

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Redan Middle School | 2021



Executive Summary

Redan Middle School is located at 1775 Young Rd in Lithonia, GA. It comprises 161,263 gross square feet. At the time of the assessment the oldest building was 17 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 \$8,805,263. 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 Redan Middle School the ten-year need is \$27,932,767.

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 Redan Middle School facility has a FCA score of 59.97% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Redan Middle School.

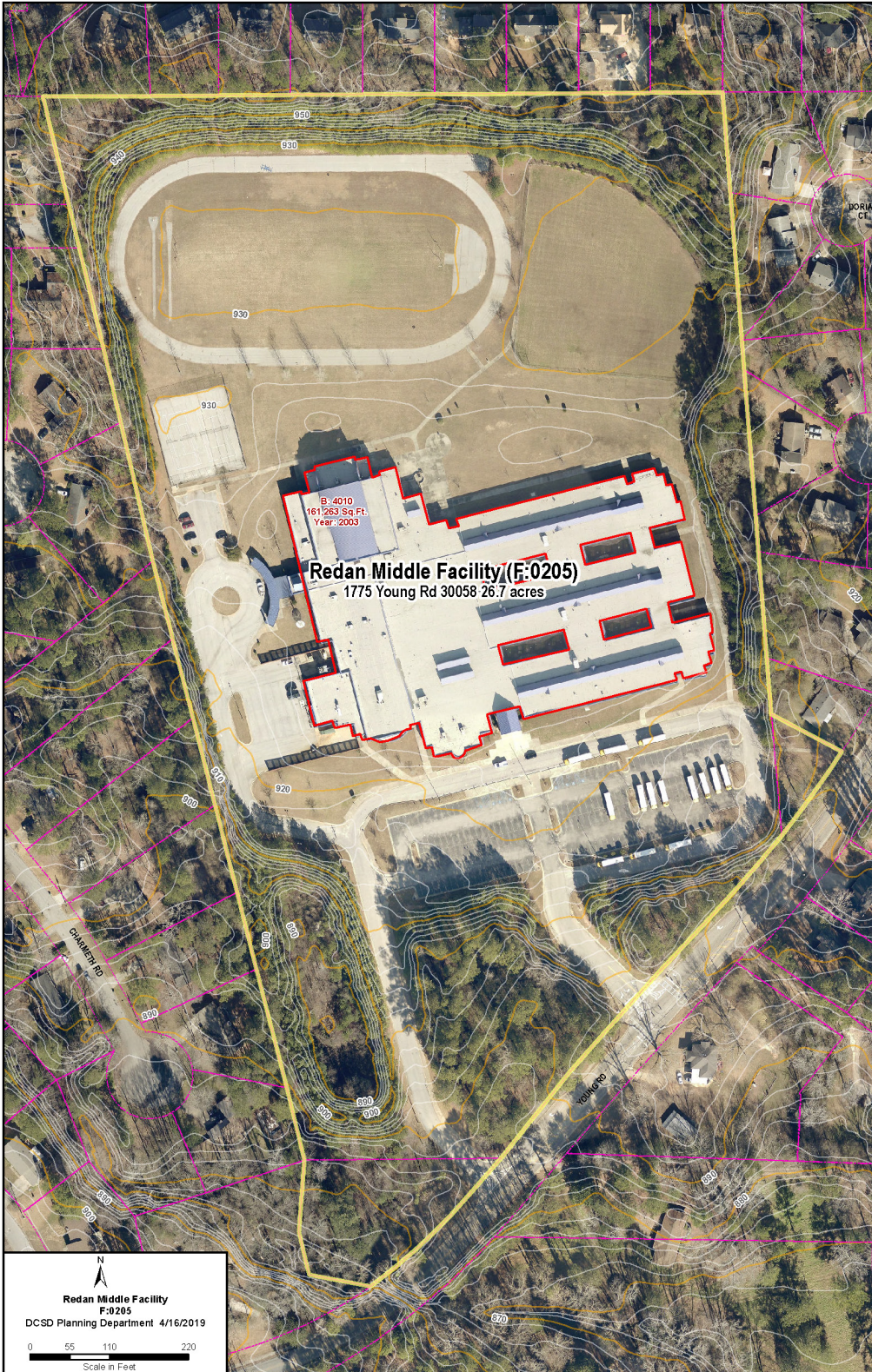
Table 1: Facility Condition by Building

| Number | Building Name | Current Deficiencies | 5-Year Life Cycle Cost | Yrs 6-10 Life Cycle Cost | Total 5 Yr Need (Yr 1-5 + Current Defs) | Total 10 Yr Need (Yr 1-10 + Current Defs) | Replacement Cost | FCA Score |
|---------------------------------------------|---------------|----------------------|------------------------|--------------------------|-----------------------------------------|-------------------------------------------|---------------------|---------------|
| Exterior Site | | | | | | | | |
| | Exterior Site | \$45,782 | \$1,141,085 | \$957,604 | \$1,186,867 | \$2,144,471 | | |
| Permanent Building(s) | | | | | | | | |
| 4010 | Building 4010 | \$8,759,482 | \$10,329,652 | \$6,699,162 | \$19,089,134 | \$25,788,296 | \$50,654,320 | 62.31% |
| Sub Total for Permanent Building(s): | | \$8,759,482 | \$10,329,652 | \$6,699,162 | \$19,089,134 | \$25,788,296 | \$50,654,320 | |
| Total for Site: | | \$8,805,263 | \$11,470,738 | \$7,656,766 | \$20,276,001 | \$27,932,767 | \$50,654,320 | 59.97% |

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calculate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, deferred maintenance, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

