Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Tucker High School **| 2021**

Executive Summary

Tucker High School is located at 5036 LaVista Road in Tucker, GA. It comprises 269,438 gross square feet. At the time of the assessment the oldest building was 11 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 $2,852,048. 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 Tucker High School the ten-year need is $28,507,327.

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 Tucker High School facility has a FCA score of 87.54% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Tucker High School.

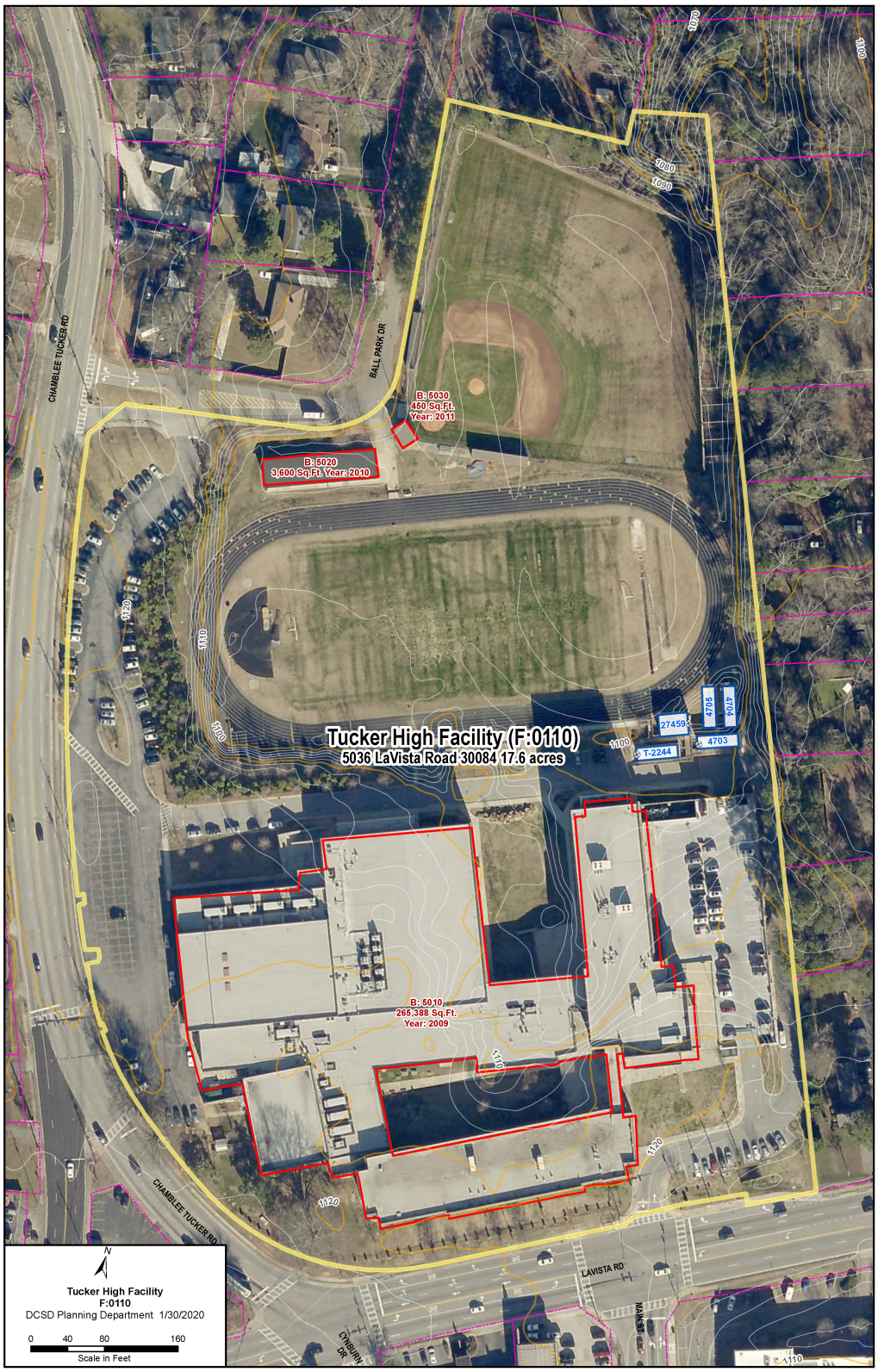
Table 1: Facility Condition by Building

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	$46,760	$0	$875,536	$46,760	$922,296		
Permanent Building(s)								
5010	Building 5010	$2,788,414	$8,877,671	$15,534,792	$11,666,085	$27,200,877	$94,597,550	87.67%
5020	Building 5020	$16,874	$229,620	$49,360	$246,494	$295,854	$1,283,220	80.79%
5030	Building 5030	$0	$8,020	$80,280	$8,020	$88,300	$160,403	95.00%
	Sub Total for Permanent Building(s):	*$2,805,288*	*$9,115,311*	*$15,664,432*	*$11,920,600*	*$27,585,031*	*$96,041,175*	
	Total for Site:	**$2,852,048**	**$9,115,311**	**$16,539,967**	**$11,967,360**	**$28,507,327**	**$96,041,175**	**87.54%**

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

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

Aerial Images



Approach and Methodology

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

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

