

*Revision Date - 09/24/2021*

# FACILITY CONDITION ASSESSMENT

*Marbut Elementary School | 2021*



## Executive Summary

Marbut Elementary School is located at 5776 Marbut Road in Lithonia, GA. It comprises 91,478 gross square feet. At the time of the assessment the oldest building was 24 years old.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,702,592. 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 Marbut Elementary School the ten-year need is \$16,662,415.

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 Marbut Elementary School facility has a FCA score of 50.96% which is considered "Poor".**

## Summary of Findings

The table below summarizes the condition findings at Marbut Elementary School.

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
<b>Exterior Site</b>								
	Exterior Site	\$378,857	\$1,006,225	\$291,394	\$1,385,083	\$1,676,476		
<b>Permanent Building(s)</b>								
2010	Building 2010	\$5,152,257	\$5,103,056	\$3,780,630	\$10,255,313	\$14,035,943	\$23,845,220	56.99%
2020	Building 2020	\$171,478	\$625,455	\$153,063	\$796,933	\$949,995	\$1,518,885	47.53%
<b>Sub Total for Permanent Building(s):</b>		<b>\$5,323,735</b>	<b>\$5,728,511</b>	<b>\$3,933,693</b>	<b>\$11,052,246</b>	<b>\$14,985,938</b>	<b>\$25,364,105</b>	
<b>Total for Site:</b>		<b>\$5,702,592</b>	<b>\$6,734,736</b>	<b>\$4,225,086</b>	<b>\$12,437,328</b>	<b>\$16,662,415</b>	<b>\$25,364,105</b>	<b>50.96%</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.



## 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.

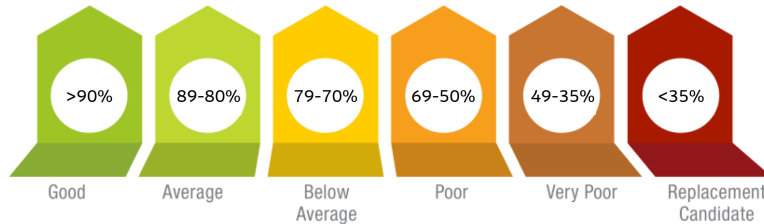
**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements 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 \$25,364,105. For planning purposes, the total 5-year need at the Marbut Elementary School is \$12,437,328 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Marbut Elementary School facility has an FCA Score of 50.96%, which is considered "Poor".

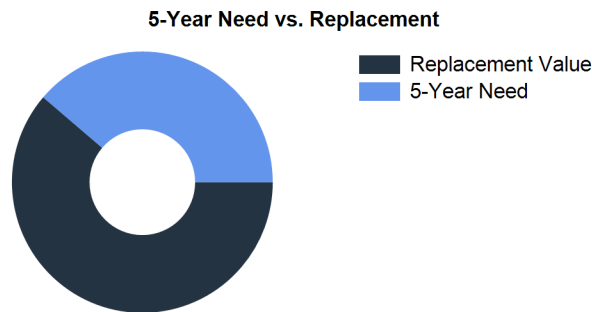


Figure 1: 5-Year FCI

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	\$218,462	\$140,896	\$8,779	\$368,137	6.46 %
Roofing	\$0	\$823,904	\$12,857	\$131	\$0	\$836,893	14.68 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$9,956	\$20,005	\$182,058	\$212,019	3.72 %
Interior	\$0	\$0	\$0	\$107,330	\$243	\$107,573	1.89 %
Mechanical	\$0	\$2,007,574	\$274,782	\$135,980	\$0	\$2,418,336	42.41 %
Electrical	\$0	\$0	\$73,352	\$0	\$0	\$73,352	1.29 %
Plumbing	\$0	\$7,758	\$398,529	\$341,103	\$0	\$747,390	13.11 %
Fire and Life Safety	\$936,436	\$0	\$0	\$0	\$0	\$936,436	16.42 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$2,457	\$0	\$0	\$2,457	0.04 %
<b>Total:</b>	\$936,436	\$2,839,236	\$990,395	\$745,446	\$191,080	\$5,702,592	

