Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Clarkston High School **| 2021**

Executive Summary

Clarkston High School is located at 618 N. Indian Creek Drive in Clarkston, GA. It comprises 192,897 gross square feet. At the time of the assessment the oldest building was 56 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 $7,509,092. 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 Clarkston High School the ten-year need is $31,723,677.

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 Clarkston High School facility has a FCA score of 65.53% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Clarkston 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	$635,123	$954,891	$400,653	$1,590,014	$1,990,667		
Permanent Building(s)								
5010	Building 5010	$2,750,720	$6,200,618	$2,385,709	$8,951,338	$11,337,047	$26,858,510	66.67%
5011	Building 5011	$522,299	$1,469,167	$1,073,636	$1,991,466	$3,065,102	$5,952,715	66.55%
5012	Building 5012	$3,470,853	$6,353,760	$2,383,889	$9,824,613	$12,208,502	$24,382,610	59.71%
5013	Building 5013	$130,096	$1,212,386	$1,779,877	$1,342,482	$3,122,359	$11,564,310	88.39%
	Sub Total for Permanent Building(s):	*$6,873,968*	*$15,235,930*	*$7,623,111*	*$22,109,898*	*$29,733,010*	*$68,758,137*	
	Total for Site:	**$7,509,092**	**$16,190,821**	**$8,023,765**	**$23,699,912**	**$31,723,677**	**$68,758,137**	**65.53%**

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.

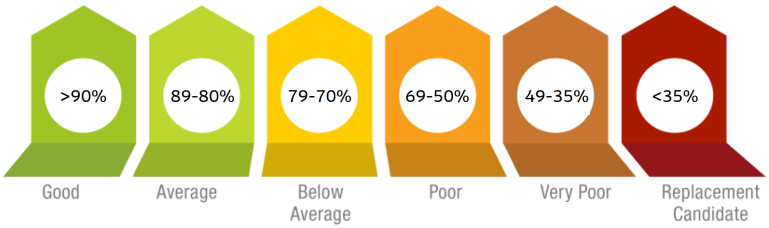
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $68,758,137. For planning purposes, the total 5-year need at the Clarkston High School is $23,699,912 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Clarkston High School facility has an FCA Score of 65.53%. which is considered "Poor".

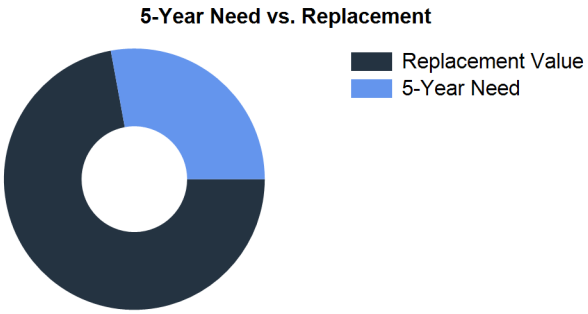


Figure 1: 5-Year FCI

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

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

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$9,473	$630,908	$1,021	$641,401	8.54 %
Roofing	$0	$2,051,154	$32,223	$42,142	$0	$2,125,519	28.31 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$785,550	$7,282	$0	$1,839	$794,671	10.58 %
Interior	$0	$0	$729,868	$159,163	$0	$889,031	11.84 %
Mechanical	$0	$35,858	$0	$471,103	$0	$506,961	6.75 %
Electrical	$0	$456,621	$225,426	$25,186	$0	$707,232	9.42 %
Plumbing	$0	$0	$13,758	$157,004	$0	$170,762	2.27 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$485	$1,673,028	$0	$1,673,513	22.29 %
Total:	$0	$3,329,183	$1,018,514	$3,158,535	$2,860	$7,509,092	

