

*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
<b>Exterior Site</b>								
	Exterior Site	\$0	\$0	\$0	\$0	\$0		
<b>Permanent Building(s)</b>								
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%
<b>Sub Total for Permanent Building(s):</b>		<b>\$3,538,675</b>	<b>\$2,370,650</b>	<b>\$857,773</b>	<b>\$5,909,325</b>	<b>\$6,767,098</b>	<b>\$13,255,724</b>	
<b>Total for Site:</b>		<b>\$3,538,675</b>	<b>\$2,370,650</b>	<b>\$857,773</b>	<b>\$5,909,325</b>	<b>\$6,767,098</b>	<b>\$13,255,724</b>	<b>55.42%</b>

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.

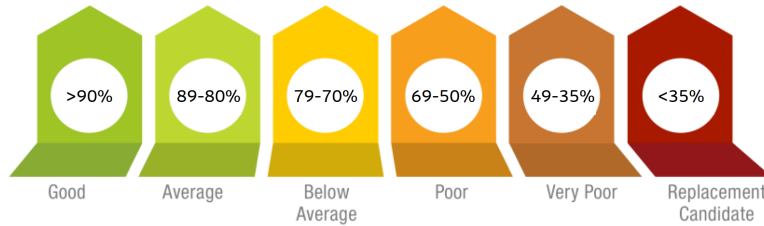
**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements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

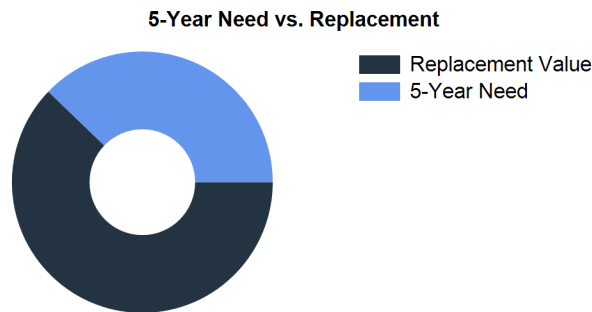


Figure 1: 5-Year FCI

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
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 %
<b>Total:</b>	\$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.

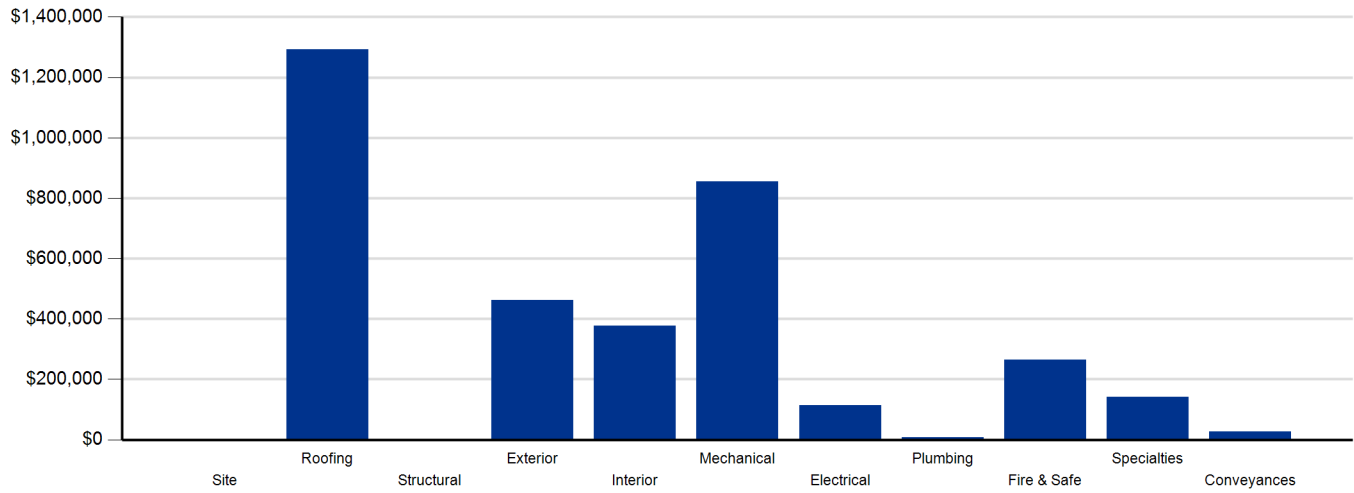


Figure 2: System Deficiencies

## 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)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$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
<b>Total</b>	<b>\$0</b>	<b>\$37,926</b>	<b>\$115,882</b>	<b>\$899,519</b>	<b>\$1,317,324</b>	<b>\$2,370,650</b>



