

*Revision Date - 09/24/2021*

# FACILITY CONDITION ASSESSMENT

*Toney Elementary School | 2021*



## Executive Summary

Toney Elementary School is located at 2701 Oakland Terrace in Decatur, GA. It comprises 64,983 gross square feet. At the time of the assessment the oldest building was 67 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 \$4,719,359. 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 Toney Elementary School the ten-year need is \$7,875,234.

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 Toney Elementary School facility has a FCA score of 62.65% which is considered "Poor".**

## Summary of Findings

The table below summarizes the condition findings at Toney 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 | \$206,625            | \$383,583              | \$19,207                 | \$590,207                               | \$609,415                                 |                     |               |
| <b>Permanent Building(s)</b>                |               |                      |                        |                          |   |   |                     |               |
| 2010  | Building 2010 | \$2,534,961          | \$906,245              | \$531,578                | \$3,441,207                             | \$3,972,784                               | \$10,952,170        | 68.58%        |
| 2011  | Building 2011 | \$913,464            | \$300,130              | \$140,453                | \$1,213,594                             | \$1,354,047                               | \$2,842,018         | 57.30%        |
| 2012  | Building 2012 | \$869,894            | \$333,304              | \$346,963                | \$1,203,198                             | \$1,550,161                               | \$2,704,769         | 55.52%        |
| 2020  | Building 2020 | \$194,414            | \$87,613               | \$106,799                | \$282,028                               | \$388,827                                 | \$1,518,885         | 81.43%        |
| <b>Sub Total for Permanent Building(s):</b> |               | <b>\$4,512,734</b>   | <b>\$1,627,293</b>     | <b>\$1,125,792</b>       | <b>\$6,140,027</b>                      | <b>\$7,265,819</b>                        | <b>\$18,017,836</b> |               |
| <b>Total for Site:</b>                      |               | <b>\$4,719,359</b>   | <b>\$2,010,876</b>     | <b>\$1,144,999</b>       | <b>\$6,730,234</b>                      | <b>\$7,875,234</b>                        | <b>\$18,017,836</b> | <b>62.65%</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.

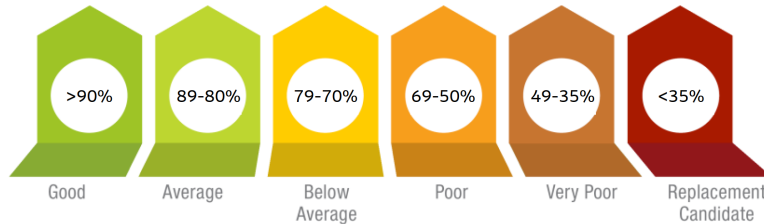
**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements 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 \$18,017,836. For planning purposes, the total 5-year need at the Toney Elementary School is \$6,730,234 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Toney Elementary School facility has an FCA Score of 62.65%. which is considered "Poor".

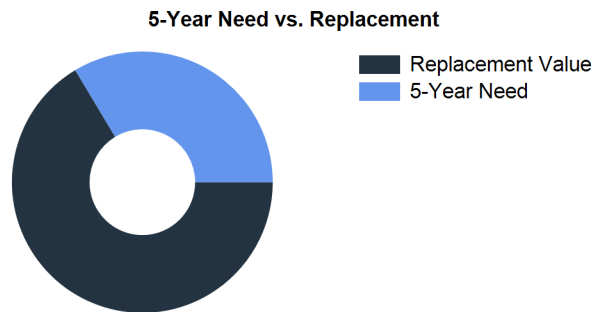


Figure 1: 5-Year FCI

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         | \$143,575   | \$63,176  | \$0      | \$206,751   | 4.38 %     |
| Roofing              | \$0       | \$71,066    | \$307,605   | \$1,496   | \$0      | \$380,167   | 8.06 %     |
| Structural           | \$0       | \$0         | \$0         | \$0       | \$0      | \$0         | 0.00 %     |
| Exterior             | \$0       | \$558,617   | \$0         | \$2,973   | \$6,901  | \$568,491   | 12.05 %    |
| Interior             | \$0       | \$0         | \$367,427   | \$214,142 | \$0      | \$581,569   | 12.32 %    |
| Mechanical           | \$0       | \$737,154   | \$167,600   | \$22,797  | \$10,487 | \$938,037   | 19.88 %    |
| Electrical           | \$0       | \$67,484    | \$1,228,930 | \$0       | \$0      | \$1,296,415 | 27.47 %    |
| Plumbing             | \$0       | \$0         | \$0         | \$20,430  | \$0      | \$20,430    | 0.43 %     |
| Fire and Life Safety | \$362,967 | \$0         | \$0         | \$0       | \$0      | \$362,967   | 7.69 %     |
| Conveyances          | \$0       | \$0         | \$26,581    | \$0       | \$0      | \$26,581    | 0.56 %     |
| Specialties          | \$0       | \$0         | \$2,457     | \$335,494 | \$0      | \$337,952   | 7.16 %     |
| <b>Total:</b>        | \$362,967 | \$1,434,321 | \$2,244,175 | \$660,508 | \$17,387 | \$4,719,359 |            |

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

|            |   |             |
|------------|---|-------------|
| Electrical | - | \$1,296,415 |
| Mechanical | - | \$938,037   |
| Interior   | - | \$581,569   |

