

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Dresden Elementary School | 2021



Executive Summary

Dresden Elementary School is located at 2449 Dresden Drive in Atlanta, GA. It comprises 69,760 gross square feet. At the time of the assessment the oldest building was 57 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 \$5,222,208. 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 Dresden Elementary School the ten-year need is \$11,494,008.

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 Dresden Elementary School facility has a FCA score of 58.97% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Dresden 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
<i>Exterior Site</i>								
	Exterior Site	\$388,779	\$9,989	\$79,965	\$398,767	\$478,733		
<i>Permanent Building(s)</i>								
2010	Building 2010	\$2,861,491	\$924,291	\$1,504,123	\$3,785,782	\$5,289,905	\$8,689,919	56.43%
2011	Building 2011	\$670,104	\$227,052	\$260,926	\$897,156	\$1,158,082	\$2,276,387	60.59%
2012	Building 2012	\$802,770	\$168,112	\$418,565	\$970,883	\$1,389,448	\$2,517,612	61.44%
2013	Building 2013	\$471,851	\$1,218,100	\$824,576	\$1,689,950	\$2,514,526	\$4,339,553	61.06%
2020	Building 2020	\$27,214	\$167,001	\$469,099	\$194,215	\$663,314	\$1,518,885	87.21%
Sub Total for Permanent Building(s):		\$4,833,430	\$2,704,557	\$3,477,289	\$7,537,986	\$11,015,276	\$19,342,355	
Total for Site:		\$5,222,208	\$2,714,546	\$3,557,255	\$7,936,754	\$11,494,008	\$19,342,355	58.97%

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.

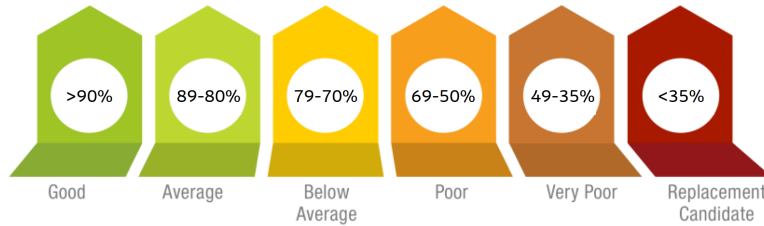
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 \$19,342,355. For planning purposes, the total 5-year need at the Dresden Elementary School is \$7,936,754 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Dresden Elementary School facility has an FCA Score of 58.97%, which is considered "Poor".

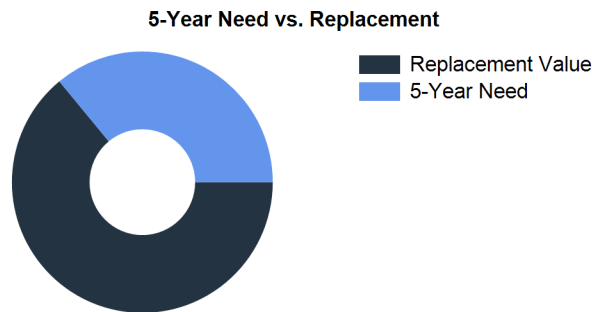


Figure 1: 5-Year FCI

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	\$297,384	\$75,107	\$0	\$372,490	7.13 %
Roofing	\$0	\$0	\$874	\$1,613	\$0	\$2,487	0.05 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$717,900	\$47,966	\$0	\$0	\$765,866	14.67 %
Interior	\$0	\$0	\$367,625	\$113,318	\$0	\$480,943	9.21 %
Mechanical	\$0	\$1,177,259	\$216,219	\$179,646	\$6,991	\$1,580,116	30.26 %
Electrical	\$0	\$142,956	\$974,821	\$0	\$0	\$1,117,777	21.40 %
Plumbing	\$0	\$0	\$304,662	\$12,424	\$0	\$317,086	6.07 %
Fire and Life Safety	\$353,433	\$0	\$0	\$0	\$0	\$353,433	6.77 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$303	\$231,707	\$0	\$232,010	4.44 %
Total:	\$353,433	\$2,038,115	\$2,209,855	\$613,814	\$6,991	\$5,222,208	

