Executive Summary

Dunaire Elementary School is located at 651 South Indian Creek Drive in Stone Mountain, GA. It comprises 67,401 gross square feet. At the time of the assessment the oldest building was 53 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 $7,649,907. 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 Dunaire Elementary School the ten-year need is $13,045,018.

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 Dunaire Elementary School facility has a FCA score of 52.03% which is considered "Poor".

Summary of Findings

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

Table 1: Facility Condition by Building

<table>
<thead>
<tr>
<th>Number</th>
<th>Building Name</th>
<th>Current Deficiencies</th>
<th>5-Year Life Cycle Cost</th>
<th>Yrs 6-10 Life Cycle Cost</th>
<th>Total 5 Yr Need (Yr 1-5 + Current Defs)</th>
<th>Total 10 Yr Need (Yr 1-10 + Current Defs)</th>
<th>Replacement Cost</th>
<th>FCA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Site</td>
<td>Exterior Site</td>
<td>$314,799</td>
<td>$528,202</td>
<td>$71,705</td>
<td>$843,002</td>
<td>$914,706</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Building(s)</td>
<td>2010 Building 2010</td>
<td>$4,152,486</td>
<td>$428,010</td>
<td>$2,061,594</td>
<td>$4,580,496</td>
<td>$6,642,090</td>
<td>$9,161,000</td>
<td>50.00%</td>
</tr>
<tr>
<td></td>
<td>2011 Building 2011</td>
<td>$1,066,999</td>
<td>$112,937</td>
<td>$588,570</td>
<td>$1,179,936</td>
<td>$1,768,506</td>
<td>$2,429,440</td>
<td>51.43%</td>
</tr>
<tr>
<td></td>
<td>2012 Building 2012</td>
<td>$1,930,472</td>
<td>$84,274</td>
<td>$751,930</td>
<td>$2,014,746</td>
<td>$2,786,677</td>
<td>$5,578,950</td>
<td>63.89%</td>
</tr>
<tr>
<td></td>
<td>2020 Building 2020</td>
<td>$185,150</td>
<td>$160,952</td>
<td>$606,937</td>
<td>$346,102</td>
<td>$953,039</td>
<td>$1,518,885</td>
<td>77.21%</td>
</tr>
<tr>
<td>Sub Total for Permanent Building(s):</td>
<td></td>
<td>$7,335,107</td>
<td>$786,173</td>
<td>$4,009,032</td>
<td>$8,121,280</td>
<td>$12,130,312</td>
<td>$18,688,274</td>
<td></td>
</tr>
<tr>
<td>Total for Site:</td>
<td></td>
<td>$7,649,907</td>
<td>$1,314,375</td>
<td>$4,080,736</td>
<td>$8,964,282</td>
<td>$13,045,018</td>
<td>$18,688,274</td>
<td>52.03%</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

Facility Deficiency Priority Levels

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

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

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

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

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $18,688,274. For planning purposes, the total 5-year need at the Dunaire Elementary School is $8,964,282 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Dunaire Elementary School facility has an FCA Score of 52.03%, 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)

<table>
<thead>
<tr>
<th>System</th>
<th>Priority</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$21,011</td>
<td>$260,604</td>
<td>$33,185</td>
<td>$314,799</td>
<td>4.12 %</td>
</tr>
<tr>
<td>Roofing</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$15,356</td>
<td>$1,496</td>
<td>$181</td>
<td>$17,033</td>
<td>0.22 %</td>
</tr>
<tr>
<td>Structural</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Exterior</td>
<td></td>
<td>$0</td>
<td>$170,398</td>
<td>$10,792</td>
<td>$0</td>
<td>$111,347</td>
<td>$292,537</td>
<td>3.82 %</td>
</tr>
<tr>
<td>Interior</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$60,153</td>
<td>$296,039</td>
<td>$0</td>
<td>$356,192</td>
<td>4.66 %</td>
</tr>
<tr>
<td>Mechanical</td>
<td></td>
<td>$0</td>
<td>$1,437,412</td>
<td>$202,530</td>
<td>$124,743</td>
<td>$0</td>
<td>$1,764,685</td>
<td>23.07 %</td>
</tr>
<tr>
<td>Electrical</td>
<td></td>
<td>$0</td>
<td>$322,327</td>
<td>$1,230,042</td>
<td>$0</td>
<td>$0</td>
<td>$1,552,369</td>
<td>20.29 %</td>
</tr>
<tr>
<td>Plumbing</td>
<td></td>
<td>$0</td>
<td>$6,023</td>
<td>$694,532</td>
<td>$104,808</td>
<td>$0</td>
<td>$805,362</td>
<td>10.53 %</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td></td>
<td>$1,728,048</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,728,048</td>
<td>22.59 %</td>
</tr>
<tr>
<td>Conveyances</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$26,581</td>
<td>$0</td>
<td>$0</td>
<td>$26,581</td>
<td>0.35 %</td>
</tr>
<tr>
<td>Specialties</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$728</td>
<td>$791,572</td>
<td>$0</td>
<td>$792,300</td>
<td>10.36 %</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>$1,728,048</td>
<td>$1,936,159</td>
<td>$2,261,724</td>
<td>$1,579,262</td>
<td>$144,713</td>
<td>$7,649,907</td>
<td></td>
</tr>
</tbody>
</table>