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

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

Facility Deficiency Priority Levels

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

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

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

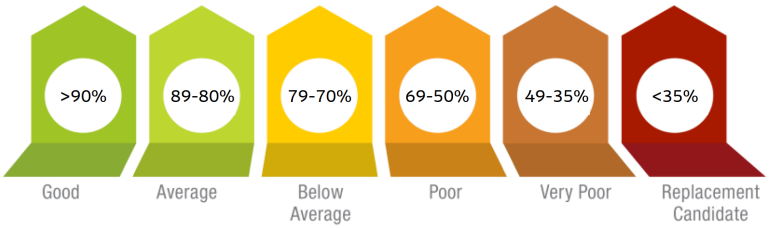
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and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

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

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

Facility Condition Assessment(FCA) Score

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



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $96,041,175. For planning purposes, the total 5-year need at the Tucker High School is $11,967,360 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Tucker High School facility has an FCA Score of 87.54%. which is considered "Average".

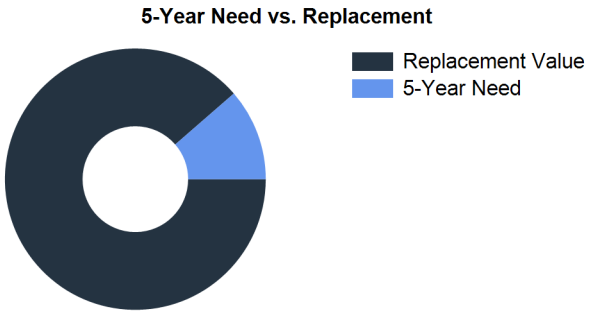


Figure 1: 5-Year FCI

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

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

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$0	$46,760	$46,760	1.64 %
Roofing	$0	$1,490,570	$9,373	$0	$813	$1,500,756	52.62 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$11,421	$0	$0	$11,421	0.40 %
Interior	$0	$0	$0	$0	$0	$0	0.00 %
Mechanical	$0	$0	$538,687	$490,909	$0	$1,029,596	36.10 %
Electrical	$0	$0	$197,489	$0	$0	$197,489	6.92 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$66,027	$0	$66,027	2.32 %
Total:	$0	$1,490,570	$756,970	$556,935	$47,573	$2,852,048	