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

Mechanical	-	\$1,580,116
Electrical	-	\$1,117,777
Exterior	-	\$765,866

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

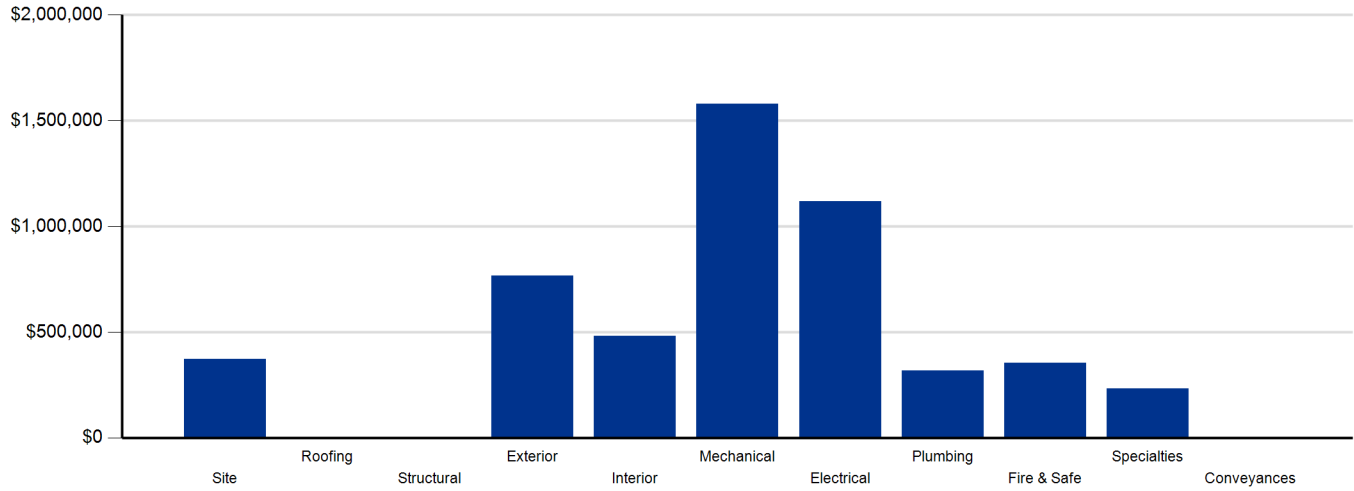


Figure 2: System Deficiencies

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	\$9,989	\$0	\$9,989
Roofing	\$0	\$0	\$0	\$0	\$587,926	\$587,926
Exterior	\$0	\$0	\$0	\$0	\$20,202	\$20,202
Interior	\$0	\$0	\$132,554	\$0	\$452,057	\$584,611
Mechanical	\$0	\$0	\$11,498	\$268,515	\$149,960	\$429,973
Electrical	\$0	\$0	\$0	\$53,086	\$27,243	\$80,329
Plumbing	\$0	\$0	\$21,330	\$190,498	\$72,671	\$284,499
Fire and Life Safety	\$0	\$0	\$0	\$717,018	\$0	\$717,018
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$165,382	\$1,239,105	\$1,310,058	\$2,714,546

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	\$9,989	\$0	\$0	\$56,917	\$0	\$0	\$56,917	\$66,906
Roofing	\$587,926	\$0	\$0	\$325,312	\$0	\$23,048	\$348,360	\$936,286
Exterior	\$20,202	\$49,012	\$0	\$3,767	\$0	\$0	\$52,780	\$72,981
Interior	\$584,611	\$108,727	\$0	\$230,263	\$135,827	\$131,232	\$606,049	\$1,190,660
Mechanical	\$429,973	\$224,327	\$0	\$62,808	\$0	\$0	\$287,134	\$717,107
Electrical	\$80,329	\$0	\$0	\$201,123	\$0	\$1,190,368	\$1,391,491	\$1,471,820
Plumbing	\$284,499	\$0	\$0	\$255,138	\$0	\$270,889	\$526,027	\$810,526
Fire and Life Safety	\$717,018	\$35,964	\$0	\$120,759	\$0	\$0	\$156,722	\$873,740
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$5,981	\$0	\$125,794	\$0	\$0	\$131,775	\$131,775
Total	\$2,714,546	\$424,010	\$0	\$1,381,880	\$135,827	\$1,615,538	\$3,557,255	\$6,271,800