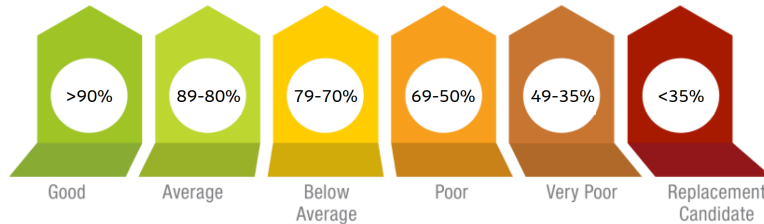
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and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

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is \$50,654,320. For planning purposes, the total 5-year need at the Redan Middle School is \$20,276,001 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Redan Middle School facility has an FCA Score of 59.97%. which is considered "Poor".

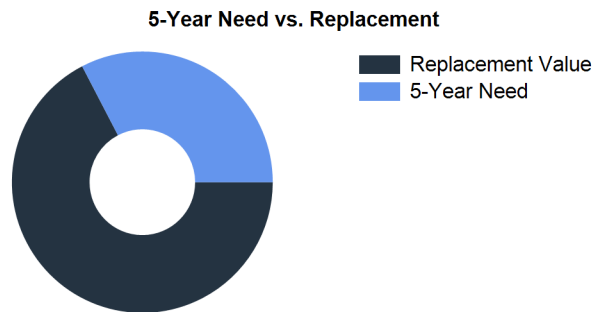


Figure 1: 5-Year FCI

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

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

| System | Priority | | | | | Total | % of Total |
|----------------------|----------|-------------|-------------|-----------|----------|-------------|------------|
| | 1 | 2 | 3 | 4 | 5 | | |
| Site | \$0 | \$16,710 | \$20,249 | \$3,683 | \$5,140 | \$45,782 | 0.52 % |
| Roofing | \$0 | \$5,006,792 | \$0 | \$0 | \$0 | \$5,006,792 | 56.86 % |
| Structural | \$12,137 | \$0 | \$0 | \$0 | \$0 | \$12,137 | 0.14 % |
| Exterior | \$0 | \$18,000 | \$108 | \$0 | \$29,129 | \$47,237 | 0.54 % |
| Interior | \$0 | \$0 | \$41,344 | \$63,233 | \$8,766 | \$113,344 | 1.29 % |
| Mechanical | \$0 | \$11,369 | \$322,952 | \$234,600 | \$0 | \$568,922 | 6.46 % |
| Electrical | \$0 | \$0 | \$2,919,097 | \$0 | \$0 | \$2,919,097 | 33.15 % |
| Plumbing | \$0 | \$0 | \$1,428 | \$4,965 | \$0 | \$6,393 | 0.07 % |
| Fire and Life Safety | \$8,974 | \$0 | \$0 | \$0 | \$0 | \$8,974 | 0.10 % |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Specialties | \$0 | \$0 | \$2,109 | \$74,477 | \$0 | \$76,586 | 0.87 % |
| Total: | \$21,111 | \$5,052,870 | \$3,307,287 | \$380,958 | \$43,036 | \$8,805,263 | |

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

| | | |
|------------|---|-------------|
| Roofing | - | \$5,006,792 |
| Electrical | - | \$2,919,097 |
| Mechanical | - | \$568,922 |

