

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Cedar Grove Elementary School | 2021



Executive Summary

Cedar Grove Elementary School is located at 2330 River Road in Ellenwood, GA. It comprises 75,901 gross square feet. At the time of the assessment the oldest building was 45 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 \$3,183,251. 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 Cedar Grove Elementary School the ten-year need is \$8,112,261.

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 Cedar Grove Elementary School facility has a FCA score of 71.53% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Cedar Grove Elementary 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	\$254,936	\$225,610	\$159,187	\$480,547	\$639,734		
Permanent Building(s)								
2010	Building 2010	\$1,729,956	\$1,145,474	\$1,047,480	\$2,875,430	\$3,922,910	\$11,656,430	75.33%
2011	Building 2011	\$479,091	\$342,778	\$309,994	\$821,869	\$1,131,863	\$3,022,243	72.81%
2012	Building 2012	\$719,267	\$1,094,379	\$604,108	\$1,813,647	\$2,417,754	\$6,366,396	71.51%
Sub Total for Permanent Building(s):		\$2,928,314	\$2,582,631	\$1,961,582	\$5,510,946	\$7,472,527	\$21,045,069	
Total for Site:		\$3,183,251	\$2,808,242	\$2,120,769	\$5,991,492	\$8,112,261	\$21,045,069	71.53%

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.

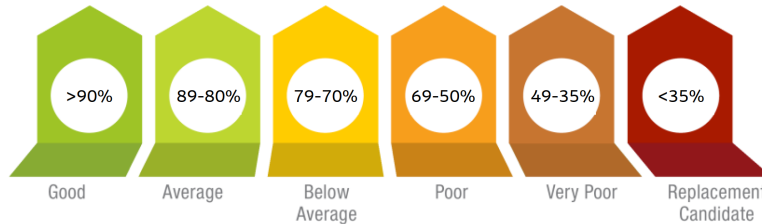
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 \$21,045,069. For planning purposes, the total 5-year need at the Cedar Grove Elementary School is \$5,991,492 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Cedar Grove Elementary School facility has an FCA Score of 71.53%. which is considered "Below Average".

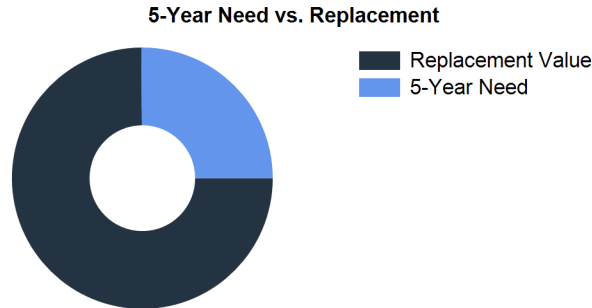


Figure 1: 5-Year FCI

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	\$234,433	\$20,629	\$0	\$255,062	8.01 %
Roofing	\$0	\$567,638	\$874	\$0	\$121	\$568,633	17.86 %
Structural	\$12,137	\$0	\$0	\$0	\$0	\$12,137	0.38 %
Exterior	\$0	\$463,143	\$11,992	\$37,069	\$103,937	\$616,141	19.36 %
Interior	\$0	\$0	\$32,526	\$515,099	\$13,641	\$561,267	17.63 %
Mechanical	\$0	\$84,191	\$0	\$0	\$0	\$84,191	2.64 %
Electrical	\$0	\$240,015	\$225,277	\$4,096	\$0	\$469,389	14.75 %
Plumbing	\$0	\$0	\$239,507	\$0	\$0	\$239,507	7.52 %
Fire and Life Safety	\$291,073	\$0	\$0	\$0	\$0	\$291,073	9.14 %
Conveyances	\$0	\$0	\$26,581	\$0	\$0	\$26,581	0.84 %
Specialties	\$0	\$0	\$303	\$58,967	\$0	\$59,270	1.86 %
Total:	\$303,210	\$1,354,987	\$771,493	\$635,861	\$117,699	\$3,183,251	

