Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Kittredge Magnet | 2021





Executive Summary

Kittredge Magnet is located at 2383 N. Druid Hills Road NE in Atlanta, GA. It comprises 47,808 gross square feet. At the time of the assessment the oldest building was 62 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 \$3,538,675. 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 Kittredge Magnet the ten-year need is \$6,767,098.

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 Kittredge Magnet facility has a FCA score of 55.42% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Kittredge Magnet.

Table 1: Facility Condition by Building

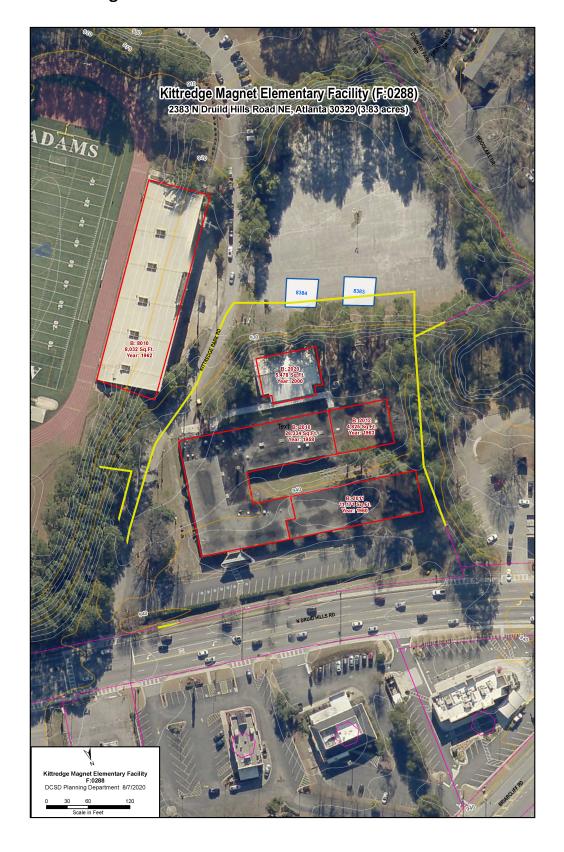
Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
Exterior Si	ite							
	Exterior Site	\$0	\$0	\$0	\$0	\$0		
Permanen	t Building(s)							
2010	Building 2010	\$2,171,515	\$1,456,991	\$342,665	\$3,628,506	\$3,971,171	\$7,301,628	50.31%
2011	Building 2011	\$892,021	\$496,132	\$50,648	\$1,388,154	\$1,438,802	\$3,097,383	55.18%
2012	Building 2012	\$405,513	\$218,196	\$100,060	\$623,709	\$723,769	\$1,337,828	53.38%
2020	Building 2020	\$69,625	\$199,330	\$364,400	\$268,956	\$633,356	\$1,518,885	82.29%
	Sub Total for Permanent Building(s):	\$3,538,675	\$2,370,650	\$857,773	\$5,909,325	\$6,767,098	<i>\$13,255,724</i>	
	Total for Site:	\$3,538,675	\$2,370,650	\$857,773	\$5,909,325	\$6,767,098	\$13,255,724	55.42%

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate 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.

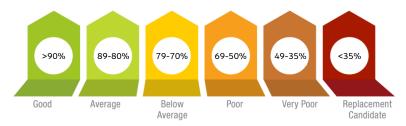
Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated 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 \$13,255,724. For planning purposes, the total 5-year need at the Kittredge Magnet is \$5,909,325 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Kittredge Magnet facility has an FCA Score of 55.42%. which is considered "Poor".

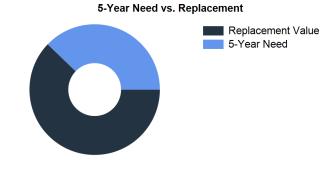


Figure 1: 5-Year FCI



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

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

			Priority				
System	1	2	3	4	5	Total	% of Total
Site	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Roofing	\$0	\$1,101,423	\$190,013	\$1,496	\$0	\$1,292,932	36.54 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$455,822	\$5,996	\$0	\$0	\$461,818	13.05 %
Interior	\$0	\$0	\$294,766	\$82,886	\$0	\$377,652	10.67 %
Mechanical	\$0	\$589,292	\$110,802	\$84,502	\$69,867	\$854,464	24.15 %
Electrical	\$0	\$61,732	\$48,283	\$2,786	\$0	\$112,801	3.19 %
Plumbing	\$0	\$0	\$3,252	\$4,141	\$0	\$7,393	0.21 %
Fire and Life Safety	\$264,053	\$0	\$0	\$0	\$0	\$264,053	7.46 %
Conveyances	\$0	\$0	\$26,581	\$0	\$0	\$26,581	0.75 %
Specialties	\$0	\$0	\$303	\$140,679	\$0	\$140,982	3.98 %
Total:	\$264,053	\$2,208,269	\$679,995	\$316,491	\$69,867	\$3,538,675	

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

Roofing	-	\$1,292,932
Mechanical	-	\$854,464
Exterior	-	\$461,818



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

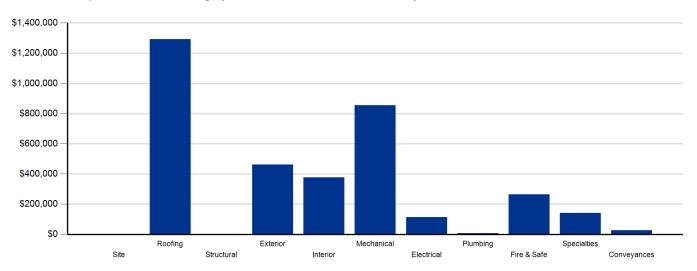


Figure 2: System Deficiencies



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)

