

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Druid Hills High School | 2021



Executive Summary

Druid Hills High School is located at 1798 Haygood Drive, NE in Atlanta, GA. It comprises 170,938 gross square feet. At the time of the assessment the oldest building was 93 years old.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$6,402,475. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Druid Hills High School the ten-year need is \$28,986,845.

For planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Druid Hills High School facility has a FCA score of 69.82% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Druid Hills High School.

Table 1: Facility Condition by Building

| Number | Building Name | Current Deficiencies | 5-Year Life Cycle Cost | Yrs 6-10 Life Cycle Cost | Total 5 Yr Need (Yr 1-5 + Current Defs) | Total 10 Yr Need (Yr 1-10 + Current Defs) | Replacement Cost | FCA Score |
|---|---------------|----------------------|------------------------|--------------------------|---|---|---------------------|---------------|
| Exterior Site | | | | | | | | |
| | Exterior Site | \$52,797 | \$0 | \$229,423 | \$52,797 | \$282,220 | | |
| Permanent Building(s) | | | | | | | | |
| 5010 | Building 5010 | \$1,644,473 | \$4,022,527 | \$4,132,802 | \$5,667,000 | \$9,799,802 | \$21,852,170 | 74.07% |
| 5011 | Building 5011 | \$630,446 | \$2,912,055 | \$2,307,377 | \$3,542,501 | \$5,849,878 | \$9,839,446 | 64.00% |
| 5020 | Building 5020 | \$1,416,828 | \$1,362,240 | \$779,400 | \$2,779,068 | \$3,558,468 | \$6,102,781 | 54.46% |
| 5021 | Building 5021 | \$1,718,422 | \$1,584,517 | \$650,541 | \$3,302,940 | \$3,953,481 | \$7,848,317 | 57.92% |
| 5030 | Building 5030 | \$837,081 | \$978,279 | \$136,534 | \$1,815,360 | \$1,951,894 | \$4,188,288 | 56.66% |
| 5040 | Building 5040 | \$102,428 | \$1,124,289 | \$2,364,384 | \$1,226,717 | \$3,591,102 | \$11,099,850 | 88.95% |
| Sub Total for Permanent Building(s): | | \$6,349,678 | \$11,983,907 | \$10,371,038 | \$18,333,586 | \$28,704,624 | \$60,930,852 | |
| Total for Site: | | \$6,402,475 | \$11,983,907 | \$10,600,462 | \$18,386,383 | \$28,986,845 | \$60,930,852 | 69.82% |

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calculate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, deferred maintenance, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

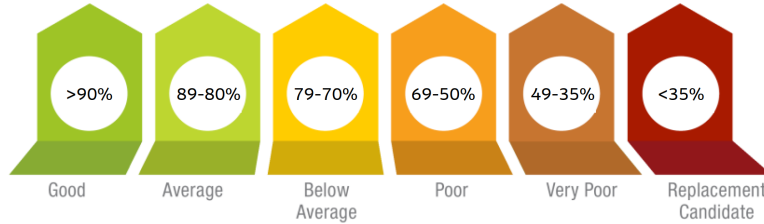
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is \$60,930,852. For planning purposes, the total 5-year need at the Druid Hills High School is \$18,386,383 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Druid Hills High School facility has an FCA Score of 69.82%, which is considered "Poor".

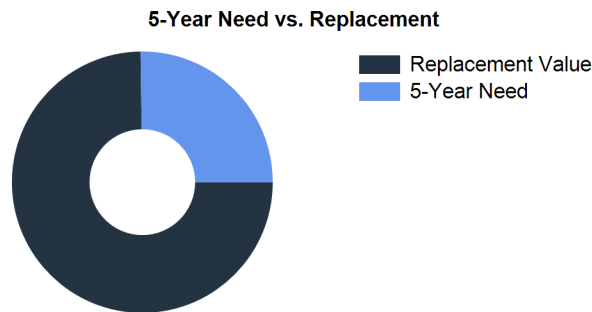


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

| System | Priority | | | | | Total | % of Total |
|----------------------|----------|-------------|-------------|-----------|-----------|-------------|------------|
| | 1 | 2 | 3 | 4 | 5 | | |
| Site | \$0 | \$0 | \$379 | \$52,797 | \$0 | \$53,176 | 0.83 % |
| Roofing | \$0 | \$1,553,337 | \$13,623 | \$131 | \$0 | \$1,567,091 | 24.48 % |
| Structural | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Exterior | \$0 | \$245,756 | \$11,992 | \$4,033 | \$0 | \$261,780 | 4.09 % |
| Interior | \$0 | \$0 | \$136,340 | \$357,966 | \$338,762 | \$833,068 | 13.01 % |
| Mechanical | \$0 | \$1,147,763 | \$278,172 | \$433,472 | \$0 | \$1,859,408 | 29.04 % |
| Electrical | \$0 | \$89,246 | \$651,122 | \$0 | \$0 | \$740,368 | 11.56 % |
| Plumbing | \$0 | \$0 | \$1,053,688 | \$0 | \$0 | \$1,053,688 | 16.46 % |
| Fire and Life Safety | \$3,590 | \$0 | \$0 | \$0 | \$0 | \$3,590 | 0.06 % |
| Conveyances | \$0 | \$0 | \$26,581 | \$0 | \$0 | \$26,581 | 0.42 % |
| Specialties | \$0 | \$0 | \$3,727 | \$0 | \$0 | \$3,727 | 0.06 % |
| Total: | \$3,590 | \$3,036,102 | \$2,175,622 | \$848,399 | \$338,762 | \$6,402,475 | |

The building systems at the site with the most need include:

| | | |
|------------|---|-------------|
| Mechanical | - | \$1,859,408 |
| Roofing | - | \$1,567,091 |
| Plumbing | - | \$1,053,688 |

The chart below represents the building systems and associated deficiency costs.

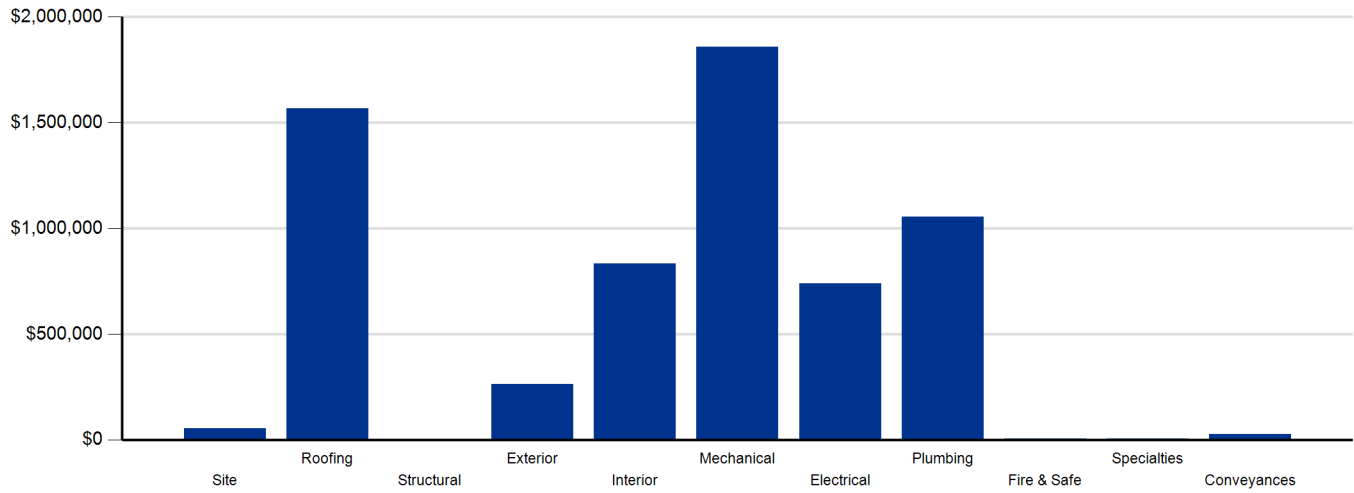


Figure 2: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

| System | Life Cycle Capital Renewal Projections | | | | | Total 1-5 |
|----------------------|--|------------------|------------------|--------------------|--------------------|---------------------|
| | Year 1 2022 | Year 2 2023 | Year 3 2024 | Year 4 2025 | Year 5 2026 | |
| Site | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior | \$0 | \$0 | \$0 | \$0 | \$177,774 | \$177,774 |
| Interior | \$0 | \$182,127 | \$7,794 | \$545,234 | \$1,967,348 | \$2,702,503 |
| Mechanical | \$0 | \$0 | \$614,531 | \$1,936,196 | \$678,980 | \$3,229,707 |
| Electrical | \$0 | \$0 | \$0 | \$11,450 | \$52,216 | \$63,666 |
| Plumbing | \$0 | \$0 | \$25,701 | \$915,470 | \$118,761 | \$1,059,931 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$572,486 | \$3,667,842 | \$4,240,327 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$8,703 | \$8,703 |
| Specialties | \$0 | \$0 | \$0 | \$121,080 | \$380,218 | \$501,298 |
| Total | \$0 | \$182,127 | \$648,026 | \$4,101,914 | \$7,051,840 | \$11,983,907 |