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

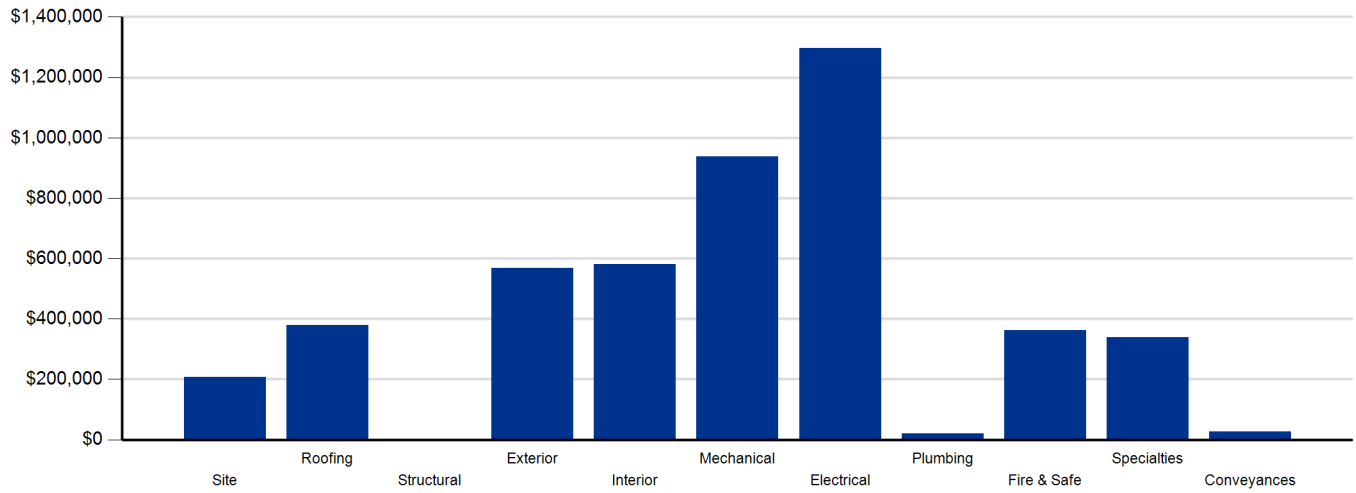


Figure 2: System Deficiencies

## 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<br>2022                         | Year 2<br>2023   | Year 3<br>2024   | Year 4<br>2025     | Year 5<br>2026   |                    |
| Site                 | \$0                                    | \$0              | \$0              | \$198,397          | \$185,186        | \$383,583          |
| Roofing              | \$0                                    | \$0              | \$0              | \$0                | \$0              | \$0                |
| Exterior             | \$0                                    | \$0              | \$0              | \$0                | \$125,250        | \$125,250          |
| Interior             | \$0                                    | \$1,765          | \$159,227        | \$649,304          | \$161,082        | \$971,378          |
| Mechanical           | \$0                                    | \$13,494         | \$0              | \$10,547           | \$15,506         | \$39,547           |
| Electrical           | \$0                                    | \$0              | \$0              | \$0                | \$194,977        | \$194,977          |
| Plumbing             | \$0                                    | \$87,496         | \$17,438         | \$174,437          | \$16,770         | \$296,140          |
| Fire and Life Safety | \$0                                    | \$0              | \$0              | \$0                | \$0              | \$0                |
| Conveyances          | \$0                                    | \$0              | \$0              | \$0                | \$0              | \$0                |
| Specialties          | \$0                                    | \$0              | \$0              | \$0                | \$0              | \$0                |
| <b>Total</b>         | <b>\$0</b>                             | <b>\$102,755</b> | <b>\$176,664</b> | <b>\$1,032,685</b> | <b>\$698,772</b> | <b>\$2,010,876</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<br>2027   | Year 7<br>2028  | Year 8<br>2029   | Year 9<br>2030 | Year 10<br>2031  |                    |                    |
| Site                 | \$383,583                              | \$0              | \$0             | \$0              | \$0            | \$0              | \$0                | \$383,583          |
| Roofing              | \$0                                    | \$0              | \$0             | \$0              | \$0            | \$19,207         | \$19,207           | \$19,207           |
| Exterior             | \$125,250                              | \$0              | \$15,108        | \$0              | \$0            | \$0              | \$15,108           | \$140,358          |
| Interior             | \$971,378                              | \$133,680        | \$0             | \$7,072          | \$2,171        | \$133,376        | \$276,299          | \$1,247,677        |
| Mechanical           | \$39,547                               | \$0              | \$0             | \$76,075         | \$0            | \$213,512        | \$289,587          | \$329,134          |
| Electrical           | \$194,977                              | \$0              | \$0             | \$24,839         | \$0            | \$152,842        | \$177,681          | \$372,658          |
| Plumbing             | \$296,140                              | \$0              | \$0             | \$18,119         | \$0            | \$348,999        | \$367,118          | \$663,258          |
| Fire and Life Safety | \$0                                    | \$0              | \$0             | \$0              | \$0            | \$0              | \$0                | \$0                |
| Conveyances          | \$0                                    | \$0              | \$0             | \$0              | \$0            | \$0              | \$0                | \$0                |
| Specialties          | \$0                                    | \$0              | \$0             | \$0              | \$0            | \$0              | \$0                | \$0                |
| <b>Total</b>         | <b>\$2,010,876</b>                     | <b>\$133,680</b> | <b>\$15,108</b> | <b>\$126,104</b> | <b>\$2,171</b> | <b>\$867,936</b> | <b>\$1,144,999</b> | <b>\$3,155,875</b> |

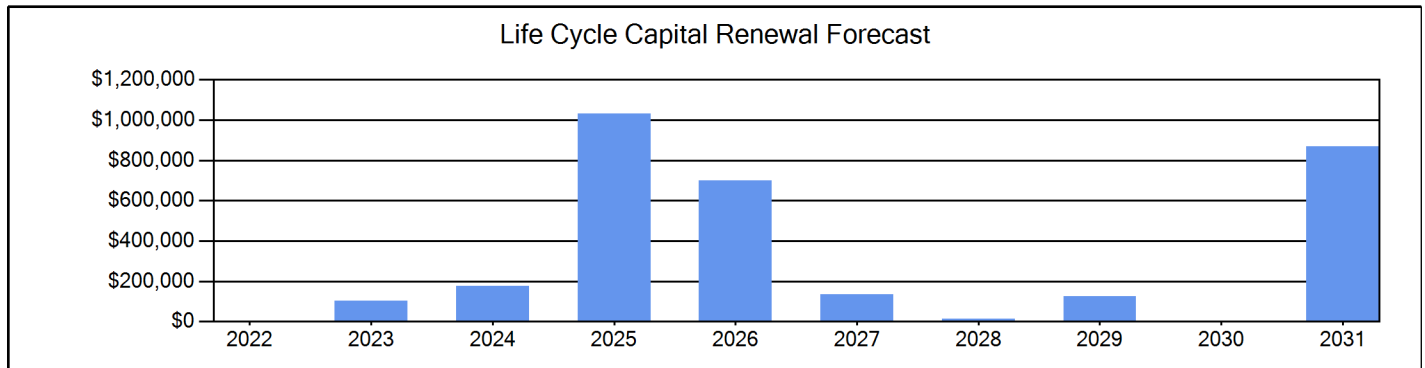


Figure 3: Ten Year Capital Renewal Forecast

**Summary of High Priority Deficiencies**

| <b>Priority 1 - Mission Critical Concerns</b> | <b>Cost</b>      |
|---|------------------|
| Emergency Exit Signage Replacement            | \$2,393          |
| Fire Alarm Replacement                        | \$357,287        |
| Security Alarm Camera Replacement             | \$1,355          |
| Wall Pack Lighting Replacement                | \$1,932          |
| <b>Total for Priority 1</b>                   | <b>\$362,967</b> |

| <b>Priority 2 - Indirect Impact to Educational Mission</b> | <b>Cost</b>        |
|--|--------------------|
| Gutter Joint Repair  | \$1,162            |
| Metal Roof Architectural Roof Covering Replacement         | \$37,501           |
| Modified Roof Covering Replacement                         | \$32,404           |
| Brick Exterior Replacement (Bldg SF)                       | \$1,189            |
| Storefront/Curtain Wall Replacement (Bldg SF)              | \$557,428          |
| Boiler Replacement   | \$105,715          |
| Ductless Split System AC Replacement                       | \$5,100            |
| Electric Unit Heater Replacement                           | \$9,773            |
| Heat Exchanger Replacement                                 | \$120,814          |
| Heat Pump HVAC Component Replacement                       | \$202,328          |
| Package DX Unit Replacement                                | \$293,424          |
| Electrical Transformer Replacement                         | \$3,975            |
| Panelboard Replacement                                     | \$63,509           |
| <b>Total for Priority 2</b>                                | <b>\$1,434,321</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<br><b>Note:</b> Beyond Useful Life       | Capital Renewal      | 14,400         | SF  | 3        | \$87,058         | 9521 |
| Asphalt Walks Replacement<br><b>Note:</b> Beyond Useful Life Cracked  | Capital Renewal      | 8,400          | SF  | 3        | \$45,741         | 9522 |
| Concrete Walks Replacement<br><b>Note:</b> Beyond Useful Life Cracked | Capital Renewal      | 1,000          | SF  | 3        | \$10,650         | 9524 |
| Asphalt Paving Resurfacing<br><b>Note:</b> Beyond Useful Life         | Deferred Maintenance | 14,350         | SF  | 4        | \$56,116         | 9520 |
| Backstop Replacement<br><b>Note:</b> Rusted And Corroded.             | Capital Renewal      | 1              | Ea. | 4        | \$7,060          | 9518 |
| <b>Sub Total for System</b>   |                      | <b>5 items</b> |     |          | <b>\$206,625</b> |      |
| <b>Sub Total for School and Site Level</b>                            |                      | <b>5 items</b> |     |          | <b>\$206,625</b> |      |

### Building: 2010 - Building 2010

#### Site

| Deficiency  | Category       | Qty            | UoM | Priority | Repair Cost  | ID   |
|---|----------------|----------------|-----|----------|--------------|------|
| Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements<br><b>Note:</b> Missing | ADA Compliance | 1              | Ea. | 3        | \$126        | 9526 |
| <b>Sub Total for System</b>   |                | <b>1 items</b> |     |          | <b>\$126</b> |      |

#### Roofing

| Deficiency   | Category             | Qty            | UoM | Priority | Repair Cost      | ID   |
|--|----------------------|----------------|-----|----------|------------------|------|
| Debris In Gutter Removal<br><b>Note:</b> Debris  | Deferred Maintenance | 500            | LF  | 3        | \$2,427          | 9550 |
| Membrane Flashing At Parapet (>2') Repair<br><b>Note:</b> Gaps                                   | Deferred Maintenance | 200            | LF  | 3        | \$1,481          | 9552 |
| Modified Covering Has Blisters That Should Be Repaired<br><b>Note:</b> Large Blisters Throughout | Deferred Maintenance | 1,500          | Ea. | 3        | \$289,018        | 9549 |
| Tapered Insulation Installation To Eliminate Ponding When Re-Roofing<br><b>Note:</b> Ponding     | Deferred Maintenance | 1,500          | SF  | 3        | \$6,663          | 9551 |
| <b>Sub Total for System</b>  |                      | <b>4 items</b> |     |          | <b>\$299,589</b> |      |