		Life Cycl	e Capital Renewal Pr	ojections		
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Total 1-5
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$80,806	\$80,806
Interior	\$0	\$0	\$4,322	\$65,981	\$269,503	\$339,806
Mechanical	\$0	\$37,926	\$0	\$44,705	\$604,580	\$687,211
Electrical	\$0	\$0	\$103,206	\$574,943	\$338,697	\$1,016,845
Plumbing	\$0	\$0	\$1,298	\$213,891	\$23,737	\$238,926
Fire and Life Safety	\$0	\$0	\$7,056	\$0	\$0	\$7,056
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$37,926	\$115,882	\$899,519	\$1,317,324	\$2,370,650



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

			Life Cycle	Capital Renewal F	Projections			
System	Total 1-5	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Total 6-10	Total 1-10
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$325,312	\$0	\$0	\$325,312	\$325,312
Exterior	\$80,806	\$0	\$0	\$3,767	\$0	\$23,419	\$27,186	\$107,993
Interior	\$339,806	\$31,993	\$0	\$26,487	\$0	\$10,862	\$69,342	\$409,148
Mechanical	\$687,211	\$0	\$0	\$5,654	\$0	\$71,527	\$77,181	\$764,392
Electrical	\$1,016,845	\$0	\$0	\$17,712	\$0	\$7,241	\$24,953	\$1,041,798
Plumbing	\$238,926	\$0	\$0	\$1,896	\$0	\$331,903	\$333,799	\$572,725
Fire and Life Safety	\$7,056	\$0	\$0	\$0	\$0	\$0	\$0	\$7,056
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,370,650	\$31,993	\$0	\$380,828	\$0	\$444,952	\$857,773	\$3,228,423

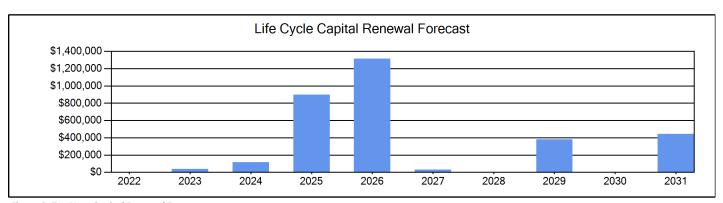


Figure 3: Ten Year Capital Renewal Forecast



Summary of High Priority Deficiencies

Mechanical / HVAC Piping / System Is Beyond Its Useful Life

Package DX Unit Replacement

Distribution Panel Replacement

Panelboard Replacement

Electrical Transformer Replacement

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		\$1,197
Fire Alarm Replacement		\$262,856
	Total for Priority 1	\$264,053
Priority 2 - Indirect Impact to Educational Mission		Cost
Built-up Roofing Replacement		\$1,100,493
Gutter Joint Repair		\$929
Aluminum Window Replacement		\$19,800
Storefront/Curtain Wall Replacement (Bldg SF)		\$433,048
Wood Exterior Door Replacement		\$2,974
Boiler Replacement		\$105,715
Heat Exchanger Replacement		\$30,204

Total for Priority 2 \$2,208,269

\$70,315

\$383,058

\$23,669

\$13,703

\$24,359



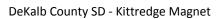
Deficiency Summary

(Items below detail the totals referenced in Table 2)

Building: 2010 - Building 2010

Roofing

Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement		Capital Renewal	26,334	SF	2	\$684,630	7469
Note: Beyond Useful Life							
Metal Downspout Replacement		Deferred Maintenance	5	LF	3	\$111	7471
Note: Leaks At Joints							
Roof Operable Hatch Replacement		Deferred Maintenance	1	Ea.	3	\$1,177	7472
Note: Missing							
Tapered Insulation Installation To Eliminate Pondi	ing When Re-Roofing	Deferred Maintenance	26,334	SF	3	\$116,982	7474
Note: Ponding							
		Sub Total for System	4	items		\$802,900	
Exterior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement		Capital Renewal	18	SF	2	\$1,800	7426
Note: Beyond Useful Life							
Aluminum Window Replacement		Capital Renewal	144	SF	2	\$14,400	7427
Note: Beyond Useful Life							
Aluminum Window Replacement		Capital Renewal	36	SF	2	\$3,600	7428
Note: Beyond Useful Life							
Storefront/Curtain Wall Replacement (Bldg SF)		Capital Renewal	11,850	SF	2	\$269,404	7424
Note: Beyond Useful Life							
Wood Exterior Door Replacement		Capital Renewal	1	Door	2	\$2,974	7429
Note: Rotten And Can Wash							
Brick Exterior Repointing		Deferred Maintenance	1,000	SF Wall	3	\$5,996	7425
Note: Weathered							
		Sub Total for System	6	items		\$298,174	
Interior							
Deficiency		Category	Qtv	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant		ADA Compliance		Door	3	\$14,504	
Note: Knobs Non-ADA						, , , , , ,	
Entry Door Does Not Have Power Assist Device		ADA Compliance	1	Ea.	3	\$14,892	7421
Note: Missing At Main Entrance						, , , , , ,	
Interior Door Hardware Replacement		Capital Renewal	52	Door	3	\$72,581	7465
Note: Beyond Useful Life						* :=,00:	
Interior Door Replacement		Capital Renewal	52	Door	3	\$91,696	7437
Note: Beyond Useful Life		204.00.			-	***********	
Acoustical Ceiling Tile Replacement		Capital Renewal	790	SF	4	\$4,344	7431
Note: Beyond Useful Life		Capital Hollowal		0.	·	ψ.,σ	
Carpet Flooring Replacement		Capital Renewal	1,053	SF	4	\$12,534	7434
Note: Beyond Useful Life		Capital Notional	1,000	O.		Ψ12,001	7 10 1
Ceiling Grid Replacement		Capital Renewal	790	SF	4	\$3,093	7430
Note: Beyond Useful Life		σαριαι ποποναι	7 30	J.	7	ψυ,υσυ	1-300
Vinyl Composition Tile Replacement		Capital Renewal	5,530	SF	4	\$44,231	7436
Note: Beyond Useful Life		σαριαι ποποναι	5,550	J.	7	Ψ ττ ,201	1-300
Hote. Beyond Oseidi Lile		Sub Total for System	8	items		\$257,874	