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

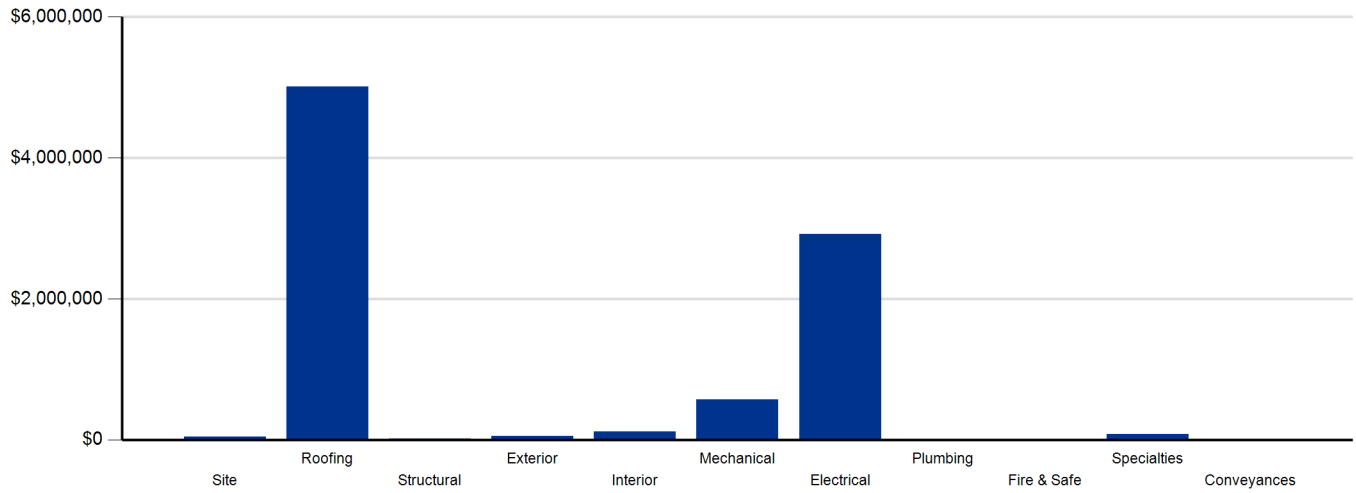


Figure 2: System Deficiencies

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 | \$67,920 | \$1,073,165 | \$1,141,085 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior | \$0 | \$0 | \$255,695 | \$0 | \$290,902 | \$546,597 |
| Interior | \$0 | \$0 | \$0 | \$519,488 | \$1,734,071 | \$2,253,559 |
| Mechanical | \$0 | \$0 | \$234,027 | \$1,072,563 | \$2,701,199 | \$4,007,789 |
| Electrical | \$0 | \$0 | \$0 | \$120,795 | \$197,815 | \$318,610 |
| Plumbing | \$0 | \$0 | \$40,629 | \$692,189 | \$377,336 | \$1,110,153 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$0 | \$1,027,871 | \$1,027,871 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$0 | \$0 | \$0 | \$1,052,467 | \$12,607 | \$1,065,074 |
| Total | \$0 | \$0 | \$530,351 | \$3,525,421 | \$7,414,966 | \$11,470,738 |

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 | \$1,141,085 | \$0 | \$0 | \$889,333 | \$0 | \$0 | \$889,333 | \$2,030,419 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$68,271 | \$68,271 | \$68,271 |
| Exterior | \$546,597 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$546,597 |
| Interior | \$2,253,558 | \$0 | \$0 | \$1,639,994 | \$1,211,730 | \$0 | \$2,851,724 | \$5,105,283 |
| Mechanical | \$4,007,788 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,007,789 |
| Electrical | \$318,610 | \$0 | \$0 | \$279,283 | \$0 | \$63,164 | \$342,448 | \$661,058 |
| Plumbing | \$1,110,153 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,110,153 |
| Fire and Life Safety | \$1,027,871 | \$0 | \$0 | \$2,144,709 | \$0 | \$0 | \$2,144,709 | \$3,172,580 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$1,065,074 | \$0 | \$155,617 | \$1,204,665 | \$0 | \$0 | \$1,360,282 | \$2,425,356 |
| Total | \$11,470,738 | \$0 | \$155,617 | \$6,157,985 | \$1,211,730 | \$131,435 | \$7,656,766 | \$19,127,505 |