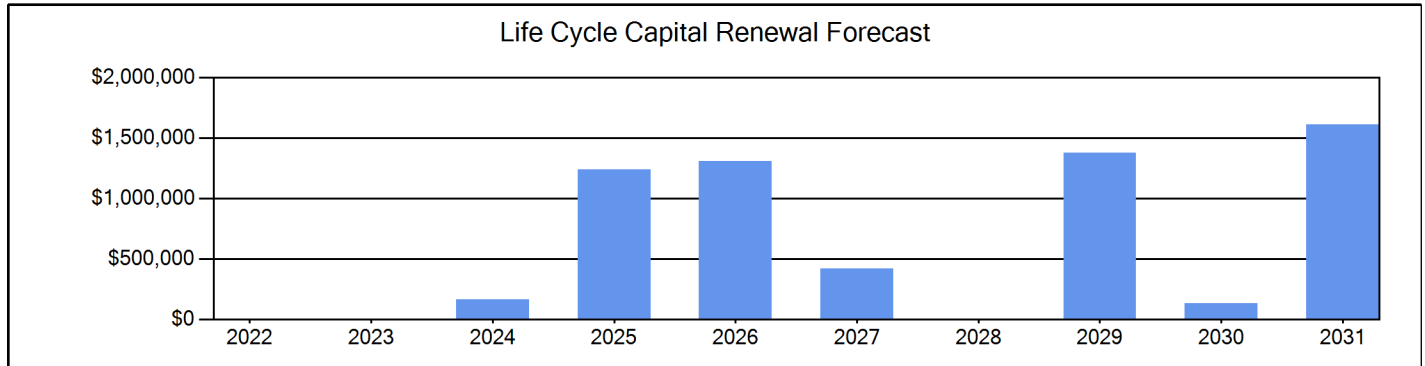


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns

Cost

Fire Alarm Is Missing	\$181,115
Fire Alarm Replacement	\$172,318
Total for Priority 1	\$353,433

Priority 2 - Indirect Impact to Educational Mission

Cost

Aluminum Window Replacement	\$20,000
Concrete Pre-Cast Panel Replacement (Bldg SF)	\$82,864
Metal Exterior Door Replacement	\$59,249
Storefront/Curtain Wall Replacement (Bldg SF)	\$552,813
Wood Exterior Door Replacement	\$2,974
Cast Iron Water Boiler Replacement	\$19,693
Ductwork Replacement (SF Basis)	\$583,753
Gas Piping Replacement (SF Basis)	\$62,765
Heat Pump HVAC Component Replacement	\$360,112
HVAC VAV Box Replacement	\$58,273
Infrared Electric Radiant Heater Replacement	\$5,742
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	\$81,758
Thru Wall AC Replacement	\$5,164
Electrical Transformer Replacement	\$5,189
Exterior Electrical Enclosure Replacement	\$55,137
Panelboard Replacement	\$69,801
Switchgear Replacement	\$12,829
Total for Priority 2	\$2,038,115

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Covered Walkways Replacement Note: Damaged	Capital Renewal	500	SF	3	\$23,819	7243
Asphalt Driveway Replacement Note: Cracked And Beyond Useful Life	Capital Renewal	36,960	SF	3	\$223,449	7239
Asphalt Walks Replacement Note: Cracked Play Yard	Capital Renewal	8,400	SF	3	\$45,741	7242
Site Requires Civil/Drainage Study Note: Civil Study Needed At Gym As Soil Is Eroding At Northwest Corner.	Deferred Maintenance	1	LS	3	\$4,248	7241
Asphalt Paving Resurfacing Note: Cracked	Deferred Maintenance	17,150	SF	4	\$67,065	7237
Fencing Replacement (8' - 10' high Chain Link Fence) Note: Rusted	Capital Renewal	100	LF	4	\$7,366	7236
Site Drainage Regrading Note: Outside Room 4 And Building 2012. Eroded Due To Downspout Not Tied To Storm Drain.	Deferred Maintenance	500	SF	4	\$676	7240
Sub Total for System		7	items		\$372,364	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Replacement Note: Beyond Useful Life - Broken	Capital Renewal	3	Ea.	3	\$16,414	7235
Sub Total for System		1	items		\$16,414	
Sub Total for School and Site Level		8	items		\$388,779	