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

Exterior	-	\$616,141
Roofing	-	\$568,633
Interior	-	\$561,267

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

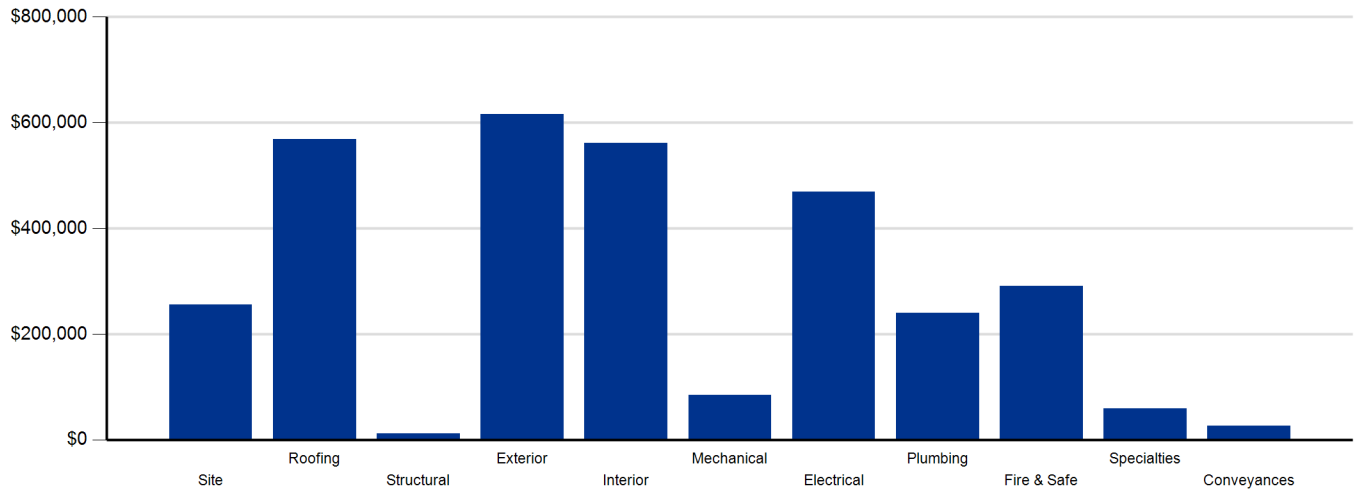


Figure 2: System Deficiencies

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	\$194,820	\$0	\$194,820
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$68,686	\$68,686
Interior	\$0	\$113,882	\$405,189	\$245,072	\$1,107,115	\$1,871,257
Mechanical	\$0	\$0	\$4,431	\$14,449	\$17,518	\$36,398
Electrical	\$0	\$0	\$0	\$30,791	\$0	\$30,791
Plumbing	\$0	\$0	\$18,909	\$0	\$2,328	\$21,236
Fire and Life Safety	\$0	\$0	\$137,949	\$0	\$279,456	\$417,405
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$167,649	\$0	\$167,649
Total	\$0	\$113,882	\$566,477	\$652,780	\$1,475,102	\$2,808,242

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	\$194,820	\$0	\$0	\$159,187	\$0	\$0	\$159,187	\$354,007
Roofing	\$0	\$0	\$0	\$349,159	\$0	\$108,084	\$457,243	\$457,243
Exterior	\$68,686	\$0	\$45,591	\$0	\$0	\$95,144	\$140,735	\$209,421
Interior	\$1,871,257	\$21,144	\$0	\$102,375	\$75,746	\$0	\$199,266	\$2,070,523
Mechanical	\$36,398	\$0	\$0	\$0	\$0	\$678,222	\$678,222	\$714,620
Electrical	\$30,791	\$0	\$0	\$64,486	\$0	\$34,457	\$98,943	\$129,733
Plumbing	\$21,236	\$0	\$0	\$309,407	\$0	\$77,766	\$387,173	\$408,409
Fire and Life Safety	\$417,405	\$0	\$0	\$0	\$0	\$0	\$0	\$417,405
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$167,649	\$0	\$0	\$0	\$0	\$0	\$0	\$167,649
Total	\$2,808,242	\$21,144	\$45,591	\$984,615	\$75,746	\$993,673	\$2,120,769	\$4,929,011