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

- Mechanical - $1,764,685
- Fire and Life Safety - $1,728,048
- Electrical - $1,552,369
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)**

<table>
<thead>
<tr>
<th>System</th>
<th>Year 1 2022</th>
<th>Year 2 2023</th>
<th>Year 3 2024</th>
<th>Year 4 2025</th>
<th>Year 5 2026</th>
<th>Total 1-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$497,412</td>
<td>$0</td>
<td>$497,412</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Exterior</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$101,006</td>
<td>$101,006</td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$155,051</td>
<td>$297,962</td>
<td>$25,074</td>
<td>$90,298</td>
<td>$569,285</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$30,791</td>
<td>$109,491</td>
<td>$140,282</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$2,280</td>
<td>$2,280</td>
<td></td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,110</td>
<td>$4,110</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$0</td>
<td>$155,051</td>
<td>$297,962</td>
<td>$558,287</td>
<td>$303,076</td>
<td>$1,314,375</td>
</tr>
</tbody>
</table>

*Revision Date - 09/24/2021*
### Table 3b: Capital Renewal Forecast (Yrs 6-10)

<table>
<thead>
<tr>
<th>System</th>
<th>Total 1-5</th>
<th>Year 6 2027</th>
<th>Year 7 2028</th>
<th>Year 8 2029</th>
<th>Year 9 2030</th>
<th>Year 10 2031</th>
<th>Total 6-10</th>
<th>Total 1-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>$497,412</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$497,412</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$325,217</td>
<td>$0</td>
<td>$2,284,022</td>
<td>$2,609,238</td>
<td>$2,609,238</td>
</tr>
<tr>
<td>Exterior</td>
<td>$101,006</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$23,419</td>
<td>$23,419</td>
<td>$124,426</td>
</tr>
<tr>
<td>Interior</td>
<td>$569,285</td>
<td>$557,101</td>
<td>$0</td>
<td>$34,464</td>
<td>$144,505</td>
<td>$47,573</td>
<td>$783,642</td>
<td>$1,352,927</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$78,516</td>
<td>$0</td>
<td>$3,675</td>
<td>$0</td>
<td>$142,185</td>
<td>$224,376</td>
<td>$224,376</td>
</tr>
<tr>
<td>Electrical</td>
<td>$140,282</td>
<td>$0</td>
<td>$0</td>
<td>$31,388</td>
<td>$0</td>
<td>$8,221</td>
<td>$39,609</td>
<td>$179,890</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$2,280</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$277,250</td>
<td>$277,250</td>
<td>$279,530</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Specialties</td>
<td>$4,110</td>
<td>$123,202</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$123,202</td>
<td>$127,313</td>
</tr>
<tr>
<td>Total</td>
<td>$1,314,375</td>
<td>$758,819</td>
<td>$0</td>
<td>$394,743</td>
<td>$144,505</td>
<td>$2,782,669</td>
<td>$4,080,736</td>
<td>$5,395,112</td>
</tr>
</tbody>
</table>