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

Roofing	-	$1,500,756
Mechanical	-	$1,029,596
Electrical	-	$197,489

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

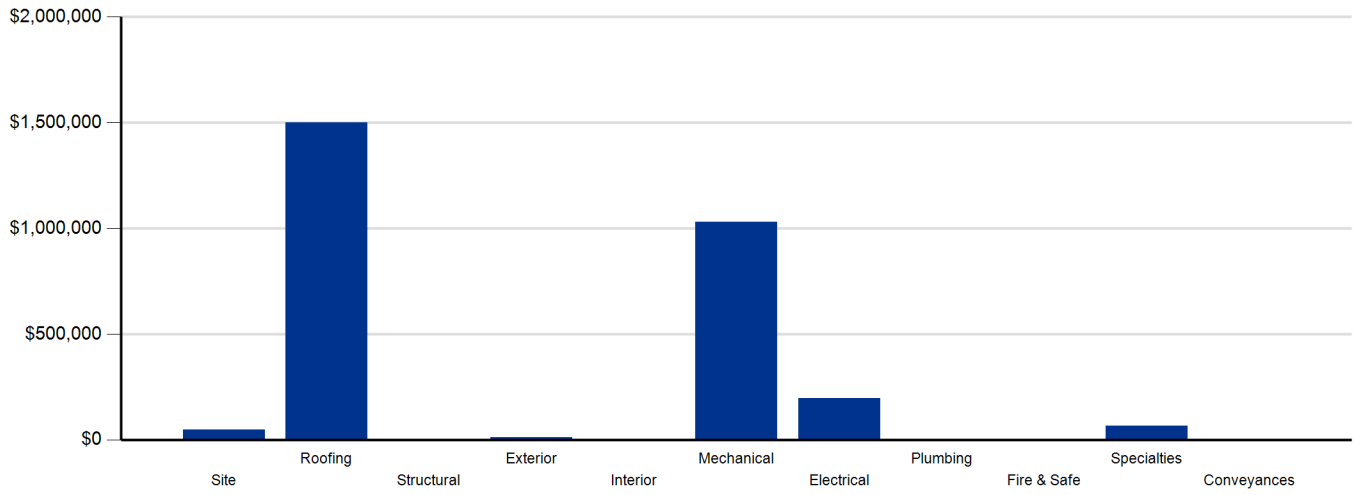


Figure 2: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$0	$0
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$0	$109,890	$109,890
Mechanical	$0	$0	$517,741	$883,153	$1,206,298	$2,607,191
Electrical	$0	$0	$67,824	$0	$0	$67,824
Plumbing	$0	$0	$8,324	$26,958	$40,505	$75,788
Fire and Life Safety	$0	$0	$31,387	$4,059,376	$2,163,856	$6,254,619
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$625,277**	**$4,969,487**	**$3,520,548**	**$9,115,311**

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

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$0	$0	$0	$0	$0	$670,664	$670,664	$670,664
Roofing	$0	$0	$0	$0	$0	$3,592,894	$3,592,894	$3,592,894
Exterior	$0	$0	$0	$0	$0	$59,432	$59,432	$59,432
Interior	$109,890	$377,184	$343,760	$1,366,916	$0	$0	$2,087,859	$2,197,749
Mechanical	$2,607,191	$0	$56,452	$339,333	$0	$1,715,624	$2,111,410	$4,718,602
Electrical	$67,824	$0	$0	$224,118	$8,964	$6,159,705	$6,392,787	$6,460,611
Plumbing	$75,788	$0	$66,211	$1,028,743	$0	$457,594	$1,552,548	$1,628,336
Fire and Life Safety	$6,254,618	$0	$0	$0	$0	$0	$0	$6,254,619
Conveyances	$0	$0	$0	$0	$0	$20,178	$20,178	$20,178
Specialties	$0	$0	$0	$0	$0	$52,196	$52,196	$52,196
Total	**$9,115,311**	**$377,184**	**$466,423**	**$2,959,110**	**$8,964**	**$12,728,286**	**$16,539,967**	**$25,655,279**