Table 3b: Capital Renewal Forecast (Yrs 6-10)

| System | Life Cycle Capital Renewal Projections | | | | | | Total 6-10 | Total 1-10 |
|----------------------|--|--------------------|------------------|--------------------|--------------------|--------------------|---------------------|---------------------|
| | Total 1-5 | Year 6 2027 | Year 7 2028 | Year 8 2029 | Year 9 2030 | Year 10 2031 | | |
| Site | \$0 | \$0 | \$0 | \$229,423 | \$0 | \$0 | \$229,423 | \$229,423 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$663,788 | \$1,506,756 | \$2,170,543 | \$2,170,543 |
| Exterior | \$177,773 | \$4,456 | \$4,959 | \$3,767 | \$0 | \$0 | \$13,182 | \$190,956 |
| Interior | \$2,702,503 | \$202,996 | \$254,109 | \$278,038 | \$749,061 | \$12,458 | \$1,496,662 | \$4,199,166 |
| Mechanical | \$3,229,707 | \$0 | \$0 | \$269,118 | \$0 | \$89,641 | \$358,758 | \$3,588,465 |
| Electrical | \$63,666 | \$0 | \$0 | \$178,478 | \$2,000,098 | \$1,254,220 | \$3,432,796 | \$3,496,462 |
| Plumbing | \$1,059,931 | \$0 | \$0 | \$170,283 | \$0 | \$246,261 | \$416,544 | \$1,476,475 |
| Fire and Life Safety | \$4,240,327 | \$0 | \$0 | \$0 | \$562,617 | \$0 | \$562,617 | \$4,802,944 |
| Conveyances | \$8,703 | \$332,539 | \$0 | \$0 | \$0 | \$20,178 | \$352,716 | \$361,419 |
| Specialties | \$501,297 | \$849,853 | \$227,720 | \$10,483 | \$0 | \$479,164 | \$1,567,220 | \$2,068,517 |
| Total | \$11,983,907 | \$1,389,844 | \$486,788 | \$1,139,590 | \$3,975,563 | \$3,608,677 | \$10,600,462 | \$22,584,369 |

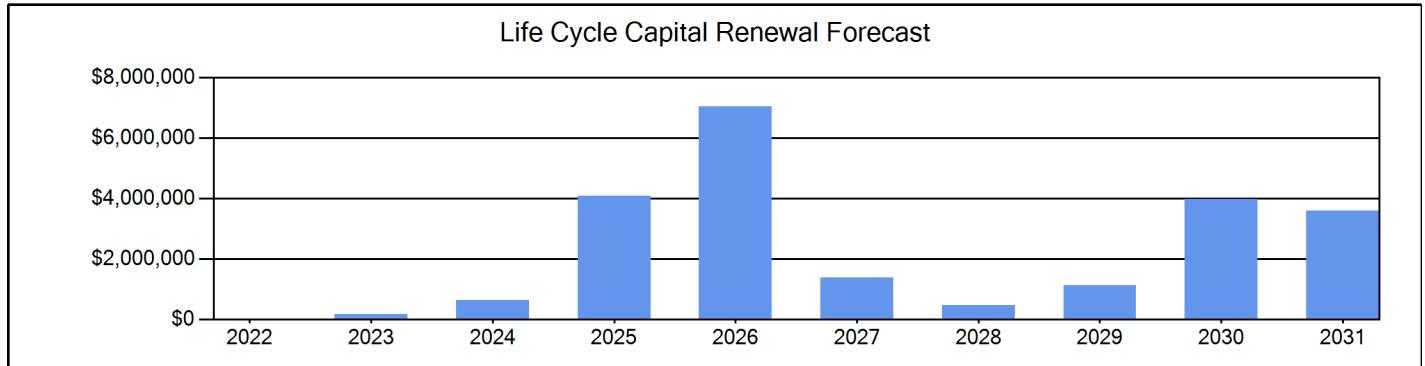


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns

Cost

| | |
|------------------------------------|----------------|
| Emergency Exit Signage Replacement | \$3,590 |
| Total for Priority 1 | \$3,590 |

Priority 2 - Indirect Impact to Educational Mission

Cost

| | |
|---|--------------------|
| Built-up Roofing Replacement | \$415,967 |
| Modified Roof Covering Replacement | \$1,137,370 |
| Aluminum Window Replacement | \$179,698 |
| Composite Exterior Siding Replacement (Bldg SF) | \$31,717 |
| Metal Exterior Door Replacement | \$31,367 |
| Wood Exterior Door Replacement | \$2,974 |
| Cast Iron Water Boiler Replacement | \$103,531 |
| Ductwork Replacement (SF Basis) | \$469,814 |
| Gas Piping Replacement (SF Basis) | \$279,966 |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life | \$247,986 |
| Steam Heat Exchanger Replacement | \$46,467 |
| Distribution Panel Replacement | \$17,453 |
| Electrical Transformer Replacement | \$13,703 |
| Panelboard Replacement | \$45,261 |
| Switchgear Replacement | \$12,829 |
| Total for Priority 2 | \$3,036,102 |

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Track Repair | Deferred Maintenance | 1 | Ea. | 4 | \$52,797 | 9372 |
| Note: Cracked Pavement | | | | | | |
| Sub Total for System | | 1 | items | | \$52,797 | |
| Sub Total for School and Site Level | | 1 | items | | \$52,797 | |

Building: 5010 - Building 5010

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------|----------|--------------|----------|--------------|------|
| Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements | ADA Compliance | 1 | Ea. | 3 | \$126 | 9373 |
| Note: Missing | | | | | | |
| Sub Total for System | | 1 | items | | \$126 | |