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	7250
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	32	SF	2	\$3,200	7264
Aluminum Window Replacement Note: Beyond Useful Life	Capital Renewal	168	SF	2	\$16,800	7265
Concrete Pre-Cast Panel Replacement (Bldg SF) Note: Several Of The Concrete Overhangs Are Crumbling And Breaking Off. All Overhangs Are Potentially Structurally Compromised. Recommended That A Structural Study Is Conducted. Some Columns Are Water Eroded Down To Rebar.	Capital Renewal	2,600	SF	2	\$45,840	7259
Metal Exterior Door Replacement Note: Beyond Useful Life	Capital Renewal	11	Door	2	\$38,337	7266
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	15,671	SF	2	\$356,273	7262
Wood Exterior Door Replacement Note: Rotten	Capital Renewal	1	Door	2	\$2,974	7267
Brick Exterior Repointing Note: Eroded Mortar	Deferred Maintenance	5,000	SF Wall	3	\$29,979	7263
Sub Total for System		7	items		\$493,403	



Facility Condition Assessment

DeKalb County SD - Dresden Elementary School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant Note: Door Knob Non-ADA	ADA Compliance	1	Door	3	\$7,252	7253
Access Is Not ADA Compliant Note: Door Knobs Non-ADA	ADA Compliance	2	Door	3	\$14,504	7256
Entry Door Does Not Have Power Assist Device Note: Missing At Main Door Exit	ADA Compliance	1	Ea.	3	\$14,892	7252
Interior Door Hardware Replacement Note: Beyond Useful Life	Capital Renewal	67	Door	3	\$93,517	7282
Interior Door Replacement Note: Beyond Useful Life	Capital Renewal	65	Door	3	\$114,620	7281
Acoustical Ceiling Tile Replacement Note: Beyond Useful Life Location: Cafeteria	Capital Renewal	5,955	SF	4	\$32,742	7269
Acoustical Ceiling Tile Replacement Note: Stained	Capital Renewal	1,000	SF	4	\$5,498	7270
Carpet Flooring Replacement Note: Beyond Useful Life	Capital Renewal	2,507	SF	4	\$29,840	7280
Ceiling Grid Replacement Note: Beyond Useful Life Location: Cafeteria	Capital Renewal	5,955	SF	4	\$23,314	7268
Interior Ceiling Repainting Note: Paint Peeling And Kitchen	Deferred Maintenance	2,193	SF	4	\$4,277	7271
Sub Total for System		10	items		\$340,457	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement Note: Mech Room	Capital Renewal	1	Ea.	2	\$19,693	7294
Ductwork Replacement (SF Basis) Note: Throughout	Capital Renewal	31,341	SF	2	\$376,209	7306
Gas Piping Replacement (SF Basis) Note: Throughout	Capital Renewal	31,341	SF	2	\$62,765	7289
Heat Pump HVAC Component Replacement Note: Throughout	Capital Renewal	25	Ea.	2	\$209,367	7302
Infrared Electric Radiant Heater Replacement Note: Kitchen	Capital Renewal	1	Ea.	2	\$957	7298
Infrared Electric Radiant Heater Replacement Note: Throughout	Capital Renewal	3	Ea.	2	\$2,871	7299
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Throughout	Capital Renewal	31,341	SF	2	\$52,690	7304
Circulation Pump Replacement Note: Mech Room	Capital Renewal	2	Ea.	3	\$27,042	7305
Large Diameter Exhausts/Hoods Replacement Note: No Roof Access	Capital Renewal	8	Ea.	3	\$60,443	7307
Testing And Balancing Note: Throughout	Deferred Maintenance	31,341	SF	3	\$62,765	7303
Existing Controls Are Obsolete Note: Throughout	Capital Renewal	31,341	SF	4	\$79,476	7300
Remove Abandoned Equipment Note: Media Center	Deferred Maintenance	2	Ea.	5	\$2,330	7308
Sub Total for System		12	items		\$956,608	



Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: Old, Elec Room	Capital Renewal	1	Ea.	2	\$5,189	7310
Panelboard Replacement Note: Old, Elec Room	Capital Renewal	2	Ea.	2	\$5,231	7311
Panelboard Replacement Note: Old, Elec Room	Capital Renewal	7	Ea.	2	\$36,193	7312
Panelboard Replacement Note: Old, Elec Room	Capital Renewal	2	Ea.	2	\$23,206	7314
Switchgear Replacement Note: Old, Elec Room	Capital Renewal	1	Ea.	2	\$12,829	7309
Lighting Fixtures Replacement Note: Old Classrooms Old Fl.	Capital Renewal	25,071	SF	3	\$432,257	7318
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	31,341	SF	3	\$23,010	7317
Sub Total for System		7	items		\$537,916	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Throughout	Capital Renewal	31,341	SF	3	\$141,126	7290
Sanitary Sewer Piping Replacement Note: Throughout	Capital Renewal	31,341	SF	3	\$95,098	7291
Refrigerated Water Cooler Replacement Note: Corridor	Capital Renewal	4	Ea.	4	\$8,282	7292
Sub Total for System		3	items		\$244,506	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement Note: Old, Entire Building	Capital Renewal	31,341	SF	1	\$172,318	7316
Sub Total for System		1	items		\$172,318	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) Note: No Low Counter Top Available	ADA Compliance	5	LF	3	\$303	7251
Replace Cabinetry In Classes/Labs Note: Beyond Useful Life	Capital Renewal	14	Room	4	\$115,853	7283
Sub Total for System		2	items		\$116,157	
Sub Total for Building 2010 - Building 2010		43	items		\$2,861,491	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Pre-Cast Panel Replacement (Bldg SF) Note: Several Of The Concrete Overhands Are Crumbling And Breaking Off. All Overhangs Are Potentially Structurally Compromised. Recommended That A Structural Study Is Conducted. Come Columns Are Water Eroded Down To Rebar	Capital Renewal	1,080	SF	2	\$19,041	7324
Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life	Capital Renewal	4,105	SF	2	\$93,325	7325
Brick Exterior Repointing Note: Eroded Mortar	Deferred Maintenance	1,500	SF Wall	3	\$8,994	7326
Sub Total for System		3	items		\$121,360	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Beyond Useful Life	Capital Renewal	12	Door	3	\$16,749	7330

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Beyond Useful Life	Capital Renewal	12	Door	3	\$21,161	7329
Sub Total for System		2	items		\$37,910	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis) Note: Throughout	Capital Renewal	8,210	SF	2	\$98,551	7341
Heat Pump HVAC Component Replacement Note: Throughout	Capital Renewal	9	Ea.	2	\$75,372	7334
Infrared Electric Radiant Heater Replacement Note: Storage 21.6	Capital Renewal	1	Ea.	2	\$957	7332
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Throughout	Capital Renewal	8,210	SF	2	\$13,803	7339
Testing And Balancing Note: Throughout	Deferred Maintenance	8,210	SF	3	\$16,442	7337
Existing Controls Are Obsolete Note: Throughout	Capital Renewal	8,210	SF	4	\$20,819	7333
Sub Total for System		6	items		\$225,943	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Electrical Enclosure Replacement Note: Not Installed	Deferred Maintenance	82	Ea.	2	\$55,137	7345
Panelboard Replacement Note: Old, Elec Room	Capital Renewal	1	Ea.	2	\$5,170	7342
Lighting Fixtures Replacement Note: Old FI In Crs	Capital Renewal	6,568	SF	3	\$113,241	7347
Sub Total for System		3	items		\$173,549	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing Note: Old, Entire Building	Capital Renewal	8,210	SF	1	\$45,140	7344
Sub Total for System		1	items		\$45,140	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Beyond Useful Life	Capital Renewal	8	Room	4	\$66,202	7331
Sub Total for System		1	items		\$66,202	
Sub Total for Building 2011 - Building 2011		16	items		\$670,104	

Building: 2012 - Building 2012

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Pre-Cast Panel Replacement (Bldg SF) Note: See Note For Building 2010	Capital Renewal	1,020	SF	2	\$17,983	7348
Metal Exterior Door Replacement Note: Beyond Useful Life	Capital Renewal	6	Door	2	\$20,911	7352
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	4,540	SF	2	\$103,215	7350
Brick Exterior Repointing Note: Eroded Mortar	Deferred Maintenance	1,500	SF Wall	3	\$8,994	7351
Sub Total for System		4	items		\$151,103	