#### Exterior

| Deficiency   | Category        | Qty            | UoM | Priority | Repair Cost      | ID   |
|--|-----------------|----------------|-----|----------|------------------|------|
| Storefront/Curtain Wall Replacement (Bldg SF)<br><b>Note:</b> Beyond Useful Life | Capital Renewal | 15,800         | SF  | 2        | \$359,206        | 9532 |
| Exterior Painting (Bldg SF)<br><b>Note:</b> Paint Peeling                        | Capital Renewal | 1,806          | SF  | 4        | \$2,973          | 9534 |
| <b>Sub Total for System</b>  |                 | <b>2 items</b> |     |          | <b>\$362,179</b> |      |

#### Interior

| Deficiency   | Category        | Qty | UoM  | Priority | Repair Cost | ID   |
|--|-----------------|-----|------|----------|-------------|------|
| Access Is Not ADA Compliant<br><b>Note:</b> Door Knobs Non-Compliant                   | ADA Compliance  | 2   | Door | 3        | \$14,504    | 9530 |
| Entry Door Does Not Have Power Assist Device<br><b>Note:</b> Missing At Main Door Exit | ADA Compliance  | 1   | Ea.  | 3        | \$14,892    | 9528 |
| Interior Door Hardware Replacement<br><b>Note:</b> Beyond Useful Life                  | Capital Renewal | 60  | Door | 3        | \$83,747    | 9545 |



# Facility Condition Assessment

DeKalb County SD - Toney Elementary School

## Interior

| Deficiency  | Category             | Qty      | UoM          | Priority | Repair Cost      | ID   |
|---|----------------------|----------|--------------|----------|------------------|------|
| Interior Door Replacement<br><b>Note:</b> Beyond Useful Life          | Capital Renewal      | 60       | Door         | 3        | \$105,803        | 9544 |
| Interior CMU Wall Repair<br><b>Note:</b> Repoint CMU And Cracked      | Deferred Maintenance | 500      | SF           | 4        | \$15,534         | 9538 |
| Toilet Partition Replacement<br><b>Note:</b> Beyond Useful Life       | Capital Renewal      | 12       | Stall        | 4        | \$22,750         | 9542 |
| Vinyl Composition Tile Replacement<br><b>Note:</b> Beyond Useful Life | Capital Renewal      | 6,641    | SF           | 4        | \$53,118         | 9543 |
| <b>Sub Total for System</b>   |                      | <b>7</b> | <b>items</b> |          | <b>\$310,347</b> |      |

## Mechanical

| Deficiency   | Category             | Qty      | UoM          | Priority | Repair Cost      | ID   |
|--|----------------------|----------|--------------|----------|------------------|------|
| Ductless Split System AC Replacement<br><b>Note:</b> Janitor - 21                                      | Capital Renewal      | 1        | Ea.          | 2        | \$5,100          | 9556 |
| Electric Unit Heater Replacement<br><b>Note:</b> Cabinet Heaters In Girls 21.3 And Boys 22.1, Corridor | Capital Renewal      | 2        | Ea.          | 2        | \$2,443          | 9553 |
| Heat Pump HVAC Component Replacement<br><b>Note:</b> Janitor - 21                                      | Capital Renewal      | 1        | Ea.          | 2        | \$8,375          | 9557 |
| Heat Pump HVAC Component Replacement<br><b>Note:</b> Water Source Heat Pumps - Throughout Building     | Capital Renewal      | 17       | Ea.          | 2        | \$193,953        | 9559 |
| Package DX Unit Replacement<br><b>Note:</b> Water Source Heat Pumps - Throughout Building              | Capital Renewal      | 3        | Ea.          | 2        | \$26,611         | 9560 |
| Kitchen Exhaust Hood Replacement   | Capital Renewal      | 1        | Ea.          | 3        | \$10,522         | 9563 |
| Testing And Balancing  | Deferred Maintenance | 39,500   | SF           | 3        | \$79,104         | 9561 |
| Kitchen Air/Exhaust Replacement  | Capital Renewal      | 1        | Ea.          | 4        | \$9,917          | 9562 |
| Remove Abandoned Equipment<br><b>Note:</b> Kitchen Storage. Kitchen 90 Gallon Gas Water Heater.        | Deferred Maintenance | 1        | Ea.          | 5        | \$1,165          | 9564 |
| <b>Sub Total for System</b>  |                      | <b>9</b> | <b>items</b> |          | <b>\$337,191</b> |      |

## Electrical

| Deficiency   | Category        | Qty | UoM | Priority | Repair Cost | ID   |
|--|-----------------|-----|-----|----------|-------------|------|
| Electrical Transformer Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Storage 17 | Capital Renewal | 1   | Ea. | 2        | \$3,975     | 9575 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Lounge 43.1            | Capital Renewal | 1   | Ea. | 2        | \$5,170     | 9569 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Storage 17             | Capital Renewal | 1   | Ea. | 2        | \$13,060    | 9572 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Storage 17             | Capital Renewal | 1   | Ea. | 2        | \$2,616     | 9574 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life - 50A<br><b>Location:</b> Storage 17       | Capital Renewal | 1   | Ea. | 2        | \$2,616     | 9577 |
| Panelboard Replacement<br><b>Note:</b> 50A<br><b>Location:</b> 50A, Hallway At Cr26                  | Capital Renewal | 1   | Ea. | 2        | \$2,616     | 9578 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Hallway At Cr24        | Capital Renewal | 1   | Ea. | 2        | \$2,616     | 9581 |
| Panelboard Replacement<br><b>Note:</b> 200A, Beyond Useful Life - Stage                              | Capital Renewal | 1   | Ea. | 2        | \$5,170     | 9582 |

## Electrical

| Deficiency  | Category              | Qty       | UoM          | Priority | Repair Cost      | ID   |
|---|-----------------------|-----------|--------------|----------|------------------|------|
| Panelboard Replacement<br><b>Note:</b> 70A, Beyond Useful Life - Stage                        | Capital Renewal       | 1         | Ea.          | 2        | \$2,616          | 9583 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life<br><b>Location:</b> Hallway At Cr20 | Capital Renewal       | 1         | Ea.          | 2        | \$2,616          | 9584 |
| Panelboard Replacement<br><b>Note:</b> 200A, Beyond Useful Life - Kitchen                     | Capital Renewal       | 1         | Ea.          | 2        | \$5,170          | 9589 |
| Panelboard Replacement<br><b>Note:</b> Beyond Useful Life - Kitchen                           | Capital Renewal       | 1         | Ea.          | 2        | \$2,616          | 9590 |
| Canopy Lighting Replacement<br><b>Note:</b> Beyond Useful Life                                | Capital Renewal       | 3         | Ea.          | 3        | \$5,875          | 9587 |
| Exterior Mounted Building Lighting Replacement<br><b>Note:</b> Beyond Useful Life             | Capital Renewal       | 10        | Ea.          | 3        | \$8,478          | 9588 |
| Interior Power Wiring Replacement<br><b>Note:</b> Old Building, Wiring                        | Deferred Maintenance  | 28,000    | SF           | 3        | \$31,266         | 9592 |
| Lighting Fixtures Replacement<br><b>Note:</b> Old T8 Lamps                                    | Capital Renewal       | 39,500    | SF           | 3        | \$681,032        | 9591 |
| Lightning Protection System Installation<br><b>Note:</b> Not Installed.                       | Functional Deficiency | 39,500    | SF           | 3        | \$29,001         | 9586 |
| Public Address System Replacement, Non-main Building<br><b>Note:</b> Beyond Useful Life       | Deferred Maintenance  | 39,500    | SF           | 3        | \$26,288         | 9566 |
| <b>Sub Total for System</b>   |                       | <b>18</b> | <b>items</b> |          | <b>\$832,795</b> |      |