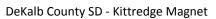


Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$105,715	7535
Note: Mech Room 204.1						
Mechanical / HVAC Piping / System Is Beyond Its Useful I	fe Capital Renewal	26,000	SF	2	\$43,711	7555
Note: Entire Building	·					
Package DX Unit Replacement	Capital Renewal	16	Ea.	2	\$171,057	7541
Note: 4 Tons - Wshp - Water Source Hea	·					
Package DX Unit Replacement	Capital Renewal	5	Ea.	2	\$53,455	7551
Note: Wshp - Water Source Heat Pump -	·					
Testing And Balancing	Deferred Maintenance	26,000	SF	3	\$52,069	7554
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,440	7556
Note: Mech Room 204.1						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,055	7557
Note: Mech Room 204.1				•	¥ 1,000	
Existing Controls Are Obsolete	Capital Renewal	21,000	SF	4	\$30,550	10350
Existing Controls Are Obsolete	Capital Renewal	5,000		4	\$16,071	
Duct Cleaning	Deferred Maintenance	26,000		5	\$27,808	
Remove Abandoned Equipment	Deferred Maintenance	12	Ea.	5	\$13,982	7567
Note: Cabinets Throughout	Maintenance					
Note. Cabinets Infoughout	Sub Total for System	11	items		\$E24.014	
	Sub Total for System		iteilis		\$524,914	
Electrical						
Deficiency	Category	<u>_</u>	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$23,669	7477
Note: Beyond Useful Life						
Location: Mech Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$6,851	7475
Note: Beyond Useful Life						
Location: Mech Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,170	7478
Note: Outside 99.4						
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$7,847	7480
Note: Outside Mech Room 204.1						
Exterior Mounted Building Lighting Replacement	Capital Renewal	10	Ea.	3	\$8,478	7481
Note: Beyond Useful Life						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	8	Ea.	4	\$2,117	7483
Note: Beyond Useful Life	·					
Location: Restrooms						
Stage Lighting Replacement	Capital Renewal	1	Ea.	4	\$669	7485
Note: Beyond Useful Life - Damaged					4555	
Joyona Coolai Inc Damagou	Sub Total for System	7	items		\$54,802	
Plumbing		•			40 .,002	
		0.		5		
Deficiency	Category		UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$3,252	7500
Note: 65 Gal - Mech Room 204.1						
	Sub Total for System	1	items		\$3,252	
Fire and Life Safety						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	26,334	SF	1	\$144,789	10754
	Sub Total for System	1	items		\$144,789	
Conveyances	•					
	Cataman	04-	I IoN4	Drioris	Popoir Cost	ID
Deficiency Platform Lift Needed for Access	Category		UoM	Priority	Repair Cost	1D
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	\$26,581	7422

Conveyances	S
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Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Note:	Missing					
		Sub Total for System	1 items	3	\$26,581	
Specialties						
Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Counter Heights Exc	eed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5 LF	3	\$303	7419
Note:	Low Counter Missing					
Replace Cabinetry In	Classes/Labs	Capital Renewal	7 Roon	n 4	\$57,927	7467
Note:	Beyond Useful Life					
		Sub Total for System	2 items	3	\$58,230	
	Sub Total for I	Building 2010 - Building 2010	41 items	3	\$2,171,515	
Building: 20	011 - Building 2011					
•						
Roofing						
Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Built-up Roofing Rep		Capital Renewal	11,171 SF	2	\$290,423	7593
Note:	Beyond Useful Life					
Gutter Replacement		Deferred Maintenance	10 LF	3	\$191	7594
Note:	Damaged	Walliterlande				
Metal Downspout Re	· ·	Deferred	5 LF	3	\$111	7595
Metal Downspout Ne	placement	Maintenance	3 11	3	ΨΙΙΙ	1000
Note:	Leaks At Joints					
Tapered Insulation Ir	nstallation To Eliminate Ponding When Re-Roofing	Deferred	11,171 SF	3	\$49,624	7596
		Maintenance				
Note:	Ponding					
		Sub Total for System	4 items	5	\$340,350	
Exterior						
Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Storefront/Curtain W	all Replacement (Bldg SF)	Capital Renewal	5,027 SF	2	\$114,287	7588
Note:	Beyond Useful Life					
		Sub Total for System	1 items	5	\$114,287	
Interior						
Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Interior Door Hardwa	re Replacement	Capital Renewal	23 Door	3	\$32,103	7591
Note:	Beyond Useful Life				4 , · · · ·	
Interior Door Replace	•	Capital Renewal	23 Door	3	\$40,558	7590
Note:	Beyond Useful Life				* 12,222	
Vinyl Composition Ti	•	Capital Renewal	1,564 SF	4	\$12,510	7589
Note:	Beyond Useful Life		,		, , , ,	
	•	Sub Total for System	3 items	.	\$85,170	
Mechanical					, , ,	
		Catagoni	Ohr HoM	Delocity	Danair Coat	ın
Deficiency	Dining / Overtoon to Develop the Headell if	Category	Qty UoM	Priority	Repair Cost	ID
	Piping / System Is Beyond Its Useful Life	Capital Renewal	11,000 SF	2	\$18,493	7573
Note:	Entire Building	Ossital Danassal	40 5-	0	# 4.00.044	7574
Package DX Unit Re		Capital Renewal	10 Ea.	2	\$106,911	7571
Note:	Wshp - Water Source Heat Pumps - Entire Building	Defermed	44 000 05	0	#00.000	7570
Testing And Balancir	ıy	Deferred Maintenance	11,000 SF	3	\$22,029	1512
Existing Controls Are	Obsolete	Capital Renewal	11,000 SF	4	\$16,002	10353
Duct Cleaning		Deferred	11,000 SF	5	\$11,765	
		Maintenance	,	ŭ	Ţ,. 30	
Remove Abandoned	Equipment	Deferred	10 Ea.	5	\$11,652	7575
Remove Abandoned	• •					
		Maintenance				
Note:	Cabinet Heaters Entire Building	Maintenance Sub Total for System	6 items		\$186,852	