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

Roofing	-	$2,125,519
Specialties	-	$1,673,513
Interior	-	$889,031

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

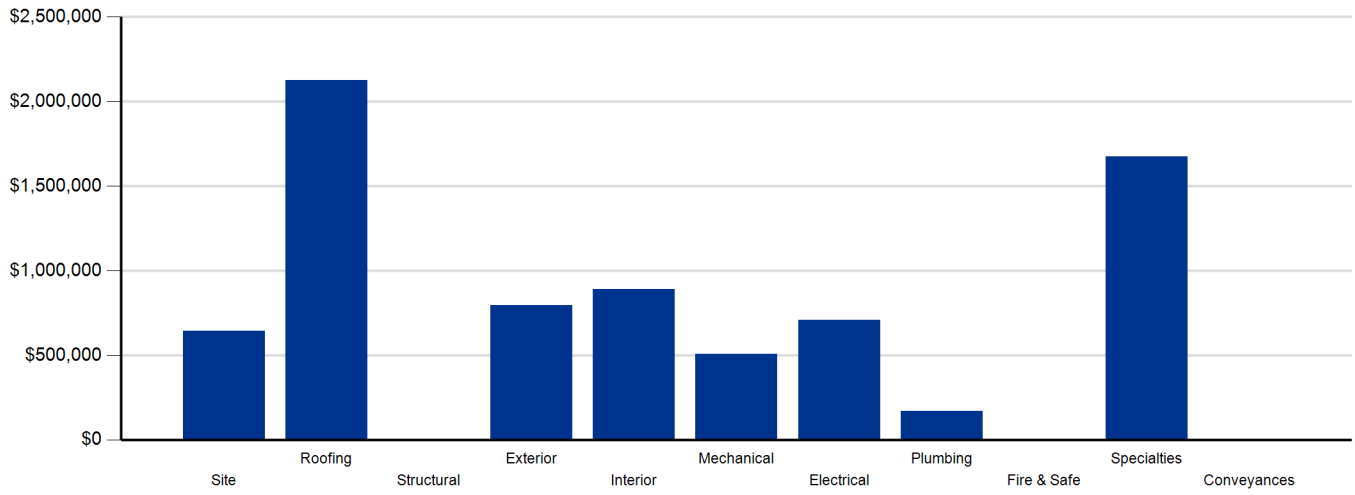


Figure 2: System Deficiencies

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	$119,619	$0	$389,360	$445,912	$954,891
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$8,920	$0	$8,920
Interior	$0	$18,557	$729,034	$812,373	$925,874	$2,485,838
Mechanical	$811,832	$343,483	$775,234	$776,323	$2,466,877	$5,173,749
Electrical	$0	$0	$0	$155,495	$4,125,990	$4,281,485
Plumbing	$6,182	$0	$6,559	$718,528	$26,523	$757,792
Fire and Life Safety	$0	$0	$0	$1,005,621	$917,075	$1,922,696
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$605,452	$0	$605,452
Total	**$818,014**	**$481,659**	**$1,510,826**	**$4,472,070**	**$8,908,251**	**$16,190,821**

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	$954,891	$159,191	$0	$7,465	$0	$233,997	$400,653	$1,355,544
Roofing	$0	$0	$0	$564,668	$0	$43,548	$608,216	$608,216
Exterior	$8,920	$0	$0	$0	$0	$215,024	$215,024	$223,944
Interior	$2,485,838	$680,741	$128,748	$466,659	$223,459	$205,623	$1,705,231	$4,191,068
Mechanical	$5,173,749	$0	$0	$461,403	$0	$27,736	$489,139	$5,662,888
Electrical	$4,281,485	$0	$0	$330,994	$0	$65,369	$396,364	$4,677,849
Plumbing	$757,792	$129,134	$0	$18,879	$0	$2,057,144	$2,205,158	$2,962,949
Fire and Life Safety	$1,922,696	$0	$0	$431,475	$1,383,816	$0	$1,815,291	$3,737,986
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$605,452	$0	$0	$188,690	$0	$0	$188,690	$794,142
Total	**$16,190,821**	**$969,066**	**$128,748**	**$2,470,233**	**$1,607,275**	**$2,848,442**	**$8,023,765**	**$24,214,585**

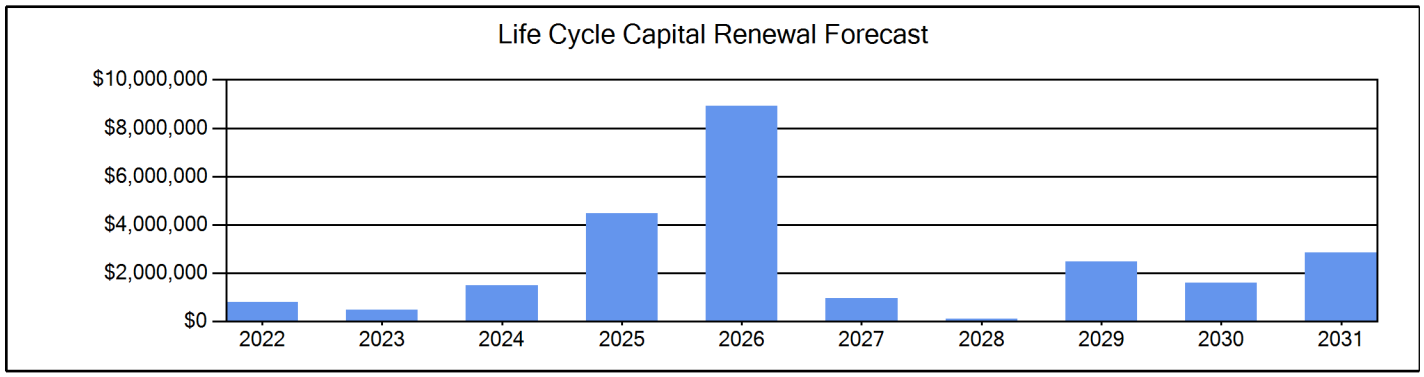


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$2,051,154
Aluminum Window Replacement		$155,198
Metal Exterior Door Replacement		$132,438
Steel Window Replacement		$497,914
Air Cooled Condenser Replacement		$18,115
Ductless Split System AC Replacement		$15,300
Electric Unit Heater Replacement		$2,443
Electrical Transformer Replacement		$16,319
Exterior Dry Type Transformer Replacement		$133,728
Motor Control Center Replacement		$112,099
Panelboard Replacement		$146,693
Public Address Repair		$11,692
Switchgear Replacement		$36,090
	Total for Priority 2	**$3,329,183**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	300	SF	3	$3,195	8053
Note: Damaged						
Location: Near Boiler Room						
Asphalt Paving Replacement	Capital Renewal	150	CAR	4	$204,600	8051
Note: Faded, Cracked						
Location: Various Locations						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	80	LF	4	$3,550	8045
Note: Damaged						
Location: West Side Of Track						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	80	LF	4	$5,893	8046
Note: Damaged						
Location: Baseball Field						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$139,668	8048
Note: Damaged						
Location: Tennis Courts						
Track Replacement	Capital Renewal	1	Ea.	4	$277,197	8047
Note: Faded And Cracked						
Location: East Side Of Site						
Tree Trimming	Deferred Maintenance	4	Ea.	5	$1,021	8055
Note: Fallen Trees						
Location: Around Track						
	Sub Total for System	**7**	**items**		**$635,123**	
	Sub Total for School and Site Level	**7**	**items**		**$635,123**	