## Fire and Life Safety

| Deficiency   | Category        | Qty      | UoM          | Priority | Repair Cost      | ID   |
|--|-----------------|----------|--------------|----------|------------------|------|
| Fire Alarm Replacement<br><b>Note:</b> Beyond Useful Life          | Capital Renewal | 39,500   | SF           | 1        | \$217,178        | 9585 |
| Security Alarm Camera Replacement<br><b>Note:</b> Cctv Not Working | Capital Renewal | 1        | Ea.          | 1        | \$1,355          | 9568 |
| <b>Sub Total for System</b>  |                 | <b>2</b> | <b>items</b> |          | <b>\$218,533</b> |      |

## Conveyances

| Deficiency   | Category       | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|----------------|----------|--------------|----------|-----------------|------|
| Platform Lift Needed for Access<br><b>Note:</b> None Available | ADA Compliance | 1        | Ea.          | 3        | \$26,581        | 9529 |
| <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)<br><b>Note:</b> No Low Counter Available. | ADA Compliance  | 5         | LF           | 3        | \$2,457            | 9527 |
| Base Storage Cabinet Replacement<br><b>Note:</b> Beyond Useful Life  | Capital Renewal | 30        | LF           | 4        | \$15,542           | 9547 |
| Replace Cabinetry In Classes/Labs<br><b>Note:</b> Beyond Useful Life   | Capital Renewal | 12        | Room         | 4        | \$99,303           | 9546 |
| Upper Storage Cabinet Replacement<br><b>Note:</b> Beyond Useful Life   | Capital Renewal | 30        | LF           | 4        | \$30,318           | 9548 |
| <b>Sub Total for System</b>  |                 | <b>4</b>  | <b>items</b> |          | <b>\$147,621</b>   |      |
| <b>Sub Total for Building 2010 - Building 2010</b>   |                 | <b>48</b> | <b>items</b> |          | <b>\$2,534,961</b> |      |

## Building: 2011 - Building 2011

### Roofing

| Deficiency   | Category        | Qty | UoM | Priority | Repair Cost | ID   |
|--|-----------------|-----|-----|----------|-------------|------|
| Modified Roof Covering Replacement<br><b>Note:</b> Large Blisters Throughout | Capital Renewal | 500 | SF  | 2        | \$16,202    | 9603 |



## Roofing

| Deficiency                               | Category             | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Debris In Gutter Removal                 | Deferred Maintenance | 300      | LF           | 3        | \$1,456         | 9604 |
| <b>Note:</b> Debris                      |                      |          |              |          |                 |      |
| Membrane Flashing At Parapet (>2) Repair | Deferred Maintenance | 100      | LF           | 3        | \$740           | 9605 |
| <b>Note:</b> Gaps                        |                      |          |              |          |                 |      |
| <b>Sub Total for System</b>              |                      | <b>3</b> | <b>items</b> |          | <b>\$18,399</b> |      |

## Exterior

| Deficiency                                    | Category        | Qty      | UoM          | Priority | Repair Cost      | ID   |
|---|-----------------|----------|--------------|----------|------------------|------|
| Storefront/Curtain Wall Replacement (Bldg SF) | Capital Renewal | 6,280    | SF           | 2        | \$142,773        | 9595 |
| <b>Note:</b> Beyond Useful Life               |                 |          |              |          |                  |      |
| Exterior Painting                             | Capital Renewal | 1,174    | SF Wall      | 5        | \$1,439          | 9596 |
| <b>Note:</b> Paint Peeling                    |                 |          |              |          |                  |      |
| <b>Sub Total for System</b>                   |                 | <b>2</b> | <b>items</b> |          | <b>\$144,212</b> |      |

## Interior

| Deficiency                         | Category        | Qty      | UoM          | Priority | Repair Cost      | ID   |
|------------------------------------|-----------------|----------|--------------|----------|------------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 34       | Door         | 3        | \$47,457         | 9601 |
| <b>Note:</b> Beyond Useful Life    |                 |          |              |          |                  |      |
| Interior Door Replacement          | Capital Renewal | 34       | Door         | 3        | \$59,955         | 9600 |
| <b>Note:</b> Beyond Useful Life    |                 |          |              |          |                  |      |
| Ceramic Tile Flooring Replacement  | Capital Renewal | 314      | SF           | 4        | \$5,216          | 9598 |
| <b>Note:</b> Beyond Useful Life    |                 |          |              |          |                  |      |
| Toilet Partition Replacement       | Capital Renewal | 8        | Stall        | 4        | \$15,167         | 9597 |
| <b>Note:</b> Beyond Useful Life    |                 |          |              |          |                  |      |
| Vinyl Composition Tile Replacement | Capital Renewal | 200      | SF           | 4        | \$1,600          | 9599 |
| <b>Note:</b> Damaged               |                 |          |              |          |                  |      |
| <b>Sub Total for System</b>        |                 | <b>5</b> | <b>items</b> |          | <b>\$129,394</b> |      |

## Mechanical

| Deficiency   | Category             | Qty      | UoM          | Priority | Repair Cost      | ID   |
|--|----------------------|----------|--------------|----------|------------------|------|
| Electric Unit Heater Replacement                   | Capital Renewal      | 4        | Ea.          | 2        | \$4,886          | 9607 |
| <b>Note:</b> Boys - 6.1, Girls - 6.2, Corridor.    |                      |          |              |          |                  |      |
| Package DX Unit Replacement                        | Capital Renewal      | 15       | Ea.          | 2        | \$160,366        | 9609 |
| <b>Note:</b> Throughout - Water Source Heat Pumps. |                      |          |              |          |                  |      |
| Package DX Unit Replacement                        | Capital Renewal      | 3        | Ea.          | 2        | \$26,611         | 9610 |
| <b>Note:</b> Throughout - Water Source Heat Pumps  |                      |          |              |          |                  |      |
| Testing And Balancing                              | Deferred Maintenance | 10,250   | SF           | 3        | \$20,527         | 9611 |
| <b>Sub Total for System</b>                        |                      | <b>4</b> | <b>items</b> |          | <b>\$212,391</b> |      |

## Electrical

| Deficiency  | Category              | Qty      | UoM          | Priority | Repair Cost      | ID   |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Canopy Lighting Replacement                               | Capital Renewal       | 3        | Ea.          | 3        | \$5,875          | 9615 |
| Exterior Mounted Building Lighting Replacement            | Capital Renewal       | 4        | Ea.          | 3        | \$3,391          | 9616 |
| Interior Power Wiring Replacement                         | Deferred Maintenance  | 7,000    | SF           | 3        | \$7,816          | 9618 |
| <b>Note:</b> Old Wiring                                   |                       |          |              |          |                  |      |
| Lighting Fixtures Replacement                             | Capital Renewal       | 10,250   | SF           | 3        | \$176,724        | 9617 |
| <b>Note:</b> Old T8 Lamps                                 |                       |          |              |          |                  |      |
| Lightning Protection System Installation                  | Functional Deficiency | 10,250   | SF           | 3        | \$7,525          | 9614 |
| <b>Note:</b> Not Installed                                |                       |          |              |          |                  |      |
| Public Address System Replacement, Non-main Building      | Deferred Maintenance  | 10,250   | SF           | 3        | \$6,822          | 9612 |
| <b>Note:</b> Intercom System Is Served From Building 2010 |                       |          |              |          |                  |      |
| <b>Sub Total for System</b>                               |                       | <b>6</b> | <b>items</b> |          | <b>\$208,153</b> |      |

## Plumbing

| Deficiency  | Category        | Qty      | UoM          | Priority | Repair Cost     | ID   |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Restroom Lavatories Plumbing Fixtures Replacement<br><b>Note:</b> Boys - 6.1, Girls - 6.2 | Capital Renewal | 8        | Ea.          | 4        | \$20,430        | 9606 |
| <b>Sub Total for System</b>   |                 | <b>1</b> | <b>items</b> |          | <b>\$20,430</b> |      |

## Fire and Life Safety

| Deficiency                  | Category        | Qty      | UoM          | Priority | Repair Cost     | ID   |
|-----------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Fire Alarm Replacement      | Capital Renewal | 10,250   | SF           | 1        | \$56,356        | 9613 |
| <b>Sub Total for System</b> |                 | <b>1</b> | <b>items</b> |          | <b>\$56,356</b> |      |