Facility Condition Assessment

DeKalb County SD - Dresden Elementary School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Beyond Useful Life	Capital Renewal	28	Door	3	\$39,082	7357
Interior Door Replacement Note: Beyond Useful Life	Capital Renewal	26	Door	3	\$45,848	7355
Sub Total for System		2	items		\$84,930	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis) Note: Throughout	Capital Renewal	9,080	SF	2	\$108,994	7368
Heat Pump HVAC Component Replacement Note: Throughout	Capital Renewal	9	Ea.	2	\$75,372	7365
Infrared Electric Radiant Heater Replacement Note: Corridor	Capital Renewal	1	Ea.	2	\$957	7363
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Throughout	Capital Renewal	9,080	SF	2	\$15,265	7367
Testing And Balancing Note: Throughout	Deferred Maintenance	9,080	SF	3	\$18,184	7366
Ceiling Exhaust Fan Replacement Note: Restrooms	Capital Renewal	6	Ea.	4	\$2,745	7369
Existing Controls Are Obsolete Note: Throughout	Capital Renewal	9,080	SF	4	\$23,025	7364
Remove Abandoned Equipment Note: Unit Ventilators In Classrooms	Deferred Maintenance	4	Ea.	5	\$4,661	7370
Sub Total for System		8	items		\$249,204	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement Note: Old, Canopy	Capital Renewal	1	Ea.	3	\$1,958	7373
Lighting Fixtures Replacement Note: Old, Classrooms	Capital Renewal	8,172	SF	3	\$140,896	7374
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	9,080	SF	3	\$6,666	7372
Sub Total for System		3	items		\$149,521	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Throughout	Capital Renewal	9,080	SF	3	\$40,886	7361
Sanitary Sewer Piping Replacement Note: Throughout	Capital Renewal	9,080	SF	3	\$27,552	7362
Sub Total for System		2	items		\$68,438	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing Note: Old, Entire Building	Capital Renewal	9,080	SF	1	\$49,923	7371
Sub Total for System		1	items		\$49,923	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Beyond Useful Life	Capital Renewal	6	Room	4	\$49,651	7358
Sub Total for System		1	items		\$49,651	
Sub Total for Building 2012 - Building 2012		21	items		\$802,770	

Building: 2013 - Building 2013

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement Note: Damaged And Worn Out	Capital Renewal	2,000	SF	4	\$15,997	7375
Sub Total for System		1	items		\$15,997	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC VAV Box Replacement Note: Throughout	Capital Renewal	16	Ea.	2	\$58,273	7379
Testing And Balancing Note: Throughout	Deferred Maintenance	15,651	SF	3	\$31,343	7378
Existing Controls Are Obsolete	Capital Renewal	15,651	SF	4	\$39,689	10428
Sub Total for System		3	items		\$129,305	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement Note: Old, Exterior	Capital Renewal	2	Ea.	3	\$3,917	7382
Exterior Mounted Building Lighting Replacement Note: Old, Exterior	Capital Renewal	6	Ea.	3	\$5,087	7383
Lighting Fixtures Replacement Note: Old, Classroom Fl	Capital Renewal	12,520	SF	3	\$215,861	7385
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	15,651	SF	3	\$11,491	7381
Sub Total for System		4	items		\$236,356	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement Note: Corridor	Capital Renewal	2	Ea.	4	\$4,141	7377
Sub Total for System		1	items		\$4,141	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing Note: Old, Entire Building	Capital Renewal	15,651	SF	1	\$86,052	7380
Sub Total for System		1	items		\$86,052	
Sub Total for Building 2013 - Building 2013		10	items		\$471,851	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal Note: Debris And Trees Growing	Deferred Maintenance	180	LF	3	\$874	7400
Roof Cleaning Note: Weathered	Deferred Maintenance	6,848	SF	4	\$1,496	7398
Splash Block Replacement Note: Worn Out	Deferred Maintenance	2	Ea.	4	\$117	7401
Sub Total for System		3	items		\$2,487	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: Damaged And Restrooms	Capital Renewal	300	SF	4	\$1,649	7387
Sub Total for System		1	items		\$1,649	



Facility Condition Assessment

DeKalb County SD - Dresden Elementary School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Thru Wall AC Replacement Note: Coach Office	Capital Renewal	1	Ea.	2	\$5,164	7402
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	\$13,891	10429
	Sub Total for System	2	items		\$19,056	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: Not Installed	Functional Deficiency	5,478	SF	3	\$4,022	7407
	Sub Total for System	1	items		\$4,022	
	Sub Total for Building 2020 - Building 2020	7	items		\$27,214	
	Total for Campus	105	items		\$5,222,208	