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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031		
Site	\$0	\$0	\$0	\$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
<b>Total</b>	<b>\$2,370,650</b>	<b>\$31,993</b>	<b>\$0</b>	<b>\$380,828</b>	<b>\$0</b>	<b>\$444,952</b>	<b>\$857,773</b>	<b>\$3,228,423</b>

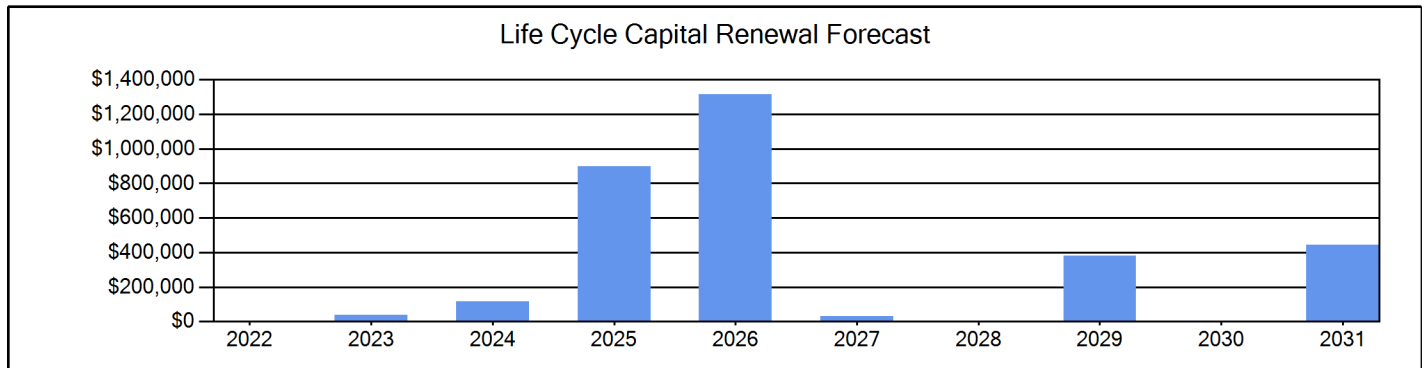


Figure 3: Ten Year Capital Renewal Forecast

## Summary of High Priority Deficiencies

### Priority 1 - Mission Critical Concerns

#### Cost

Emergency Exit Signage Replacement	\$1,197
Fire Alarm Replacement	\$262,856
<b>Total for Priority 1</b>	<b>\$264,053</b>

### 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
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	\$70,315
Package DX Unit Replacement	\$383,058
Distribution Panel Replacement	\$23,669
Electrical Transformer Replacement	\$13,703
Panelboard Replacement	\$24,359
<b>Total for Priority 2</b>	<b>\$2,208,269</b>