## Specialties

| Deficiency   | Category        | Qty       | UoM          | Priority | Repair Cost      | ID   |
|--|-----------------|-----------|--------------|----------|------------------|------|
| Replace Cabinetry In Classes/Labs<br><b>Note:</b> Beyond Useful Life | Capital Renewal | 15        | Room         | 4        | \$124,129        | 9602 |
| <b>Sub Total for System</b>  |                 | <b>1</b>  | <b>items</b> |          | <b>\$124,129</b> |      |
| <b>Sub Total for Building 2011 - Building 2011</b>                   |                 | <b>23</b> | <b>items</b> |          | <b>\$913,464</b> |      |

## Building: 2012 - Building 2012

### Roofing

| Deficiency   | Category             | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Modified Roof Covering Replacement<br><b>Note:</b> Large Blisters                            | Capital Renewal      | 500      | SF           | 2        | \$16,202        | 9628 |
| Debris In Gutter Removal<br><b>Note:</b> Debris  | Deferred Maintenance | 300      | LF           | 3        | \$1,456         | 9629 |
| Membrane Flashing At Parapet (>2') Repair<br><b>Note:</b> Gaps                               | Deferred Maintenance | 100      | LF           | 3        | \$740           | 9631 |
| Tapered Insulation Installation To Eliminate Ponding When Re-Roofing<br><b>Note:</b> Ponding | Deferred Maintenance | 300      | SF           | 3        | \$1,333         | 9630 |
| <b>Sub Total for System</b>  |                      | <b>4</b> | <b>items</b> |          | <b>\$19,731</b> |      |

### Exterior

| Deficiency   | Category        | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|-----------------|----------|--------------|----------|-----------------|------|
| Brick Exterior Replacement (Bldg SF)<br><b>Note:</b> Infill Louver Panel Opening | Capital Renewal | 45       | SF           | 2        | \$1,189         | 9619 |
| Storefront/Curtain Wall Replacement (Bldg SF)<br><b>Note:</b> Beyond Useful Life | Capital Renewal | 2,439    | SF           | 2        | \$55,450        | 9620 |
| <b>Sub Total for System</b>  |                 | <b>2</b> | <b>items</b> |          | <b>\$56,638</b> |      |

### Interior

| Deficiency   | Category        | Qty      | UoM          | Priority | Repair Cost      | ID   |
|--|-----------------|----------|--------------|----------|------------------|------|
| Interior Door Hardware Replacement<br><b>Note:</b> Beyond Useful Life  | Capital Renewal | 13       | Door         | 3        | \$18,145         | 9626 |
| Interior Door Replacement<br><b>Note:</b> Beyond Useful Life           | Capital Renewal | 13       | Door         | 3        | \$22,924         | 9625 |
| Acoustical Ceiling Tile Replacement<br><b>Note:</b> Beyond Useful Life | Capital Renewal | 7,706    | SF           | 4        | \$42,369         | 9622 |
| Ceiling Grid Replacement<br><b>Note:</b> Beyond Useful Life            | Capital Renewal | 7,706    | SF           | 4        | \$30,170         | 9621 |
| Toilet Partition Replacement<br><b>Note:</b> Beyond Useful Life        | Capital Renewal | 10       | Stall        | 4        | \$18,958         | 9623 |
| Vinyl Composition Tile Replacement<br><b>Note:</b> Beyond Useful Life  | Capital Renewal | 1,073    | SF           | 4        | \$8,582          | 9624 |
| <b>Sub Total for System</b>  |                 | <b>6</b> | <b>items</b> |          | <b>\$141,148</b> |      |

### Mechanical

| Deficiency                                   | Category        | Qty | UoM | Priority | Repair Cost | ID   |
|--|-----------------|-----|-----|----------|-------------|------|
| Boiler Replacement<br><b>Note:</b> Mech 36.1 | Capital Renewal | 1   | Ea. | 2        | \$105,715   | 9632 |

## Mechanical

| Deficiency   | Category             | Qty       | UoM          | Priority | Repair Cost      | ID   |
|--|----------------------|-----------|--------------|----------|------------------|------|
| Electric Unit Heater Replacement<br><b>Note:</b> Corridor  | Capital Renewal      | 2         | Ea.          | 2        | \$2,443          | 9634 |
| Heat Exchanger Replacement<br><b>Note:</b> 480 Gpm - Mech 36.1                                       | Capital Renewal      | 4         | Ea.          | 2        | \$120,814        | 9633 |
| Package DX Unit Replacement<br><b>Note:</b> Throughout - Water Source Heat Pumps                     | Capital Renewal      | 8         | Ea.          | 2        | \$70,964         | 9636 |
| Package DX Unit Replacement<br><b>Note:</b> Throughout - Water Source Heat Pumps                     | Capital Renewal      | 1         | Ea.          | 2        | \$8,871          | 9637 |
| Circulation Pump Replacement<br><b>Note:</b> Mech 36.1   | Capital Renewal      | 1         | Ea.          | 3        | \$10,869         | 9641 |
| Circulation Pump Replacement<br><b>Note:</b> Mech 36.1   | Capital Renewal      | 2         | Ea.          | 3        | \$27,042         | 9642 |
| Testing And Balancing  | Deferred Maintenance | 9,755     | SF           | 3        | \$19,536         | 9638 |
| Circulation Pump Replacement<br><b>Note:</b> Mech 36.1   | Capital Renewal      | 1         | Ea.          | 4        | \$6,440          | 9639 |
| Circulation Pump Replacement<br><b>Note:</b> Mech 36.1   | Capital Renewal      | 1         | Ea.          | 4        | \$6,440          | 9640 |
| Remove Abandoned Equipment<br><b>Note:</b> Remove Unit Ventilators And Pipe Shroud In Each Classroom | Deferred Maintenance | 8         | Ea.          | 5        | \$9,321          | 9643 |
| <b>Sub Total for System</b>  |                      | <b>11</b> | <b>items</b> |          | <b>\$388,455</b> |      |

## Electrical

| Deficiency  | Category              | Qty      | UoM          | Priority | Repair Cost      | ID   |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Panelboard Replacement<br><b>Location:</b> Janitor 36.5   | Capital Renewal       | 1        | Ea.          | 2        | \$5,170          | 9644 |
| Panelboard Replacement<br><b>Note:</b> Mech 36.1  | Capital Renewal       | 1        | Ea.          | 2        | \$6,288          | 9645 |
| Panelboard Replacement<br><b>Note:</b> Mech 36.1  | Capital Renewal       | 1        | Ea.          | 2        | \$5,170          | 9646 |
| Canopy Lighting Replacement   | Capital Renewal       | 1        | Ea.          | 3        | \$1,958          | 9650 |
| Exterior Mounted Building Lighting Replacement  | Capital Renewal       | 2        | Ea.          | 3        | \$1,696          | 9651 |
| Interior Power Wiring Replacement<br><b>Note:</b> Old Wiring  | Deferred Maintenance  | 6,000    | SF           | 3        | \$6,700          | 9653 |
| Lighting Fixtures Replacement<br><b>Note:</b> Old T8 Lamps  | Capital Renewal       | 6,000    | SF           | 3        | \$103,448        | 9652 |
| Lightning Protection System Installation<br><b>Note:</b> Not Installed  | Functional Deficiency | 9,755    | SF           | 3        | \$7,162          | 9649 |
| Public Address System Replacement, Non-main Building<br><b>Note:</b> Intercom System Is Served From Building 2010 | Deferred Maintenance  | 9,755    | SF           | 3        | \$6,492          | 9647 |
| <b>Sub Total for System</b>   |                       | <b>9</b> | <b>items</b> |          | <b>\$144,085</b> |      |

## Fire and Life Safety

| Deficiency                                 | Category        | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|-----------------|----------|--------------|----------|-----------------|------|
| Fire Alarm Replacement<br><b>Note:</b> Old | Capital Renewal | 9,755    | SF           | 1        | \$53,635        | 9648 |
| <b>Sub Total for System</b>                |                 | <b>1</b> | <b>items</b> |          | <b>\$53,635</b> |      |

## Specialties

| Deficiency   | Category        | Qty       | UoM          | Priority | Repair Cost      | ID   |
|--|-----------------|-----------|--------------|----------|------------------|------|
| Replace Cabinetry In Classes/Labs<br><b>Note:</b> Beyond Useful Life | Capital Renewal | 8         | Room         | 4        | \$66,202         | 9627 |
| <b>Sub Total for System</b>  |                 | <b>1</b>  | <b>items</b> |          | <b>\$66,202</b>  |      |
| <b>Sub Total for Building 2012 - Building 2012</b>                   |                 | <b>34</b> | <b>items</b> |          | <b>\$869,894</b> |      |