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

Mechanical	-	\$2,418,336
Fire and Life Safety	-	\$936,436
Roofing	-	\$836,893

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

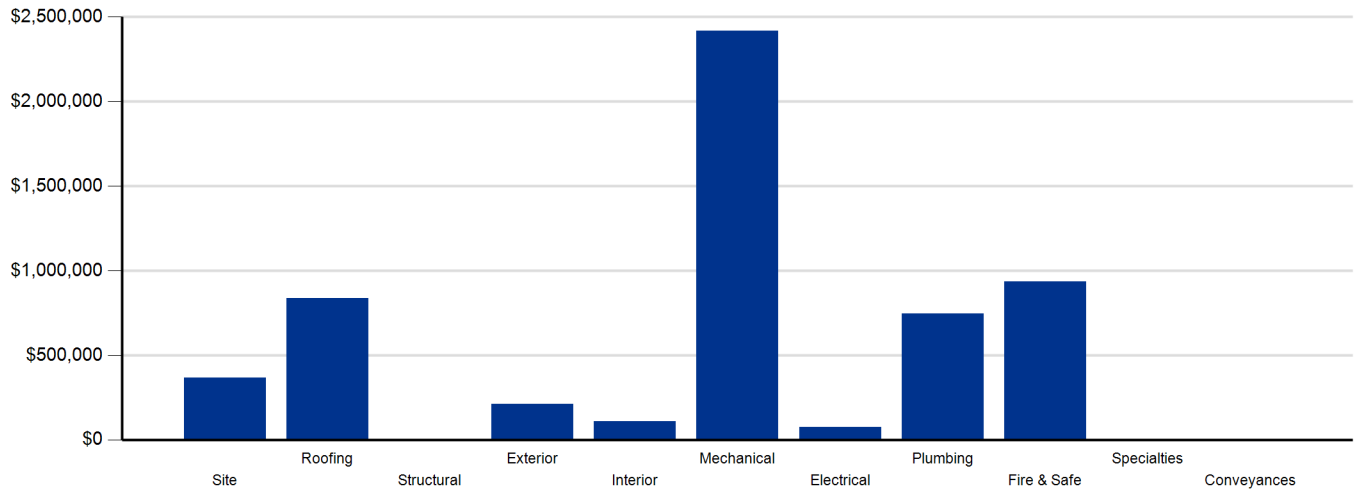


Figure 2: System Deficiencies

## 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	\$248,706	\$656,644	\$905,350
Roofing	\$0	\$0	\$0	\$0	\$380,924	\$380,924
Exterior	\$0	\$1,502	\$0	\$0	\$481,295	\$482,797
Interior	\$0	\$11,373	\$1,255,011	\$726,203	\$91,597	\$2,084,184
Mechanical	\$0	\$275,008	\$0	\$27,899	\$5,156	\$308,063
Electrical	\$0	\$0	\$0	\$67,740	\$183,806	\$251,546
Plumbing	\$0	\$0	\$0	\$0	\$199,658	\$199,658
Fire and Life Safety	\$0	\$0	\$516,687	\$0	\$1,046,696	\$1,563,383
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$558,832	\$0	\$558,832
<b>Total</b>	<b>\$0</b>	<b>\$287,883</b>	<b>\$1,771,698</b>	<b>\$1,629,380</b>	<b>\$3,045,775</b>	<b>\$6,734,736</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	\$905,350	\$0	\$0	\$291,394	\$0	\$0	\$291,394	\$1,196,744
Roofing	\$380,924	\$0	\$0	\$0	\$0	\$0	\$0	\$380,924
Exterior	\$482,797	\$0	\$0	\$219,402	\$1,848	\$24,724	\$245,974	\$728,770
Interior	\$2,084,184	\$558,747	\$0	\$32,398	\$0	\$132,903	\$724,047	\$2,808,231
Mechanical	\$308,063	\$78,516	\$0	\$3,637	\$0	\$5,978	\$88,131	\$396,194
Electrical	\$251,546	\$8,250	\$0	\$0	\$0	\$2,358,555	\$2,366,805	\$2,618,351
Plumbing	\$199,658	\$0	\$476,270	\$0	\$0	\$32,466	\$508,736	\$708,394
Fire and Life Safety	\$1,563,383	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563,383
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$558,832	\$0	\$0	\$0	\$0	\$0	\$0	\$558,832
<b>Total</b>	<b>\$6,734,736</b>	<b>\$645,513</b>	<b>\$476,270</b>	<b>\$546,830</b>	<b>\$1,848</b>	<b>\$2,554,626</b>	<b>\$4,225,086</b>	<b>\$10,959,823</b>