## 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 <b>Note:</b> Beyond Useful Life	Capital Renewal	26,334	SF	2	\$684,630	7469
Metal Downspout Replacement <b>Note:</b> Leaks At Joints	Deferred Maintenance	5	LF	3	\$111	7471
Roof Operable Hatch Replacement <b>Note:</b> Missing	Deferred Maintenance	1	Ea.	3	\$1,177	7472
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing <b>Note:</b> Ponding	Deferred Maintenance	26,334	SF	3	\$116,982	7474
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$802,900</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	18	SF	2	\$1,800	7426
Aluminum Window Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	144	SF	2	\$14,400	7427
Aluminum Window Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	36	SF	2	\$3,600	7428
Storefront/Curtain Wall Replacement (Bldg SF) <b>Note:</b> Beyond Useful Life	Capital Renewal	11,850	SF	2	\$269,404	7424
Wood Exterior Door Replacement <b>Note:</b> Rotten And Can Wash	Capital Renewal	1	Door	2	\$2,974	7429
Brick Exterior Repointing <b>Note:</b> Weathered	Deferred Maintenance	1,000	SF Wall	3	\$5,996	7425
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$298,174</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant <b>Note:</b> Knobs Non-ADA	ADA Compliance	2	Door	3	\$14,504	7423
Entry Door Does Not Have Power Assist Device <b>Note:</b> Missing At Main Entrance	ADA Compliance	1	Ea.	3	\$14,892	7421
Interior Door Hardware Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	52	Door	3	\$72,581	7465
Interior Door Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	52	Door	3	\$91,696	7437
Acoustical Ceiling Tile Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	790	SF	4	\$4,344	7431
Carpet Flooring Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	1,053	SF	4	\$12,534	7434
Ceiling Grid Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	790	SF	4	\$3,093	7430
Vinyl Composition Tile Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	5,530	SF	4	\$44,231	7436
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$257,874</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement <b>Note:</b> Mech Room 204.1	Capital Renewal	1	Ea.	2	\$105,715	7535
Mechanical / HVAC Piping / System Is Beyond Its Useful Life <b>Note:</b> Entire Building	Capital Renewal	26,000	SF	2	\$43,711	7555
Package DX Unit Replacement <b>Note:</b> 4 Tons - Wshp - Water Source Heat Pumps - Entire Building	Capital Renewal	16	Ea.	2	\$171,057	7541
Package DX Unit Replacement <b>Note:</b> Wshp - Water Source Heat Pump - Entire Building	Capital Renewal	5	Ea.	2	\$53,455	7551
Testing And Balancing	Deferred Maintenance	26,000	SF	3	\$52,069	7554
Circulation Pump Replacement <b>Note:</b> Mech Room 204.1	Capital Renewal	1	Ea.	4	\$6,440	7556
Circulation Pump Replacement <b>Note:</b> Mech Room 204.1	Capital Renewal	1	Ea.	4	\$4,055	7557
Existing Controls Are Obsolete	Capital Renewal	21,000	SF	4	\$30,550	10350
Existing Controls Are Obsolete	Capital Renewal	5,000	SF	4	\$16,071	10351
Duct Cleaning	Deferred Maintenance	26,000	SF	5	\$27,808	7560
Remove Abandoned Equipment <b>Note:</b> Cabinets Throughout	Deferred Maintenance	12	Ea.	5	\$13,982	7567
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$524,914</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Mech Room	Capital Renewal	1	Ea.	2	\$23,669	7477
Electrical Transformer Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Mech Room	Capital Renewal	1	Ea.	2	\$6,851	7475
Panelboard Replacement <b>Note:</b> Outside 99.4	Capital Renewal	1	Ea.	2	\$5,170	7478
Panelboard Replacement <b>Note:</b> Outside Mech Room 204.1	Capital Renewal	3	Ea.	2	\$7,847	7480
Exterior Mounted Building Lighting Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	10	Ea.	3	\$8,478	7481
2 X 2 Interior Fluorescent Lighting Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Restrooms	Capital Renewal	8	Ea.	4	\$2,117	7483
Stage Lighting Replacement <b>Note:</b> Beyond Useful Life - Damaged	Capital Renewal	1	Ea.	4	\$669	7485
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$54,802</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement <b>Note:</b> 65 Gal - Mech Room 204.1	Capital Renewal	1	Ea.	3	\$3,252	7500
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,252</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	26,334	SF	1	\$144,789	10754
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$144,789</b>	

## Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	\$26,581	7422

## Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> Missing						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$26,581</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$303	7419
<b>Note:</b> Low Counter Missing						
Replace Cabinetry In Classes/Labs	Capital Renewal	7	Room	4	\$57,927	7467
<b>Note:</b> Beyond Useful Life						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$58,230</b>	
<b>Sub Total for Building 2010 - Building 2010</b>		<b>41</b>	<b>items</b>		<b>\$2,171,515</b>	