## Building: 2020 - Building 2020

### Roofing

| Deficiency   | Category             | Qty      | UoM          | Priority | Repair Cost     | ID   |
|--|----------------------|----------|--------------|----------|-----------------|------|
| Gutter Joint Repair                                | Deferred Maintenance | 5        | Ea.          | 2        | \$1,162         | 9665 |
| <b>Note:</b> Water Leaking Thru                    |                      |          |              |          |                 |      |
| Metal Roof Architectural Roof Covering Replacement | Capital Renewal      | 1,000    | SF           | 2        | \$37,501        | 9656 |
| <b>Note:</b> Visible Signs Of Roof Leaks           |                      |          |              |          |                 |      |
| Debris In Gutter Removal                           | Deferred Maintenance | 180      | LF           | 3        | \$874           | 9664 |
| <b>Note:</b> Debris                                |                      |          |              |          |                 |      |
| Gutter Replacement                                 | Deferred Maintenance | 50       | LF           | 3        | \$956           | 9667 |
| <b>Note:</b> Damaged                               |                      |          |              |          |                 |      |
| Roof Drain Cleaning                                | Deferred Maintenance | 7        | Ea.          | 3        | \$459           | 9663 |
| <b>Note:</b> Clogged - Down Spouts                 |                      |          |              |          |                 |      |
| Roof Cleaning                                      | Deferred Maintenance | 6,848    | SF           | 4        | \$1,496         | 9657 |
| <b>Note:</b> Weathered                             |                      |          |              |          |                 |      |
| <b>Sub Total for System</b>                        |                      | <b>6</b> | <b>items</b> |          | <b>\$42,447</b> |      |

### Exterior

| Deficiency                         | Category             | Qty      | UoM          | Priority | Repair Cost    | ID   |
|------------------------------------|----------------------|----------|--------------|----------|----------------|------|
| Exterior Cleaning                  | Deferred Maintenance | 1,500    | SF Wall      | 5        | \$5,462        | 9654 |
| <b>Note:</b> Weathered And Stained |                      |          |              |          |                |      |
| <b>Sub Total for System</b>        |                      | <b>1</b> | <b>items</b> |          | <b>\$5,462</b> |      |

### Interior

| Deficiency                    | Category        | Qty      | UoM          | Priority | Repair Cost  | ID   |
|-------------------------------|-----------------|----------|--------------|----------|--------------|------|
| Interior CMU Walls Repainting | Capital Renewal | 700      | SF           | 4        | \$680        | 9655 |
| <b>Note:</b> Water Damaged    |                 |          |              |          |              |      |
| <b>Sub Total for System</b>   |                 | <b>1</b> | <b>items</b> |          | <b>\$680</b> |      |

### Electrical

| Deficiency   | Category              | Qty      | UoM          | Priority | Repair Cost      | ID   |
|--|-----------------------|----------|--------------|----------|------------------|------|
| Canopy Lighting Replacement  | Capital Renewal       | 3        | Ea.          | 3        | \$5,875          | 9677 |
| Exterior Mounted Building Lighting Replacement                                 | Capital Renewal       | 4        | Ea.          | 3        | \$3,391          | 9678 |
| Lighting Fixtures Replacement  | Capital Renewal       | 5,478    | SF           | 3        | \$94,448         | 9680 |
| <b>Note:</b> Old T8 Lamps  |                       |          |              |          |                  |      |
| Lightning Protection System Installation                                       | Functional Deficiency | 5,478    | SF           | 3        | \$4,022          | 9676 |
| <b>Note:</b> Not Installed   |                       |          |              |          |                  |      |
| Public Address System Replacement, Non-main Building                           | Deferred Maintenance  | 5,478    | SF           | 3        | \$3,646          | 9672 |
| <b>Note:</b> Beyond Useful Life - Intercom System Is Served From Building 2010 |                       |          |              |          |                  |      |
| <b>Sub Total for System</b>  |                       | <b>5</b> | <b>items</b> |          | <b>\$111,382</b> |      |

### Fire and Life Safety

| Deficiency   | Category        | Qty        | UoM          | Priority | Repair Cost        | ID   |
|--|-----------------|------------|--------------|----------|--------------------|------|
| Emergency Exit Signage Replacement                 | Capital Renewal | 4          | Ea.          | 1        | \$2,393            | 9674 |
| Fire Alarm Replacement                             | Capital Renewal | 5,478      | SF           | 1        | \$30,119           | 9673 |
| Wall Pack Lighting Replacement                     | Capital Renewal | 4          | Ea.          | 1        | \$1,932            | 9675 |
| <b>Sub Total for System</b>                        |                 | <b>3</b>   | <b>items</b> |          | <b>\$34,444</b>    |      |
| <b>Sub Total for Building 2020 - Building 2020</b> |                 | <b>16</b>  | <b>items</b> |          | <b>\$194,414</b>   |      |
| <b>Total for Campus</b>                            |                 | <b>126</b> | <b>items</b> |          | <b>\$4,719,359</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 (4 Ft)    | 3        | 1,300    | LF           | \$64,925         | 4              |
| Fences and Gates            | Fencing - Chain Link (8-10 Ft) | 3        | 1,610    | LF           | \$133,472        | 4              |
| Pedestrian Pavement         | Sidewalks - Concrete           | 3        | 15,000   | SF           | \$185,186        | 5              |
| <b>Sub Total for System</b> |                                |          | <b>3</b> | <b>items</b> | <b>\$383,583</b> |                |

#### Roofing

| Uniformat Description           | LC Type Description | Priority | Qty      | UoM          | Repair Cost      | Remaining Life |
|---------------------------------|---------------------|----------|----------|--------------|------------------|----------------|
| Canopy Roofing                  | Aluminum panels     | 4        | 300      | SF           | \$19,207         | 10             |
| <b>Sub Total for System</b>     |                     |          | <b>1</b> | <b>items</b> | <b>\$19,207</b>  |                |
| <b>Sub Total for Building -</b> |                     |          | <b>4</b> | <b>items</b> | <b>\$402,790</b> |                |

### 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        | 10       | Door         | \$40,403        | 5              |
| Exterior Wall Veneer        | Exterior Painting - Bldg SF basis | 2        | 5,925    | SF           | \$11,994        | 7              |
| <b>Sub Total for System</b> |                                   |          | <b>2</b> | <b>items</b> | <b>\$52,397</b> |                |

#### Interior

| Uniformat Description         | LC Type Description               | Priority | Qty       | UoM          | Repair Cost      | Remaining Life |
|-------------------------------|-----------------------------------|----------|-----------|--------------|------------------|----------------|
| Wall Painting and Coating     | Painting/Staining (Bldg SF)       | 5        | 395       | SF           | \$1,765          | 2              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles       | 4        | 18,170    | SF           | \$109,166        | 3              |
| Suspended Plaster and         | Painted ceilings                  | 5        | 1,975     | SF           | \$4,226          | 3              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 4        | 18,170    | SF           | \$80,065         | 4              |
| Carpeting                     | Carpet                            | 4        | 4,740     | SF           | \$63,500         | 4              |
| Resilient Flooring            | Vinyl Composition Tile Flooring   | 4        | 39,500    | SF           | \$355,591        | 4              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles       | 4        | 18,960    | SF           | \$120,849        | 5              |
| Tile Flooring                 | Quarry Tile                       | 4        | 3,160     | SF           | \$96,976         | 6              |
| Wall Painting and Coating     | Painting/Staining (Bldg SF)       | 5        | 395       | SF           | \$2,171          | 9              |
| Compartments and Cubicles     | Toilet Partitions                 | 4        | 12        | Stall        | \$30,574         | 10             |
| <b>Sub Total for System</b>   |                                   |          | <b>10</b> | <b>items</b> | <b>\$864,883</b> |                |