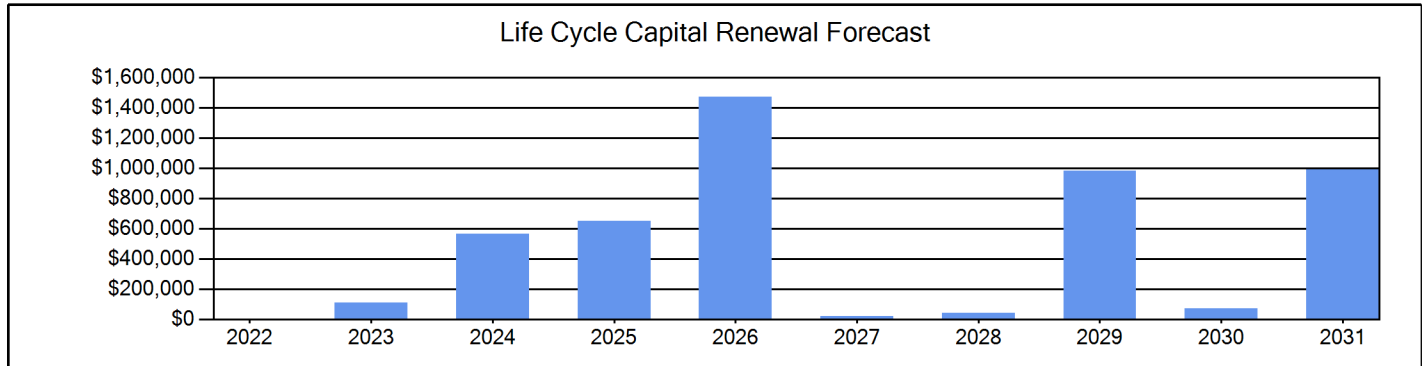


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns	Cost
Evidence of Structural Deficiency	\$12,137
Fire Alarm Replacement	\$291,073
Total for Priority 1	\$303,210

Priority 2 - Indirect Impact to Educational Mission	Cost
Gutter Joint Repair	\$2,323
Modified Roof Covering Replacement	\$565,315
Aluminum Window Replacement	\$126,798
Hardi-Plank Exterior Replacement (Bldg SF)	\$10,648
Metal Exterior Door Replacement	\$268,361
Storefront/Curtain Wall Replacement (Bldg SF)	\$57,337
Gas Piping Replacement (SF Basis)	\$84,191
Electrical Transformer Replacement	\$45,102
Panelboard Replacement	\$158,823
Switchgear Replacement	\$36,090
Total for Priority 2	\$1,354,987

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Location: Old Section Of Driveway	Capital Renewal	34,080	SF	3	\$206,037	3957
Asphalt Walks Replacement Note: Crumbling	Capital Renewal	500	SF	3	\$2,723	3966
Concrete Walks Replacement Note: Cracked And Crumbling	Capital Renewal	2,000	SF	3	\$21,299	3967
Site Requires Civil/Drainage Study Note: Gym Down Spouts Dump Water At Rear Playground And Causing Water Ponding Location: Rear Playground	Deferred Maintenance	1	LS	3	\$4,248	3964
Asphalt Paving Resurfacing Note: Old Parking Spaces	Deferred Maintenance	2,450	SF	4	\$9,581	3955
Fencing Replacement (8' - 10' high Chain Link Fence) Note: Bent Location: Playfield	Capital Renewal	150	LF	4	\$11,049	1750
Sub Total for System		6	items		\$254,936	
Sub Total for School and Site Level		6	items		\$254,936	