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------|----------------------|----------|--------------|----------|--------------|------|
| Roof Cleaning | Deferred Maintenance | 600 | SF | 4 | \$131 | 9390 |
| Note: Debris And Stained | | | | | | |
| Sub Total for System | | 1 | items | | \$131 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Composite Exterior Siding Replacement (Bldg SF) | Capital Renewal | 2,000 | SF | 2 | \$31,717 | 9378 |
| Note: Rotting Wood And Ext. Detailing | | | | | | |
| Metal Exterior Door Replacement | Capital Renewal | 1 | Door | 2 | \$3,485 | 9379 |
| Note: Beyond Useful Life | | | | | | |
| Sub Total for System | | 2 | items | | \$35,202 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|-------|-------|----------|-------------|------|
| Entry Door Does Not Have Power Assist Device | ADA Compliance | 1 | Ea. | 3 | \$14,892 | 9375 |
| Note: Add To Access Building | | | | | | |
| Interior Door Hardware Replacement | Capital Renewal | 5 | Door | 3 | \$6,979 | 9389 |
| Note: Worn Out | | | | | | |
| Interior Door Replacement | Capital Renewal | 30 | Door | 3 | \$52,901 | 9388 |
| Note: Worn Out | | | | | | |
| Carpet Flooring Replacement | Capital Renewal | 4,904 | SF | 4 | \$58,371 | 9383 |
| Note: Beyond Useful Life | | | | | | |
| Epoxy Flooring Repair Or Replacement | Deferred Maintenance | 1,839 | SF | 4 | \$20,840 | 9384 |
| Note: Beyond Useful Life | | | | | | |
| Interior Ceiling Repainting | Deferred Maintenance | 1,000 | SF | 4 | \$1,951 | 9380 |
| Note: Water Damaged | | | | | | |
| Toilet Partition Replacement | Capital Renewal | 10 | Stall | 4 | \$18,958 | 9382 |
| Note: Damaged | | | | | | |
| Vinyl Composition Tile Replacement | Capital Renewal | 1,500 | SF | 4 | \$11,998 | 9385 |
| Note: Damaged | | | | | | |
| Vinyl Composition Tile Replacement | Capital Renewal | 4,804 | SF | 4 | \$38,424 | 9386 |
| Note: Worn Out And Gym | | | | | | |
| Wood Flooring Replacement | Capital Renewal | 2,452 | SF | 4 | \$49,656 | 9387 |
| Note: Beyond Useful Life | | | | | | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|-----------|--------------|----------|------------------|------|
| Interior Wall Repainting | Deferred Maintenance | 160,000 | SF Wall | 5 | \$337,901 | 9381 |
| Note: Beyond Useful Life - Scratched. | | | | | | |
| Sub Total for System | | 11 | items | | \$612,871 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|----------|--------------|----------|------------------|------|
| Gas Piping Replacement (SF Basis) | Capital Renewal | 61,305 | SF | 2 | \$122,772 | 9391 |
| Note: Throughout | | | | | | |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life | Capital Renewal | 61,305 | SF | 2 | \$103,065 | 9396 |
| Note: Throughout | | | | | | |
| Testing And Balancing | Deferred Maintenance | 61,305 | SF | 3 | \$122,772 | 9395 |
| Note: Throughout | | | | | | |
| Existing Controls Are Obsolete | Capital Renewal | 61,305 | SF | 4 | \$155,460 | 9394 |
| Note: Throughout | | | | | | |
| Sub Total for System | | 4 | items | | \$504,069 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|------------------|------|
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life | Capital Renewal | 61,305 | SF | 3 | \$276,051 | 9392 |
| Note: Throughout | | | | | | |
| Sanitary Sewer Piping Replacement | Capital Renewal | 61,305 | SF | 3 | \$186,018 | 9393 |
| Note: Throughout | | | | | | |
| Sub Total for System | | 2 | items | | \$462,069 | |

Conveyances

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------|----------------|----------|--------------|----------|-----------------|------|
| Platform Lift Needed for Access | ADA Compliance | 1 | Ea. | 3 | \$26,581 | 9376 |
| Note: Non Available | | | | | | |
| Sub Total for System | | 1 | items | | \$26,581 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------|-----------|--------------|----------|--------------------|------|
| Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) | ADA Compliance | 5 | LF | 3 | \$303 | 9374 |
| Note: Not Low Enough And Main Buildings. | | | | | | |
| Seating is not ADA Compliant | ADA Compliance | 6 | Seat | 3 | \$3,120 | 9377 |
| Note: To Meet 2010 ADA | | | | | | |
| Sub Total for System | | 2 | items | | \$3,424 | |
| Sub Total for Building 5010 - Building 5010 | | 24 | items | | \$1,644,473 | |

Building: 5011 - Building 5011

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------|----------|--------------|----------|--------------|------|
| Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements | ADA Compliance | 1 | Ea. | 3 | \$126 | 9399 |
| Note: Missing | | | | | | |
| Sub Total for System | | 1 | items | | \$126 | |

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|------------------|------|
| Built-up Roofing Replacement | Capital Renewal | 4,000 | SF | 2 | \$103,992 | 9404 |
| Note: Beyond Useful Life - Low Roof. Built Up Roofing Over Mod. Bit Roof Both Assemblies Need To Be Replaced | | | | | | |
| Sub Total for System | | 1 | items | | \$103,992 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------|----------------------|-------|---------|----------|-------------|------|
| Aluminum Window Replacement | Capital Renewal | 60 | SF | 2 | \$6,000 | 9401 |
| Note: Beyond Useful Life | | | | | | |
| Brick Exterior Repointing | Deferred Maintenance | 2,000 | SF Wall | 3 | \$11,992 | 9400 |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|----------|----------|--------------|----------|-----------------|----|
| Note: Cracked | | | | | | |
| Sub Total for System | | 2 | items | | \$17,992 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Carpet Flooring Replacement | Capital Renewal | 3,312 | SF | 4 | \$39,422 | 9403 |
| Note: Beyond Useful Life | | | | | | |
| Ceiling Grid Replacement | Capital Renewal | 300 | SF | 4 | \$1,175 | 9402 |
| Note: Stained | | | | | | |
| Sub Total for System | | 2 | items | | \$40,596 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|----------|--------------|----------|------------------|------|
| Gas Piping Replacement (SF Basis) | Capital Renewal | 27,604 | SF | 2 | \$55,281 | 9405 |
| Note: Throughout | | | | | | |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life | Capital Renewal | 20,000 | SF | 2 | \$33,624 | 9410 |
| Note: Throughout | | | | | | |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life | Capital Renewal | 20,000 | SF | 2 | \$45,498 | 9411 |
| Note: Throughout | | | | | | |
| Testing And Balancing | Deferred Maintenance | 27,604 | SF | 3 | \$55,281 | 9409 |
| Existing Controls Are Obsolete | Capital Renewal | 27,604 | SF | 4 | \$69,999 | 9408 |
| Note: Throughout | | | | | | |
| Sub Total for System | | 5 | items | | \$259,683 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----------|--------------|----------|------------------|------|
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life | Capital Renewal | 27,604 | SF | 3 | \$124,298 | 9406 |
| Note: Throughout | | | | | | |
| Sanitary Sewer Piping Replacement | Capital Renewal | 27,604 | SF | 3 | \$83,759 | 9407 |
| Note: Throughout | | | | | | |
| Sub Total for System | | 2 | items | | \$208,057 | |
| Sub Total for Building 5011 - Building 5011 | | 13 | items | | \$630,446 | |

Building: 5020 - Building 5020

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Modified Roof Covering Replacement | Capital Renewal | 19,100 | SF | 2 | \$618,911 | 9430 |
| Note: Beyond Useful Life | | | | | | |
| Tapered Insulation Installation To Eliminate Ponding When Re-Roofing | Deferred Maintenance | 2,000 | SF | 3 | \$8,884 | 9431 |
| Note: Ponding | | | | | | |
| Sub Total for System | | 2 | items | | \$627,795 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Aluminum Window Replacement | Capital Renewal | 360 | SF | 2 | \$36,000 | 9414 |
| Note: Beyond Useful Life | | | | | | |
| Aluminum Window Replacement | Capital Renewal | 81 | SF | 2 | \$8,100 | 9415 |
| Note: Beyond Useful Life | | | | | | |
| Metal Exterior Door Replacement | Capital Renewal | 3 | Door | 2 | \$10,456 | 9416 |
| Note: Beyond Useful Life | | | | | | |
| Wood Exterior Door Replacement | Capital Renewal | 1 | Door | 2 | \$2,974 | 9417 |
| Note: Rotten | | | | | | |
| Exterior Painting (Bldg SF) | Capital Renewal | 700 | SF | 4 | \$1,152 | 9413 |
| Note: Paint Peeling | | | | | | |
| Sub Total for System | | 5 | items | | \$58,681 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Carpet Flooring Replacement Note: Beyond Useful Life | Capital Renewal | 4,794 | SF | 4 | \$57,062 | 9427 |
| Epoxy Flooring Repair Or Replacement Note: Worn Out | Deferred Maintenance | 685 | SF | 4 | \$7,763 | 9428 |
| Vinyl Composition Tile Replacement Note: Worn Out | Capital Renewal | 171 | SF | 4 | \$1,368 | 9429 |
| Sub Total for System | | 3 | items | | \$66,192 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Cast Iron Water Boiler Replacement Note: 2880 Mbh Boiler Room | Capital Renewal | 1 | Ea. | 2 | \$72,914 | 9435 |
| Ductwork Replacement (SF Basis) Note: Throughout | Capital Renewal | 17,121 | SF | 2 | \$205,516 | 9446 |
| Gas Piping Replacement (SF Basis) Note: Throughout | Capital Renewal | 17,121 | SF | 2 | \$34,287 | 9432 |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Throughout | Capital Renewal | 17,121 | SF | 2 | \$28,783 | 9443 |
| Steam Heat Exchanger Replacement Note: 270 Gpm Boiler Room | Capital Renewal | 1 | Ea. | 2 | \$46,467 | 9436 |
| Circulation Pump Replacement Note: Boiler Room | Capital Renewal | 2 | Ea. | 3 | \$21,738 | 9444 |
| Testing And Balancing Note: Throughout | Deferred Maintenance | 17,121 | SF | 3 | \$34,287 | 9441 |
| Existing Controls Are Obsolete Note: Throughout | Capital Renewal | 17,121 | SF | 4 | \$43,416 | 9437 |
| Sub Total for System | | 8 | items | | \$487,410 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Distribution Panel Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$17,453 | 9450 |
| Electrical Transformer Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$6,851 | 9448 |
| Panelboard Replacement Note: Old, Elec Room | Capital Renewal | 2 | Ea. | 2 | \$10,341 | 9452 |
| Panelboard Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$13,060 | 9454 |
| Sub Total for System | | 4 | items | | \$47,705 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|-----------|--------------|----------|--------------------|------|
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Throughout | Capital Renewal | 17,121 | SF | 3 | \$77,094 | 9433 |
| Sanitary Sewer Piping Replacement Note: Throughout | Capital Renewal | 17,121 | SF | 3 | \$51,950 | 9434 |
| Sub Total for System | | 2 | items | | \$129,045 | |
| Sub Total for Building 5020 - Building 5020 | | 24 | items | | \$1,416,828 | |