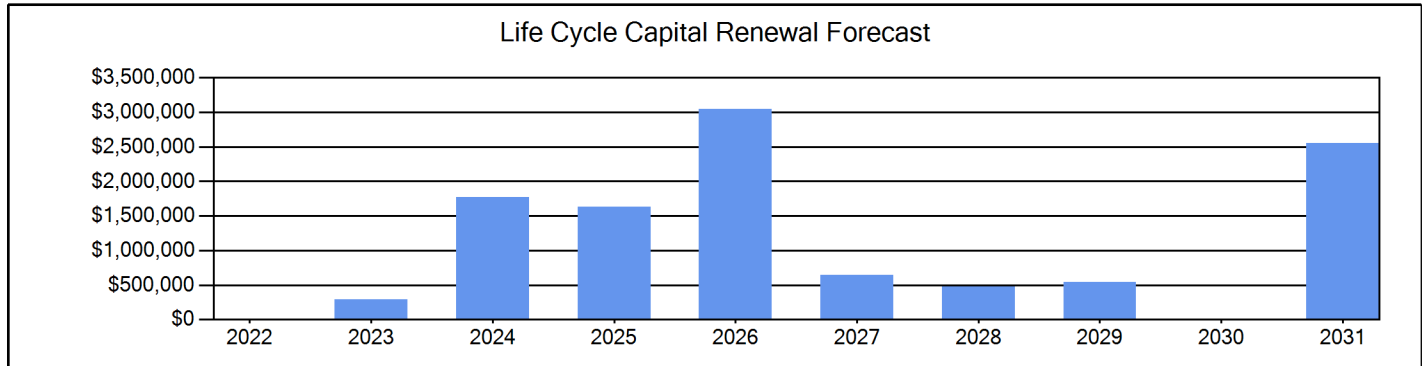


Figure 3: Ten Year Capital Renewal Forecast

## Summary of High Priority Deficiencies

<b>Priority 1 - Mission Critical Concerns</b>	<b>Cost</b>
Fire Alarm Panel Replacement	\$6,457
Fire Alarm Replacement	\$30,119
Fire Sprinkler System Replacement (SF Basis)	\$842,348
Security Alarm Replacement	\$57,512
<b>Total for Priority 1</b>	<b>\$936,436</b>

<b>Priority 2 - Indirect Impact to Educational Mission</b>	<b>Cost</b>
Asphalt Shingle Roof Covering Replacement	\$13,812
Modified Roof Covering Replacement	\$810,092
Boiler Replacement	\$46,243
Ductless Split System AC Replacement	\$5,100
Ductwork Replacement (SF Basis)	\$1,032,320
HVAC VAV Box Replacement	\$331,429
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	\$488,539
Package DX Unit Replacement	\$103,943
Water Heater Replacement	\$7,758
<b>Total for Priority 2</b>	<b>\$2,839,236</b>

## Deficiency Summary

(Items below detail the totals referenced in Table 2)