Building: 2010 - Building 2010

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	1754
Sub Total for System		1	items		\$126	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: Beyond Useful Life	Capital Renewal	1,020	SF	2	\$101,999	1915
Aluminum Window Replacement Note: Beyond Useful Life	Capital Renewal	18	SF	2	\$1,800	1917
Aluminum Window Replacement Note: Beyond Useful Life	Capital Renewal	20	SF	2	\$2,000	1918
Hardi-Plank Exterior Replacement (Bldg SF) Note: Damaged	Capital Renewal	1,000	SF	2	\$7,098	1906
Metal Exterior Door Replacement Note: Beyond Useful Life	Capital Renewal	34	Door	2	\$118,497	1919
Metal Exterior Door Replacement Note: Beyond Useful Life	Capital Renewal	34	Door	2	\$118,497	3977
Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life - Leaks	Capital Renewal	2,522	SF	2	\$57,337	1907
Brick Exterior Repointing Note: Eroded	Deferred Maintenance	1,000	SF Wall	3	\$5,996	1908
Exterior Painting (Bldg SF) Note: Weathered	Capital Renewal	13,873	SF	4	\$22,835	3983
Exterior Cleaning Note: Weathered And Stained	Deferred Maintenance	14,800	SF Wall	5	\$53,889	1914
Sub Total for System		10	items		\$489,947	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device Note: Missing Location: Main Gate	ADA Compliance	1	Ea.	3	\$14,892	1756
Interior Door Replacement Note: Damaged And Corroded Frame	Capital Renewal	10	Door	3	\$17,634	1955
Acoustical Ceiling Tile Replacement Note: Sagging And Stained	Capital Renewal	15,000	SF	4	\$82,472	1944
Carpet Flooring Replacement Note: Beyond Useful Life	Capital Renewal	5,880	SF	4	\$69,988	1949
Ceiling Grid Replacement Note: Sagging And Discolored	Capital Renewal	15,000	SF	4	\$58,726	1942
Ceramic Tile Flooring Replacement Note: Beyond Useful Life	Capital Renewal	2,102	SF	4	\$34,915	1950
Concrete Flooring Replacement	Capital Renewal	1,682	SF	4	\$51,717	1951
Vinyl Composition Tile Replacement Note: Damaged And Stained	Capital Renewal	1,500	SF	4	\$11,998	1954
Concrete Flooring Repair Or Repainting	Deferred Maintenance	1,680	SF	5	\$13,641	3982
Sub Total for System		9 items			\$355,984	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	42,040	SF	2	\$84,191	10660
Sub Total for System		1 items			\$84,191	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: Old Location: Jan Closets	Capital Renewal	6	Ea.	2	\$30,222	2094
Electrical Transformer Replacement Note: Old Location: Kitchen	Capital Renewal	1	Ea.	2	\$9,315	2095
Panelboard Replacement Note: Old	Capital Renewal	5	Ea.	2	\$13,078	2096
Panelboard Replacement Note: Old Location: Kitchen	Capital Renewal	2	Ea.	2	\$23,206	2097
Panelboard Replacement Note: Old Location: Jan Closets	Capital Renewal	5	Ea.	2	\$44,058	2098
Panelboard Replacement Note: Old Location: Cafeteria	Capital Renewal	1	Ea.	2	\$13,060	2099
Switchgear Replacement Note: 1000 Amps. Old Location: Main Mech	Capital Renewal	1	Ea.	2	\$36,090	2093
Canopy Lighting Replacement Note: Old	Capital Renewal	10	Ea.	3	\$19,583	2103
Exterior Mounted Building Lighting Replacement Note: Old	Capital Renewal	12	Ea.	3	\$10,173	2104
Interior Power Wiring Replacement Note: Old	Deferred Maintenance	42,040	SF	3	\$46,943	2105
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	42,040	SF	3	\$30,865	2102
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$6,870	5065