## Building: 2011 - Building 2011

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	11,171	SF	2	\$290,423	7593
<b>Note:</b> Beyond Useful Life						
Gutter Replacement	Deferred Maintenance	10	LF	3	\$191	7594
<b>Note:</b> Damaged						
Metal Downspout Replacement	Deferred Maintenance	5	LF	3	\$111	7595
<b>Note:</b> Leaks At Joints						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	11,171	SF	3	\$49,624	7596
<b>Note:</b> Ponding						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$340,350</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	5,027	SF	2	\$114,287	7588
<b>Note:</b> Beyond Useful Life						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$114,287</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	23	Door	3	\$32,103	7591
<b>Note:</b> Beyond Useful Life						
Interior Door Replacement	Capital Renewal	23	Door	3	\$40,558	7590
<b>Note:</b> Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	1,564	SF	4	\$12,510	7589
<b>Note:</b> Beyond Useful Life						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$85,170</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	11,000	SF	2	\$18,493	7573
<b>Note:</b> Entire Building						
Package DX Unit Replacement	Capital Renewal	10	Ea.	2	\$106,911	7571
<b>Note:</b> Wshp - Water Source Heat Pumps - Entire Building						
Testing And Balancing	Deferred Maintenance	11,000	SF	3	\$22,029	7572
Existing Controls Are Obsolete	Capital Renewal	11,000	SF	4	\$16,002	10353
Duct Cleaning	Deferred Maintenance	11,000	SF	5	\$11,765	7574
Remove Abandoned Equipment	Deferred Maintenance	10	Ea.	5	\$11,652	7575
<b>Note:</b> Cabinet Heaters Entire Building						
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$186,852</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Room 107 And Closet	Capital Renewal	1	Ea.	2	\$6,851	7579
Panelboard Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Room 107 And Closet	Capital Renewal	1	Ea.	2	\$1,372	7583
Panelboard Replacement <b>Note:</b> Outside Room 105	Capital Renewal	1	Ea.	2	\$7,355	7584
Canopy Lighting Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Outside 108, 112	Capital Renewal	2	Ea.	3	\$3,917	7585
Exterior Mounted Building Lighting Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Outside 109, 112	Capital Renewal	2	Ea.	3	\$1,696	7586
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$21,190</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	11,171	SF	1	\$61,420	10753
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$61,420</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs <b>Note:</b> Beyond Useful Life	Capital Renewal	10	Room	4	\$82,752	7592
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$82,752</b>	
<b>Sub Total for Building 2011 - Building 2011</b>		<b>21</b>	<b>items</b>		<b>\$892,021</b>	

## Building: 2012 - Building 2012

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Beyond Useful Life - See Building 2010 Code R10 Comments.	Capital Renewal	4,825	SF	2	\$125,440	7612
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing <b>Note:</b> Ponding	Deferred Maintenance	4,825	SF	3	\$21,434	7613
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$146,874</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Storefront/Curtain Wall Replacement (Bldg SF) <b>Note:</b> Beyond Useful Life	Capital Renewal	2,171	SF	2	\$49,357	7608
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$49,357</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	9	Door	3	\$12,562	7611
Interior Door Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	9	Door	3	\$15,870	7610
Vinyl Composition Tile Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	772	SF	4	\$6,175	7609
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$34,607</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Exchanger Replacement <b>Note:</b> 450 Gpm - Mech 215.1	Capital Renewal	1	Ea.	2	\$30,204	7601
Mechanical / HVAC Piping / System Is Beyond Its Useful Life <b>Note:</b> Entire Building	Capital Renewal	4,825	SF	2	\$8,112	7605



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement <b>Note:</b> Wshp - Entire Building	Capital Renewal	4	Ea.	2	\$42,764	7602
Package DX Unit Replacement <b>Note:</b> Wshp - Entire Building	Capital Renewal	1	Ea.	2	\$8,871	7603
Circulation Pump Replacement <b>Note:</b> Mech 215.1	Capital Renewal	2	Ea.	3	\$27,042	7606
Testing And Balancing	Deferred Maintenance	4,825	SF	3	\$9,663	7604
Existing Controls Are Obsolete	Capital Renewal	4,825	SF	4	\$7,019	10352
Remove Abandoned Equipment <b>Note:</b> Cabinet Heaters - Entire Building	Deferred Maintenance	4	Ea.	5	\$4,661	7607
<b>Sub Total for System</b>		<b>8 items</b>			<b>\$138,334</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Outside Room 212	Capital Renewal	1	Ea.	2	\$2,616	7597
Canopy Lighting Replacement <b>Note:</b> Outside 215	Capital Renewal	1	Ea.	3	\$1,958	7599
Exterior Mounted Building Lighting Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	2	Ea.	3	\$1,696	7600
Lightning Protection System Installation <b>Note:</b> Missing	Functional Deficiency	4,825	SF	3	\$3,542	7598
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$9,812</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	4,825	SF	1	\$26,529	10752
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$26,529</b>	
<b>Sub Total for Building 2012 - Building 2012</b>		<b>19 items</b>			<b>\$405,513</b>	