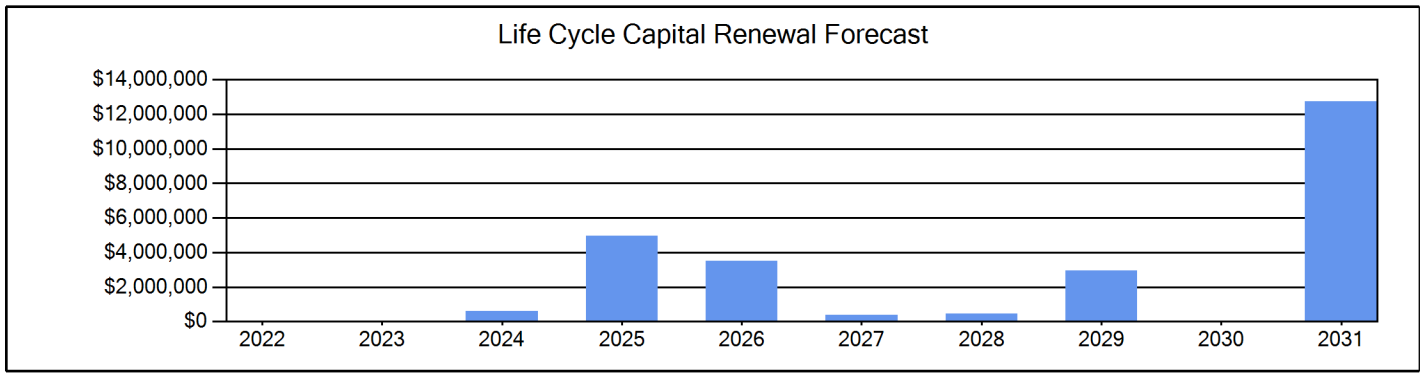


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$1,490,570
	Total for Priority 2	**$1,490,570**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	190	CAR	5	$5,940	2769
Location: Left Lot						
Small Bench Replacement	Deferred Maintenance	20	Ea.	5	$38,863	2770
Note: Wood						
Location: Various Locations						
Wheel Stop Replacement	Deferred Maintenance	12	Ea.	5	$1,956	2771
Note: Deteriorated						
Location: Parking Deck						
	Sub Total for System	**3**	**items**		**$46,760**	
	Sub Total for School and Site Level	**3**	**items**		**$46,760**	

Building: 5010 - Building 5010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	46,000	SF	2	$1,490,570	2774
Note: Replace Wings A And B Roofs, Very Bad With Many Bubbles						
Location: Wings A And B Roofs						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	30	Ea.	3	$5,780	2775
Note: Repair Bubbles Over Gym, Band And Orchestra Wings						
Location: Gym, Band, Orchestra Wings						
Roof Drain Cleaning	Deferred Maintenance	40	Ea.	3	$2,622	3195
Note: Clean Roof Drains						
Location: A And 13 Wings, Cafeteria, Kitchen, Band And Orchestra						
	Sub Total for System	**3**	**items**		**$1,498,972**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Repair	Deferred Maintenance	12	Door	3	$10,822	7934
Note: Pull Handles On Exterior Storefront Doors Break Easily, Need To Repair 12 Broken Handles						
Brick Exterior Repointing	Deferred Maintenance	100	SF Wall	3	$600	2772
Note: Brick Joint Too Large Because Of Slab Settlement						
Location: South Entrance To Corridor 6200						
	Sub Total for System	**2**	**items**		**$11,421**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	265,388	SF	3	$531,477	2777
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	6	Ea.	4	$99,593	3194
Existing Controls Are Obsolete	Capital Renewal	265,388	SF	4	$386,078	10634
	Sub Total for System	**3**	**items**		**$1,017,149**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	265,388	SF	3	$194,846	2776
Note: Missing From Building						
	Sub Total for System	**1**	**items**		**$194,846**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	170	Seat	4	$66,027	2773
Note: Existing Bleachers Made With Wood Timbers Into Hill (Collapsing) Replace						
Location: Football Field						
	Sub Total for System	**1**	**items**		**$66,027**	
	Sub Total for Building 5010 - Building 5010	**10**	**items**		**$2,788,414**	

Building: 5020 - Building 5020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	100	LF	3	$971	2778
Note: Leaves In Gutter						
Splash Block Installation	Deferred Maintenance	10	Ea.	5	$813	2779
Note: Missing						
	Sub Total for System	**2**	**items**		**$1,784**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	3,600	SF	3	$7,210	2780
Existing Controls Are Obsolete	Capital Renewal	3,600	SF	4	$5,237	10635
	Sub Total for System	**2**	**items**		**$12,447**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	3,600	SF	3	$2,643	2781
	Sub Total for System	**1**	**items**		**$2,643**	
	Sub Total for Building 5020 - Building 5020	**5**	**items**		**$16,874**	
	Total for Campus	**18**	**items**		**$2,852,048**	