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	42,040	SF	3	\$27,979	2100
Sub Total for System		13	items		\$311,443	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	42,040	SF	3	\$189,302	10661
Sub Total for System		1	items		\$189,302	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement Note: Old, No Fa In Classrooms Or Restrooms	Capital Renewal	42,040	SF	1	\$231,143	2101
Sub Total for System		1	items		\$231,143	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access Note: Missing	ADA Compliance	1	Ea.	3	\$26,581	1757
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) Note: Missing	ADA Compliance	5	LF	3	\$303	1755
Base Storage Cabinet Replacement Note: Damaged And Worn Out	Capital Renewal	40	LF	4	\$20,723	1958
Upper Storage Cabinet Replacement Note: Damaged And Worn Out	Capital Renewal	20	LF	4	\$20,212	1959
Sub Total for System		3	items		\$41,238	
Sub Total for Building 2010 - Building 2010		40	items		\$1,729,956	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: Beyond Useful Life	Capital Renewal	210	SF	2	\$21,000	2001
Hardi-Plank Exterior Replacement (Bldg SF) Note: Damaged	Capital Renewal	500	SF	2	\$3,549	1983
Metal Exterior Door Replacement Note: Beyond Useful Life	Capital Renewal	9	Door	2	\$31,367	2003
Brick Exterior Repointing Note: Eroded	Deferred Maintenance	500	SF Wall	3	\$2,998	1985
Exterior Painting (Bldg SF)	Capital Renewal	3,597	SF	4	\$5,921	4029
Exterior Cleaning Note: Weathered And Brick.	Deferred Maintenance	3,800	SF Wall	5	\$13,836	1994
Sub Total for System		6	items		\$78,671	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: Sagging And Stained	Capital Renewal	1,000	SF	4	\$5,498	2006
Carpet Flooring Replacement Note: Beyond Useful Life	Capital Renewal	218	SF	4	\$2,595	2008
Ceiling Grid Replacement Note: Sagging Discolored	Capital Renewal	1,000	SF	4	\$3,915	2005

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceramic Tile Flooring Replacement Note: Beyond Useful Life	Capital Renewal	436	SF	4	\$7,242	2009
Moveable Partition Replacement Note: Worn Out	Capital Renewal	1,200	SF Wall	4	\$182,034	2007
Vinyl Composition Tile Replacement Note: Damaged And Stained	Capital Renewal	500	SF	4	\$3,999	2012
Sub Total for System		6	items		\$205,283	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: Old Location: Mezzanine	Capital Renewal	1	Ea.	2	\$5,565	2106
Panelboard Replacement Note: Old Location: Custodian	Capital Renewal	1	Ea.	2	\$5,170	2107
Panelboard Replacement Note: Old Location: Custodian	Capital Renewal	1	Ea.	2	\$6,288	2108
Panelboard Replacement Note: Old Location: Mezzanine	Capital Renewal	1	Ea.	2	\$8,812	2109
Canopy Lighting Replacement Note: Old	Capital Renewal	7	Ea.	3	\$13,708	2113
Interior Power Wiring Replacement Note: Old	Deferred Maintenance	10,900	SF	3	\$12,171	2114
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	10,900	SF	3	\$8,003	2112
Public Address System Replacement, Non-main Building Note: Old	Deferred Maintenance	10,900	SF	3	\$7,254	2110
Sub Total for System		8	items		\$66,972	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	10,900	SF	3	\$49,082	10662
Toilet Plumbing Fixture Repair Location: Boys - 43 . 2	Deferred Maintenance	1	Ea.	3	\$1,123	2064
Sub Total for System		2	items		\$50,204	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement Note: Old, No Fa In The Classrooms Or Restrooms	Capital Renewal	10,900	SF	1	\$59,930	2111
Sub Total for System		1	items		\$59,930	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement Note: Worn Out Location: Room 46	Capital Renewal	36	Ea.	4	\$18,031	2014
Sub Total for System		1	items		\$18,031	
Sub Total for Building 2011 - Building 2011		24	items		\$479,091	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	10	Ea.	2	\$2,323	2045
Note: Water Leaking						
Modified Roof Covering Replacement	Capital Renewal	17,446	SF	2	\$565,315	2043
Note: Roof Is Not Accessible But Staff Noted The Roof Leaks And Is Original						
Debris In Gutter Removal	Deferred Maintenance	180	LF	3	\$874	2044
Note: Debris And Tree Growing						
Splash Block Installation	Deferred Maintenance	2	Ea.	5	\$121	2046
Note: Missing						
Sub Total for System		4	items		\$568,633	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Evidence of Structural Deficiency	Capital Renewal	1	Ea.	1	\$12,137	5056
Note: Lobby Slab Shows Differential Settlement Along Boys Restroom Wall- Engineering Study Recommended						
Sub Total for System		1	items		\$12,137	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repointing	Deferred Maintenance	500	SF Wall	3	\$2,998	2038
Note: Eroded						
Exterior Painting (Bldg SF)	Capital Renewal	5,051	SF	4	\$8,314	4034
Note: Weathered						
Exterior Cleaning	Deferred Maintenance	9,945	SF Wall	5	\$36,211	2039
Note: Weathered						
Sub Total for System		3	items		\$47,523	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$10,341	10663
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$23,206	10664
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$11,603	10665
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	\$1,958	2117
Note: Old						
Exterior Mounted Building Lighting Replacement	Capital Renewal	9	Ea.	3	\$7,630	2118
Note: Old						
Lightning Protection System Installation	Functional Deficiency	22,961	SF	3	\$16,858	2116
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	22,961	SF	3	\$15,281	2115
Note: Old						
Remove Abandoned Equipment	Deferred Maintenance	8	Ea.	4	\$4,096	2119
Note: Wall Sconces In Gym Lobby						
Sub Total for System		8	items		\$90,974	
Sub Total for Building 2012 - Building 2012		16	items		\$719,267	
Total for Campus		86	items		\$3,183,251	