**Figure 3: Ten Year Capital Renewal Forecast**
# Summary of High Priority Deficiencies

## Priority 1 - Mission Critical Concerns

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Exit Signage Replacement</td>
<td>$6,581</td>
</tr>
<tr>
<td>Emergency Lighting System Replacement</td>
<td>$28,353</td>
</tr>
<tr>
<td>Fire Alarm Panel Replacement</td>
<td>$6,457</td>
</tr>
<tr>
<td>Fire Alarm Replacement</td>
<td>$370,582</td>
</tr>
<tr>
<td>Fire Sprinkler System Replacement (SF Basis)</td>
<td>$606,520</td>
</tr>
<tr>
<td>Security Alarm Replacement</td>
<td>$707,623</td>
</tr>
<tr>
<td>Wall Pack Lighting Replacement</td>
<td>$1,932</td>
</tr>
</tbody>
</table>

**Total for Priority 1** $1,728,048

## Priority 2 - Indirect Impact to Educational Mission

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum Window Replacement</td>
<td>$170,398</td>
</tr>
<tr>
<td>Ductless Split System AC Replacement</td>
<td>$5,100</td>
</tr>
<tr>
<td>Ductwork Replacement (SF Basis)</td>
<td>$743,307</td>
</tr>
<tr>
<td>Gas Piping Replacement (SF Basis)</td>
<td>$124,010</td>
</tr>
<tr>
<td>Gas Unit Heater Replacement</td>
<td>$19,497</td>
</tr>
<tr>
<td>Heat Pump HVAC Component Replacement</td>
<td>$351,737</td>
</tr>
<tr>
<td>Package Roof Top Unit Repair</td>
<td>$1,881</td>
</tr>
<tr>
<td>Package Roof Top Unit Replacement</td>
<td>$164,384</td>
</tr>
<tr>
<td>Radiant Heater (Ceiling Panel) Replacement</td>
<td>$22,331</td>
</tr>
<tr>
<td>Thru Wall AC Replacement</td>
<td>$5,164</td>
</tr>
<tr>
<td>Electrical Transformer Replacement</td>
<td>$45,812</td>
</tr>
<tr>
<td>Generator Replacement</td>
<td>$80,679</td>
</tr>
<tr>
<td>Panelboard Replacement</td>
<td>$195,837</td>
</tr>
<tr>
<td>Water Heater Replacement</td>
<td>$6,023</td>
</tr>
</tbody>
</table>

**Total for Priority 2** $1,936,159
## Deficiency Summary

*(Items below detail the totals referenced in Table 2)*

### Site Level Deficiencies

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground Equipment Replacement</td>
<td>Capital Renewal</td>
<td>1</td>
<td>Ea.</td>
<td>3</td>
<td>$21,011</td>
<td>10433</td>
</tr>
<tr>
<td>Asphalt Paving Replacement</td>
<td>Capital Renewal</td>
<td>88</td>
<td>CAR</td>
<td>4</td>
<td>$120,032</td>
<td>2744</td>
</tr>
<tr>
<td>Asphalt Paving Resurfacing</td>
<td>Deferred Maintenance</td>
<td>31,000</td>
<td>SF</td>
<td>4</td>
<td>$121,225</td>
<td>2745</td>
</tr>
<tr>
<td>Exterior Basketball Goal Replacement</td>
<td>Capital Renewal</td>
<td>3</td>
<td>Ea.</td>
<td>4</td>
<td>$18,766</td>
<td>2746</td>
</tr>
<tr>
<td>Gravel Walks Replacement</td>
<td>Capital Renewal</td>
<td>1,000</td>
<td>SF</td>
<td>4</td>
<td>$581</td>
<td>2747</td>
</tr>
<tr>
<td>Site Signage Replacement</td>
<td>Capital Renewal</td>
<td>18</td>
<td>Ea.</td>
<td>5</td>
<td>$4,084</td>
<td>2748</td>
</tr>
<tr>
<td>Small Bench Replacement</td>
<td>Deferred Maintenance</td>
<td>14</td>
<td>Ea.</td>
<td>5</td>
<td>$27,204</td>
<td>2749</td>
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<tr>
<td>Tree Trimming</td>
<td>Deferred Maintenance</td>
<td>11</td>
<td>Ea.</td>
<td>5</td>
<td>$1,896</td>
<td>2750</td>
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**Sub Total for System** 8 items $314,799

**Sub Total for School and Site Level** 8 items $314,799

### Building: 2010 - Building 2010

#### Roofing

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<tr>
<th>Deficiency</th>
<th>Category</th>
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<tr>
<td>Roof Drain Cleaning</td>
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<td>15</td>
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<td>3</td>
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**Sub Total for System** 3 items $10,049

### Exterior

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**Sub Total for System** 4 items $174,653