Building: 5010 - Building 5010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	8057
Note: No ADA Signage						
Location: Front Entry						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	28,500	SF	2	$923,505	10678
Roof Drain Cleaning	Deferred Maintenance	7	Ea.	3	$5,487	8065
Note: 2 Roof Drains Have No Grated Cap, 5 Roof Drains Clogged With Debris						
Location: Various Locations						
Roof Cleaning	Deferred Maintenance	75,350	SF	4	$16,462	8064
Note: Leaf Debris On Roof						
Location: Various Locations						
	Sub Total for System	**3**	**items**		**$945,454**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	19	Door	2	$66,219	8080
Note: Beyond Useful Life						
Location: All Exterior Doors						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	2,496	SF	2	$339,191	8078
Note: Beyond Useful Life						
Location: All Exterior Windows						
Steel Window Replacement	Capital Renewal	224	SF	2	$30,440	8079
Note: Beyond Useful Life						
Location: All Exterior Windows						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	8058
Note: Not Compliant						
Location: Main Entry At Northeast Corner						
Exterior Painting	Capital Renewal	1,000	SF Wall	5	$1,226	8077
Note: Paint Chipped And Faded						
Location: Concrete Soffits, East And West Elevations, And Courtyard						
	Sub Total for System	**5**	**items**		**$439,503**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	126	Door	3	$131,519	8092
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	126	Door	3	$222,186	8090
Note: Beyond Useful Life						
Location: All Wooden Interior Doors						
Toilet Partition Replacement	Capital Renewal	23	Stall	4	$43,604	8081
Note: Beyond Useful Life						
Location: Rooms: 142.7, 142.8, 8.1, 8.2, 108.1, 108.2						
Vinyl Composition Tile Replacement	Capital Renewal	110	SF	4	$880	8088
Note: Beyond Useful Life Vat						
Location: Room 98.6						
	Sub Total for System	**4**	**items**		**$398,189**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,222	8152
Note: Damaged						
Location: Next To Room 2						
Existing Controls Are Obsolete	Capital Renewal	75,350	SF	4	$191,076	10404
	Sub Total for System	**2**	**items**		**$192,298**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	8109
Note: Beyond Useful Life						
Location: Electrical Room						
Exterior Dry Type Transformer Replacement	Capital Renewal	4	Ea.	2	$133,728	8136
Note: Beyond Useful Life						
Location: Rooftop						
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	$51,486	8107
Note: 800 Amps, 28 Loads, 1 Motor Controller Center						
Location: Electrical Room						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$10,341	8118
Note: Beyond Useful Life						
Location: Hallway, Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$7,355	8125
Note: Beyond Useful Life						
Location: Bathroom In Counseling Office						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$26,435	8127
Note: Beyond Useful Life						
Location: Hallway						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	8129
Note: Beyond Useful Life						
Location: Electrical Room						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$10,462	8131
Note: Beyond Useful Life						
Location: Hallway						
Public Address Repair	Deferred Maintenance	26	Ea.	2	$11,692	8112
Note: Install 26 Speakers						
Location: Throughout Building 5010						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$36,090	8104
Note: Beyond Useful Life 1000 Amps						
Location: Electrical Room						
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	8139
Note: Broken						
Location: Multiple Locations						
Electrical Receptacle Replacement	Capital Renewal	222	Ea.	3	$27,888	8133
Note: Beyond Useful Life Gcfis And Regular Receptacles						
Location: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	8141
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	75,350	SF	3	$55,321	8138
Note: Not Existing						
Location: Building 5010						
Canopy Lighting Installation	Functional Deficiency	1	Ea.	4	$1,569	8140
Note: Not Existing						
Location: Exterior Lighting						
Electrical Circuit Installation	Functional Deficiency	2	EACH	4	$2,607	8132
Note: Not Existing						
Location: Building 5010						
Incandescent Lighting Replacement	Capital Renewal	2	Ea.	4	$1,234	8144
Note: Beyond Useful Life						
Location: Kitchen Outside Storage						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	4	$8,193	8145
Note: Abandoned Equipment						
Location: Multiple Locations						
	Sub Total for System	**18**	**items**		**$403,563**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	2	Ea.	3	$9,513	8150
Note: Beyond Useful Life						
Location: Kitchen Restrooms						
Replace classroom lavatory	Capital Renewal	40	Ea.	4	$96,442	8148
Note: Beyond Useful Life						
Location: Various Classrooms						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	$5,108	8149
Note: Beyond Useful Life						
Location: Kitchen Restrooms						
	Sub Total for System	**3**	**items**		**$111,063**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	8	LF	3	$485	8060
Note: Not Compliant						
Location: Reception Room 98						

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	7	Ea.	4	$3,506	8100
Note: Beyond Useful Life Staff Lockers						
Location: Room 141 -Kitchen Restrooms						
Replace Cabinetry In Classes/Labs	Capital Renewal	31	Room	4	$256,533	8097
Note: Beyond Useful Life						
Location: Classrooms, And Rooms: 10 - 13, 142						
	Sub Total for System	**3**	**items**		**$260,524**	
	Sub Total for Building 5010 - Building 5010	**39**	**items**		**$2,750,720**	