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	200	LF	\$9,989	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	610	LF	\$56,917	8
Sub Total for System			2	items	\$66,906	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	360	SF	\$23,048	10
Sub Total for System			1	items	\$23,048	
Sub Total for Building -			3	items	\$89,954	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	3	1	Door	\$3,767	8
Sub Total for System			1	items	\$3,767	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	21,625	SF	\$129,923	3
Wall Paneling	Wood Panel wall	4	313	SF	\$5,350	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	17,238	SF	\$159,837	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	21,625	SF	\$101,093	6
Carpeting	Carpet	4	2,507	SF	\$37,800	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	5,955	SF	\$44,003	10
Suspended Plaster and	Painted ceilings	5	3,134	SF	\$8,246	10
Compartments and Cubicles	Toilet Partitions	4	31	Stall	\$78,983	10
Sub Total for System			8	items	\$565,236	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	\$11,498	3
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	2	1	Ea.	\$6,796	4
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	\$5,740	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	\$16,834	4
	Note: No roof access					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	\$16,834	4
	Note: No roof access					
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	5	Ea.	\$80,502	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	\$1,061	5
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	\$59,171	8
Sub Total for System			8	items	\$198,436	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	31,341	SF	\$23,476	4
	Note: Entire bldg					
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	8	Ea.	\$7,633	4
	Note: Exterior					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	12	Ea.	\$27,243	5
	Note: Exterior					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	\$7,050	8
	Note: Elec room					
Electrical Service	Transformer (75 KVA)	2	2	Ea.	\$17,359	8
	Note: Elec room					
Power Distribution	Panelboard - 120/208 225A	3	10	Ea.	\$65,498	8



Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	\$7,965	8
	Note: Elec room					
Power Distribution	Panelboard - 277/480 225A	3	2	Ea.	\$22,324	8
	Note: Elec room					
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	\$63,546	10
	Note: Exterior					
Lighting Fixtures	Light Fixtures (Bldg SF)	4	31,341	SF	\$726,198	10
			Sub Total for System	10 items	\$968,292	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	\$2,194	3
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	\$1,630	3
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	\$6,559	3
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	\$6,559	3
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	\$842	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	4	Ea.	\$3,369	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	5	Ea.	\$11,652	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 (1/2 hp)	3	1	Ea.	\$3,536	4
	Note: Remove with installation of new controls					
Plumbing Fixtures	Classroom Lavatory	4	8	Ea.	\$22,360	5
Plumbing Fixtures	Restroom Lavatory	3	19	Ea.	\$61,466	8
Plumbing Fixtures	Toilets	3	30	Ea.	\$180,768	8
Plumbing Fixtures	Urinals	3	8	Ea.	\$12,903	8
			Sub Total for System	15 items	\$316,364	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	31,341	SF	\$370,337	4
	Note: Entire bldg					
			Sub Total for System	1 items	\$370,337	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	10	Ea.	\$5,981	6
			Sub Total for System	1 items	\$5,981	
			Sub Total for Building 2010 - Building 2010	44 items	\$2,428,414	

Building: 2011 - Building 2011

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	8,210	SF	\$52,330	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	8,210	SF	\$52,330	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	6,568	SF	\$68,545	9
			Sub Total for System	3 items	\$173,204	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	\$5,812	4
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	\$8,758	5
	Note: No roof access					
			Sub Total for System	2 items	\$14,570	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	8,210	SF	\$6,150	4
	Note: Entire bldg					
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	\$2,148	8
Lighting Fixtures	Light Fixtures (Bldg SF)	4	8,210	SF	\$190,233	10
			Sub Total for System	3 items	\$198,531	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	\$4,661	4
Sub Total for System			1	items	\$4,661	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	8,210	SF	\$97,012	4
Note: Entire bldg						
Sub Total for System			1	items	\$97,012	
Sub Total for Building 2011 - Building 2011			10	items	\$487,978	

Building: 2012 - Building 2012

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	8,354	SF	\$53,248	5
Tile Flooring	Quarry Tile	4	182	SF	\$5,586	6
Interior Swinging Doors	Metal Door (Steel)	3	2	Door	\$6,892	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	6,447	SF	\$67,282	9
Sub Total for System			4	items	\$133,008	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	7	Ea.	\$61,312	5
Note: No roof access						
Sub Total for System			1	items	\$61,312	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	9,080	SF	\$7,655	8
Note: Throughout bldg						
Lighting Fixtures	Light Fixtures (Bldg SF)	4	9,080	SF	\$210,391	10
Sub Total for System			2	items	\$218,046	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	6	Ea.	\$32,122	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	\$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	6	Ea.	\$16,770	5
Sub Total for System			3	items	\$53,553	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	9,080	SF	\$120,759	8
Note: Throughout bldg						
Sub Total for System			1	items	\$120,759	
Sub Total for Building 2012 - Building 2012			11	items	\$586,678	