Buildings with no reported deficiencies

5030 - Building 5030

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
Parking Lot Pavement	Asphalt	3	210	CAR	$384,951	10
Roadway Pavement	Concrete Driveways	3	2,300	SF	$36,278	10
Note:	baseball field					
Roadway Pavement	Asphalt Driveways	3	30,700	SF	$249,435	10
Note:	right and back drives					
	Sub Total for System		**3**	**items**	**$670,664**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	3,200	SF	$204,872	10
	Sub Total for System		**1**	**items**	**$204,872**	
	Sub Total for Building -		**4**	**items**	**$875,536**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	77,800	SF	$3,388,022	10
	Sub Total for System		**1**	**items**	**$3,388,022**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	50	Stall	$109,890	5
Carpeting	Carpet	4	26,539	SF	$377,184	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	66,347	SF	$343,760	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	185,772	SF	$1,293,885	8
Suspended Plaster and	Painted ceilings	5	26,539	SF	$65,825	8
	Sub Total for System		**5**	**items**	**$2,190,544**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (40 Tons)	2	4	Ea.	$267,508	3
Central Cooling	Chiller - Outdoor Air Cooled (40 Tons)	2	2	Ea.	$133,754	3
Central Cooling	Chiller - Outdoor Air Cooled (20 Ton)	2	1	Ea.	$36,439	3
Decentralized Cooling	Ductless Split System (2 Ton)	2	5	Ea.	$24,383	3
Air Distribution	Energy Recovery Unit (10,000 CFM)	3	2	Ea.	$55,656	3
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	2	1	Ea.	$16,153	4
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	2	1	Ea.	$16,153	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	2	Ea.	$173,786	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	2	Ea.	$135,996	4
Air Distribution	Energy Recovery Unit (6,000 CFM)	3	2	Ea.	$42,571	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	7	Ea.	$346,862	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 (5 Ton)	2	1	Ea.	$16,834	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$63,029	5
Exhaust Air	Kitchen Exhaust Hoods	3	2	Ea.	$24,396	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	265	Ea.	$1,118,873	5
Decentralized Cooling	Ductless Split System (3 Ton)	2	9	Ea.	$56,452	7
Heat Generation	Boiler - Electric (205 MBH)	2	2	Ea.	$39,590	8
Note:	rm A137					
Heat Generation	Boiler - Electric (205 MBH)	2	2	Ea.	$39,590	8
Note:	boiler rm B147					

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)	3	1	Ea.	$9,002	8
Note:	heating pumps RM A 137					
Other HVAC Distribution Systems	VFD (20 HP)	3	2	Ea.	$21,002	8
Note:	heating pumps RM A 137					
Other HVAC Distribution Systems	VFD (7.5 HP)	3	2	Ea.	$12,441	8
Note:	domestic water pumps A137					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$13,769	8
Note:	heating pumps A137					
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$34,256	8
Note:	heating pumps A137					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$27,537	8
Note:	cooling tower pumps A137					
Facility Hydronic Distribution	Pump - 75HP (Ea.)	4	1	Ea.	$101,015	8
Note:	fire pump A137					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$27,537	8
Note:	domestic water A137					
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	$13,595	8
Note:	cooling towers yard					
Facility Hydronic Distribution	2-Pipe System (Cold)	3	265,388	SF	$599,608	10
HVAC Air Distribution	AHU 5,000 CFM Interior	2	1	Ea.	$54,537	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	1	Ea.	$108,610	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	3	Ea.	$431,576	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	1	Ea.	$143,858	10
HVAC Air Distribution	AHU 5,000 CFM Interior	2	1	Ea.	$54,537	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	1	Ea.	$108,610	10
Exhaust Air	Roof Exhaust Fan - Small	3	6	Ea.	$14,857	10
Exhaust Air	Roof Exhaust Fan - Small	3	6	Ea.	$14,857	10
Exhaust Air	Roof Exhaust Fan - Large	3	11	Ea.	$111,693	10
Exhaust Air	Roof Exhaust Fan - Large	3	6	Ea.	$60,924	10
Exhaust Air	Wall Exhaust Fan	3	2	Ea.	$11,957	10
	Sub Total for System		**43**	**items**	**$4,663,311**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	265,388	SF	$223,739	8
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$8,964	9
Lighting Fixtures	Light Fixtures (Bldg SF)	4	265,388	SF	$6,149,277	10
	Sub Total for System		**3**	**items**	**$6,381,980**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	3	Ea.	$18,699	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	2	Ea.	$5,851	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$4,861	5
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	1	Ea.	$6,233	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$4,861	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	26	Ea.	$66,211	7
Plumbing Fixtures	Restroom Lavatory	3	93	Ea.	$300,859	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	13	Ea.	$12,322	8
Plumbing Fixtures	Showers	5	25	Ea.	$38,899	8
Plumbing Fixtures	Toilets	3	104	Ea.	$626,665	8
Plumbing Fixtures	Urinals	3	31	Ea.	$49,998	8
Plumbing Fixtures	Classroom Lavatory	4	141	Ea.	$456,878	10
Building Support Plumbing System Supplementary Components	Sump Pump	3	1	Ea.	$716	10
Note:	secured, could not evaluate					
	Sub Total for System		**13**	**items**	**$1,593,053**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	74,100	SF	$875,594	4
Security System Component	Security Alarm System	1	265,388	SF	$3,135,926	4
Fire Detection and Alarm	Fire Alarm	1	74,100	SF	$472,304	5