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Cracked	Capital Renewal	25,000	SF	3	\$151,142	383
Concrete Walks Replacement <b>Note:</b> Cracked Curbs	Capital Renewal	100	SF	3	\$1,065	384
Playground Equipment Replacement	Capital Renewal	3	Ea.	3	\$63,032	10509
Asphalt Paving Resurfacing	Deferred Maintenance	25,000	SF	4	\$97,762	382
Exterior Basketball Goal Replacement <b>Note:</b> Missing Hoop, Board Damage	Capital Renewal	2	Ea.	4	\$12,510	381
Fencing Replacement (8' - 10' high Chain Link Fence) <b>Note:</b> Broken	Capital Renewal	400	LF	4	\$29,463	378
Gate Replacement <b>Note:</b> Broken <b>Location:</b> Front And Back Of School	Deferred Maintenance	2	Ea.	4	\$1,160	379
Bollard Replacement <b>Note:</b> Light Bollard, Broken <b>Location:</b> Driveway	Deferred Maintenance	2	Ea.	5	\$2,339	388
Exterior Basketball Goal Repair <b>Note:</b> Missing Hoop, Board Damage	Deferred Maintenance	4	Ea.	5	\$2,427	380
Site Signage Repair <b>Note:</b> Faded, Tilting Sign	Deferred Maintenance	5	Ea.	5	\$935	385
Site Signage Replacement <b>Note:</b> Faded, Tilting Sign	Capital Renewal	5	Ea.	5	\$1,135	386
Small Bench Replacement <b>Note:</b> Broken <b>Location:</b> Playground	Deferred Maintenance	1	Ea.	5	\$1,943	387
<b>Sub Total for System</b>		<b>12 items</b>			<b>\$364,914</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement <b>Note:</b> Shingle Roof At Wood Pavilion At Playground	Capital Renewal	800	SF	2	\$13,812	2120
Roof Cleaning <b>Note:</b> Pressure Was Aluminum Covered Walkway Panels.	Deferred Maintenance	600	SF	4	\$131	4513
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$13,943</b>	
<b>Sub Total for School and Site Level</b>		<b>14 items</b>			<b>\$378,857</b>	

### Building: 2010 - Building 2010

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restriping <b>Note:</b> Faded	ADA Compliance	4	Ea.	3	\$427	390
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements <b>Note:</b> Cracked <b>Location:</b> ADA Parking	ADA Compliance	1	Ea.	3	\$2,452	391
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	\$344	389



# Facility Condition Assessment

DeKalb County SD - Marbut Elementary School

## Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> Faded						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$3,223</b>	

## Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	25,000	SF	2	\$810,092	4173
<b>Note:</b> Beyond Useful Life - Installed 1995						
Metal Downspout Replacement	Deferred Maintenance	220	LF	3	\$4,894	4174
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$814,987</b>	

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	850	SF Wall	3	\$9,956	4175
<b>Note:</b> Damaged Lintels At Windows						
CMU Wall Replacement (Bldg SF)	Capital Renewal	946	SF	4	\$20,005	4176
<b>Note:</b> Eifs Soffits At Secondary Building Entry Is Sagging And Failing						
Exterior Cleaning	Deferred Maintenance	50,000	SF Wall	5	\$182,058	4177
<b>Note:</b> Dirt, H2O Staining Throughout						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$212,019</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Wall Repair Or Replacement	Capital Renewal	200	SF Wall	4	\$2,935	4178
<b>Note:</b> Int Ceramic Walls In Gang Toilets And Individual Toilets, Damaged In Various Rooms, Mostly At Cove Base Title						
Interior Gypsum Board Wall Repair	Deferred Maintenance	200	SF Wall	4	\$5,924	4179
Terrazzo Flooring Repair	Deferred Maintenance	1,200	SF	4	\$26,430	4182
<b>Note:</b> Cracks Throughout						
Toilet Partition Replacement	Capital Renewal	32	Stall	4	\$60,667	4181
<b>Note:</b> Toilet Partitions Throughout Facility Are Damaged, Many Of Them Are Constructed Of Painted Plywood						
Interior Gypsum Board Wall Repainting	Deferred Maintenance	200	SF Wall	5	\$243	4180
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$96,198</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	2	Ea.	2	\$46,243	2135
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Mech Room 1000						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$5,100	2138
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Data Room						
Ductwork Replacement (SF Basis)	Capital Renewal	86,000	SF	2	\$1,032,320	2150
HVAC VAV Box Replacement	Capital Renewal	91	Ea.	2	\$331,429	2151
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Building						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	86,000	SF	2	\$144,582	2146
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Building						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	86,000	SF	2	\$343,958	2147
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Building						
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	\$39,867	2139
<b>Note:</b> Beyond Useful Life						
<b>Location:</b> Roof						