Building: 5021 - Building 5021

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|------------------|------|
| Modified Roof Covering Replacement Note: Beyond Useful Life | Capital Renewal | 16,000 | SF | 2 | \$518,459 | 9466 |
| Sub Total for System | | 1 | items | | \$518,459 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|------------------|------|
| Aluminum Window Replacement Note: Beyond Useful Life | Capital Renewal | 984 | SF | 2 | \$98,399 | 9456 |
| Aluminum Window Replacement Note: Beyond Useful Life | Capital Renewal | 24 | SF | 2 | \$2,400 | 9457 |
| Metal Exterior Door Replacement Note: Worn Out | Capital Renewal | 5 | Door | 2 | \$17,426 | 9458 |
| Exterior Painting (Bldg SF) Note: Paint Peeling | Capital Renewal | 1,750 | SF | 4 | \$2,880 | 9455 |
| Sub Total for System | | 4 | items | | \$121,105 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Stone/Quarry Flooring Replacement Note: Beyond Useful Life | Capital Renewal | 1,541 | SF | 4 | \$39,605 | 9461 |
| Toilet Partition Replacement Note: Beyond Useful Life | Capital Renewal | 6 | Stall | 4 | \$11,375 | 9460 |
| Interior Ceiling Repainting Note: Beyond Useful Life | Deferred Maintenance | 440 | SF | 5 | \$862 | 9459 |
| Sub Total for System | | 3 | items | | \$51,842 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Ductwork Replacement (SF Basis) Note: Throughout | Capital Renewal | 22,018 | SF | 2 | \$264,298 | 9483 |
| Gas Piping Replacement (SF Basis) Note: Throughout | Capital Renewal | 22,018 | SF | 2 | \$44,094 | 9467 |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Throughout | Capital Renewal | 22,018 | SF | 2 | \$37,016 | 9481 |
| Testing And Balancing | Deferred Maintenance | 22,018 | SF | 3 | \$44,094 | 9480 |
| Existing Controls Are Obsolete Note: Throughout | Capital Renewal | 22,018 | SF | 4 | \$55,834 | 9473 |
| Sub Total for System | | 5 | items | | \$445,337 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|-------|
| Panelboard Replacement Note: Old, Elec Room | Capital Renewal | 2 | Ea. | 2 | \$5,231 | 9484 |
| Panelboard Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$6,288 | 9486 |
| Interior Power Wiring Replacement Note: Old, Throughout Building | Deferred Maintenance | 22,018 | SF | 3 | \$24,586 | 9488 |
| Lighting Fixtures Replacement | Capital Renewal | 22,018 | SF | 3 | \$379,619 | 10744 |
| Sub Total for System | | 4 | items | | \$415,725 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|-----------|--------------|----------|--------------------|------|
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Throughout | Capital Renewal | 22,018 | SF | 3 | \$99,145 | 9468 |
| Sanitary Sewer Piping Replacement Note: Throughout | Capital Renewal | 22,018 | SF | 3 | \$66,809 | 9469 |
| Sub Total for System | | 2 | items | | \$165,955 | |
| Sub Total for Building 5021 - Building 5021 | | 19 | items | | \$1,718,422 | |

Building: 5030 - Building 5030

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------|----------|--------------|----------|--------------|------|
| Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements Note: Missing | ADA Compliance | 1 | Ea. | 3 | \$126 | 9489 |
| Sub Total for System | | 1 | items | | \$126 | |

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Built-up Roofing Replacement Note: Beyond Useful Life | Capital Renewal | 12,000 | SF | 2 | \$311,975 | 9495 |
| Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding | Deferred Maintenance | 1,000 | SF | 3 | \$4,442 | 9496 |
| Sub Total for System | | 2 | items | | \$316,418 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|-----------------|------|
| Aluminum Window Replacement Note: Beyond Useful Life | Capital Renewal | 180 | SF | 2 | \$18,000 | 9491 |
| Aluminum Window Replacement Note: Beyond Useful Life | Capital Renewal | 108 | SF | 2 | \$10,800 | 9492 |
| Sub Total for System | | 2 | items | | \$28,800 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Existing Toilet Stall Does Not Meet Minimum ADA Requirements Note: Too Small, No Grab Bars. | ADA Compliance | 2 | Ea. | 3 | \$4,702 | 9490 |
| Interior Door Hardware Replacement Note: Beyond Useful Life | Capital Renewal | 18 | Door | 3 | \$25,124 | 9494 |
| Interior Door Replacement Note: Beyond Useful Life | Capital Renewal | 18 | Door | 3 | \$31,741 | 9493 |
| Sub Total for System | | 3 | items | | \$61,567 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|-----------------|------|
| Cast Iron Water Boiler Replacement Note: 770 Mbh Boiler Room | Capital Renewal | 1 | Ea. | 2 | \$30,616 | 9500 |
| Gas Piping Replacement (SF Basis) Note: Throughout | Capital Renewal | 11,750 | SF | 2 | \$23,531 | 9497 |
| Existing Controls Are Obsolete Note: Throughout | Capital Renewal | 11,750 | SF | 4 | \$29,796 | 9501 |
| Sub Total for System | | 3 | items | | \$83,943 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|------------------|-------|
| Electrical Transformer Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$6,851 | 9503 |
| Panelboard Replacement Note: Old, Elec Room | Capital Renewal | 2 | Ea. | 2 | \$10,341 | 9504 |
| Switchgear Replacement Note: Old, Elec Room | Capital Renewal | 1 | Ea. | 2 | \$12,829 | 9502 |
| Interior Power Wiring Replacement Note: Old, Entire Building | Deferred Maintenance | 11,500 | SF | 3 | \$12,841 | 9507 |
| Lighting Fixtures Replacement | Capital Renewal | 11,750 | SF | 3 | \$202,586 | 10745 |
| Lightning Protection System Installation Note: Not Installed | Functional Deficiency | 11,750 | SF | 3 | \$8,627 | 9506 |
| Sub Total for System | | 6 | items | | \$254,075 | |



Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------------|-----|----------|-----------------|------|
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Throughout | Capital Renewal | 11,750 | SF | 3 | \$52,909 | 9498 |
| Sanitary Sewer Piping Replacement Note: Throughout | Capital Renewal | 11,750 | SF | 3 | \$35,653 | 9499 |
| Sub Total for System | | 2 items | | | \$88,562 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----------------|-----|----------|------------------|------|
| Emergency Exit Signage Replacement Note: Old, Entire Building | Capital Renewal | 6 | Ea. | 1 | \$3,590 | 9505 |
| Sub Total for System | | 1 items | | | \$3,590 | |
| Sub Total for Building 5030 - Building 5030 | | 20 items | | | \$837,081 | |

Building: 5040 - Building 5040

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------------|-----|----------|--------------|------|
| Membrane Flashing At Parapet (>2') Repair Note: Cracked Sealant At Collector Box Openings. | Deferred Maintenance | 40 | LF | 3 | \$296 | 9510 |
| Sub Total for System | | 1 items | | | \$296 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--------------------------------|-----------------|----------------|-----|----------|-----------------|-------|
| Existing Controls Are Obsolete | Capital Renewal | 31,140 | SF | 4 | \$78,966 | 10430 |
| Sub Total for System | | 1 items | | | \$78,966 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------------|-----|----------|-----------------|------|
| Lightning Protection System Installation Note: Not Installed | Functional Deficiency | 31,140 | SF | 3 | \$22,863 | 9511 |
| Sub Total for System | | 1 items | | | \$22,863 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------|------------------|-----|----------|--------------------|------|
| Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) Note: No Low Counter Top Provided | ADA Compliance | 5 | LF | 3 | \$303 | 9508 |
| Sub Total for System | | 1 items | | | \$303 | |
| Sub Total for Building 5040 - Building 5040 | | 4 items | | | \$102,428 | |
| Total for Campus | | 105 items | | | \$6,402,475 | |

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|--------------------------------|----------|----------|--------------|------------------|----------------|
| Fences and Gates | Fencing - Chain Link (4 Ft) | 3 | 330 | LF | \$18,549 | 8 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 3 | 2,260 | LF | \$210,874 | 8 |
| Sub Total for System | | | 2 | items | \$229,423 | |
| Sub Total for Building - | | | 2 | items | \$229,423 | |

Building: 5010 - Building 5010

Roofing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------|----------|----------|--------------|------------------|----------------|
| Low-Slope Roofing | Modified Bitumen | 2 | 15,700 | SF | \$663,788 | 9 |
| Note: No roof access | | | | | | |
| Sub Total for System | | | 1 | items | \$663,788 | |

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|----------|--------------|-----------------|----------------|
| Exterior Entrance Doors | Steel - Insulated and Painted | 3 | 13 | Door | \$52,524 | 5 |
| Sub Total for System | | | 1 | items | \$52,524 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|----------------------------------|----------|-----------|--------------|--------------------|----------------|
| Interior Door Supplementary Components | Door Hardware | 3 | 185 | Door | \$290,629 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 49,044 | SF | \$312,601 | 5 |
| Suspended Plaster and | Painted ceilings | 5 | 7,357 | SF | \$16,699 | 5 |
| Compartments and Cubicles | Toilet Partitions | 4 | 56 | Stall | \$123,077 | 5 |
| Interior Swinging Doors | Wooden Door | 3 | 173 | Door | \$353,654 | 5 |
| Tile Flooring | Ceramic Tile | 4 | 1,226 | SF | \$24,316 | 6 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 49,044 | SF | \$254,109 | 7 |
| Carpeting | Carpet | 4 | 4,904 | SF | \$73,943 | 8 |
| Interior Swinging Doors | Metal Door (Steel) | 3 | 11 | Door | \$37,911 | 8 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 4 | 33,718 | SF | \$351,886 | 9 |
| Interior Swinging Doors | Storefront door (Aluminum/Glass) | 3 | 1 | Door | \$4,575 | 10 |
| Sub Total for System | | | 11 | items | \$1,843,397 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|--|----------|-----------|--------------|------------------|----------------|
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 3 | Ea. | \$48,301 | 4 |
| Decentralized Heating Equipment | Unit Heater Electric (3 KW) | 3 | 1 | Ea. | \$993 | 4 |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | 1 | Ea. | \$6,796 | 4 |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | 2 | Ea. | \$13,593 | 4 |
| Decentralized Cooling | Fan Coil - DX Cool w/Electric Heat (3 Ton) | 2 | 1 | Ea. | \$2,084 | 4 |
| Decentralized Cooling | Fan Coil - DX Cool w/Electric Heat (3 Ton) | 2 | 2 | Ea. | \$4,169 | 4 |
| Decentralized Cooling | Heat Pump (1 Ton) | 2 | 4 | Ea. | \$31,146 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 6 | Ea. | \$56,555 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 28 | Ea. | \$263,922 | 4 |
| Decentralized Cooling | Heat Pump (5 Ton) | 5 | 7 | Ea. | \$89,887 | 4 |
| HVAC Air Distribution | Energy Recovery Unit (8,000 CFM) | 3 | 2 | Ea. | \$49,542 | 5 |
| Facility Hydronic Distribution | 4-Pipe System | 4 | 20,000 | SF | \$52,745 | 5 |
| HVAC Air Distribution | AHU 10,000 CFM Interior | 2 | 1 | Ea. | \$93,688 | 5 |
| Exhaust Air | Interior Ceiling Exhaust Fan | 3 | 4 | Ea. | \$2,121 | 5 |
| Sub Total for System | | | 14 | items | \$715,540 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|--|----------|--------|-----|-------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 61,305 | SF | \$51,684 | 8 |
| Note: Throughout bldg | | | | | | |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 10 | Ea. | \$10,740 | 8 |
| Note: Exterior | | | | | | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------|----------|----------|--------------|--------------------|----------------|
| Lighting Fixtures | Light Fixtures (Bldg SF) | 4 | 61,305 | SF | \$1,379,118 | 9 |
| Sub Total for System | | | 3 | items | \$1,441,541 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|----------|----------|--------------|------------------|----------------|
| Domestic Water Equipment | Water Heater - Instant 3.2 GPM | 2 | 1 | Ea. | \$1,443 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 32 | Ea. | \$91,978 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 1 | Ea. | \$842 | 4 |
| Plumbing Fixtures | Toilets | 3 | 33 | Ea. | \$176,671 | 4 |
| Plumbing Fixtures | Urinals | 3 | 8 | Ea. | \$11,464 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 8 | Ea. | \$18,644 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 21 | Ea. | \$58,696 | 5 |
| Sub Total for System | | | 7 | items | \$359,739 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|---------------------------------|----------|----------|--------------|--------------------|----------------|
| Security System Component | Security Alarm System | 1 | 61,305 | SF | \$746,135 | 5 |
| Note: Throughout bldg | | | | | | |
| Water-Based Fire-Suppression | Fire Sprinkler System (Bldg.SF) | 1 | 61,305 | SF | \$696,106 | 5 |
| Fire Detection and Alarm | Fire Alarm | 1 | 61,305 | SF | \$439,793 | 9 |
| Note: Throughout bldg | | | | | | |
| Sub Total for System | | | 3 | items | \$1,882,034 | |

Conveyances

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Elevators | Passenger elevator cab finishes | 4 | 1 | Ea. | \$8,703 | 5 |
| Elevators | Hydraulic (Passenger Elev) | 4 | 1 | Ea. | \$110,846 | 6 |
| Sub Total for System | | | 2 | items | \$119,549 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|----------|-----------|--------------|--------------------|----------------|
| Casework | Lockers, Gym | 4 | 656 | Ea. | \$347,120 | 5 |
| Casework | Lockers | 4 | 840 | Ea. | \$502,376 | 6 |
| Fixed Multiple Seating | Auditorium Seating | 4 | 439 | Ea. | \$227,720 | 7 |
| Sub Total for System | | | 3 | items | \$1,077,216 | |
| Sub Total for Building 5010 - Building 5010 | | | 45 | items | \$8,155,329 | |

Building: 5011 - Building 5011

Roofing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------|----------|----------|--------------|------------------|----------------|
| Low-Slope Roofing | Modified Bitumen | 2 | 14,600 | SF | \$635,799 | 10 |
| Note: Gym high roof was inaccessible. Assessment through google earth. | | | | | | |
| Sub Total for System | | | 1 | items | \$635,799 | |