Building: 5011 - Building 5011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	140	LF	3	$680	8167
Note: Clogged With Debris						
Location: Perimeter Of Courtyard						
Roof Cleaning	Deferred Maintenance	16,700	SF	4	$3,648	8166
Note: Leaf Debris						
Location: Various Locations						
	Sub Total for System	**2**	**items**		**$4,328**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	$13,941	8168
Note: Beyond Useful Life						
Location: All Exterior Metal Doors						
Steel Window Replacement	Capital Renewal	912	SF	2	$123,935	8169
Note: Beyond Useful Life						
Location: All Exterior Windows						
Steel Window Replacement	Capital Renewal	32	SF	2	$4,349	8170
Note: Beyond Useful Life						
Location: All Exterior Windows						
	Sub Total for System	**3**	**items**		**$142,224**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	38	Door	3	$39,664	8173
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	38	Door	3	$67,008	8172
Note: Beyond Useful Life						
Location: All Interior Wooden Doors						
Toilet Partition Replacement	Capital Renewal	10	Stall	4	$18,958	8171
Note: Beyond Useful Life						
Location: Rooms 133.1, 133.2						
	Sub Total for System	**3**	**items**		**$125,631**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	16,700	SF	4	$24,295	10405
	Sub Total for System	**1**	**items**		**$24,295**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,231	8178
Note: Beyond Useful Life						
Location: Lower Level Storage Room, Upper Level Hallway						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	8179
Note: Beyond Useful Life						
Location: Lower Level Storage Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$11,603	8180
Note: Beyond Useful Life						
Location: Hallway Upper Level						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$7,355	8181
Note: Beyond Useful Life 120 And 240 150A						
Location: Custodial Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	8182
Note: Beyond Useful Life						
Location: Lower Level Storage Room						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	8186
Note: Beyond Useful Life						
Location: Outside Art Room						
Electrical Receptacle Replacement	Capital Renewal	20	Ea.	3	$2,512	8184
Note: Beyond Useful Life						
Location: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	8187
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	16,700	SF	3	$12,261	8185
Note: Not Existing						
Location: Building 5011						
Electrical Circuit Installation	Functional Deficiency	2	EACH	4	$2,607	8183
Note: Not Existing						
Location: Building 5011						
	Sub Total for System	**10**	**items**		**$60,902**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Condensate Drain Repair	Deferred Maintenance	2	Ea.	3	$531	8191
Note: Damaged						
Location: Rooftop						
Replace classroom lavatory	Capital Renewal	1	Ea.	4	$2,411	8189
Note: Beyond Useful Life						
Location: Room 24						
	Sub Total for System	**2**	**items**		**$2,942**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	26	Ea.	4	$13,023	8177
Note: Beyond Useful Life						
Location: Hallway Outside Room 132.1						
Replace Cabinetry In Classes/Labs	Capital Renewal	18	Room	4	$148,954	8175
Note: Beyond Useful Life						
Location: Rooms: 132, 133, 133.4, 17, 21, 23,Hallway Adjacent To Room 24, Wood Shop, Trophy Case						
	Sub Total for System	**2**	**items**		**$161,977**	
	Sub Total for Building 5011 - Building 5011	**23**	**items**		**$522,299**	