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Roof	Capital Renewal	2	Ea.	2	\$32,002	2140
Package DX Unit Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Roof	Capital Renewal	3	Ea.	2	\$32,073	2144
Circulation Pump Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Mech Room	Capital Renewal	2	Ea.	3	\$27,042	2148
Circulation Pump Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Mech Room	Capital Renewal	2	Ea.	3	\$21,738	2149
Energy Recovery Unit Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Roof	Capital Renewal	1	Ea.	3	\$12,692	2141
Energy Recovery Unit Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Roof	Capital Renewal	1	Ea.	3	\$13,964	2142
Energy Recovery Unit Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Roof	Capital Renewal	1	Ea.	3	\$16,149	2143
Testing And Balancing <b>Location:</b> Building.	Deferred Maintenance	86,000	SF	3	\$172,227	2145
Existing Controls Are Obsolete <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	86,000	SF	4	\$125,110	2137
<b>Sub Total for System</b>		<b>16</b>	<b>items</b>		<b>\$2,396,495</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation <b>Note:</b> Missing <b>Location:</b> Roof	Functional Deficiency	86,000	SF	3	\$63,141	2154
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$63,141</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Custodian	Capital Renewal	3	Ea.	2	\$3,565	2124
Water Heater Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Hallway RR	Capital Renewal	1	Ea.	2	\$4,193	2125
Backflow Preventer Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Yard	Capital Renewal	1	Ea.	3	\$7,225	2127
Backflow Preventer Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Yard	Capital Renewal	1	Ea.	3	\$826	2128
Backflow Preventer Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Yard	Capital Renewal	1	Ea.	3	\$9,016	2136
Gas Water Heater Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Kitchen Storage	Capital Renewal	1	Ea.	3	\$12,966	2126

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Class - Restroom	Capital Renewal	69	Ea.	3	\$328,211	2132
Urinal Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Restroom	Capital Renewal	14	Ea.	3	\$17,825	2133
Custodial Mop Or Service Sink Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Custodian Room	Capital Renewal	4	Ea.	4	\$2,993	2131
Refrigerated Water Cooler Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Hallway	Capital Renewal	10	Ea.	4	\$20,706	2134
Replace classroom lavatory <b>Note:</b> Beyond Useful Life <b>Location:</b> Classrooms	Capital Renewal	47	Ea.	4	\$113,320	2129
Restroom Lavatories Plumbing Fixtures Replacement <b>Note:</b> Beyond Useful Life	Capital Renewal	76	Ea.	4	\$194,087	2130
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$714,932</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement <b>Location:</b> Mech Room 1000	Capital Renewal	1	Ea.	1	\$6,457	2153
Fire Sprinkler System Replacement (SF Basis) <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	86,000	SF	1	\$842,348	2152
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$848,805</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) <b>Note:</b> Room 61 - Reception - No ADA Count	ADA Compliance	5	LF	3	\$2,457	392
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,457</b>	
<b>Sub Total for Building 2010 - Building 2010</b>		<b>45</b>	<b>items</b>		<b>\$5,152,257</b>	

## Building: 2020 - Building 2020

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement <b>Note:</b> All Gutters Damaged <b>Location:</b> Gym	Deferred Maintenance	300	LF	3	\$5,738	4171
Metal Downspout Replacement <b>Note:</b> Downspouts Damaged	Deferred Maintenance	100	LF	3	\$2,225	4172
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,963</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement <b>Note:</b> Toilet Partitions Throughout Facility Are Damaged, Many Of Them Are Constructed Of Painted Plywood	Capital Renewal	6	Stall	4	\$11,375	4183
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$11,375</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	5,478	SF	3	\$10,970	2168
Existing Controls Are Obsolete <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	5,478	SF	4	\$7,969	2166