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|----------|--------------|-----------------|----------------|
| Exterior Entrance Doors | Steel - Insulated and Painted | 3 | 14 | Door | \$56,564 | 5 |
| Sub Total for System | | | 1 | items | \$56,564 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------------------|----------|--------|-------|-------------|----------------|
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 9,385 | SF | \$41,945 | 2 |
| Compartments and Cubicles | Toilet Partitions | 4 | 9 | Stall | \$18,102 | 2 |
| Interior Door Supplementary Components | Door Hardware | 3 | 44 | Door | \$69,122 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 9,109 | SF | \$58,060 | 5 |
| Wood Flooring | Wood Flooring - All Types | 4 | 15,458 | SF | \$362,901 | 5 |
| Interior Swinging Doors | Wooden Door | 3 | 41 | Door | \$83,814 | 5 |
| Tile Flooring | Quarry Tile | 4 | 1,656 | SF | \$50,820 | 6 |
| Carpeting | Carpet | 4 | 3,312 | SF | \$49,939 | 8 |
| Interior Swinging Doors | Metal Door (Steel) | 3 | 3 | Door | \$10,339 | 8 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 9,385 | SF | \$51,587 | 9 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 4 | 5,797 | SF | \$60,498 | 9 |



Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|----------------------------|----------|-----------|--------------|------------------|----------------|
| Suspended Plaster and | Painted ceilings | 5 | 552 | SF | \$1,453 | 10 |
| | Note: Faded/peeling | | | | | |
| Resilient Flooring | Rubber Tile Flooring | 4 | 276 | SF | \$5,272 | 10 |
| Sub Total for System | | | 13 | items | \$863,853 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|--|----------|-----------|--------------|--------------------|----------------|
| Heat Generation | Boiler - Cast Iron - Water (1275 MBH) | 2 | 4 | Ea. | \$170,956 | 3 |
| Central Cooling | Cooling Tower - Metal (170 Tons) | 2 | 1 | Ea. | \$52,792 | 3 |
| Facility Hydronic Distribution | Pump - 5HP | 4 | 3 | Ea. | \$21,111 | 3 |
| Facility Hydronic Distribution | Pump- 25HP (Ea.) | 4 | 2 | Ea. | \$29,550 | 3 |
| Facility Hydronic Distribution | Pump- 10HP (Ea.) | 4 | 3 | Ea. | \$35,631 | 3 |
| Facility Hydronic Distribution | Pump- 10HP (Ea.) | 4 | 1 | Ea. | \$11,877 | 3 |
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 8 | Ea. | \$128,803 | 4 |
| Decentralized Heating Equipment | Unit Heater Electric (3 KW) | 3 | 6 | Ea. | \$5,955 | 4 |
| Decentralized Heating Equipment | Unit Heater Electric (5 KW) | 3 | 2 | Ea. | \$2,750 | 4 |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | 2 | Ea. | \$13,593 | 4 |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | 3 | Ea. | \$20,389 | 4 |
| Decentralized Cooling | Ductless Split System (2 Ton) | 2 | 2 | Ea. | \$10,046 | 4 |
| Decentralized Cooling | Ductless Split System (1 Ton) | 2 | 3 | Ea. | \$9,536 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 5 | Ea. | \$47,128 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 1 | Ea. | \$9,426 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 1 | Ea. | \$9,426 | 4 |
| Decentralized Cooling | Heat Pump (1 Ton) | 2 | 2 | Ea. | \$15,573 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (40 Ton) | 2 | 2 | Ea. | \$173,786 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (10 Ton) | 2 | 1 | Ea. | \$25,646 | 4 |
| HVAC Air Distribution | AHU 30,000 CFM Interior | 2 | 1 | Ea. | \$188,332 | 5 |
| HVAC Air Distribution | AHU 10,000 CFM Interior | 2 | 1 | Ea. | \$93,688 | 5 |
| Exhaust Air | Wall Exhaust Fan | 3 | 4 | Ea. | \$20,627 | 5 |
| Exhaust Air | Interior Ceiling Exhaust Fan | 3 | 1 | Ea. | \$531 | 5 |
| Heat Generation | Heat Exchanger - Water to Water (Flat Plate - 400 GPM) | 2 | 1 | Ea. | \$87,907 | 8 |
| Sub Total for System | | | 24 | items | \$1,185,059 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|--|----------|----------|--------------|------------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 27,604 | SF | \$23,272 | 8 |
| | Note: Throughout bldg | | | | | |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 12 | Ea. | \$12,887 | 8 |
| | Note: Exterior | | | | | |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 4 | 27,604 | SF | \$620,981 | 9 |
| Packaged Generator Assemblies | Emergency Generator (75 KW) | 2 | 1 | Ea. | \$63,546 | 10 |
| | Note: Exterior | | | | | |
| Sub Total for System | | | 4 | items | \$720,685 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Domestic Water Equipment | Water Heater - Gas - 100 Gallon | 2 | 2 | Ea. | \$13,117 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 14 | Ea. | \$40,240 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 2 | Ea. | \$1,685 | 4 |
| Plumbing Fixtures | Showers | 5 | 27 | Ea. | \$37,326 | 4 |
| Plumbing Fixtures | Toilets | 3 | 22 | Ea. | \$117,781 | 4 |
| Plumbing Fixtures | Urinals | 3 | 10 | Ea. | \$14,330 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 8 | Ea. | \$18,644 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 10 | Ea. | \$27,951 | 5 |
| Facility Potable-Water Storage Tanks | Water Storage Tank - 750 Gallon | 3 | 1 | Ea. | \$32,979 | 8 |
| Sub Total for System | | | 9 | items | \$304,054 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------|--------------------------|----------|--------|-----|-------------|----------------|
| Fire Detection and Alarm | Fire Alarm | 1 | 27,604 | SF | \$170,820 | 4 |
| | Note: Entire bldg | | | | | |
| Security System Component | Security Alarm System | 1 | 27,604 | SF | \$335,965 | 5 |
| | Note: Entire bldg | | | | | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Water-Based Fire-Suppression | Fire Sprinkler System (Bldg,SF) | 1 | 27,604 | SF | \$313,438 | 5 |
| Sub Total for System | | | 3 | items | \$820,222 | |

Conveyances

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Elevators | Hydraulic (Passenger Elev) | 4 | 1 | Ea. | \$110,846 | 6 |
| Elevators | Passenger elevator cab finishes | 4 | 1 | Ea. | \$10,089 | 10 |
| Sub Total for System | | | 2 | items | \$120,935 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|----------|-----------|--------------|--------------------|----------------|
| Casework | Lockers | 4 | 57 | Ea. | \$33,097 | 5 |
| Movable Multiple Seating | Bleachers | 4 | 918 | Seat | \$479,164 | 10 |
| Sub Total for System | | | 2 | items | \$512,261 | |
| Sub Total for Building 5011 - Building 5011 | | | 59 | items | \$5,219,432 | |