#### Mechanical

| Uniformat Description          | LC Type Description                     | Priority | Qty      | UoM          | Repair Cost      | Remaining Life |
|--------------------------------|---|----------|----------|--------------|------------------|----------------|
| Decentralized Cooling          | Thru-Wall AC (2 Ton)                    | 3        | 1        | Ea.          | \$5,478          | 2              |
| Exhaust Air                    | Roof Exhaust Fan - Large                | 3        | 1        | Ea.          | \$8,015          | 2              |
| Exhaust Air                    | Wall Exhaust Fan                        | 3        | 1        | Ea.          | \$5,156          | 5              |
| Heat Generation                | Furnace - Gas (100 MBH)                 | 2        | 1        | Ea.          | \$2,560          | 8              |
| Decentralized Cooling          | Condenser - Outside Air Cooled (3 Tons) | 2        | 1        | Ea.          | \$7,649          | 8              |
| Facility Hydronic Distribution | 2-Pipe System (Cold)                    | 3        | 39,500   | SF           | \$89,245         | 10             |
| Exhaust Air                    | Kitchen Exhaust Hoods                   | 3        | 1        | Ea.          | \$14,141         | 10             |
| <b>Sub Total for System</b>    |   |          | <b>7</b> | <b>items</b> | <b>\$132,245</b> |                |

#### Electrical

| Uniformat Description       | LC Type Description | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|-----------------------------|---------------------|----------|----------|--------------|-----------------|----------------|
| Power Distribution          | Power Wiring        | 3        | 39,500   | SF           | \$59,276        | 10             |
| <b>Sub Total for System</b> |                     |          | <b>1</b> | <b>items</b> | <b>\$59,276</b> |                |

#### Plumbing

| Uniformat Description    | LC Type Description            | Priority | Qty   | UoM | Repair Cost | Remaining Life |
|--------------------------|--------------------------------|----------|-------|-----|-------------|----------------|
| Plumbing Fixtures        | Restroom Lavatory              | 3        | 5     | Ea. | \$14,372    | 4              |
| Plumbing Fixtures        | Toilets                        | 3        | 13    | Ea. | \$69,598    | 4              |
| Plumbing Fixtures        | Urinals                        | 3        | 3     | Ea. | \$4,299     | 4              |
| Plumbing Fixtures        | Refrigerated Drinking Fountain | 4        | 3     | Ea. | \$6,992     | 4              |
| Plumbing Fixtures        | Classroom Lavatory             | 4        | 6     | Ea. | \$16,770    | 5              |
| Plumbing Fixtures        | Sink - Service / Mop Sink      | 5        | 1     | Ea. | \$948       | 8              |
| Domestic Water Equipment | Gas Piping System (BldgSF)     | 2        | 5,000 | SF  | \$13,457    | 10             |





## Plumbing

| Uniformat Description                              | LC Type Description                    | Priority | Qty       | UoM          | Repair Cost        | Remaining Life |
|--|--|----------|-----------|--------------|--------------------|----------------|
| Domestic Water Piping                              | Domestic Water Piping System (Bldg.SF) | 3        | 20,000    | SF           | \$121,030          | 10             |
| Sanitary Sewerage Piping                           | Sanitary Sewer Piping                  | 2        | 20,000    | SF           | \$81,557           | 10             |
| <b>Sub Total for System</b>                        |  |          | <b>9</b>  | <b>items</b> | <b>\$329,022</b>   |                |
| <b>Sub Total for Building 2010 - Building 2010</b> |  |          | <b>29</b> | <b>items</b> | <b>\$1,437,823</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        | 8        | Door         | \$32,323        | 5              |
| Exterior Wall Veneer        | Exterior Painting - Bldg SF base | 2        | 1,538    | SF           | \$3,114         | 7              |
| <b>Sub Total for System</b> |                                  |          | <b>2</b> | <b>items</b> | <b>\$35,437</b> |                |

### Interior

| Uniformat Description         | LC Type Description               | Priority | Qty      | UoM          | Repair Cost      | Remaining Life |
|-------------------------------|-----------------------------------|----------|----------|--------------|------------------|----------------|
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles       | 4        | 7,483    | SF           | \$44,958         | 3              |
| Suspended Plaster and         | Painted ceilings                  | 5        | 410      | SF           | \$877            | 3              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 4        | 7,483    | SF           | \$32,974         | 4              |
| Resilient Flooring            | Vinyl Composition Tile Flooring   | 4        | 7,073    | SF           | \$63,673         | 4              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles       | 4        | 2,358    | SF           | \$15,030         | 5              |
| Tile Flooring                 | Quarry Tile                       | 4        | 513      | SF           | \$15,744         | 6              |
| Compartments and Cubicles     | Toilet Partitions                 | 4        | 8        | Stall        | \$20,383         | 10             |
| <b>Sub Total for System</b>   |                                   |          | <b>7</b> | <b>items</b> | <b>\$193,640</b> |                |

### Mechanical

| Uniformat Description          | LC Type Description  | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|--------------------------------|----------------------|----------|----------|--------------|-----------------|----------------|
| Facility Hydronic Distribution | 2-Pipe System (Cold) | 3        | 10,250   | SF           | \$23,158        | 10             |
| <b>Sub Total for System</b>    |                      |          | <b>1</b> | <b>items</b> | <b>\$23,158</b> |                |

### Electrical

| Uniformat Description       | LC Type Description | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|-----------------------------|---------------------|----------|----------|--------------|-----------------|----------------|
| Power Distribution          | Power Wiring        | 3        | 10,250   | SF           | \$15,381        | 10             |
| <b>Sub Total for System</b> |                     |          | <b>1</b> | <b>items</b> | <b>\$15,381</b> |                |

## Plumbing

| Uniformat Description                              | LC Type Description                    | Priority | Qty       | UoM          | Repair Cost      | Remaining Life |
|--|--|----------|-----------|--------------|------------------|----------------|
| Plumbing Fixtures                                  | Toilets                                | 3        | 16        | Ea.          | \$80,742         | 2              |
| Plumbing Fixtures                                  | Urinals                                | 3        | 5         | Ea.          | \$6,754          | 2              |
| Plumbing Fixtures                                  | Classroom Lavatory                     | 4        | 6         | Ea.          | \$15,807         | 3              |
| Plumbing Fixtures                                  | Refrigerated Drinking Fountain         | 4        | 3         | Ea.          | \$6,992          | 4              |
| Plumbing Fixtures                                  | Sink - Service / Mop Sink              | 5        | 2         | Ea.          | \$1,896          | 8              |
| Domestic Water Piping                              | Domestic Water Piping System (Bldg.SF) | 3        | 6,000     | SF           | \$36,309         | 10             |
| Sanitary Sewerage Piping                           | Sanitary Sewer Piping                  | 2        | 6,000     | SF           | \$24,467         | 10             |
| <b>Sub Total for System</b>                        |  |          | <b>7</b>  | <b>items</b> | <b>\$172,967</b> |                |
| <b>Sub Total for Building 2011 - Building 2011</b> |  |          | <b>18</b> | <b>items</b> | <b>\$440,583</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        | 8        | Door         | \$32,323        | 5              |
| <b>Sub Total for System</b> |                               |          | <b>1</b> | <b>items</b> | <b>\$32,323</b> |                |

### Interior

| Uniformat Description         | LC Type Description             | Priority | Qty      | UoM          | Repair Cost      | Remaining Life |
|-------------------------------|---------------------------------|----------|----------|--------------|------------------|----------------|
| Resilient Flooring            | Vinyl Composition Tile Flooring | 4        | 5,560    | SF           | \$50,053         | 4              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles     | 4        | 1,366    | SF           | \$8,706          | 5              |
| Tile Flooring                 | Quarry Tile                     | 4        | 683      | SF           | \$20,960         | 6              |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles     | 4        | 7,706    | SF           | \$56,940         | 10             |
| Compartments and Cubicles     | Toilet Partitions               | 4        | 10       | Stall        | \$25,478         | 10             |
| <b>Sub Total for System</b>   |                                 |          | <b>5</b> | <b>items</b> | <b>\$162,137</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              |
| Exhaust Air                     | Roof Exhaust Fan - Large    | 3        | 1   | Ea. | \$8,758     | 5              |