### Interior

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**Revision Date - 09/24/2021**
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<td>Testing And Balancing</td>
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Sub Total for System: 6 items  $251,138

Revision Date - 09/24/2021
### Mechanical

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<tr>
<td>Mech Rh</td>
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**Sub Total for System**

**15 items**

**$895,153**

### Electrical

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**Electrical Transformer Replacement**

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<tr>
<th>Note:</th>
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<tbody>
<tr>
<td>Location:</td>
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<table>
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<tbody>
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**Electrical Transformer Replacement**

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**Generator Replacement**

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<tbody>
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**Generator Replacement**

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<tr>
<td>Location:</td>
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<table>
<thead>
<tr>
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<tr>
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<td>Work Room 780, Main Mech</td>
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<table>
<thead>
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<table>
<thead>
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**Exterior Mounted Building Lighting Replacement**

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**Interior Power Wiring Replacement**

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**Lighting Fixtures Replacement**

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**Public Address System Head-End Requires Replacement**

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**Note:** Beyond Useful Life

**Location:**

- Mech Rh
- Main Mech Room
- Main Mech Room
- Work Room 780, Mech Room
- Work Room 780, Main Mech
- Main Mech Room
- Building Perimeter
- Building
## Electrical

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Sub Total for System 19 items $872,720

## Plumbing

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Sub Total for System 10 items $439,927

## Fire and Life Safety

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### Fire and Life Safety

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### Building: 2011 - Building 2011

### Roofing

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**Sub Total for System** 3 items $51,065

### Mechanical

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**Sub Total for System** 8 items $251,965

### Electrical

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<tr>
<td>Lightning Protection System Installation</td>
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## Electrical

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<td>Public Address System Head-End Requires Replacement</td>
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**Sub Total for System**: 8 items $205,068

## Plumbing

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<td>Plumbing / Domestic Water Piping System Is Beyond Its Useful Life</td>
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<td>Toilet Replacement</td>
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<td>Urinal Replacement</td>
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<td>Custodial Mop Or Service Sink Replacement</td>
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<td>Refrigerated Water Cooler Replacement</td>
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<td>Restroom Lavatories Plumbing Fixtures Replacement</td>
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**Sub Total for System**: 8 items $145,677

## Fire and Life Safety

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<tr>
<td>Emergency Lighting System Replacement</td>
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<td>Fire Alarm Replacement</td>
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<td>Fire Sprinkler System Replacement (SF Basis)</td>
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<td>Security Alarm Replacement</td>
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**Sub Total for System**: 4 items $229,998

## Specialties

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<td>Base Storage Cabinet Replacement</td>
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**Revision Date - 09/24/2021**
### Specialties

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<tr>
<td>Replace Cabinetry In Classes/Labs</td>
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<td>Room</td>
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<td>Upper Storage Cabinet Replacement</td>
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**Sub Total for System** 3 items $134,361

**Sub Total for Building 2011 - Building 2011** 39 items $1,066,999

### Building: 2012 - Building 2012

#### Roofing

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<td>Tapered Insulation Installation To Eliminate Ponding When Re-Roofing</td>
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<td>SF</td>
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**Sub Total for System** 2 items $1,974

#### Exterior

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<td>Aluminum Window Replacement</td>
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<td>Brick Exterior Pointing</td>
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**Sub Total for System** 3 items $53,514

#### Interior

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**Sub Total for System** 1 items $53,989

#### Mechanical

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<tr>
<td>Ductwork Replacement (SF Basis)</td>
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<td>Gas Piping Replacement (SF Basis)</td>
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<td>Heat Pump HVAC Component Replacement</td>
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<td>Package Roof Top Unit Replacement</td>
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<td>Large Diameter Exhausts/Hoods Replacement</td>
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# Mechanical Deficiency Category Qty UoM Priority Repair Cost ID
Testing And Balancing Deferred Maintenance 20,121 SF 3 $40,295 2961
Existing Controls Are Obsolete Capital Renewal 20,121 SF 4 $29,271 2958
  Note: Beyond Useful Life
  Location: Building