Building: 5020 - Building 5020

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------------------|----------|----------|--------------|----------------|----------------|
| Exterior Entrance Doors | Storefront Doors - Glass/Aluminum | 3 | 1 | Door | \$4,456 | 6 |
| Exterior Wall Veneer | Exterior Painting - Bldg SF basis | 2 | 700 | SF | \$1,417 | 7 |
| Exterior Entrance Doors | Wooden Door | 3 | 1 | Door | \$3,767 | 8 |
| Sub Total for System | | | 3 | items | \$9,640 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------------------|----------|----------|--------------|------------------|----------------|
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 6,164 | SF | \$27,549 | 2 |
| Compartments and Cubicles | Toilet Partitions | 4 | 20 | Stall | \$40,226 | 2 |
| Interior Door Supplementary Components | Door Hardware | 3 | 50 | Door | \$78,548 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 17,121 | SF | \$109,127 | 5 |
| Interior Swinging Doors | Wooden Door | 3 | 50 | Door | \$102,212 | 5 |
| Tile Flooring | Ceramic Tile | 4 | 171 | SF | \$3,391 | 6 |
| Carpeting | Carpet | 4 | 4,794 | SF | \$72,284 | 8 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 6,164 | SF | \$33,882 | 9 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 4 | 8,218 | SF | \$85,764 | 9 |
| Sub Total for System | | | 9 | items | \$552,985 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------------|--|----------|----------|--------------|------------------|----------------|
| Central Cooling | Cooling Tower - Metal (100 Tons) | 2 | 1 | Ea. | \$40,710 | 3 |
| Facility Hydronic Distribution | Pump- 10HP (Ea.) | 4 | 2 | Ea. | \$23,754 | 3 |
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 10 | Ea. | \$161,003 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 3 | Ea. | \$28,277 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 6 | Ea. | \$56,555 | 4 |
| Decentralized Cooling | Heat Pump (5 Ton) | 5 | 4 | Ea. | \$51,364 | 4 |
| Exhaust Air | Interior Ceiling Exhaust Fan | 3 | 2 | Ea. | \$1,061 | 5 |
| Sub Total for System | | | 7 | items | \$362,722 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|----------|--------------|------------------|----------------|
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 4 | Ea. | \$4,296 | 8 |
| Note: Exterior | | | | | | |
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 17,121 | SF | \$14,434 | 8 |
| Note: Entire bldg | | | | | | |
| Power Distribution | Power Wiring | 3 | 17,121 | SF | \$25,693 | 10 |
| Note: Entire bldg | | | | | | |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 4 | 17,121 | SF | \$396,709 | 10 |
| Sub Total for System | | | 4 | items | \$441,131 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|---------------------------|----------|-----|-----|-------------|----------------|
| Plumbing Fixtures | Restroom Lavatory | 3 | 19 | Ea. | \$54,612 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 2 | Ea. | \$1,685 | 4 |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|----------|----------|--------------|------------------|----------------|
| Plumbing Fixtures | Toilets | 3 | 26 | Ea. | \$139,196 | 4 |
| Plumbing Fixtures | Urinals | 3 | 7 | Ea. | \$10,031 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 6 | Ea. | \$13,983 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 7 | Ea. | \$19,565 | 5 |
| Sub Total for System | | | 6 | items | \$239,072 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Water-Based Fire-Suppression | Fire Sprinkler System (Bldg.SF) | 1 | 17,121 | SF | \$194,406 | 5 |
| Security System Component | Security Alarm System | 1 | 17,121 | SF | \$208,377 | 5 |
| Note: Entire bldg | | | | | | |
| Fire Detection and Alarm | Fire Alarm | 1 | 17,121 | SF | \$122,823 | 9 |
| Note: Entire bldg | | | | | | |
| Sub Total for System | | | 3 | items | \$525,606 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|----------|-----------|--------------|--------------------|----------------|
| Casework | Fixed Cabinetry | 4 | 1 | Room | \$10,483 | 8 |
| Sub Total for System | | | 1 | items | \$10,483 | |
| Sub Total for Building 5020 - Building 5020 | | | 33 | items | \$2,141,640 | |

Building: 5021 - Building 5021

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------------------|----------|----------|--------------|-----------------|----------------|
| Exterior Entrance Doors | Steel - Insulated and Painted | 3 | 10 | Door | \$40,403 | 5 |
| Exterior Wall Veneer | Exterior Painting - Bldg SF basis | 2 | 1,750 | SF | \$3,542 | 7 |
| Sub Total for System | | | 2 | items | \$43,945 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------------------|----------|----------|--------------|------------------|----------------|
| Compartments and Cubicles | Toilet Partitions | 4 | 22 | Stall | \$44,248 | 2 |
| Fluid-Applied Flooring | Epoxy Coating | 4 | 440 | SF | \$5,612 | 4 |
| Interior Door Supplementary Components | Door Hardware | 3 | 41 | Door | \$64,409 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 21,357 | SF | \$136,127 | 5 |
| Interior Swinging Doors | Wooden Door | 3 | 41 | Door | \$83,814 | 5 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 4 | 15,853 | SF | \$165,444 | 9 |
| Suspended Plaster and | Painted ceilings | 5 | 440 | SF | \$1,158 | 10 |
| Sub Total for System | | | 7 | items | \$500,813 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|--|----------|----------|--------------|------------------|----------------|
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 5 | Ea. | \$80,502 | 4 |
| Decentralized Heating Equipment | Unit Heater Electric (5 KW) | 3 | 3 | Ea. | \$4,125 | 4 |
| Decentralized Cooling | Condenser - Inside Air Cooled (3 ton) | 2 | 1 | Ea. | \$6,796 | 4 |
| Decentralized Cooling | Ductless Split System (2 Ton) | 2 | 1 | Ea. | \$5,023 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 15 | Ea. | \$141,386 | 4 |
| Decentralized Cooling | Heat Pump (3 Ton) | 5 | 4 | Ea. | \$37,703 | 4 |
| Exhaust Air | Roof Exhaust Fan - Large | 3 | 3 | Ea. | \$26,276 | 5 |
| Sub Total for System | | | 7 | items | \$301,812 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|----------|--------------|-----------------|----------------|
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 8 | Ea. | \$7,633 | 4 |
| Note: Exterior | | | | | | |
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 22,018 | SF | \$18,563 | 8 |
| Note: Entire bldg | | | | | | |
| Sub Total for System | | | 2 | items | \$26,196 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|-------------------------------------|----------|-----|-----|-------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 80 gallon | 2 | 1 | Ea. | \$4,582 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 5 | Ea. | \$14,372 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 3 | Ea. | \$2,527 | 4 |
| Plumbing Fixtures | Toilets | 3 | 14 | Ea. | \$74,951 | 4 |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|----------|----------|--------------|------------------|----------------|
| Plumbing Fixtures | Urinals | 3 | 8 | Ea. | \$11,464 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 5 | Ea. | \$11,652 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 2 | Ea. | \$5,590 | 5 |
| Sub Total for System | | | 7 | items | \$125,138 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Fire Detection and Alarm | Fire Alarm | 1 | 22,018 | SF | \$136,253 | 4 |
| | Note: Entire bldg | | | | | |
| Security System Component | Security Alarm System | 1 | 22,018 | SF | \$267,978 | 5 |
| | Note: Entire bldg | | | | | |
| Water-Based Fire-Suppression | Fire Sprinkler System (Bldg.SF) | 1 | 22,018 | SF | \$250,010 | 5 |
| Sub Total for System | | | 3 | items | \$654,241 | |

Conveyances

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Elevators | Hydraulic (Passenger Elev) | 4 | 1 | Ea. | \$110,846 | 6 |
| Elevators | Passenger elevator cab finishes | 4 | 1 | Ea. | \$10,089 | 10 |
| Sub Total for System | | | 2 | items | \$120,935 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|----------|-----------|--------------|--------------------|----------------|
| Casework | Fixed Cabinetry | 4 | 11 | Room | \$102,453 | 4 |
| Casework | Fixed Cabinetry | 4 | 1 | Room | \$9,314 | 4 |
| Casework | Fixed Cabinetry | 4 | 1 | Room | \$9,314 | 4 |
| Casework | Lockers | 4 | 570 | Ea. | \$340,898 | 6 |
| Sub Total for System | | | 4 | items | \$461,978 | |
| Sub Total for Building 5021 - Building 5021 | | | 34 | items | \$2,235,058 | |