Building: 5012 - Building 5012

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	$5,899	8355
Note: Gym Has Raised Court And Stage That Is Not ADA Accessible						
Location: Room 28 - Gym						
	Sub Total for System	**1**	**items**		**$5,899**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	34,800	SF	2	$1,127,649	10677
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	$971	8351
Note: Clogged With Leaf Debris						
Location: West Side Building 5012 Gutters						
Membrane Flashing At Parapet (>2') Repair	Deferred Maintenance	80	LF	3	$592	8353
Note: Reported Leaks At Gym Wall Below, Repair Flashing						
Location: Northeast Demising Wall And Parapet						
Overflow Drain And Piping Installation	Deferred Maintenance	8	Ea.	3	$11,166	8354
Note: No Proper Drainage System For Inward-Sloping Roof Segments, Major Ponding, Reported Roof Leaks At Gym						
Location: Building 5012 Roof						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	3,000	SF	3	$13,327	8352
Note: Ponding Due To Lack Of Drains And Roof Tapering						
Location: Northeast Demising Wall And Parapet						
Roof Cleaning	Deferred Maintenance	68,404	SF	4	$14,944	8350
Note: Extensive Leaf Debris Build-Up						
Location: West Side Of Building 5012 Roof						
	Sub Total for System	**6**	**items**		**$1,168,649**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	64	SF	2	$6,400	8358
Note: Beyond Useful Life						
Location: All Exterior Steel Windows						
Aluminum Window Replacement	Capital Renewal	1,488	SF	2	$148,798	8359
Note: Beyond Useful Life						
Location: All Exterior Steel Windows						
Metal Exterior Door Replacement	Capital Renewal	15	Door	2	$52,278	8357
Note: Beyond Useful Life						
Location: All Exterior Metal Doors						
Exterior Painting	Capital Renewal	500	SF Wall	5	$613	8356
Note: Chipped And Faded Paint						
Location: East And West Sides Of Building 5012						
	Sub Total for System	**4**	**items**		**$208,089**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	96	Door	3	$100,205	8367
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	96	Door	3	$169,285	8364
Note: Beyond Useful Life						
Location: All Interior Wooden Doors						
Carpet Flooring Replacement	Capital Renewal	500	SF	4	$5,951	8362
Note: Beyond Useful Life - Torn						
Location: Rooms 128.1, And Egress Halls By Mens And Womens Locker Rooms						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	3,000	SF	4	$23,415	8360
Note: Beyond Useful Life						
Location: Rooms 128.5, 128.10, 128.12						
Toilet Partition Replacement	Capital Renewal	35	Stall	4	$66,354	8361
Note: Beyond Useful Life						
Location: Rooms 127.1, 127.2, 128.10, 128.2, And East Of Room 28-Gym By Entry Doors Are More Restrooms						
	Sub Total for System	**5**	**items**		**$365,211**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	3	Ea.	2	$18,115	8397
Note: 2 Ton, Damaged						
Location: Near Cooling Tower						
Ductless Split System AC Replacement	Capital Renewal	3	Ea.	2	$15,300	8399
Note: Beyond Useful Life						
Location: By Rooms 118, 120, 122						
Existing Controls Are Obsolete	Capital Renewal	68,404	SF	4	$173,462	10406
	Sub Total for System	**3**	**items**		**$206,877**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	8375
Note: Beyond Useful Life						
Location: Lower Electrical Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	8376
Note: Beyond Useful Life						
Location: Lower Electrical Room						
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	$26,071	8373
Note: 1 Mcc, 800 Amps, 15 Loads, Beyond Useful Life						
Location: Lower Electrical Rooms						
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	$34,543	8374
Note: 1 Mcc, 800 Amps, 19 Loads, Beyond Useful Life						
Location: Upper Electrical Room						
Panelboard Replacement	Capital Renewal	6	Ea.	2	$15,693	8377
Note: Beyond Useful Life						
Location: Hallway, Lower Level Electrical Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	8378
Note: Beyond Useful Life						
Location: Lower Level Electrical Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$3,982	8379
Note: Beyond Useful Life						
Location: Concession Stand						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$17,623	8380
Note: Beyond Useful Life						
Location: Hallway, Gym						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	8381
Note: 120 And 208 200A, Beyond Useful Life						
Location: Gym						
Electrical Receptacle Replacement	Capital Renewal	50	Ea.	3	$6,281	8382
Note: Beyond Useful Life - Gfci And Regular Receptacles Are Multiple Locations						
Location: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	8386
Note: Beyond Useful Life						
Location: Multiple Locations						
H.I.D. Lighting Replacement	Capital Renewal	51	Ea.	3	$28,288	8391
Note: Beyond Useful Life - Fluorescent Lighting						
Location: Room 28-Gym						
Lightning Protection System Installation	Functional Deficiency	68,404	SF	3	$50,222	8383
Note: Not Existing						
Location: Building 5012						
Mounted Building Lighting Installation	Functional Deficiency	2	Ea.	3	$2,784	8385
Note: Not Existing						
Location: Multiple Locations						
Canopy Lighting Installation	Functional Deficiency	1	Ea.	4	$1,569	8384
Note: Not Existing						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Courtyard						
	Sub Total for System	**15**	**items**		**$211,542**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Condensate Drain Repair	Deferred Maintenance	2	Ea.	3	$531	8400
Note: Damaged, Needs Repair						
Location: Rooftop						
Replace classroom lavatory	Capital Renewal	22	Ea.	4	$53,043	8394
Note: Beyond Useful Life						
Location: Rooms 18, 20						
	Sub Total for System	**2**	**items**		**$53,574**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	1,200	Seat	4	$466,070	8372
Note: Retractable Wooden Bleachers Are Old With Mech Issues						
Location: Room 28-Gym						
Metal Gym Locker Replacement	Capital Renewal	786	Ea.	4	$358,767	8371
Note: Beyond Useful Life						
Location: Rooms 128.6, 128.10, 128.12, 128.18						
Metal Student Lockers Replacement	Capital Renewal	4	Ea.	4	$2,003	8369
Note: Staff Lockers, Beyond Useful Life						
Location: Room 128.1						
Metal Student Lockers Replacement	Capital Renewal	566	Ea.	4	$283,493	8370
Note: Beyond Useful Life						
Location: Lockers On First Floor Hallway						
Replace Cabinetry In Classes/Labs	Capital Renewal	17	Room	4	$140,679	8368
Note: Beyond Useful Life						
Location: Room 20, All Classrooms, And Box Office East Of Room 28						
	Sub Total for System	**5**	**items**		**$1,251,012**	
	Sub Total for Building 5012 - Building 5012	**41**	**items**		**$3,470,853**	

Building: 5013 - Building 5013

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	3	$252	8432
Note: No ADA Signage						
Location: Entry Doors With Power Assist						
	Sub Total for System	**1**	**items**		**$252**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Cleaning	Deferred Maintenance	32,443	SF	4	$7,088	8430
Note: Debris Build-Up						
Location: South Side Of Building						
	Sub Total for System	**1**	**items**		**$7,088**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	3	$4,855	8433
Note: Entry Doors Have Power Assist Hardware, No External Button To Activate						
Location: South Entry Doors And East Entry Doors						
	Sub Total for System	**1**	**items**		**$4,855**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,222	8422
Note: Damaged						
Location: Room 216						
Existing Controls Are Obsolete	Capital Renewal	32,443	SF	4	$82,270	10407
	Sub Total for System	**2**	**items**		**$83,492**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	32,443	SF	3	$23,819	8425
Note: Not Existing						
Location: Building 5013						
Incandescent Lighting Replacement	Capital Renewal	12	Ea.	4	$7,406	8429
Note: Beyond Useful Life Incandescent Bulbs						
Location: Dressing Rooms						
	Sub Total for System	**2**	**items**		**$31,226**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Condensate Drain Repair	Deferred Maintenance	12	Ea.	3	$3,184	8423
Note: Damaged						
Location: Multiple Locations						
	Sub Total for System	**1**	**items**		**$3,184**	
	Sub Total for Building 5013 - Building 5013	**8**	**items**		**$130,096**	
	Total for Campus	**118**	**items**		**$7,509,092**	