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	265,388	SF	$1,691,551	5
	Sub Total for System		**4**	**items**	**$6,175,376**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	2	Ea.	$20,178	10
	Sub Total for System		**1**	**items**	**$20,178**	
	Sub Total for Building 5010 - Building 5010		**70**	**items**	**$24,412,463**	

Building: 5020 - Building 5020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	9	Door	$42,155	10
	Sub Total for System		**1**	**items**	**$42,155**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	3	Stall	$7,205	8
	Sub Total for System		**1**	**items**	**$7,205**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	2	Ea.	$21,106	4
Decentralized Cooling	Heat Pump (5 Ton)	5	2	Ea.	$25,682	4
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$8,503	4
Note:	BSL					
	Sub Total for System		**3**	**items**	**$55,291**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	3,600	SF	$67,824	3
	Sub Total for System		**1**	**items**	**$67,824**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	1	Ea.	$2,449	3
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	1	Ea.	$5,876	3
Note:	BSL					
Plumbing Fixtures	Restroom Lavatory	3	3	Ea.	$8,623	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	3	Ea.	$16,061	4
Plumbing Fixtures	Urinals	3	1	Ea.	$1,433	4
	Sub Total for System		**6**	**items**	**$35,283**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,056	3
Note:	BSL					
Fire Detection and Alarm	Fire Alarm	1	3,600	SF	$21,628	3
Security System Component	Security Alarm System	1	3,600	SF	$42,539	4
	Sub Total for System		**3**	**items**	**$71,223**	
	Sub Total for Building 5020 - Building 5020		**15**	**items**	**$278,980**	

Building: 5030 - Building 5030

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	24	SF	$3,225	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	3	Door	$14,052	10
	Sub Total for System		**2**	**items**	**$17,277**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	450	SF	$379	8

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	450	SF	$10,427	10
	Sub Total for System		**2**	**items**	**$10,806**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	450	SF	$2,703	3
Note:	BSL					
Security System Component	Security Alarm System	1	450	SF	$5,317	4
	Sub Total for System		**2**	**items**	**$8,020**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Movable Multiple Seating	Bleachers	4	100	Seat	$52,196	10
	Sub Total for System		**1**	**items**	**$52,196**	
	Sub Total for Building 5030 - Building 5030		**7**	**items**	**$88,300**	
	Total for: Tucker High School		**96**	**items**	**$25,655,279**	

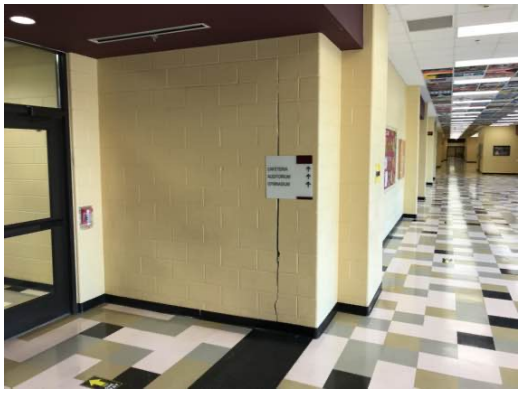
Supporting Photos

Replace Benches

Restripe West Parking Lot

Replace Sidewalk

Repoint Brick Mortar



Repair Slab Settlement And CMU Wall Cracks

Repaint Parking Deck Handrail. Caulk Post Pockets To Prevent Holding Water And Rust