## Electrical Deficiency Category Qty UoM Priority Repair Cost ID
Electrical Transformer Replacement Capital Renewal 2 Ea. 2 $11,130 2967
  Note: Beyond Useful Life
  Location: Mech Room
Panelboard Replacement Capital Renewal 2 Ea. 2 $10,341 2968
  Note: Beyond Useful Life
  Location: Mech Room
Panelboard Replacement Capital Renewal 2 Ea. 2 $10,341 2969
  Note: Beyond Useful Life
  Location: Mech Rooms
Panelboard Replacement Capital Renewal 2 Ea. 2 $17,623 2970
  Note: Beyond Useful Life
  Location: Mech Rooms
Panelboard Replacement Capital Renewal 2 Ea. 2 $26,119 2971
  Note: Beyond Useful Life
  Location: Mech Rooms
Lighting Fixtures Replacement Capital Renewal 20,121 SF 3 $346,913 2978
  Note: Beyond Useful Life
  Location: Building
Lightning Protection System Installation Functional Deficiency 20,121 SF 3 $14,773 2977
  Note: Beyond Useful Life
  Location: Building
Public Address System Head-End Requires Replacement Functional Deficiency 1 Ea. 3 $6,870 2973
  Note: Beyond Useful Life
  Location: Building
Public Address System Replacement, Non-main Building Deferred Maintenance 20,121 SF 3 $13,391 2972
  Note: Beyond Useful Life
  Location: Building

## Sub Total for System 9 items $590,100

## Plumbing Deficiency Category Qty UoM Priority Repair Cost ID
Water Heater Replacement Capital Renewal 1 Ea. 2 $2,008 2949
  Note: Beyond Useful Life
  Location: Custodian Room
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Capital Renewal 20,121 SF 3 $90,603 2951
  Note: Beyond Useful Life
  Location: Building
Sanitary Sewer Piping Replacement Capital Renewal 20,121 SF 3 $61,053 2952
  Note: Beyond Useful Life
  Location: Building
Toilet Replacement Capital Renewal 5 Ea. 3 $23,783 2956
  Note: Beyond Useful Life
  Location: Clinic And Class
Custodial Mop Or Service Sink Replacement Capital Renewal 1 Ea. 4 $748 2955
  Note: Beyond Useful Life
  Location: Custodian Room

## Sub Total for System 9 items $457,500
### Plumbing

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<tr>
<td>Refrigerated Water Cooler Replacement</td>
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<td>Restroom Lavatories Plumbing Fixtures Replacement</td>
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<td>Ea.</td>
<td>4</td>
<td>$2,554</td>
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<td>Location: Clinic</td>
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**Sub Total for System**: 8 items $187,302

### Fire and Life Safety

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
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<tbody>
<tr>
<td>Emergency Lighting System Replacement</td>
<td>Capital Renewal</td>
<td>20,121</td>
<td>SF</td>
<td>1</td>
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<td>Fire Alarm Replacement</td>
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<td>SF</td>
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<tr>
<td>Fire Sprinkler System Replacement (SF Basis)</td>
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<td>20,121</td>
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**Sub Total for System**: 4 items $528,166

### Specialties

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<th>UoM</th>
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<th>Repair Cost</th>
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</thead>
<tbody>
<tr>
<td>Replace Cabinetry In Classes/Labs</td>
<td>Capital Renewal</td>
<td>7</td>
<td>Room</td>
<td>4</td>
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<tr>
<td>Note: Beyond Useful Life</td>
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**Sub Total for System**: 1 items $57,927

**Sub Total for Building 2012 - Building 2012**: 37 items $1,930,472

### Building: 2020 - Building 2020

### Roofing

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
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<th>Priority</th>
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<tbody>
<tr>
<td>Debris In Gutter Removal</td>
<td>Deferred Maintenance</td>
<td>180</td>
<td>LF</td>
<td>3</td>
<td>$874</td>
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<td>Note: Debris And Trees Growing</td>
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<tr>
<td>Metal Downspout Replacement</td>
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<td>30</td>
<td>LF</td>
<td>3</td>
<td>$667</td>
<td>2721</td>
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<tr>
<td>Note: Damaged</td>
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<tr>
<td>Roof Cleaning</td>
<td>Deferred Maintenance</td>
<td>6,846</td>
<td>SF</td>
<td>4</td>
<td>$1,496</td>
<td>2720</td>
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<td>Note: Weathered</td>
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**Sub Total for System**: 3 items $3,037

### Exterior

<table>
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<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
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<tbody>
<tr>
<td>Exterior Cleaning</td>
<td>Deferred Maintenance</td>
<td>4,800</td>
<td>SF</td>
<td>5</td>
<td>$17,478</td>
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**Sub Total for System**: 1 items $17,478