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
Roadway Pavement	Asphalt Driveways	3	18,650	SF	$119,619	2
Fences and Gates	Fencing - Chain Link (4 Ft)	3	2,240	LF	$111,872	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	470	LF	$38,964	4
Note:	10' fence					
Pedestrian Pavement	Sidewalks - Concrete	3	19,900	SF	$238,523	4
Parking Lot Pavement	Asphalt	3	282	CAR	$445,912	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,810	LF	$159,191	6
Note:	6' fence					
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	80	LF	$7,465	8
Roadway Pavement	Asphalt Driveways	3	28,800	SF	$233,997	10
		Sub Total for System	**8**	**items**	**$1,355,544**	
		Sub Total for Building -	**8**	**items**	**$1,355,544**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2	4,500	SF	$180,213	8
		Sub Total for System	**1**	**items**	**$180,213**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,261	SF	$4,189	4
		Sub Total for System	**1**	**items**	**$4,189**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	1,507	SF	$1,300	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	70,076	SF	$421,016	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	73,843	SF	$350,132	4
Carpeting	Carpet	4	9,042	SF	$121,132	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	48,978	SF	$454,142	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	70,076	SF	$327,593	6
Suspended Plaster and	Painted ceilings	5	3,768	SF	$9,346	8
Interior Swinging Doors	Metal Door (Steel)	3	16	Door	$55,144	8
Interior Door Supplementary Components	Door Hardware	3	16	Door	$28,291	8
Compartments and Cubicles	Toilet Partitions	4	23	Stall	$58,600	10
		Sub Total for System	**10**	**items**	**$1,826,695**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	31	Ea.	$325,536	1
Note:	hot water					
Exhaust Air	Wall Exhaust Fan	3	3	Ea.	$13,745	1
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$9,470	2
Note:	1.5 tons					
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$6,406	2
Note:	1.5 tons					
Decentralized Cooling	Window Units	5	1	Ea.	$3,078	2
HVAC Air Distribution	AHU 10,000 CFM Interior	2	3	Ea.	$257,212	2
Note:	6000 cfm					
HVAC Air Distribution	AHU 2,000 CFM Interior	2	2	Ea.	$57,880	2
Note:	800 cfm					
Heat Generation	Boiler - Steel Tube (8375 MBH)	2	1	Ea.	$286,374	3
Note:	6500 mbh					
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$59,410	3
Note:	233 tons					

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	1/12 hp					
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	1/2 hp					
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	4	Ea.	$59,099	3
Note:	15 hp					
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	5	Ea.	$80,502	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$13,593	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	75,350	SF	$146,853	5
Exhaust Air	Roof Exhaust Fan - Small	3	9	Ea.	$19,223	5
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$8,758	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8
	Sub Total for System		**19**	**items**	**$1,378,784**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	11	Ea.	$10,496	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	75,350	SF	$56,441	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	12	Ea.	$27,243	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	75,350	SF	$1,506,052	5
Power Distribution	Power Wiring	3	75,350	SF	$97,539	5
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	$29,397	8
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	$29,397	8
Note:	120/208 250A					
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
Power Distribution	Panelboard - 277/480 100A	3	2	Ea.	$15,932	8
Power Distribution	Panelboard - 120/208 100A	3	3	Ea.	$9,940	8
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$65,369	10
Note:	generator size could not be seen, two breakers at 70A and 80A could be seen on either side					
	Sub Total for System		**13**	**items**	**$1,896,622**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,182	1
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,559	3
Plumbing Fixtures	Restroom Lavatory	3	19	Ea.	$54,612	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	32	Ea.	$171,318	4
Plumbing Fixtures	Urinals	3	9	Ea.	$12,897	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,958	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$10,491	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	75,350	SF	$202,796	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	75,350	SF	$455,983	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	75,350	SF	$307,266	10
	Sub Total for System		**11**	**items**	**$1,236,747**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	75,350	SF	$917,075	5
Fire Detection and Alarm	Fire Alarm	1	75,350	SF	$540,550	9
	Sub Total for System		**2**	**items**	**$1,457,625**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	1,074	Ea.	$605,452	4
	Sub Total for System		**1**	**items**	**$605,452**	
	Sub Total for Building 5010 - Building 5010		**58**	**items**	**$8,586,327**	

Building: 5011 - Building 5011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2	9,600	SF	$384,455	8
Low-Slope Roofing	Modified Bitumen	2	1,000	SF	$43,548	10
		Sub Total for System	**2**	**items**	**$428,003**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	501	SF	$929	4
		Sub Total for System	**1**	**items**	**$929**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	167	SF	$144	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	15,698	SF	$94,313	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	16,533	SF	$78,393	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	7,348	SF	$68,134	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	15,698	SF	$73,385	6
Suspended Plaster and	Painted ceilings	5	835	SF	$2,071	8
Interior Swinging Doors	Metal Door (Steel)	3	3	Door	$10,339	8
Interior Door Supplementary Components	Door Hardware	3	3	Door	$5,304	8
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$25,478	10
Athletic Flooring	Athletic/Sport Flooring	4	1,670	SF	$32,371	10
		Sub Total for System	**10**	**items**	**$389,933**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	8	Ea.	$84,009	1
Note:	hot water					
Exhaust Air	Wall Exhaust Fan	3	2	Ea.	$9,439	2
Decentralized Cooling	Heat Pump (3 Ton)	5	2	Ea.	$18,851	4
Note:	2.5 tons, water source					
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$86,894	4
Note:	50 ton					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$33,670	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	3	Ea.	$21,000	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	16,700	SF	$32,548	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	16,700	SF	$232,390	5
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	2	1	Ea.	$124,454	8
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	$7,428	10
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$20,308	10
		Sub Total for System	**13**	**items**	**$707,221**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	8	Ea.	$7,633	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	16,700	SF	$12,509	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	3	Ea.	$6,811	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	16,700	SF	$333,790	5
Power Distribution	Power Wiring	3	16,700	SF	$21,618	5
		Sub Total for System	**5**	**items**	**$382,361**	