## Mechanical

| Uniformat Description  | LC Type Description              | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|--|----------------------------------|----------|----------|--------------|-----------------|----------------|
| Central Cooling  | Cooling Tower - Metal (170 Tons) | 2        | 1        | Ea.          | \$64,927        | 10             |
| Facility Hydronic Distribution   | 2-Pipe System (Cold)             | 3        | 9,755    | SF           | \$22,040        | 10             |
| <b>Note:</b> Mech 36.1 exterior cooling tower piping should be heat traced & insulated - freezing possibility. |                                  |          |          |              |                 |                |
| <b>Sub Total for System</b>  |                                  |          | <b>4</b> | <b>items</b> | <b>\$96,719</b> |                |

## Electrical

| Uniformat Description         | LC Type Description         | Priority | Qty      | UoM          | Repair Cost      | Remaining Life |
|-------------------------------|-----------------------------|----------|----------|--------------|------------------|----------------|
| Lighting Fixtures             | Light Fixtures (Bldg SF)    | 4        | 9,755    | SF           | \$194,977        | 5              |
| Packaged Generator Assemblies | Emergency Generator (75 KW) | 2        | 1        | Ea.          | \$63,546         | 10             |
| Power Distribution            | Power Wiring                | 3        | 9,755    | SF           | \$14,639         | 10             |
| <b>Sub Total for System</b>   |                             |          | <b>3</b> | <b>items</b> | <b>\$273,162</b> |                |

## Plumbing

| Uniformat Description                              | LC Type Description                    | Priority | Qty       | UoM          | Repair Cost      | Remaining Life |
|--|--|----------|-----------|--------------|------------------|----------------|
| Plumbing Fixtures                                  | Restroom Lavatory                      | 3        | 6         | Ea.          | \$17,246         | 4              |
| Plumbing Fixtures                                  | Sink - Service / Mop Sink              | 5        | 10        | Ea.          | \$8,422          | 4              |
| Plumbing Fixtures                                  | Urinals                                | 3        | 5         | Ea.          | \$7,165          | 4              |
| Plumbing Fixtures                                  | Refrigerated Drinking Fountain         | 4        | 2         | Ea.          | \$4,661          | 4              |
| Domestic Water Equipment                           | Water Heater - Gas - 100 Gallon        | 2        | 1         | Ea.          | \$7,603          | 8              |
| Compressed-Air Systems                             | Air Compressor (5 hp)                  | 3        | 1         | Ea.          | \$6,724          | 8              |
| Domestic Water Equipment                           | Gas Piping System (BldgSF)             | 2        | 5,000     | SF           | \$13,457         | 10             |
| 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>9</b>  | <b>items</b> | <b>\$115,926</b> |                |
| <b>Sub Total for Building 2012 - Building 2012</b> |  |          | <b>22</b> | <b>items</b> | <b>\$680,267</b> |                |

## Building: 2020 - Building 2020

### Exterior

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

### Interior

| Uniformat Description                  | LC Type Description             | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|--|---------------------------------|----------|----------|--------------|-----------------|----------------|
| Resilient Flooring                     | Vinyl Composition Tile Flooring | 4        | 383      | SF           | \$3,447         | 4              |
| Acoustical Suspended Ceilings          | Ceilings - Acoustical Tiles     | 4        | 383      | SF           | \$2,441         | 5              |
| Suspended Plaster and                  | Painted ceilings                | 5        | 383      | SF           | \$869           | 5              |
| Compartments and Cubicles              | Toilet Partitions               | 4        | 6        | Stall        | \$13,187        | 5              |
| 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>\$27,017</b> |                |

### Mechanical

| Uniformat Description                   | LC Type Description             | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|---|---------------------------------|----------|----------|--------------|-----------------|----------------|
| Decentralized Heating Equipment         | Unit Heater Electric (5 KW)     | 3        | 2        | Ea.          | \$2,750         | 4              |
| Decentralized Heating Equipment         | Unit Heater Electric (3 KW)     | 3        | 1        | Ea.          | \$993           | 4              |
| Decentralized Cooling                   | Thru-Wall AC (2 Ton)            | 3        | 1        | Ea.          | \$5,812         | 4              |
| Exhaust Air                             | Interior Ceiling Exhaust Fan    | 3        | 3        | Ea.          | \$1,592         | 5              |
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 4        | 5,478    | SF           | \$10,095        | 8              |
| HVAC Air Distribution                   | Roof Top Unit - DX Gas (20 Ton) | 2        | 1        | Ea.          | \$55,771        | 8              |
| <b>Sub Total for System</b>             |                                 |          | <b>6</b> | <b>items</b> | <b>\$77,012</b> |                |

### Electrical

| Uniformat Description       | LC Type Description                    | Priority | Qty      | UoM          | Repair Cost     | Remaining Life |
|-----------------------------|--|----------|----------|--------------|-----------------|----------------|
| Electrical Service          | Exterior Dry Type Transformer (75 KVA) | 2        | 1        | Ea.          | \$24,839        | 8              |
| <b>Sub Total for System</b> |  |          | <b>1</b> | <b>items</b> | <b>\$24,839</b> |                |

### Plumbing

| Uniformat Description    | LC Type Description                 | Priority | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|-------------------------------------|----------|-----|-----|-------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 20 gallon | 2        | 1   | Ea. | \$1,630     | 3              |
| Plumbing Fixtures        | Restroom Lavatory                   | 3        | 2   | Ea. | \$5,749     | 4              |
| Plumbing Fixtures        | Toilets                             | 3        | 4   | Ea. | \$21,415    | 4              |
| Plumbing Fixtures        | Urinals                             | 3        | 2   | Ea. | \$2,866     | 4              |
| Plumbing Fixtures        | Refrigerated Drinking Fountain      | 4        | 2   | Ea. | \$4,661     | 4              |
| Plumbing Fixtures        | Sink - Service / Mop Sink           | 5        | 1   | Ea. | \$948       | 8              |



## Plumbing

| Uniformat Description                              | LC Type Description        | Priority | Qty       | UoM          | Repair Cost        | Remaining Life |
|--|----------------------------|----------|-----------|--------------|--------------------|----------------|
| Domestic Water Equipment                           | Gas Piping System (BldgSF) | 2        | 3,000     | SF           | \$8,074            | 10             |
| <b>Sub Total for System</b>                        |                            |          | <b>7</b>  | <b>items</b> | <b>\$45,343</b>    |                |
| <b>Sub Total for Building 2020 - Building 2020</b> |                            |          | <b>20</b> | <b>items</b> | <b>\$194,412</b>   |                |
| <b>Total for: Toney Elementary School</b>          |                            |          | <b>93</b> | <b>items</b> | <b>\$3,155,875</b> |                |

## Supporting Photos



Existing T8 Fluorescent Lamps Are Beyond Useful Life



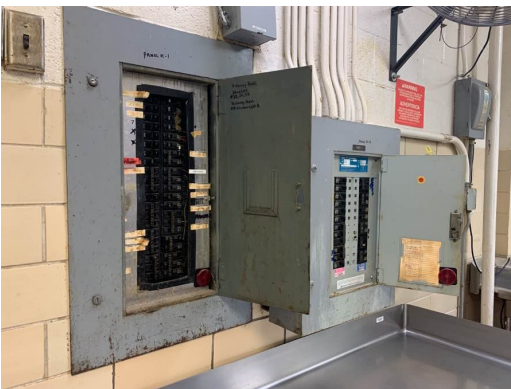
The Existing Intercom System Is Beyond Useful Life



Existing Fire Alarm System Is Beyond Useful Life



Existing Emergency Panel In Storage 17 Needs To Be Replaced



Electrical Panels In Kitchen Are Beyond Their Useful Life. Exposed Bus Inside Panel And No Lock On The First Kitchen Panel



Main Switchboard In Mechanical Room 36.1 Is Beyond Its Useful Life. Photo Should Be In Building 2012





Electrical Panel In Mechanical Room 36.1 Is Beyond Its Useful Life. Photo Should Be In Building 2012



2012- Mech 36.1- Replace Boiler



2012- Mech 36.1- Replace Loop Pumps



Main Office Counter It Is Non-ADA Compliant. Counter Needs To Be Retrofitted To Provide ADA Accessibility



Stage Access Is Non-ADA Compliant And A Lift Is Needed To Provide ADA Accessibility



Asphalt Parking Area Is Cracked And Beyond Useful Life Needs To Be Repaved





Cabinetry Is Beyond Useful Life And Needs To Be Replaced



Roof Debris Needs To Be Cleared