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 (8-10 Ft)	3	2,350	LF	\$194,820	4
Pedestrian Pavement	Sidewalks - Concrete	3	11,800	SF	\$159,187	8
Sub Total for System			2	items	\$354,007	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	5	Ea.	\$30,791	4
Sub Total for System			1	items	\$30,791	
Sub Total for Building -			3	items	\$384,798	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	13,873	SF	\$28,084	7
Sub Total for System			1	items	\$28,084	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	10,510	SF	\$46,973	2
Compartments and Cubicles	Toilet Partitions	4	11	Stall	\$22,124	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	40,779	SF	\$245,000	3
Suspended Plaster and	Painted ceilings	5	420	SF	\$898	3
Interior Door Supplementary Components	Door Hardware	3	89	Door	\$139,816	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	40,779	SF	\$185,082	5
Wall Paneling	Wood Panel wall	4	2,943	SF	\$50,302	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	26,065	SF	\$241,684	5
Interior Swinging Doors	Wooden Door	3	86	Door	\$175,805	5
Carpeting	Carpet	4	5,886	SF	\$88,749	8
Interior Swinging Doors	Metal Door (Steel)	3	3	Door	\$10,339	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	10,510	SF	\$57,771	9
Sub Total for System			12	items	\$1,264,545	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	\$4,431	3
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	\$5,023	4
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	\$9,426	4
Heat Generation	Boiler - Copper Tube (1200 MBH)	2	2	Ea.	\$140,360	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	42,040	SF	\$143,271	10
Central Cooling	Cooling Tower - Metal (170 Tons)	2	1	Ea.	\$64,927	10
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	\$19,101	10
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	\$14,423	10
Facility Hydronic Distribution	2-Pipe System (Cold)	3	42,040	SF	\$94,984	10
Facility Hydronic Distribution	Pump - 5HP	4	2	Ea.	\$17,310	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	\$29,214	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	\$14,607	10
Sub Total for System			12	items	\$557,077	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	2	Ea.	\$6,626	8
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	\$26,199	8
Power Distribution	Panelboard - 277/480 100A	3	2	Ea.	\$15,932	8
Sub Total for System			3	items	\$48,758	



Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	2	1	Ea.	\$18,909	3
Plumbing Fixtures	Restroom Lavatory	3	19	Ea.	\$61,466	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	\$2,844	8
Plumbing Fixtures	Toilets	3	21	Ea.	\$126,538	8
Plumbing Fixtures	Urinals	3	7	Ea.	\$11,289	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	7	Ea.	\$18,361	8
Plumbing Fixtures	Classroom Lavatory	4	17	Ea.	\$55,084	10
Sub Total for System			7	items	\$294,491	
Sub Total for Building 2010 - Building 2010			35	items	\$2,192,955	