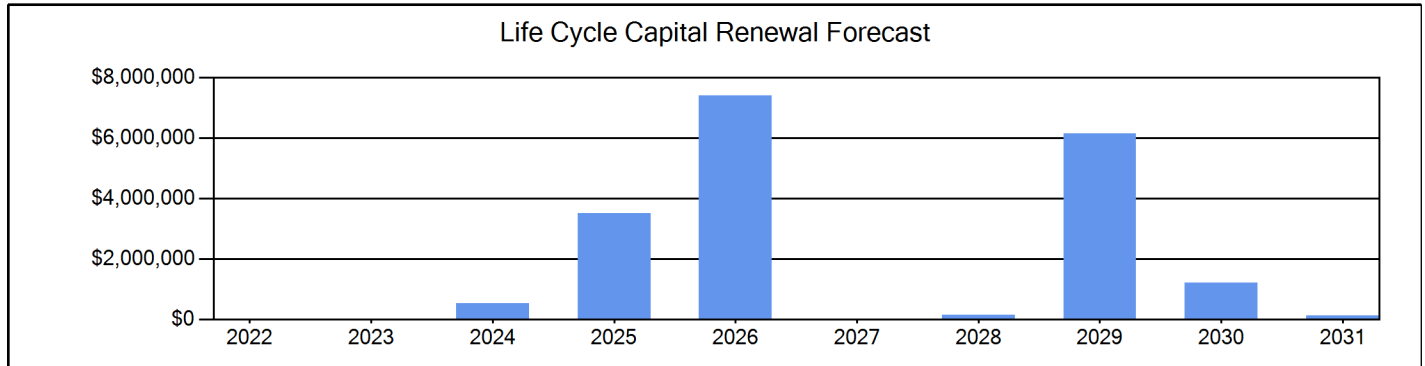


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns

Cost

| | |
|------------------------------------|-----------------|
| Evidence of Structural Deficiency | \$12,137 |
| Emergency Exit Signage Replacement | \$8,974 |
| Total for Priority 1 | \$21,111 |

Priority 2 - Indirect Impact to Educational Mission

Cost

| | |
|------------------------------------------------------------------|--------------------|
| Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility | \$16,710 |
| Modified Roof Covering Replacement | \$5,006,792 |
| Aluminum Window Replacement | \$18,000 |
| Ductless Split System AC Replacement | \$8,926 |
| Electric Unit Heater Replacement | \$2,443 |
| Total for Priority 2 | \$5,052,870 |

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|--------------|----------|-----------------|------|
| Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility Location: Multiple Locations: Near Tennis And Front Of Building | Deferred Maintenance | 200 | LF | 2 | \$16,710 | 927 |
| Asphalt Driveway Replacement Note: Bad Cracking, Pothole Location: Front Driveway | Capital Renewal | 2,400 | SF | 3 | \$14,510 | 505 |
| Car Accessible Parking Spaces Do Not Meet ADA Requirements Note: Non Compliant | ADA Compliance | 1 | Ea. | 3 | \$734 | 925 |
| Car Accessible Parking Spaces Restriping Location: Near Tennis Court And Front Of School | ADA Compliance | 7 | Ea. | 3 | \$748 | 923 |
| Curb Ramp Does Not Meet Minimum ADA Compliance Requirements Location: Near Covered Canopy Walkway | ADA Compliance | 1 | Ea. | 3 | \$2,452 | 926 |
| Exterior Signage At Accessible Parking Area Does Not Meet ADA Requirements Note: Poles Are Leaning Location: Front Of Building | ADA Compliance | 6 | Ea. | 3 | \$1,351 | 2073 |
| Van Accessible Parking Spaces Are Not Properly Striped Location: Near Tennis Court And Front Of School | ADA Compliance | 2 | Ea. | 3 | \$344 | 922 |
| Van Accessible Parking Spaces Do Not Meet ADA Requirements Note: Non Compliant | ADA Compliance | 1 | Ea. | 3 | \$111 | 924 |
| Fencing Replacement (8' - 10' high Chain Link Fence) Note: Damaged Location: West Of Tennis Court | Capital Renewal | 50 | LF | 4 | \$3,683 | 504 |
| Paving Restriping Note: Recommend All Stripping Be Redone | Deferred Maintenance | 79 | CAR | 5 | \$2,470 | 506 |
| Tennis Courts, Nets, And Equipment Repair Note: Damaged Location: Tennis Court | Deferred Maintenance | 2 | Ea. | 5 | \$2,670 | 503 |
| Sub Total for System | | 11 | items | | \$45,782 | |
| Sub Total for School and Site Level | | 11 | items | | \$45,782 | |