## Building: 2020 - Building 2020

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair <b>Note:</b> Water Leaking	Deferred Maintenance	4	Ea.	2	\$929	7615
Gutter Replacement <b>Note:</b> Damaged	Deferred Maintenance	20	LF	3	\$383	7616
Roof Cleaning <b>Note:</b> Weathered	Deferred Maintenance	6,848	SF	4	\$1,496	7614
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$2,808</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	3,000	SF	4	\$4,364	10354
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$4,364</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	10	Ea.	3	\$19,583	7619
Exterior Mounted Building Lighting Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	4	Ea.	3	\$3,391	7620
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	\$4,022	7618



# Facility Condition Assessment

DeKalb County SD - Kittredge Magnet

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> Missing						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$26,996</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	\$4,141	7621
<b>Note:</b> Gym Lobby						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$4,141</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	\$1,197	7617
<b>Note:</b> Entry Main						
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	\$30,119	10751
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$31,316</b>	
<b>Sub Total for Building 2020 - Building 2020</b>		<b>10</b>	<b>items</b>		<b>\$69,625</b>	
<b>Total for Campus</b>		<b>91</b>	<b>items</b>		<b>\$3,538,675</b>	



## 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
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$52,251</b>	

#### 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	2	Door	\$3,537	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	790	SF	\$5,838	10
Resilient Flooring	Rubber Tile Flooring	4	263	SF	\$5,024	10
<b>Sub Total for System</b>			<b>9</b>	<b>items</b>	<b>\$276,061</b>	

#### Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	\$5,864	2
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	\$32,063	2
Decentralized Cooling	Heat Pump (3 Ton)	5	1	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
<b>Sub Total for System</b>			<b>6</b>	<b>items</b>	<b>\$421,342</b>	

#### 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
	<b>Note:</b> Not LED					
Power Distribution	Power Wiring	3	26,334	SF	\$34,088	5
	<b>Note:</b> BSL					
<b>Sub Total for System</b>			<b>6</b>	<b>items</b>	<b>\$590,001</b>	

#### Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	14	Ea.	\$40,240	4
Plumbing Fixtures	Toilets	3	20	Ea.	\$107,074	4
Plumbing Fixtures	Urinals	3	4	Ea.	\$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	\$13,983	4
Compressed-Air Systems	Air Compressor (5 hp)	3	1	Ea.	\$5,974	4
Plumbing Fixtures	Classroom Lavatory	4	5	Ea.	\$13,975	5
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	\$1,896	8
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	\$3,391	10
Domestic Water Equipment	Water Heater - Gas - 60 gallon	3	1	Ea.	\$4,370	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	26,000	SF	\$157,340	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	26,000	SF	\$106,024	10
<b>Sub Total for System</b>			<b>11</b>	<b>items</b>	<b>\$460,001</b>	
<b>Sub Total for Building 2010 - Building 2010</b>			<b>34</b>	<b>items</b>	<b>\$1,799,656</b>	

## Building: 2011 - Building 2011

### 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
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$16,161</b>	

### Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	11,171	SF	\$71,203	5
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$71,203</b>	

### Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3	11,000	SF	\$153,072	5
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	\$4,272	5
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$157,344</b>	

### Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	11,171	SF	\$8,368	4
	<b>Note:</b> BSL					
Lighting Fixtures	Light Fixtures (Bldg SF)	4	11,171	SF	\$223,280	5
	<b>Note:</b> Not LED					
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$231,648</b>	

### Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	1	Ea.	\$5,354	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	\$4,661	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	\$1,377	5
Plumbing Fixtures	Classroom Lavatory	4	3	Ea.	\$8,385	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	5,000	SF	\$30,258	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	5,000	SF	\$20,390	10
<b>Sub Total for System</b>			<b>6</b>	<b>items</b>	<b>\$70,425</b>	
<b>Sub Total for Building 2011 - Building 2011</b>			<b>12</b>	<b>items</b>	<b>\$546,781</b>	