Building: 2011 - Building 2011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2	2,544	SF	\$108,084	10
Note: Roof was not accessible. Assesment based on staff indicating roof was recently replaced						
Sub Total for System			1	items	\$108,084	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	3,597	SF	\$7,282	7
Sub Total for System			1	items	\$7,282	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	3,270	SF	\$14,615	2
Compartments and Cubicles	Toilet Partitions	4	9	Stall	\$18,102	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,900	SF	\$65,487	3
Interior Door Supplementary Components	Door Hardware	3	19	Door	\$29,848	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	10,900	SF	\$49,471	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	8,611	SF	\$79,845	5
Interior Swinging Doors	Wooden Door	3	19	Door	\$38,840	5
Carpeting	Carpet	4	218	SF	\$3,287	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	3,270	SF	\$17,975	9
Sub Total for System			9	items	\$317,471	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	10,900	SF	\$37,147	10
Facility Hydronic Distribution	2-Pipe System (Cold)	3	10,900	SF	\$24,627	10
Sub Total for System			2	items	\$61,774	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	6	Ea.	\$19,411	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	\$948	8
Plumbing Fixtures	Toilets	3	9	Ea.	\$54,230	8
Plumbing Fixtures	Urinals	3	4	Ea.	\$6,452	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	3	Ea.	\$7,869	8
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	\$22,681	10
Sub Total for System			6	items	\$111,591	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	5	Room	\$46,569	4
Sub Total for System			1	items	\$46,569	
Sub Total for Building 2011 - Building 2011			20	items	\$652,771	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	7,350	SF	\$349,158	8
Sub Total for System			1	items	\$349,158	



Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	17	Door	\$68,686	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	5,051	SF	\$10,225	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2	3,215	SF	\$14,510	10
Exterior Operating Windows	Aluminum - Windows per SF	2	600	SF	\$80,634	10
Sub Total for System			4	items	\$174,055	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	6	Stall	\$12,068	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	15,613	SF	\$93,803	3
Interior Door Supplementary Components	Door Hardware	3	48	Door	\$75,407	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	15,613	SF	\$70,862	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	12,629	SF	\$117,101	5
Interior Swinging Doors	Wooden Door	3	48	Door	\$98,123	5
Tile Flooring	Quarry Tile	4	689	SF	\$21,144	6
Sub Total for System			7	items	\$488,507	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	\$17,518	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	22,961	SF	\$78,251	10
Sub Total for System			2	items	\$95,769	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	2	1	Ea.	\$7,050	8
Electrical Service	Transformer (75 KVA)	2	1	Ea.	\$8,679	8
Power Distribution	Power Wiring	3	22,961	SF	\$34,457	10
Sub Total for System			3	items	\$50,185	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	\$2,328	5
Sub Total for System			1	items	\$2,328	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	22,961	SF	\$137,949	3
Security System Component	Security Alarm System	1	22,961	SF	\$279,456	5
Sub Total for System			2	items	\$417,405	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	13	Room	\$121,080	4
Sub Total for System			1	items	\$121,080	
Sub Total for Building 2012 - Building 2012			21	items	\$1,698,487	
Total for: Cedar Grove Elementary School			79	items	\$4,929,011	

Supporting Photos



Site Spalling Concrete Sidewalks Need Replacement



Crumbling Asphalt Sidewalks Need Replacement



Main Entrance Storefront System Beyond Useful Life Needs Replacement



Main Office Welcome Counter Needs To Be Adapted For ADA



Cabinetry At Art Classroom Beyond Useful Life Needs Replacement



Cafeteria Stage Needs To Be Adapted For ADA



Classroom Lockers Beyond Useful Life Need Replacement



Folding Wall Partitions Beyond Useful Life Needs Replacement



Restroom Tile Needs Replacement