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	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Showers	5	1	Ea.	$1,382	4
Plumbing Fixtures	Toilets	3	11	Ea.	$58,890	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	$19,565	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	16,700	SF	$44,946	10

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	16,700	SF	$101,061	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	16,700	SF	$68,100	10
	Sub Total for System		**10**	**items**	**$317,221**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	16,700	SF	$197,333	4
Fire Detection and Alarm	Fire Alarm	1	16,700	SF	$119,803	9
	Sub Total for System		**2**	**items**	**$317,136**	
	Sub Total for Building 5011 - Building 5011		**43**	**items**	**$2,542,803**	

Building: 5012 - Building 5012

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,052	SF	$3,802	4
Exterior Operating Windows	Aluminum - Windows per SF	2	1,600	SF	$215,024	10
Note:	10'x16', 10 ea.					
	Sub Total for System		**2**	**items**	**$218,826**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	19,837	SF	$17,113	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	35,570	SF	$213,705	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	55,407	SF	$262,716	4
Suspended Plaster and	Painted ceilings	5	12,997	SF	$29,501	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	23,941	SF	$221,991	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	35,570	SF	$166,284	6
Carpeting	Carpet	4	2,052	SF	$29,164	6
Interior Swinging Doors	Metal Door (Steel)	3	29	Door	$99,948	8
Interior Door Supplementary Components	Door Hardware	3	29	Door	$51,276	8
Compartments and Cubicles	Toilet Partitions	4	35	Stall	$89,174	10
	Sub Total for System		**10**	**items**	**$1,180,872**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	37	Ea.	$388,542	1
Note:	hot water					
Heat Generation	Boiler - Steel Tube (8375 MBH)	2	1	Ea.	$286,374	3
Note:	6500 mbh					
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$40,710	3
Note:	70 tons					
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	1/12 hp					
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	1/2 hp					
Facility Hydronic Distribution	Pump - 5HP	4	3	Ea.	$21,111	3
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	5	Ea.	$80,502	4
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	2	1	Ea.	$110,576	4
Note:	94 tons					
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	6	Ea.	$63,317	4
Note:	4 tons					
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,023	4
Decentralized Cooling	Window Units	5	2	Ea.	$6,530	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$86,894	4
Note:	30 ton					
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$67,999	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$33,670	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	3	Ea.	$50,504	4
Note:	4 tons					
Other HVAC Distribution Systems	VFD (15 HP)	3	1	Ea.	$8,238	5
Other HVAC Distribution Systems	VFD (7.5 HP)	3	2	Ea.	$11,385	5

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	3	68,404	SF	$133,315	5
HVAC Air Distribution	AHU 10,000 CFM Interior	2	5	Ea.	$468,438	5
Note:	6000 cfm					
HVAC Air Distribution	Ductwork (Bldg.SF)	3	68,404	SF	$951,883	5
Exhaust Air	Roof Exhaust Fan - Small	3	6	Ea.	$12,816	5
Exhaust Air	Wall Exhaust Fan	3	3	Ea.	$15,471	5
Central Cooling	Chiller - Indoor Water Cooled (450 Ton)	2	1	Ea.	$315,779	8
	Sub Total for System		**25**	**items**	**$3,180,092**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	7	Ea.	$6,680	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	68,404	SF	$51,239	4
Note:	install speakers in hallway					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	8	Ea.	$18,162	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	68,404	SF	$1,367,220	5
Power Distribution	Power Wiring	3	68,404	SF	$88,548	5
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,015	5
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Power Distribution	Panelboard - 120/208 100A	3	4	Ea.	$13,253	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
	Sub Total for System		**10**	**items**	**$1,582,200**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	25	Ea.	$71,857	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Showers	5	53	Ea.	$73,269	4
Plumbing Fixtures	Toilets	3	40	Ea.	$214,147	4
Plumbing Fixtures	Urinals	3	12	Ea.	$17,196	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	7	Ea.	$16,313	4
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	2	Ea.	$5,191	8
Note:	15.4 gpm, gas water heater					
Domestic Water Equipment	Gas Piping System (BldgSF)	2	68,404	SF	$184,102	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	68,404	SF	$413,949	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	68,404	SF	$278,942	10
	Sub Total for System		**10**	**items**	**$1,276,651**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	68,404	SF	$808,287	4
Fire Detection and Alarm	Fire Alarm	1	68,404	SF	$490,721	9
	Sub Total for System		**2**	**items**	**$1,299,009**	
	Sub Total for Building 5012 - Building 5012		**59**	**items**	**$8,737,649**	

Building: 5013 - Building 5013

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	31,145	SF	$152,106	5
Carpeting	Carpet	4	5,515	SF	$78,381	6
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$5,934	6
Interior Door Supplementary Components	Door Hardware	3	75	Door	$128,748	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	25,630	SF	$178,511	8
Suspended Plaster and	Painted ceilings	5	973	SF	$2,413	8
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$24,015	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	21,412	SF	$223,459	9
	Sub Total for System		**8**	**items**	**$793,568**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	2/12 hp					