Building: 4010 - Building 4010

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------------------------------------------------------------|-----------------|----------|--------------|----------|--------------------|-----|
| Modified Roof Covering Replacement Note: Extreme Blisters And Deterioration | Capital Renewal | 154,513 | SF | 2 | \$5,006,792 | 929 |
| Sub Total for System | | 1 | items | | \$5,006,792 | |

Structural

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Evidence of Structural Deficiency Note: Structural Cracks At Multiple Locations In School; Girls Shower, Room 709 Above Door, Room 701, Wall Separating 304 And 302. Floor Of Room Next To Girls Showers Is Also Sloping Down But No Cracks Visible | Capital Renewal | 1 | Ea. | 1 | \$12,137 | 4801 |
| Sub Total for System | | 1 | items | | \$12,137 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------------------------------------------------------------------|-----------------|-----|-----|----------|-------------|-----|
| Aluminum Window Replacement Note: Fogging Up Location: 602, Health, Art | Capital Renewal | 180 | SF | 2 | \$18,000 | 514 |



Facility Condition Assessment

DeKalb County SD - Redan Middle School

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------------------------------------|----------------------|----------------|---------|----------|-----------------|-----|
| Exterior Metal Door Repainting Location: Kitchen | Deferred Maintenance | 1 | Door | 3 | \$108 | 515 |
| Exterior Cleaning Note: Various | Deferred Maintenance | 8,000 | SF Wall | 5 | \$29,129 | 513 |
| Sub Total for System | | 3 items | | | \$47,237 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--------------------------------------------------------------------------------------------|----------------------|----------------|---------|----------|------------------|------|
| Entry Door Does Not Have Power Assist Device Note: No Power Assist | ADA Compliance | 1 | Ea. | 3 | \$14,892 | 2071 |
| Interior Door Replacement Location: Near Stage Ramp | Capital Renewal | 2 | Door | 3 | \$3,527 | 520 |
| Rubber Flooring Replacement Note: Very Old; The Original | Capital Renewal | 1,613 | SF | 3 | \$22,925 | 517 |
| Acoustical Ceiling Tile Replacement Location: Dry Storage Room | Capital Renewal | 600 | SF | 4 | \$3,299 | 4311 |
| Carpet Flooring Replacement Note: Stained, Aging Location: Media Entry | Capital Renewal | 4,838 | SF | 4 | \$57,585 | 516 |
| Ceiling Grid Replacement Location: Dry Storage Room | Capital Renewal | 600 | SF | 4 | \$2,349 | 4310 |
| Interior Ceiling Repainting Location: Hallway | Deferred Maintenance | 500 | SF | 5 | \$979 | 4312 |
| Interior Door Repair Location: Hallway Near Gym, Double Door | Deferred Maintenance | 1 | Door | 5 | \$607 | 518 |
| Interior Wall Repainting Location: Locker Rooms, 913, 710, 917 | Deferred Maintenance | 3,400 | SF Wall | 5 | \$7,180 | 4313 |
| Sub Total for System | | 9 items | | | \$113,344 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|-----|----------|------------------|-------|
| Ductless Split System AC Replacement Note: Beyond Useful Life Location: Kitchen Office And Data Distribution | Capital Renewal | 2 | Ea. | 2 | \$8,926 | 1461 |
| Electric Unit Heater Replacement Note: Broken Location: Janitor Closet And Laundry Room In Kitchen | Capital Renewal | 2 | Ea. | 2 | \$2,443 | 1460 |
| Testing And Balancing | Deferred Maintenance | 161,263 | SF | 3 | \$322,952 | 1462 |
| Existing Controls Are Obsolete | Capital Renewal | 161,263 | SF | 4 | \$234,600 | 10583 |
| Sub Total for System | | 4 items | | | \$568,922 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|-----|----------|--------------------|-----|
| Canopy Lighting Replacement Note: Some Work Orders Have Been Submitted For Canopy Lights Replacement Location: Multiple Locations | Capital Renewal | 5 | Ea. | 3 | \$9,792 | 526 |
| Electrical Receptacle Replacement | Capital Renewal | 50 | Ea. | 3 | \$6,281 | 937 |
| Exterior Mounted Building Lighting Replacement Note: Most Building Mounted Lights Are Operational Location: Multiple Locations | Capital Renewal | 5 | Ea. | 3 | \$4,239 | 527 |
| Lighting Fixtures Replacement Note: Almost All Is Fluorescent; Many Fixtures Are Blown Out And Fused | Capital Renewal | 161,263 | SF | 3 | \$2,780,388 | 528 |
| Lightning Protection System Installation | Functional Deficiency | 161,263 | SF | 3 | \$118,398 | 525 |
| Sub Total for System | | 5 items | | | \$2,919,097 | |