Electrical

	0.1	٠.		5		
Deficiency	Category		UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$6,851	7579
Note: Beyond Useful Life Location: Room 107 And Closet						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,372	759
Note: Beyond Useful Life	Capital Neriewal	'	La.	2	φ1,372	7300
Location: Room 107 And Closet						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,355	7584
Note: Outside Room 105	Capital Nellewal		La.	2	ψ1,555	7 30-
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$3,917	7585
Note: Beyond Useful Life	Capital Nonowal	_	Lu.	Ü	φο,στι	7000
Location: Outside 108, 112						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,696	7586
Note: Beyond Useful Life					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Location: Outside 109, 112						
,	Sub Total for System	5	items		\$21,190	
Fire and Life Safety					, ,	
-	Catagony	Otv	HoM	Driority	Popoir Cost	ID
Deficiency Fire Alarm Replacement	Category Capital Renewal	11,171	UoM SF	Priority 1	Repair Cost \$61,420	
	Sub Total for System		items	•	\$61,420	1010
Specialties	oub rotal for Gyotom	•	1101110		401,420	
•	0-1	04.	11-14	Dui - uit.	D	15
Deficiency	Category		UoM Room	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Beyond Useful Life	Capital Renewal	10	KOOIII	4	\$82,752	7592
Note. Deyond Oserul Life	Sub Total for System	4	items		\$82,752	
	ilding 2011 - Building 2011		items		\$892,021	
Building: 2012 - Building 2012 Roofing	maning 2011 Banding 2011					
Building: 2012 - Building 2012 Roofing Deficiency	Category		UoM	Priority	Repair Cost	ID
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement		Qty 4,825		Priority 2	Repair Cost \$125,440	
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments.	Category Capital Renewal	4,825	SF	2	\$125,440	7612
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement	Category		SF		•	7612
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments.	Category Capital Renewal Deferred	4,825	SF	2	\$125,440	7612
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Category Capital Renewal Deferred	4,825 4,825	SF	2	\$125,440	7612
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Category Capital Renewal Deferred Maintenance	4,825 4,825	SF SF	2	\$125,440 \$21,434	7612
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior	Category Capital Renewal Deferred Maintenance Sub Total for System	4,825 4,825 2	SF SF items	3	\$125,440 \$21,434 \$146,874	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency	Category Capital Renewal Deferred Maintenance	4,825 4,825 2	SF SF items	2	\$125,440 \$21,434	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior	Category Capital Renewal Deferred Maintenance Sub Total for System Category	4,825 4,825 2 Qty	SF SF items	2 3 Priority	\$125,440 \$21,434 \$146,874 Repair Cost	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF)	Category Capital Renewal Deferred Maintenance Sub Total for System Category	4,825 4,825 2 Qty 2,171	SF SF items	2 3 Priority	\$125,440 \$21,434 \$146,874 Repair Cost	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF)	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal	4,825 4,825 2 Qty 2,171	SF SF items UoM SF	2 3 Priority	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal	4,825 4,825 2 Qty 2,171	SF SF items UoM SF	2 3 Priority	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357	7612 7613
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System	4,825 4,825 2 Qty 2,171 1	SF SF items UoM SF items	2 3 Priority 2	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357	7612 7613 ID 7608
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category	4,825 4,825 2 Qty 2,171 1	SF SF items UoM SF items	2 3 Priority 2	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357	7612 7613 ID 7608
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category	4,825 4,825 2 Qty 2,171 1 Qty 9	SF SF items UoM SF items	2 3 Priority 2	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357	7612 7613 ID 7608
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9	SF items UoM SF items UoM Door	2 3 Priority 2 Priority 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562	7612 7613 ID 7608
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9	SF items UoM SF items UoM Door	2 3 Priority 2 Priority 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562	7612 7613 ID 7608 ID 7611
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Category Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9	SF items UoM SF items UoM Door	2 3 Priority 2 Priority 3 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870	7612 7613 ID 7608 ID 7611
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Category Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9 772	SF items UoM SF items UoM Door	2 3 Priority 2 Priority 3 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870	7612 7613 ID 7608 ID 7611
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9 772	SF SF items UoM SF items Door Door SF	2 3 Priority 2 Priority 3 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870 \$6,175	7612 7613 ID 7608 ID 7611
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement Note: Beyond Useful Life	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9 772 3	SF SF items UoM SF items Door Door SF	2 3 Priority 2 Priority 3 3	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870 \$6,175	7612 7613 ID 7608 ID 7611
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement Note: Beyond Useful Life Mechanical	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Sub Total for System	4,825 4,825 2 Qty 2,171 1 Qty 9 772 3 Qty	SF items UoM SF items Door Door SF items	2 3 Priority 2 Priority 3 3 4	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870 \$6,175 \$34,607	7612 7613 ID 7608 ID 7611 7609
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement Note: Beyond Useful Life Mechanical Deficiency	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9 772 3 Qty	SF items UoM SF items Door Door SF items	2 3 Priority 2 Priority 3 4 Priority	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870 \$6,175 \$34,607 Repair Cost	7612 7613 ID 7608 ID 7611 7610
Building: 2012 - Building 2012 Roofing Deficiency Built-up Roofing Replacement Note: Beyond Useful Life - See Building 2010 Code R10 Comments. Tapered Insulation Installation To Eliminate Ponding When Re-Roofing Note: Ponding Exterior Deficiency Storefront/Curtain Wall Replacement (Bldg SF) Note: Beyond Useful Life Interior Deficiency Interior Door Hardware Replacement Note: Beyond Useful Life Interior Door Replacement Note: Beyond Useful Life Vinyl Composition Tile Replacement Note: Beyond Useful Life Mechanical Deficiency Heat Exchanger Replacement	Category Capital Renewal Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Capital Renewal	4,825 4,825 2 Qty 2,171 1 Qty 9 772 3 Qty	SF items UoM SF items Door Door SF items UoM Ea.	2 3 Priority 2 Priority 3 4 Priority	\$125,440 \$21,434 \$146,874 Repair Cost \$49,357 \$49,357 Repair Cost \$12,562 \$15,870 \$6,175 \$34,607 Repair Cost	7612 7613 ID 7608 ID 7610 7609