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	4	Ea.	$66,334	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$14,001	5
Note:	2 tons					
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$14,001	5
Note:	1 ton					
Decentralized Cooling	Ductless Split System (2 Ton)	2	4	Ea.	$20,694	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$34,575	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	5	Ea.	$86,699	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	5	Ea.	$86,699	5
Note:	4 tons					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	4	Ea.	$69,358	5
Note:	3 tons					
	Sub Total for System		**9**	**items**	**$396,791**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	11	Ea.	$10,496	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	2	Ea.	$4,541	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	32,443	SF	$648,451	5
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Note:	panelboard seem to have front covers uprooted, have them affixed at the site					
Power Distribution	Panelboard - 120/208 400A	3	5	Ea.	$73,493	8
Note:	panelboard seem to have front covers uprooted, have them affixed at the site					
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
Note:	panelboard seem to have front covers uprooted, have them affixed at the site					
Power Distribution	Panelboard - 277/480 100A	3	2	Ea.	$15,932	8
Note:	panelboard seem to have front covers uprooted, have them affixed at the site					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	32,443	SF	$27,352	8
	Sub Total for System		**8**	**items**	**$816,667**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	11	Ea.	$33,542	6
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$893	6
Plumbing Fixtures	Showers	5	1	Ea.	$1,466	6
Plumbing Fixtures	Toilets	3	13	Ea.	$73,837	6
Plumbing Fixtures	Urinals	3	3	Ea.	$4,561	6
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$14,835	6
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$3,196	8
Note:	50 gal					
	Sub Total for System		**7**	**items**	**$132,330**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	32,443	SF	$431,474	8
Fire Detection and Alarm	Fire Alarm	1	32,443	SF	$232,741	9
	Sub Total for System		**2**	**items**	**$664,216**	

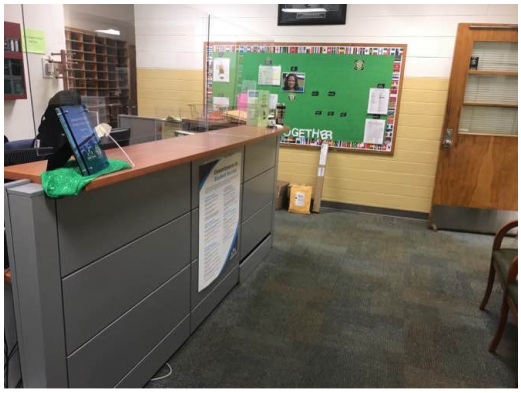
Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	18	Room	$188,690	8
	Sub Total for System		**1**	**items**	**$188,690**	
	Sub Total for Building 5013 - Building 5013		**35**	**items**	**$2,992,262**	
	Total for: Clarkston High School		**203**	**items**	**$24,214,585**	

Supporting Photos

Bathroom Stalls Old Or Inconsistent. Replace All

Exterior Metal Doors Old, Deficient. Replace



Admin / Reception Counters Too Tall, Not ADA-Compliant. Add Lower Height Segments

Trophy Display Cabinetry Old, Deficient. Replace

Classroom Cabinetry Old, Deficient. Replace

Toilet Stalls Old, Deficient, Inconsistent. Replace Throughout

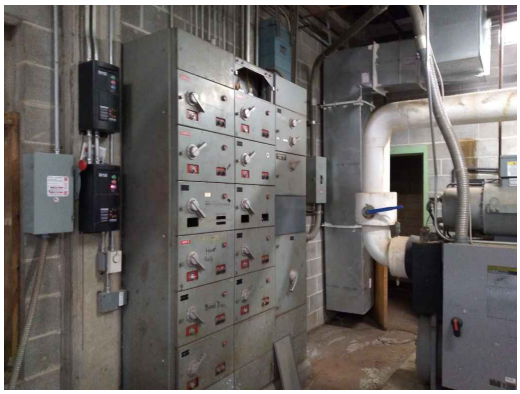
View Of Courtyard From Roof. See Site Form For Drainage Issue

Ponding Occurring At North Demising Wall, Above Gymnasium. Improper Roof Slope And Insufficient Drainage Cause Ponding And Consequent Ponding. Improve Surface Tapering And Add Drainage Capacity

Science Laboratory Cabinetry Old, Deficient. Replace

Replace The Old Dry Type Transformers Inside The Electrical Room

Replace Panelboard Ihc Inside The Electrical Room



Replace Old Mcc In The Lower Level Electrical Room

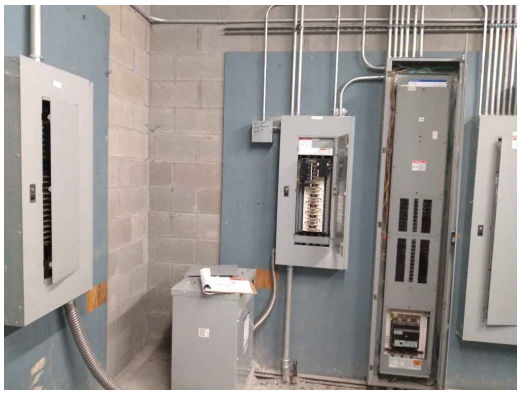
Replace 65KVA Dry Type Transformer In The Mechanical Room

Replace Mcc In The Electrical Room On The Upper Level

Replace Old 45KVA Transformer In The Electrical Room

Replace Old Panelboard 2Hd In The Electrical Room

Replace Old Switchboard And Mcc In The Electrical Room



Install Blanks And Place Internal Covers Of The Panelboards In The Electrical Room