Facility Condition Assessment

DeKalb County SD - Redan Middle School

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|--------------|----------|----------------|------|
| Existing Lavatory/Sink Pipe Insulation Replacement | ADA Compliance | 3 | LF | 3 | \$155 | 2074 |
| Urinal Replacement Note: Coming Off Wall Location: Boys Restroom 700 Hall | Capital Renewal | 1 | Ea. | 3 | \$1,273 | 1459 |
| Replace classroom lavatory Note: Coming Off Wall Location: Kitchen Near The Laundry Room | Capital Renewal | 1 | Ea. | 4 | \$2,411 | 1456 |
| Restroom Lavatories Plumbing Fixtures Replacement Note: Coming Off Wall Location: Boys Restroom 700 Hall | Capital Renewal | 1 | Ea. | 4 | \$2,554 | 1457 |
| Sub Total for System | | 4 | items | | \$6,393 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---------------------------------------------------------------------------|-----------------|----------|--------------|----------|----------------|-----|
| Emergency Exit Signage Replacement Location: Multiple Locations | Capital Renewal | 15 | Ea. | 1 | \$8,974 | 524 |
| Sub Total for System | | 1 | items | | \$8,974 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|--------------|----------|--------------------|------|
| Auditorium Seating Replacement Note: Broken | Capital Renewal | 5 | Ea. | 3 | \$2,109 | 4366 |
| Replace Cabinetry In Classes/Labs Note: Approximately 140' To Be Replaced Location: Lounge, Cafeteria, 810, 711, 808, 702, Rec, Security Room | Capital Renewal | 9 | Room | 4 | \$74,477 | 934 |
| Sub Total for System | | 2 | items | | \$76,586 | |
| Sub Total for Building 4010 - Building 4010 | | 30 | items | | \$8,759,482 | |
| Total for Campus | | 41 | items | | \$8,805,263 | |

Life Cycle Summary Yrs 1-10

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

Site Level Life Cycle Items

Site

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|----------|----------|--------------|--------------------|----------------|
| Fences and Gates | Fencing - Chain Link (4 Ft) | 3 | 530 | LF | \$26,470 | 4 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 3 | 460 | LF | \$38,134 | 4 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 3 | 40 | LF | \$3,316 | 4 |
| Parking Lot Pavement | Asphalt | 3 | 195 | CAR | \$308,344 | 5 |
| Roadway Pavement | Asphalt Driveways | 3 | 105,323 | SF | \$738,168 | 5 |
| Roadway Pavement | Concrete Driveways | 3 | 1,959 | SF | \$26,654 | 5 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 3 | 3,940 | LF | \$367,629 | 8 |
| Pedestrian Pavement | Sidewalks - Concrete | 3 | 38,672 | SF | \$521,704 | 8 |
| Sub Total for System | | | 8 | items | \$2,030,419 | |

Roofing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|---------------------|----------|----------|--------------|--------------------|----------------|
| Canopy Roofing | Steel panels | 3 | 1,065 | SF | \$68,271 | 10 |
| Sub Total for System | | | 1 | items | \$68,271 | |
| Sub Total for Building - | | | 9 | items | \$2,098,689 | |

Building: 4010 - Building 4010

Exterior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|----------|--------------|------------------|----------------|
| Exterior Operating Windows | Aluminum - Windows per SF | 2 | 2,340 | SF | \$255,695 | 3 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 3 | 72 | Door | \$290,902 | 5 |
| Sub Total for System | | | 2 | items | \$546,597 | |

Interior

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|----------------------------------------|-----------------------------------|----------|-----------|--------------|--------------------|----------------|
| Interior Coiling Doors | Interior Overhead Doors | 3 | 1 | Ea. | \$5,594 | 4 |
| | Note: concession stand | | | | | |
| Wall Coverings | Vinyl/Fabric Wall Covering | 4 | 1,613 | SF | \$8,043 | 4 |
| Interior Door Supplementary Components | Door Hardware | 3 | 322 | Door | \$505,851 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4 | 145,137 | SF | \$925,086 | 5 |
| Suspended Plaster and | Painted ceilings | 5 | 12,901 | SF | \$29,283 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5 | 159,650 | SF | \$779,702 | 5 |
| Compartments and Cubicles | Toilet Partitions | 4 | 57 | Stall | \$136,891 | 8 |
| Carpeting | Carpet | 4 | 4,838 | SF | \$72,947 | 8 |
| Interior Swinging Doors | Wooden Door | 3 | 318 | Door | \$710,348 | 8 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 4 | 145,137 | SF | \$719,809 | 8 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 4 | 116,109 | SF | \$1,211,730 | 9 |
| Sub Total for System | | | 11 | items | \$5,105,282 | |