Mechanical

Deficiency			0-4	04.	11-14	Data att.	D	10
Deficiency			Category		UoM	Priority	Repair Cost	ID
Package DX Unit Rep			Capital Renewal	4	Ea.	2	\$42,764	7602
Note:	Wshp - Entire Building		0 11 10 1		_		*	=
Package DX Unit Rep			Capital Renewal	1	Ea.	2	\$8,871	7603
Note:	Wshp - Entire Building		0 11 10 1		_		007.040	=
Circulation Pump Rep			Capital Renewal	2	Ea.	3	\$27,042	7606
Note:	Mech 215.1		D ()	4.005	0.5	•	#0.000	7004
Testing And Balancing	9		Deferred Maintenance	4,825	SF	3	\$9,663	7604
Existing Controls Are	Obsolete		Capital Renewal	4,825	SF	4	\$7,019	10352
Remove Abandoned E	Equipment		Deferred	4	Ea.	5	\$4,661	7607
			Maintenance					
Note:	Cabinet Heaters - Entire Building							
			Sub Total for System	8	items		\$138,334	
Electrical								
Deficiency			Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacem	nent		Capital Renewal	1	Ea.	2	\$2,616	7597
Note:	Beyond Useful Life							
Location:	Outside Room 212							
Canopy Lighting Repla	acement		Capital Renewal	1	Ea.	3	\$1,958	7599
Note:	Outside 215							
Exterior Mounted Build	ding Lighting Replacement		Capital Renewal	2	Ea.	3	\$1,696	7600
Note:	Beyond Useful Life							
Lightning Protection S	System Installation		Functional Deficiency	4,825	SF	3	\$3,542	7598
Note:	Missing							
			Sub Total for System	4	items		\$9,812	
Fire and Life S	Safety							
Fire and Life S	Safety		Category	Qtv	UoM	Priority	Repair Cost	ID
Deficiency	•		Category Capital Renewal	Qty 4,825	UoM SF	Priority 1	Repair Cost \$26,529	ID 10752
	•		Capital Renewal	4,825				
Deficiency	•	Sub Total for Buildi		4,825 1	SF		\$26,529	
Deficiency Fire Alarm Replaceme	ent	Sub Total for Buildi	Capital Renewal Sub Total for System	4,825 1	SF items		\$26,529 \$26,529	
Deficiency Fire Alarm Replacement Building: 20	•	Sub Total for Buildi	Capital Renewal Sub Total for System	4,825 1	SF items		\$26,529 \$26,529	
Deficiency Fire Alarm Replaceme	ent	Sub Total for Buildi	Capital Renewal Sub Total for System	4,825 1	SF items		\$26,529 \$26,529	
Deficiency Fire Alarm Replacement Building: 20	ent	Sub Total for Buildi	Capital Renewal Sub Total for System	4,825 1 19	SF items		\$26,529 \$26,529	
Deficiency Fire Alarm Replacement Building: 20 Roofing	ent	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred	4,825 1 19	SF items items	1	\$26,529 \$26,529 \$405,513	10752
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair	20 - Building 2020	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category	4,825 1 19	SF items items	1 Priority	\$26,529 \$26,529 \$405,513 Repair Cost	10752 ID
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note:	ent	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance	4,825 1 19 Qty	SF items items UoM Ea.	1 Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair	20 - Building 2020	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred	4,825 1 19 Qty	SF items items	1 Priority	\$26,529 \$26,529 \$405,513 Repair Cost \$929	10752 ID
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note:	P20 - Building 2020 Water Leaking	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred	4,825 1 19 Qty	SF items items UoM Ea.	1 Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note:	20 - Building 2020	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred	4,825 1 19 Qty 4	SF items items UoM Ea.	1 Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement	P20 - Building 2020 Water Leaking	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance	4,825 1 19 Qty	SF items items UoM Ea.	Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note:	P20 - Building 2020 Water Leaking	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Deferred	4,825 1 19 Qty 4	SF items items UoM Ea.	Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning	P20 - Building 2020 Water Leaking Damaged	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Deferred	4,825 1 19 Qty 4	SF items items UoM Ea.	Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning	P20 - Building 2020 Water Leaking Damaged	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Maintenance	4,825 1 19 Qty 4	SF items items UoM Ea. LF	Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note:	P20 - Building 2020 Water Leaking Damaged	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Maintenance	4,825 1 19 Qty 4 20 6,848	SF items UoM Ea. LF SF items	Priority 2	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383	ID 7615
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency	Paraged Water Leaking Damaged Weathered	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Maintenance Sub Total for System Category	4,825 1 19 Qty 4 20 6,848	SF items UoM Ea. LF SF items	Priority 2 3	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost	ID 7615 7616 7614
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical	Paraged Water Leaking Damaged Weathered	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Category Category Category Category	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000	SF items UoM Ea. LF SF items	Priority 2 3 4 Priority	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364	ID 7615 7616 7614
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are	Paraged Water Leaking Damaged Weathered	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Deferred Maintenance Sub Total for System Category	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000	SF items UoM Ea. LF SF items UoM SF	Priority 2 3 4 Priority	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost	ID 7615 7616 7614
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are	Paraged Water Leaking Damaged Weathered	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000	SF items UoM Ea. LF SF items UoM SF items	Priority 2 3 4 Priority 4	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364	ID 7615 7616 7614 ID 10354
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are of Electrical Deficiency	Water Leaking Damaged Weathered Obsolete	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Sub Total for System	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000 1 Qty	SF items UoM Ea. LF SF items UoM SF items	Priority 2 3 4 Priority 4	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364 \$4,364 Repair Cost	ID 7615 7616 7614 ID 10354
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are of Electrical Deficiency Canopy Lighting Replacement	Water Leaking Damaged Weathered Obsolete	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000 1 Qty	SF items UoM Ea. LF SF items UoM SF items	Priority 2 3 4 Priority 4	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364	ID 7615 7616 7614 ID 10354
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are of the second of the secon	Damaged Weathered Obsolete acement Beyond Useful Life	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Category Capital Renewal	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000 1 Qty 10	SF items UoM Ea. LF SF items UoM SF items UoM Ea.	Priority 2 3 4 Priority 4 Priority 3	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364 \$4,364 Repair Cost \$19,583	ID 7615 7616 7614 ID 10354 ID 7619
Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are Electrical Deficiency Canopy Lighting Replacement Note: Exterior Mounted Build	Damaged Weathered Obsolete Beyond Useful Life ding Lighting Replacement	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Capital Renewal Sub Total for System	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000 1 Qty 10	SF items UoM Ea. LF SF items UoM SF items	Priority 2 3 4 Priority 4	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364 \$4,364 Repair Cost	ID 7615 7616 7614 ID 10354
Deficiency Fire Alarm Replacement Building: 20 Roofing Deficiency Gutter Joint Repair Note: Gutter Replacement Note: Roof Cleaning Note: Mechanical Deficiency Existing Controls Are of the second of the secon	Water Leaking Damaged Weathered Obsolete acement Beyond Useful Life ding Lighting Replacement Beyond Useful Life	Sub Total for Buildi	Capital Renewal Sub Total for System ing 2012 - Building 2012 Category Deferred Maintenance Deferred Maintenance Sub Total for System Category Capital Renewal Sub Total for System Category Category Capital Renewal	4,825 1 19 Qty 4 20 6,848 3 Qty 3,000 1 Qty 10	SF items UoM Ea. LF items UoM SF items UoM SF items	Priority 2 3 4 Priority 4 Priority 3	\$26,529 \$26,529 \$405,513 Repair Cost \$929 \$383 \$1,496 \$2,808 Repair Cost \$4,364 \$4,364 Repair Cost \$19,583	ID 7615 7616 7614 ID 10354 ID 7619





