, South	\$ -	\$ 41,078	0.00	100.00	\$ 5,976	\$ -	\$ 5,976
Roswell High School	Tennis Gazebo	\$ -	\$ 48,850	0.00	100.00	\$ 4,391	\$ 5,172	\$ 9,563
Roswell High School	Ticket Booth 1	\$ 356	\$ 7,750	4.60	95.40	\$ 918	\$ 121	\$ 1,039
Roswell High School	Ticket Booth 2	\$ -	\$ 8,444	0.00	100.00	\$ 2,012	\$ -	\$ 2,012
Tri-Cities High School	1988 Main Building	\$ 4,551,752	\$ 38,333,801	11.87	88.13	\$ 1,153,303	\$ 17,783,754	\$ 18,937,057
Tri-Cities High School	1993 Addition	\$ 266,015	\$ 3,762,046	7.07	92.93	\$ 495,175	\$ 1,452,742	\$ 1,947,917
Tri-Cities High School	1994 Addition	\$ 95,671	\$ 2,609,440	3.67	96.33	\$ 283,822	\$ 1,114,686	\$ 1,398,508
Tri-Cities High School	2000 Addition	\$ 42,201	\$ 3,854,387	1.09	98.91	\$ 201,467	\$ 2,326,234	\$ 2,527,701
Tri-Cities High School	2010 Addition	\$ -	\$ 3,037,875	0.00	100.00	\$ 370,377	\$ 1,160,872	\$ 1,531,249
Tri-Cities High School	2016 Addition	\$ -	\$ 989,523	0.00	100.00	\$ 19,048	\$ 9,671	\$ 28,719
Tri-Cities High School	Stadium Concessions	\$ 97,161	\$ 379,087	25.63	74.37	\$ 102,919	\$ 30,497	\$ 133,416
Tri-Cities High School	Stadium Storage	\$ 7,483	\$ 108,080	6.92	93.08	\$ -	\$ 24,950	\$ 24,950
Tri-Cities High School	Stadium Ticket Booth	\$ -	\$ 52,992	0.00	100.00	\$ 17,817	\$ -	\$ 17,817
Tri-Cities High School	Stadium Ticket Booth/Concession Stand/RR Bldg	\$ 42,611	\$ 254,158	16.77	83.23	\$ 54,346	\$ 49,256	\$ 103,602
Tri-Cities High School	Stadium/Press Box	\$ 751,244	\$ 2,839,345	26.46	73.54	\$ 117,405	\$ 239,063	\$ 356,468
Westlake High School	2009 Main Building	\$ 615,501	\$ 57,291,871	1.07	98.93	\$ 685,236	\$ 29,897,453	\$ 30,582,689
Westlake High School	Baseball RR	\$ -	\$ 438,202	0.00	100.00	\$ -	\$ 122,932	\$ 122,932
Westlake High School	Football RR North	\$ -	\$ 426,876	0.00	100.00	\$ 3,364	\$ 127,832	\$ 131,196
Westlake High School	Football RR South	\$ -	\$ 387,815	0.00	100.00	\$ 3,364	\$ 101,786	\$ 105,150
Westlake High School	Stadium/PB	\$ -	\$ 3,283,526	0.00	100.00	\$ 47,967	\$ 701,190	\$ 749,157
Westlake High School	Storage, Football	\$ -	\$ 885,514	0.00	100.00	\$ 7,060	\$ 245,535	\$ 252,595
Westlake High School	Storage, Softball	\$ -	\$ 182,250	0.00	100.00	\$ -	\$ 9,375	\$ 9,375
Westlake High School	Ticket Booth/Storage	\$ -	\$ 311,546	0.00	100.00	\$ 3,364	\$ 24,953	\$ 28,317
Sub-total:		\$ 81,715,842	\$ 871,339,893	9.38	90.62	\$118,224,538	\$211,711,345	\$ 329,935,883

Campus Name	Facility Name	Current Needs 2020-2022	Replacement Value	FCI %	FCA Score	Life Cycle 2023-2027	Life Cycle 2028-2032	Life Cycle 2023-2032
Other Centers/Non-Instructional								
Administrative Building	1979 Main Building	\$ 1,446,904	\$ 30,217,672	4.79	95.21	\$ 3,415,721	\$ 24,150	\$ 3,439,871
North Learning Center	2000 Main Building	\$ 226,220	\$ 5,981,232	3.78	96.22	\$ 68,006	\$ 293,798	\$ 361,804
North Learning Center	2000 Parking Garage	\$ -	\$ 3,496,460	0.00	100.00	\$ 280,916	\$ 486,374	\$ 767,290
North Transportation Center	1998 Fuel Management Bldg	\$ 27,597	\$ 104,909	26.31	73.69	\$ 1,920	\$ 31,061	\$ 32,981
North Transportation Center	1998 Fuel Station Canopy	\$ -	\$ 630,858	0.00	100.00	\$ 110,045	\$ 127,029	\$ 237,074
North Transportation Center	1998 Main Building	\$ 2,453,342	\$ 8,464,703	28.98	71.02	\$ 698,809	\$ 2,897,406	\$ 3,596,215
North Transportation Center	2018 Fuel Station Canopy	\$ -	\$ 374,604	0.00	100.00	\$ -	\$ -	\$ -
South Learning Center	2016 Main Building	\$ -	\$ 3,575,007	0.00	100.00	\$ 132,627	\$ 134,304	\$ 266,931
Teaching Museum North (Shared with Independence HS/GNETS)	1937 Main Building	\$ 57,623	\$ 2,716,919	2.12	97.88	\$ 572,032	\$ 256,599	\$ 828,631
Teaching Museum South	1950 Main Building	\$ 3,080,254	\$ 6,734,158	45.74	54.26	\$ -	\$ 980,441	\$ 980,441
Warehouse	1963 Main Building	\$ 3,601,772	\$ 9,592,543	37.55	62.45	\$ 1,034,631	\$ 189,350	\$ 1,223,981
Warehouse	2001 Building	\$ 67,882	\$ 879,689	7.72	92.28	\$ 168,112	\$ 168,661	\$ 336,773
Warehouse	2001 Fuel Station Canopy	\$ -	\$ 64,295	0.00	100.00	\$ -	\$ 786	\$ 786
Sub-total:		\$10,961,592	\$72,833,049	15.05	84.95	\$6,482,819	\$5,589,959	\$12,072,778
Total:		\$357,719,684	\$2,722,187,540	13.14	86.86	\$360,946,054	\$521,092,073	\$882,038,127