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|----------------------------------|----------|---------|-----|-------------|----------------|
| Heat Generation | Boiler - Steel Tube (3200 MBH) | 2 | 1 | Ea. | \$115,518 | 3 |
| Facility Hydronic Distribution | Pump- 25HP (Ea.) | 4 | 4 | Ea. | \$59,099 | 3 |
| Central Cooling | Cooling Tower - Metal (300 Tons) | 2 | 1 | Ea. | \$59,410 | 3 |
| Decentralized Heating Equipment | Unit Heater Electric (5 KW) | 3 | 20 | Ea. | \$27,498 | 4 |
| Decentralized Cooling | Heat Pump (1 Ton) | 2 | 68 | Ea. | \$529,483 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (20 Ton) | 2 | 2 | Ea. | \$99,103 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (15 Ton) | 2 | 3 | Ea. | \$100,706 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (10 Ton) | 2 | 2 | Ea. | \$51,292 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (10 Ton) | 2 | 9 | Ea. | \$230,810 | 4 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 2 | 2 | Ea. | \$33,670 | 4 |
| Air Distribution | Energy Recovery Unit (4,000 CFM) | 3 | 3 | Ea. | \$56,162 | 5 |
| HVAC Air Distribution | Energy Recovery Unit (2,000 CFM) | 3 | 1 | Ea. | \$16,188 | 5 |
| Facility Hydronic Distribution | 2-Pipe System (Cold) | 3 | 161,263 | SF | \$314,293 | 5 |
| HVAC Air Distribution | Ductwork (Bldg.SF) | 3 | 161,263 | SF | \$2,244,071 | 5 |



Facility Condition Assessment

DeKalb County SD - Redan Middle School

Mechanical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------|----------|-----------|--------------|--------------------|----------------|
| Exhaust Air | Roof Exhaust Fan - Small | 3 | 33 | Ea. | \$70,484 | 5 |
| Sub Total for System | | | 15 | items | \$4,007,788 | |

Electrical

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|------------------------------------------|----------|-----------|--------------|------------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2 | 161,263 | SF | \$120,795 | 4 |
| Battery Equipment | UPS (15 KVA) | 2 | 5 | Ea. | \$197,815 | 5 |
| Power Distribution | Distribution Panel (3000 Amps) | 3 | 1 | Ea. | \$32,503 | 8 |
| Power Distribution | Motor Controller (Loads) | 3 | 4 | Ea. | \$8,752 | 8 |
| | Note: MCC #1 | | | | | |
| Power Distribution | Motor Controller (Loads) | 3 | 1 | Ea. | \$2,188 | 8 |
| | Note: MCC #2 | | | | | |
| Electrical Service | Transformer (500 KVA) | 2 | 1 | Ea. | \$90,252 | 8 |
| | Note: old humming noise | | | | | |
| Electrical Service | Transformer (45 KVA) | 2 | 1 | Ea. | \$7,050 | 8 |
| | Note: old humming noise | | | | | |
| Electrical Service | Transformer (225 KVA) | 2 | 1 | Ea. | \$21,725 | 8 |
| | Note: old humming noise | | | | | |
| Power Distribution | Distribution Panel (3000 Amps) | 3 | 1 | Ea. | \$32,503 | 8 |
| Power Distribution | Distribution Panel (1600 Amps) | 3 | 1 | Ea. | \$29,983 | 8 |
| Power Distribution | Distribution Panels (800 Amps) | 3 | 1 | Ea. | \$22,109 | 8 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | 30 | Ea. | \$32,219 | 8 |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 4 | 24 | Ea. | \$63,164 | 10 |
| Sub Total for System | | | 13 | items | \$661,058 | |