## Building: 2012 - Building 2012

### 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
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$16,161</b>	

### Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	965	SF	\$4,575	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	4,680	SF	\$29,829	5
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$34,404</b>	

### Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	\$12,600	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	4,825	SF	\$67,143	5
Central Cooling	Cooling Tower - Metal (170 Tons)	2	1	Ea.	\$64,927	10
Other HVAC Distribution Systems	VFD (7.5 HP)	3	1	Ea.	\$6,600	10
<b>Sub Total for System</b>			<b>4</b>	<b>items</b>	<b>\$151,270</b>	

### Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	\$2,944	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	4,825	SF	\$3,614	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	4,069	SF	\$81,329	5
	<b>Note:</b> Not LED - BSL					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	\$11,163	8
Power Distribution	Power Wiring	3	4,825	SF	\$7,241	10
<b>Sub Total for System</b>			<b>5</b>	<b>items</b>	<b>\$106,291</b>	

## 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
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$10,129</b>	
<b>Sub Total for Building 2012 - Building 2012</b>			<b>14</b>	<b>items</b>	<b>\$318,256</b>	

## 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
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$325,312</b>	

### Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	\$23,419	10
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$23,419</b>	

### 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
Interior Door Supplementary Components	Door Hardware	3	4	Door	\$7,072	8
<b>Sub Total for System</b>			<b>5</b>	<b>items</b>	<b>\$27,479</b>	

### 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
<b>Sub Total for System</b>			<b>5</b>	<b>items</b>	<b>\$34,436</b>	

### Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	\$103,206	3
	<b>Note:</b> Not LED					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	\$4,104	4
	<b>Note:</b> BSL					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,549	8
	<b>Note:</b> Remove items in front of the PNL					
<b>Sub Total for System</b>			<b>3</b>	<b>items</b>	<b>\$113,859</b>	

### Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	\$1,298	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
<b>Sub Total for System</b>			<b>5</b>	<b>items</b>	<b>\$32,170</b>	

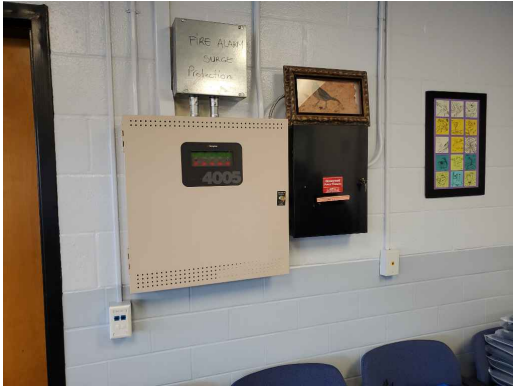
### Fire and Life Safety

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
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$7,056</b>	

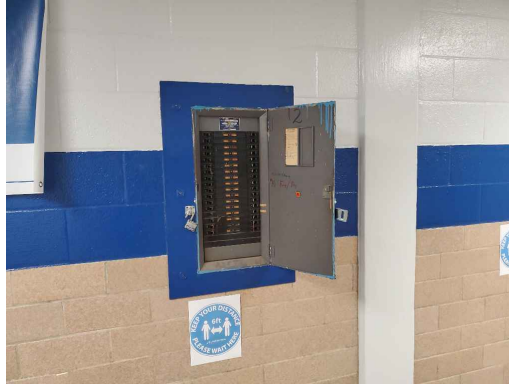
**Sub Total for Building 2020 - Building 2020**      **21 items**      **\$563,730**

**Total for: Kittredge Magnet**      **81 items**      **\$3,228,423**

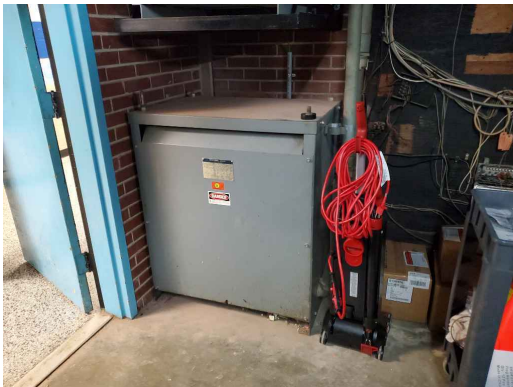
## Supporting Photos



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