Building: 2013 - Building 2013

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	15,651	SF	\$587,926	5
Sub Total for System			1	items	\$587,926	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	3	11	Door	\$49,012	6
Sub Total for System			1	items	\$49,012	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	4	Stall	\$8,791	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	11,738	SF	\$108,840	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,712	SF	\$102,468	8
Interior Door Supplementary Components	Door Hardware	3	43	Door	\$76,030	8
Sub Total for System			4	items	\$296,128	



Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	2	Ea.	\$135,996	4
Exhaust Air	Roof Exhaust Fan - Large	3	6	Ea.	\$52,553	5
	Note: No roof access					
HVAC Air Distribution	Ductwork (Bldg.SF)	3	15,651	SF	\$224,327	6
			Sub Total for System	3 items	\$412,876	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	15,651	SF	\$11,723	4
	Note: Entier bldg					
Electrical Service	Transformer (75 KVA)	2	1	Ea.	\$8,679	8
	Note: Elec room					
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	\$13,100	8
	Note: Elec room					
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	\$7,965	8
	Note: Elec room					
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	\$16,544	8
	Note: Elec room					
			Sub Total for System	5 items	\$58,011	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	\$2,194	3
Plumbing Fixtures	Restroom Lavatory	3	5	Ea.	\$14,372	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	\$842	4
Plumbing Fixtures	Toilets	3	14	Ea.	\$74,951	4
Plumbing Fixtures	Urinals	3	1	Ea.	\$1,433	4
Plumbing Fixtures	Classroom Lavatory	4	12	Ea.	\$33,541	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	15,651	SF	\$42,122	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	15,651	SF	\$94,712	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	15,651	SF	\$63,823	10
			Sub Total for System	9 items	\$327,990	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	15,651	SF	\$184,938	4
	Note: Entire bldg					
			Sub Total for System	1 items	\$184,938	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	12	Room	\$125,794	8
			Sub Total for System	1 items	\$125,794	
			Sub Total for Building 2013 - Building 2013	25 items	\$2,042,676	

Building: 2020 - Building 2020

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	6,848	SF	\$325,312	8
			Sub Total for System	1 items	\$325,312	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	\$20,202	5
			Sub Total for System	1 items	\$20,202	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	438	SF	\$2,631	3
Compartments and Cubicles	Toilet Partitions	4	4	Stall	\$8,791	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	\$2,541	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	438	SF	\$2,048	6
Interior Door Supplementary Components	Door Hardware	3	4	Door	\$7,072	8
			Sub Total for System	5 items	\$23,083	



Facility Condition Assessment

DeKalb County SD - Dresden Elementary School

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	3	Ea.	\$26,276	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	3	Ea.	\$3,637	8
Sub Total for System			2	items	\$29,913	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	\$4,104	4
	Note: Gym					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,549	8
	Note: Elec room					
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	\$7,965	8
	Note: Elec room					
Electrical Service	Exterior Dry Type Transformer (45 KVA)	2	1	Ea.	\$8,172	8
	Note: Exterior Gym					
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	\$2,148	8
	Note: Wall exterior					
Sub Total for System			5	items	\$28,939	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	\$2,194	3
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	\$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	\$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	\$21,415	4
Plumbing Fixtures	Urinals	3	2	Ea.	\$2,866	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	\$4,661	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	5,478	SF	\$14,743	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	5,478	SF	\$33,150	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	5,478	SF	\$22,339	10
Sub Total for System			9	items	\$107,958	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	5,478	SF	\$64,730	4
	Note: Gym					
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	\$35,964	6
	Note: Gym					
Sub Total for System			2	items	\$100,694	
Sub Total for Building 2020 - Building 2020			25	items	\$636,100	
Total for: Dresden Elementary School			118	items	\$6,271,800	

Supporting Photos



Replace Controls Throughout



Replace Pumps



Replace Boiler



Existing Compressor Can Be Removed When Controls Are Replaced



Replace Panelboards



Replace Main Switchboard



Roof Gutters With Debris And Tree Growing Need To Be Cleaned



Classroom Wood Cabinetry Beyond Useful Life Needs Replacement



Concrete Roof Overhangs With Peeling Paint Need To Be Repainted



Concrete Roof Overhangs Water Damaged And Falling Apart And Need To Be Repaired. Structural Study Recommended To Assess Concrete Structure Condition