Electrical

Deficiency	Category	Qty UoM P	Priority Repair Cost ID
Note: Missing			
	Sub Total for System	3 items	\$26,996
Plumbing			
Deficiency	Category	Qty UoM P	Priority Repair Cost ID
Refrigerated Water Cooler Replacement	Capital Renewal	2 Ea.	4 \$4,141 7621
Note: Gym Lobby			
	Sub Total for System	1 items	\$4,141
Fire and Life Safety			
Deficiency	Category	Qty UoM P	Priority Repair Cost ID
Emergency Exit Signage Replacement	Capital Renewal	2 Ea.	1 \$1,197 7617
Note: Entry Main			
Fire Alarm Replacement	Capital Renewal	5,478 SF	1 \$30,119 10751
	Sub Total for System	2 items	\$31,316
	Sub Total for Building 2020 - Building 2020	10 items	\$69,625
	Total for Campus	91 items	\$3,538,675



Life Cycle Summary Yrs 1-10

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

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	12	Door	\$48,483	5
Exterior Entrance Doors	Wooden Door	3	1	Door	\$3,767	8
		Sub Total for System	2	items	\$52,251	
Interior						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	790	SF	\$1,690	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	3,950	SF	\$18,730	4
Compartments and Cubicles	Toilet Partitions	4	20	Stall	\$42,676	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	23,964	SF	\$152,744	5
Carpeting	Carpet	4	2,107	SF	\$29,946	6
Carpeting	Carpet	4	1,053	SF	\$15,878	8
Interior Door Supplementary Components	Door Hardware	3		Door	\$3,537	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	790		\$5,838	10
Resilient Flooring	Rubber Tile Flooring	4	263		\$5,024	10
Resilient Flooring	Number The Flooring	Sub Total for System		items	\$276,061	10
Maskaniaal		Sub Total for System	3	iteilis	\$270,001	
Mechanical						
Uniformat Description	LC Type Description	Priority		UoM		Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3		Ea.	\$5,864	2
Exhaust Air	Roof Exhaust Fan - Large	3		Ea.	\$32,063	2
Decentralized Cooling	Heat Pump (3 Ton)	5		Ea.	\$9,426	4
Decentralized Cooling	Window Units	5	2	Ea.	\$6,530	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3	26,000	SF	\$361,806	5
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	\$5,654	8
		Sub Total for System	6	items	\$421,342	
Electrical						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	1	Ea.	\$7,711	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	26,334	SF	\$19,726	4
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	\$11,639	4
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$5,819	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	26,334	SF	\$511,018	4
Note	: Not LED					
Power Distribution	Power Wiring	3	26,334	SF	\$34,088	5
Note	: BSL					
		Sub Total for System	6	items	\$590,001	
Plumbing						
Uniformat Description	LC Type Description	Priority	Qtv	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3		Ea.	\$40,240	4
Plumbing Fixtures	Toilets	3		Ea.	\$107,074	4
Plumbing Fixtures	Urinals	3		Ea.	\$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4		Ea.	\$13,983	4
Compressed-Air Systems	Air Compressor (5 hp)	3		Ea.	\$5,974	4
Plumbing Fixtures	Classroom Lavatory	4		Ea.	\$13,975	5
Plumbing Fixtures	Sink - Service / Mop Sink	5		Ea.	\$1,896	8
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2		Ea.	\$3,391	10
• •		3		Ea.	\$4,370	10
Domestic Water Equipment			1	∟a.	D4,3/U	10
Domostic Water Bining	Water Heater - Gas - 60 gallon			CE.		10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	26,000		\$157,340	10
Domestic Water Piping Sanitary Sewerage Piping	· ·	3 2	26,000 26,000	SF	\$157,340 \$106,024	10 10
· ·	Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping	3	26,000 26,000 11		\$157,340	