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Gym Main Office	Capital Renewal	1	Ea.	4	\$2,901	2167
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$21,841</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	3	Ea.	3	\$2,543	2160
Lightning Protection System Installation <b>Note:</b> Missing <b>Location:</b> Building	Functional Deficiency	5,478	SF	3	\$4,022	2159
Public Address System Replacement, Non-main Building <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Deferred Maintenance	5,478	SF	3	\$3,646	2155
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$10,211</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Storage	Capital Renewal	1	Ea.	3	\$3,434	2161
Toilet Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Restrooms	Capital Renewal	4	Ea.	3	\$19,027	2164
Custodial Mop Or Service Sink Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Storage	Capital Renewal	1	Ea.	4	\$748	2163
Refrigerated Water Cooler Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Hallway	Capital Renewal	2	Ea.	4	\$4,141	2165
Restroom Lavatories Plumbing Fixtures Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Restrooms	Capital Renewal	2	Ea.	4	\$5,108	2162
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$32,457</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	5,478	SF	1	\$30,119	2158
Security Alarm Replacement <b>Note:</b> Beyond Useful Life <b>Location:</b> Building	Capital Renewal	5,478	SF	1	\$57,512	2157
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$87,631</b>	
<b>Sub Total for Building 2020 - Building 2020</b>		<b>16</b>	<b>items</b>		<b>\$171,478</b>	
<b>Total for Campus</b>		<b>75</b>	<b>items</b>		<b>\$5,702,592</b>	

## Life Cycle Summary Yrs 1-10

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

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,000	LF	\$248,706	4
Parking Lot Pavement	Asphalt	3	148	CAR	\$234,025	5
Roadway Pavement	Asphalt Driveways	3	60,300	SF	\$422,619	5
Pedestrian Pavement	Sidewalks - Concrete	3	21,600	SF	\$291,394	8
<b>Sub Total for System</b>			<b>4</b>	<b>items</b>	<b>\$1,196,744</b>	

#### Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	600	SF	\$33,136	5
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$33,136</b>	

#### Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	11	Ea.	\$67,740	4
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$67,740</b>	
<b>Sub Total for Building -</b>			<b>6</b>	<b>items</b>	<b>\$1,297,619</b>	

### Building: 2010 - Building 2010

#### Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	860	SF	\$1,502	2
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	2	7,224	SF	\$190,392	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	66	Door	\$266,661	5
Exterior Operating Windows	Aluminum - Windows per SF	2	1,480	SF	\$187,479	8
Exterior Operating Windows	Aluminum - Windows per SF	2	136	SF	\$17,228	8
Exterior Operating Windows	Aluminum - Windows per SF	2	84	SF	\$10,641	8
Exterior Operating Windows	Aluminum - Windows per SF	2	32	SF	\$4,054	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	860	SF	\$1,848	9
<b>Sub Total for System</b>			<b>8</b>	<b>items</b>	<b>\$679,805</b>	

#### Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fluid-Applied Flooring	Epoxy Coating	4	946	SF	\$11,373	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	73,100	SF	\$312,731	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	73,100	SF	\$439,184	3
Suspended Plaster and	Painted ceilings	5	8,600	SF	\$18,400	3
Resilient Flooring	Vinyl Composition Tile Flooring	4	54,868	SF	\$479,552	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	80,840	SF	\$383,309	4
Carpeting	Carpet	4	6,364	SF	\$85,256	4
Interior Door Supplementary Components	Door Hardware	3	155	Door	\$243,499	4
Tile Flooring	Ceramic Tile	4	4,558	SF	\$90,400	6
Tile Flooring	Quarry Tile	4	4,558	SF	\$139,878	6
Interior Swinging Doors	Wooden Door	3	150	Door	\$315,835	6
Wall Coverings	Vinyl/Fabric Wall Covering	4	860	SF	\$4,826	8
Interior Swinging Doors	Metal Door (Steel)	3	5	Door	\$17,232	8
Tile Wall Finish	Ceramic Tile wall	4	3,440	SF	\$36,084	10
Compartments and Cubicles	Toilet Partitions	4	32	Stall	\$81,531	10
<b>Sub Total for System</b>			<b>15</b>	<b>items</b>	<b>\$2,659,093</b>	

#### Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	1	Ea.	\$275,008	2
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	3	Ea.	\$3,637	8
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	\$5,978	10
<b>Sub Total for System</b>			<b>3</b>	<b>items</b>	<b>\$284,622</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	86,000	SF	\$66,351	5
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	\$7,964	5
Power Distribution	Motor Controller (Loads)	3	4	Ea.	\$8,250	6
Electrical Service	Transformer (45 KVA)	2	5	Ea.	\$37,394	10
Electrical Service	Transformer (75 KVA)	2	3	Ea.	\$27,623	10
Power Distribution	Panelboard - 120/208 225A	3	10	Ea.	\$69,487	10
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,948	10
Power Distribution	Panelboard - 120/208 225A	3	5	Ea.	\$34,743	10
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	\$13,897	10
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	\$8,451	10
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	\$35,102	10
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	\$11,843	10
Packaged Generator Assemblies	Emergency Generator (50 KW)	2	1	Ea.	\$54,212	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	86,000	SF	\$1,992,697	10
Power Distribution	Panelboard - 277/480 225A	3	5	Ea.	\$59,210	10
<b>Sub Total for System</b>			<b>15</b>	<b>items</b>	<b>\$2,434,172</b>	

## Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	2	86,000	SF	\$199,658	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	86,000	SF	\$476,270	7
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	3	Ea.	\$4,791	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	\$5,635	10
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	1	Ea.	\$17,425	10
<b>Sub Total for System</b>			<b>5</b>	<b>items</b>	<b>\$703,779</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	86,000	SF	\$516,687	3
Security System Component	Security Alarm System	1	86,000	SF	\$1,046,696	5
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$1,563,383</b>	

## Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	60	Room	\$558,832	4
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$558,832</b>	
<b>Sub Total for Building 2010 - Building 2010</b>			<b>49</b>	<b>items</b>	<b>\$8,883,686</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	8,000	SF	\$347,788	5
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$347,788</b>	

### Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	6	Door	\$24,242	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2	5,478	SF	\$24,724	10
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$48,966</b>	

### Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	500	SF	\$2,140	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	500	SF	\$3,004	3
Interior Door Supplementary Components	Door Hardware	3	9	Door	\$14,139	4
Athletic Flooring	Athletic/Sport Flooring	4	5,478	SF	\$91,597	5
Interior Swinging Doors	Wooden Door	3	6	Door	\$12,633	6
Interior Swinging Doors	Metal Door (Steel)	3	3	Door	\$10,339	8
Compartments and Cubicles	Toilet Partitions	4	6	Stall	\$15,287	10
<b>Sub Total for System</b>			<b>7</b>	<b>items</b>	<b>\$149,138</b>	

### Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (20 Ton)	2	1	Ea.	\$27,899	4

## Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	\$5,156	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	\$78,516	6
<b>Sub Total for System</b>			<b>3</b>	<b>items</b>	<b>\$111,572</b>	

## Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	\$109,491	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,948	10
<b>Sub Total for System</b>			<b>2</b>	<b>items</b>	<b>\$116,439</b>	

## Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	1	Ea.	\$4,615	10
<b>Sub Total for System</b>			<b>1</b>	<b>items</b>	<b>\$4,615</b>	
<b>Sub Total for Building 2020 - Building 2020</b>			<b>16</b>	<b>items</b>	<b>\$778,518</b>	
<b>Total for: Marbut Elementary School</b>			<b>71</b>	<b>items</b>	<b>\$10,959,822</b>	

Supporting Photos



Cracked Terrazzo In Corridor



Downspout Damaged



Restripe ADA Parking Spaces



Partitions



Exterior Storefront Frames Are Rusted



Counter Does Not Meet ADA Requirements