Building: 5030 - Building 5030

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|----------|--------------|-----------------|----------------|
| Exterior Entrance Doors | Steel - Insulated and Painted | 3 | 7 | Door | \$28,282 | 5 |
| Sub Total for System | | | 1 | items | \$28,282 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------|----------|----------|--------------|------------------|----------------|
| Compartments and Cubicles | Toilet Partitions | 4 | 5 | Stall | \$10,056 | 2 |
| Suspended Plaster and | Painted ceilings | 5 | 3,643 | SF | \$7,794 | 3 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 6,228 | SF | \$39,697 | 5 |
| Tile Flooring | Ceramic Tile | 4 | 235 | SF | \$4,660 | 6 |
| Tile Flooring | Quarry Tile | 4 | 3,760 | SF | \$115,388 | 6 |
| Sub Total for System | | | 5 | items | \$177,597 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|----------|--------------|------------------|----------------|
| Central Cooling | Chiller - Outdoor Air Cooled (100 Tons) | 2 | 2 | Ea. | \$209,617 | 3 |
| Exhaust Air | Kitchen Exhaust Hoods | 3 | 1 | Ea. | \$11,498 | 3 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (10 Ton) | 2 | 1 | Ea. | \$25,646 | 4 |
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 2 | Ea. | \$32,201 | 4 |
| HVAC Air Distribution | AHU 15,000 CFM Interior | 2 | 1 | Ea. | \$124,093 | 5 |
| Exhaust Air | Roof Exhaust Fan - Large | 3 | 3 | Ea. | \$26,276 | 5 |
| Sub Total for System | | | 6 | items | \$429,330 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|----------|--------------|-----------------|----------------|
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 4 | Ea. | \$3,817 | 4 |
| | Note: Exterior | | | | | |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 4 | 23 | Ea. | \$52,216 | 5 |
| | Note: Exterior | | | | | |
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 11,750 | SF | \$9,906 | 8 |
| | Note: Entire bldg | | | | | |
| Sub Total for System | | | 3 | items | \$65,939 | |



Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|-----------|--------------|-----------------|----------------|
| Domestic Water Equipment | Water Heater - Gas - 100 Gallon | 2 | 1 | Ea. | \$6,559 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 4 | Ea. | \$11,497 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 1 | Ea. | \$842 | 4 |
| Plumbing Fixtures | Toilets | 3 | 5 | Ea. | \$26,768 | 4 |
| Plumbing Fixtures | Urinals | 3 | 2 | Ea. | \$2,866 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 1 | Ea. | \$2,331 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 1 | Ea. | \$842 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 1 | Ea. | \$842 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 1 | Ea. | \$842 | 4 |
| Compressed-Air Systems | Air Compressor (2 hp) | 3 | 1 | Ea. | \$4,562 | 4 |
| Sub Total for System | | | 10 | items | \$57,949 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Fire Detection and Alarm | Fire Alarm | 1 | 11,750 | SF | \$72,711 | 4 |
| | Note: Entire bldg | | | | | |
| Security System Component | Security Alarm System | 1 | 11,750 | SF | \$143,008 | 5 |
| | Note: Entire bldg | | | | | |
| Water-Based Fire-Suppression | Fire Sprinkler System (Bldg.SF) | 1 | 11,750 | SF | \$133,419 | 5 |
| Sub Total for System | | | 3 | items | \$349,138 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|----------|-----------|--------------|--------------------|----------------|
| Casework | Lockers | 4 | 11 | Ea. | \$6,579 | 6 |
| Sub Total for System | | | 1 | items | \$6,579 | |
| Sub Total for Building 5030 - Building 5030 | | | 29 | items | \$1,114,814 | |

Building: 5040 - Building 5040

Roofing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------|----------|----------|--------------|------------------|----------------|
| Low-Slope Roofing | Modified Bitumen | 2 | 20,000 | SF | \$870,957 | 10 |
| Sub Total for System | | | 1 | items | \$870,957 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------|----------|----------|--------------|------------------|----------------|
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 7,785 | SF | \$36,913 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 28,337 | SF | \$180,617 | 5 |
| Suspended Plaster and | Painted ceilings | 5 | 2,180 | SF | \$4,948 | 5 |
| Carpeting | Carpet | 4 | 311 | SF | \$4,420 | 6 |
| Compartments and Cubicles | Toilet Partitions | 4 | 14 | Stall | \$33,623 | 8 |
| Sub Total for System | | | 5 | items | \$260,521 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------------|--|----------|-----------|--------------|------------------|----------------|
| Facility Hydronic Distribution | Pump - 5HP | 4 | 1 | Ea. | \$7,037 | 3 |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | 3 | Ea. | \$20,389 | 4 |
| Decentralized Cooling | Ductless Split System (1 Ton) | 2 | 3 | Ea. | \$9,536 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 2 | 4 | Ea. | \$67,338 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 2 | 7 | Ea. | \$117,842 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 2 | 4 | Ea. | \$67,338 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 2 | 2 | Ea. | \$33,670 | 4 |
| Heat Generation | Steam Condensate Receiver, Tank and Pump | 2 | 10 | Ea. | \$181,210 | 8 |
| HVAC Air Distribution | Energy Recovery Unit (8,000 CFM) | 3 | 1 | Ea. | \$28,717 | 10 |
| Exhaust Air | Roof Exhaust Fan - Large | 3 | 6 | Ea. | \$60,924 | 10 |
| Sub Total for System | | | 10 | items | \$594,000 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--|----------|--------|-----|-------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 31,140 | SF | \$26,253 | 8 |
| | Note: Entire bldg | | | | | |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 6 | Ea. | \$6,444 | 8 |
| | Note: Exterior | | | | | |
| Power Distribution | Power Wiring | 3 | 31,140 | SF | \$46,731 | 10 |
| | Note: Entire bldg | | | | | |



Facility Condition Assessment

DeKalb County SD - Druid Hills High School

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------|----------|----------|--------------|------------------|----------------|
| Lighting Fixtures | Light Fixtures (Bldg SF) | 4 | 31,140 | SF | \$721,542 | 10 |
| Sub Total for System | | | 4 | items | \$800,969 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Domestic Water Equipment | Water Heater - Gas - 100 Gallon | 2 | 1 | Ea. | \$6,958 | 5 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 10 | Ea. | \$32,351 | 8 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 2 | Ea. | \$1,896 | 8 |
| Plumbing Fixtures | Toilets | 3 | 12 | Ea. | \$72,307 | 8 |
| Plumbing Fixtures | Urinals | 3 | 4 | Ea. | \$6,452 | 8 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 4 | Ea. | \$10,491 | 8 |
| Plumbing Fixtures | Showers | 5 | 4 | Ea. | \$6,224 | 8 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 8 | Ea. | \$7,583 | 8 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 76 | Ea. | \$246,261 | 10 |
| Sub Total for System | | | 9 | items | \$390,522 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--|--------------------------|----------|------------|--------------|---------------------|----------------|
| Fire Detection and Alarm | Fire Alarm | 1 | 31,140 | SF | \$192,702 | 4 |
| | Note: Entire bldg | | | | | |
| Security System Component | Security Alarm System | 1 | 31,140 | SF | \$379,001 | 5 |
| | Note: Entire bldg | | | | | |
| Sub Total for System | | | 2 | items | \$571,703 | |
| Sub Total for Building 5040 - Building 5040 | | | 31 | items | \$3,488,673 | |
| Total for: Druid Hills High School | | | 233 | items | \$22,584,369 | |

Supporting Photos



Replace Switchboard



Replace Panels



Replace Boiler



Replace Pumps



Replace Boiler



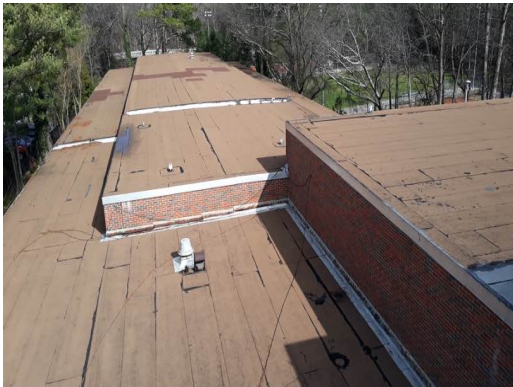
Built-Up Roofing Over Original Modified Bitumen Roofing Are Beyond Useful Life And Need To Be Replaced



Built-Up Roofing Is Beyond Useful Life And Needs Replacement



Main Office Reception Counter Is Non-ADA Compliant And Needs Retrofit To Make ADA Compliant



Modified Bitumen Roofing Beyond Useful Life Needs Replacement



Administrative Office Counter Is Non-ADA Compliant. Counter Needs To Be Retrofitted To Make ADA Compliant



Debris Throughout Roof And At Roof Drains Need To Be Cleaned