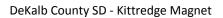


Building: 2011 - Building 2011

Exte	 ~"

Exterior							
Uniformat Description		LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors		Steel - Insulated and Painted	3	4	Door	\$16,161	5
			Sub Total for System	1	items	\$16,161	
Interior							
Uniformat Description		LC Type Description	Priority	Otv	UoM	Renair Cost	Remaining Life
Acoustical Suspended Ceilings		Ceilings - Acoustical Tiles	4	11,171		\$71,203	5
7.00 dollodi Gdoporidod Goillingo		Cominge / toodested: Thee	Sub Total for System		items	\$71,203	ŭ
Mechanical						4 1.,=55	
		LO Torre Description	Delante	01:	11-14	Daniel Carl	Daniela a Life
Uniformat Description HVAC Air Distribution		LC Type Description	Priority	11.000	UoM		Remaining Life
Exhaust Air		Ductwork (Bldg.SF) Roof Exhaust Fan - Small	3 3	,	Ea.	\$153,072 \$4,272	5 5
Exflaust All		Rooi Exhaust Fan - Small	Sub Total for System		items	\$4,272 \$157,344	Э
			Sub rotal for System	2	iteilis	\$137,344	
Electrical							
Uniformat Description		LC Type Description	Priority		UoM		Remaining Life
Audio-Video Systems		PA Communications No Head Unit (Bldg SF)	2	11,171	SF	\$8,368	4
	Note:						
Lighting Fixtures		Light Fixtures (Bldg SF)	4	11,171	SF	\$223,280	5
	Note:	Not LED					
			Sub Total for System	2	items	\$231,648	
Plumbing							
Uniformat Description		LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures		Toilets	3	1	Ea.	\$5,354	4
Disposition First was		Refrigerated Drinking Fountain	4	2	Ea.	\$4,661	4
Plumbing Fixtures			2	1	Г-	\$1,377	5
Domestic Water Equipment		Water Heater - Electric - 5 to 10 gallon	2		Ea.		
-		Water Heater - Electric - 5 to 10 gallon Classroom Lavatory	4		Ea.	\$8,385	5
Domestic Water Equipment Plumbing Fixtures		Classroom Lavatory		3	Ea.		5 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping		Classroom Lavatory Domestic Water Piping System (Bldg.SF)	4 3	3 5,000	Ea. SF	\$30,258	10
Domestic Water Equipment Plumbing Fixtures		Classroom Lavatory	4 3 2	5,000 5,000	Ea. SF SF	\$30,258 \$20,390	
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping		Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping	4 3 2 Sub Total for System	3 5,000 5,000 6	Ea. SF SF items	\$30,258 \$20,390 \$70,425	10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu	4 3 2	3 5,000 5,000 6	Ea. SF SF	\$30,258 \$20,390	10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu	4 3 2 Sub Total for System	3 5,000 5,000 6	Ea. SF SF items	\$30,258 \$20,390 \$70,425	10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu	4 3 2 Sub Total for System	3 5,000 5,000 6	Ea. SF SF items	\$30,258 \$20,390 \$70,425	10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu	4 3 2 Sub Total for System	3 5,000 5,000 6 12	Ea. SF SF items	\$30,258 \$20,390 \$70,425 \$546,781	10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu	4 3 2 Sub Total for System uilding 2011 - Building 2011	3 5,000 5,000 6 12	Ea. SF SF items items	\$30,258 \$20,390 \$70,425 \$546,781	10 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority	3 5,000 5,000 6 12 Otty	Ea. SF SF items items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost	10 10 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3	3 5,000 5,000 6 12 Otty	Ea. SF SF items items UoM Door	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost	10 10 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System	3 5,000 5,000 6 12 Qty 4	Ea. SF SF items items UoM Door items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161	10 10 Remaining Life 5
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority	3 5,000 5,000 6 12 Qty 4 1	Ea. SF SF items items UoM Door items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161	10 10 Remaining Life 5 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF)	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5	3 5,000 5,000 6 12 Qty 4 1 Qty 965	Ea. SF SF items items UoM Door items UoM SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost	10 10 Remaining Life 5 Remaining Life 4
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4	3 5,000 5,000 6 12 Qty 4 1 Qty 965 4,680	Ea. SF SF items items UoM Door items UoM SF SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829	10 10 Remaining Life 5 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF)	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5	3 5,000 5,000 6 12 Qty 4 1 Qty 965 4,680	Ea. SF SF items items UoM Door items UoM SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost	10 10 Remaining Life 5 Remaining Life 4
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System	3 5,000 5,000 6 12 Qty 4 1 Qty 965 4,680 2	Ea. SF SF items items UoM Door items UoM SF SF items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 Repair Cost \$4,575 \$29,829 \$34,404	10 10 Remaining Life 5 Remaining Life 4 5
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description	4 3 2 Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority	3 5,000 5,000 6 12 Qty 4 1 Qty 965 4,680 2 Qty	Ea. SF SF items UoM Door items UoM SF SF items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost	Remaining Life 5 Remaining Life 4 5 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4	3 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600	Remaining Life 5 Remaining Life 4 5 Remaining Life 5
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3	3 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 5 5
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2	3 5,000 5,000 6 12	Ea. SF items UoM Door items UoM SF SF items UoM Ea. SF Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3	3 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 5 5
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Systems	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2	3 5,000 5,000 6 12	Ea. SF items UoM Door items UoM SF SF items UoM Ea. SF Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3	3 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Systems	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for But 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons)	Sub Total for System uilding 2011 - Building 2011 Priority 3 Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. Ea.	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP)	Sub Total for System siliding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. Ea. items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10 10
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical Uniformat Description	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP) LC Type Description	Sub Total for System siliding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. tea. items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270 Repair Cost	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10 10 Remaining Life
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical Uniformat Description Power Distribution Power Distribution	lding	Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP) LC Type Description Panelboard - 120/208 100A	Sub Total for System siliding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 4 3 2 3 Sub Total for System	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. tems UoM Ea. SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270 Repair Cost \$2,944	Remaining Life 5 Remaining Life 4 5 Remaining Life 5 10 10 Remaining Life 4
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical Uniformat Description Power Distribution Audio-Video Systems		Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP) LC Type Description Panelboard - 120/208 100A PA Communications No Head Unit (Bldg SF)	Sub Total for System silding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 2 3 Sub Total for System	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. tems UoM Ea. SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270 Repair Cost \$2,944 \$3,614	Remaining Life 5 Remaining Life 4 5 Remaining Life 10 Remaining Life 4 4 4
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical Uniformat Description Power Distribution Audio-Video Systems		Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP) LC Type Description Panelboard - 120/208 100A PA Communications No Head Unit (Bldg SF) Light Fixtures (Bldg SF)	Sub Total for System silding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 2 3 Sub Total for System	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM SF SF items UoM Ea. SF Ea. tems UoM Ea. SF	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270 Repair Cost \$2,944 \$3,614	Remaining Life 5 Remaining Life 4 5 Remaining Life 10 Remaining Life 4 4 4
Domestic Water Equipment Plumbing Fixtures Domestic Water Piping Sanitary Sewerage Piping Building: 2012 - Buil Exterior Uniformat Description Exterior Entrance Doors Interior Uniformat Description Wall Painting and Coating Acoustical Suspended Ceilings Mechanical Uniformat Description Facility Hydronic Distribution HVAC Air Distribution Central Cooling Other HVAC Distribution Systems Electrical Uniformat Description Power Distribution Audio-Video Systems Lighting Fixtures		Classroom Lavatory Domestic Water Piping System (Bldg.SF) Sanitary Sewer Piping Sub Total for Bu 2012 LC Type Description Steel - Insulated and Painted LC Type Description Painting/Staining (Bldg SF) Ceilings - Acoustical Tiles LC Type Description Pump- 10HP (Ea.) Ductwork (Bldg.SF) Cooling Tower - Metal (170 Tons) VFD (7.5 HP) LC Type Description Panelboard - 120/208 100A PA Communications No Head Unit (Bldg SF) Light Fixtures (Bldg SF) Not LED - BSL	Sub Total for System uilding 2011 - Building 2011 Priority Sub Total for System Priority 5 4 Sub Total for System Priority 4 3 2 3 Sub Total for System Priority 4 4 3 2 4 5 Sub Total for System	3 5,000 5,000 5,000 6 12	Ea. SF SF items UoM Door items UoM Ea. SF Ea. items UoM Ea. SF Ea. Fa. items	\$30,258 \$20,390 \$70,425 \$546,781 Repair Cost \$16,161 \$16,161 Repair Cost \$4,575 \$29,829 \$34,404 Repair Cost \$12,600 \$67,143 \$64,927 \$6,600 \$151,270 Repair Cost \$2,944 \$3,614 \$81,329	Remaining Life 5 Remaining Life 4 5 Remaining Life 4 5 Remaining Life 4 4 5







Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	1,000	SF	\$6,052	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	1,000	SF	\$4,077	10
		Sub Total for System	2	items	\$10,129	
	Sub Total for E	Building 2012 - Building 2012	14	items	\$318,256	
Building: 2020 - Buildi	ng 2020					
Roofing						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	6,848		\$325,312	8
•	•	Sub Total for System	1	items	\$325,312	
Exterior						
	LC Tuna Decembrian	Deioeite	Otro	HeM	Danair Coat	Domeining Life
Uniformat Description	LC Type Description	Priority	-	UoM	· · · · · · · · · · · · · · · · · · ·	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3		Door	\$23,419	10
		Sub Total for System	1	items	\$23,419	
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	6	Stall	\$13,187	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
nterior Door Supplementary Componen	ts Door Hardware	3	4	Door	\$7,072	8
		Sub Total for System	5	items	\$27,479	
Mechanical						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	\$993	4
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	\$21,944	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	\$5,812	4
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	\$5,156	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	\$531	5
		Sub Total for System	5	items	\$34,436	
Electrical						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478		\$103,206	3
•	ote: Not LED		,			
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	\$4,104	4
	ote: BSL		,			
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,549	8
	ote: Remove items in front of the PNL				40,010	
		Sub Total for System	3	items	\$113,859	
Plumbing					*****	
Uniformat Description	LC Type Description	Priority	Otv	UoM	Renair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2		Ea.	\$1,298	3
Plumbing Fixtures	Restroom Lavatory	3		Ea.	\$5,749	4
	•	5		Ea.		
Plumbing Fixtures	Sink - Service / Mop Sink				\$842	4
Plumbing Fixtures	Toilets	3		Ea.	\$21,415	4
Plumbing Fixtures	Urinals	3		Ea.	\$2,866	4
		Sub Total for System	5	items	\$32,170	
Fire and Life Safety						
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	\$7,056	3

\$7,056

\$563,730 \$3,228,423

1 items

81 items

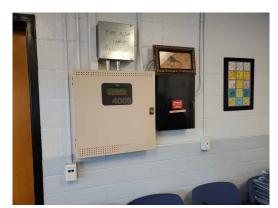
Sub Total for Building 2020 - Building 2020

Sub Total for System

Total for: Kittredge Magnet



Supporting Photos



Fire Alarm Panel Is Beyond Useful Life



Electrical Panel Beyond Useful Life Outside Room 99.4



Transformer Beyond Useful Life In Mechanical Room



Distribution Panel Beyond Useful Life



600 Amp Main Disconnect Beyond Useful Life



2010- Mech-204.1- 65 Gallon Gas Water Heater And Circ Pump - Replace





2010- Mech-204.1- Boiler - Replace



2010-2011-2012- Water Source Heat Pumps And Exterior Wood Door - Replace All - Entire Building



Classroom Cabinetry Beyond Useful Life And Needs Replacement