Plumbing

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------------|----------|-----------|--------------|--------------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 80 gallon | 2 | 3 | Ea. | \$13,747 | 3 |
| Domestic Water Equipment | Water Heater - Gas - 40 gallon | 3 | 1 | Ea. | \$3,586 | 3 |
| Domestic Water Equipment | Water Heater - Electric - 30 gallon | 2 | 2 | Ea. | \$4,387 | 3 |
| Domestic Water Equipment | Water Heater - Gas - 300 Gallon | 2 | 1 | Ea. | \$18,909 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 3 | 65 | Ea. | \$186,829 | 4 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 5 | 7 | Ea. | \$5,895 | 4 |
| Plumbing Fixtures | Showers | 5 | 17 | Ea. | \$23,502 | 4 |
| Plumbing Fixtures | Toilets | 3 | 72 | Ea. | \$385,465 | 4 |
| Plumbing Fixtures | Urinals | 3 | 29 | Ea. | \$41,557 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 4 | 21 | Ea. | \$48,940 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 4 | 135 | Ea. | \$377,336 | 5 |
| Sub Total for System | | | 11 | items | \$1,110,153 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------|----------|----------|--------------|--------------------|----------------|
| Fire Detection and Alarm | Fire Alarm | 1 | 161,263 | SF | \$1,027,871 | 5 |
| Security System Component | Security Alarm System | 1 | 161,263 | SF | \$2,144,708 | 8 |
| Sub Total for System | | | 2 | items | \$3,172,580 | |

Specialties

| Uniformat Description | LC Type Description | Priority | Qty | UoM | Repair Cost | Remaining Life |
|----------------------------------------------------|---------------------|----------|-----------|--------------|---------------------|----------------|
| Casework | Fixed Cabinetry | 4 | 113 | Room | \$1,052,467 | 4 |
| Movable Multiple Seating | Bleachers | 4 | 28 | Seat | \$12,607 | 5 |
| Fixed Multiple Seating | Auditorium Seating | 4 | 300 | Ea. | \$155,617 | 7 |
| Casework | Lockers, Gym | 4 | 658 | Ea. | \$380,464 | 8 |
| Casework | Lockers | 4 | 1,299 | Ea. | \$824,201 | 8 |
| Sub Total for System | | | 5 | items | \$2,425,356 | |
| Sub Total for Building 4010 - Building 4010 | | | 59 | items | \$17,028,814 | |
| Total for: Redan Middle School | | | 68 | items | \$19,127,504 | |

Supporting Photos



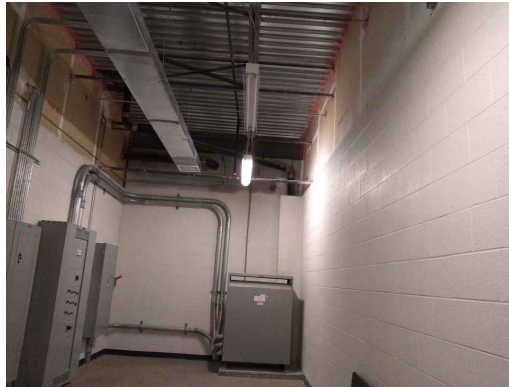
Redan Middle School



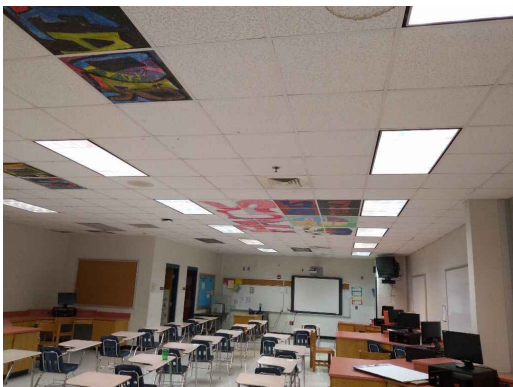
Roof Deficiency Conditions



Roof Major Blisters



Electrical Room Next To 712. Lights Need Replacement



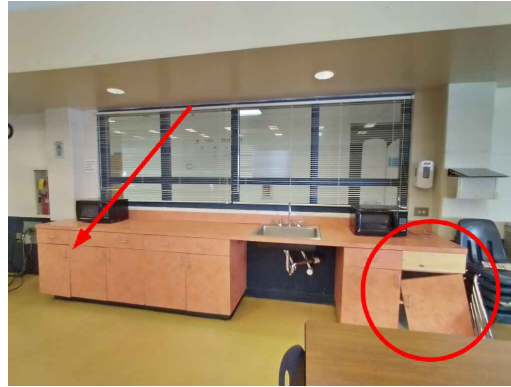
402 Lights Need Replacement And The Colors Need To Be Consistent With The Rest Of The Fixtures



Security System Is 20 Years Old



Only One Canopy Light Is Working



Cafeteria Casework Deficiencies