### Mechanical

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas Unit Heater Replacement</td>
<td>Capital Renewal</td>
<td>4</td>
<td>Ea.</td>
<td>2</td>
<td>$19,497</td>
<td>2990</td>
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<tr>
<td>Note: Beyond Useful Life</td>
<td>Location: Gym</td>
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**Note:**
- Beyond Useful Life
- Damaged
- Weathered
### Mechanical Deficiency

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<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Controls Are Obsolete</td>
<td>Capital Renewal</td>
<td>5,478</td>
<td>SF</td>
<td>4</td>
<td>$7,969</td>
<td>10434</td>
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<td><strong>2 items</strong></td>
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### Electrical Deficiency

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<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Mounted Building Lighting Replacement</td>
<td>Capital Renewal</td>
<td>3</td>
<td>Ea.</td>
<td>3</td>
<td>$2,543</td>
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</tr>
<tr>
<td><strong>Location:</strong> Building</td>
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<tr>
<td>Lightning Protection System Installation</td>
<td>Functional Deficiency</td>
<td>5,478</td>
<td>SF</td>
<td>3</td>
<td>$4,022</td>
<td>2983</td>
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<tr>
<td><strong>Location:</strong> Building</td>
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<tr>
<td>Public Address System Head-End Requires Replacement</td>
<td>Functional Deficiency</td>
<td>1</td>
<td>Ea.</td>
<td>3</td>
<td>$6,870</td>
<td>2980</td>
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<td><strong>Location:</strong> Building</td>
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<tr>
<td>Public Address System Replacement, Non-main Building</td>
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<td>SF</td>
<td>3</td>
<td>$3,646</td>
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### Plumbing Deficiency

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<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Gas Water Heater Replacement</td>
<td>Capital Renewal</td>
<td>1</td>
<td>Ea.</td>
<td>3</td>
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<td>Toilet Replacement</td>
<td>Capital Renewal</td>
<td>4</td>
<td>Ea.</td>
<td>3</td>
<td>$19,027</td>
<td>2988</td>
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</tr>
<tr>
<td><strong>Location:</strong> Restrooms</td>
<td></td>
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<tr>
<td>Custodial Mop Or Service Sink Replacement</td>
<td>Capital Renewal</td>
<td>1</td>
<td>Ea.</td>
<td>4</td>
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<td><strong>Location:</strong> Restrooms</td>
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<tr>
<td>Refrigerated Water Cooler Replacement</td>
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<td>Ea.</td>
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<td>$4,141</td>
<td>2989</td>
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<tr>
<td><strong>Location:</strong> Building</td>
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<tr>
<td>Restroom Lavatories Plumbing Fixtures Replacement</td>
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<td>2</td>
<td>Ea.</td>
<td>4</td>
<td>$5,108</td>
<td>2986</td>
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<td><strong>Note:</strong> Beyond Useful Life</td>
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<tr>
<td><strong>Location:</strong> Restrooms</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
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### Fire and Life Safety Deficiency

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<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Alarm Replacement</td>
<td>Capital Renewal</td>
<td>5,478</td>
<td>SF</td>
<td>1</td>
<td>$30,119</td>
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<tr>
<td><strong>Location:</strong> Building</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Security Alarm Replacement</td>
<td>Capital Renewal</td>
<td>5,478</td>
<td>SF</td>
<td>1</td>
<td>$57,512</td>
<td>2981</td>
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</tr>
<tr>
<td><strong>Location:</strong> Building</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Sub Total for System</strong></td>
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<td></td>
<td></td>
<td><strong>$87,631</strong></td>
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**Sub Total for Building 2020 - Building 2020**

<table>
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<th><strong>Description</strong></th>
<th><strong>Qty</strong></th>
<th><strong>UoM</strong></th>
<th><strong>Priority</strong></th>
<th><strong>Repair Cost</strong></th>
<th><strong>ID</strong></th>
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<tbody>
<tr>
<td><strong>Sub Total for System</strong></td>
<td>17</td>
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### Site Level Life Cycle Items

#### Fences and Gates

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing - Chain Link (8-10 Ft)</td>
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<td>6,000</td>
<td>LF</td>
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<td>$497,412</td>
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Sub Total for System: 1 items $497,412

#### Roofing

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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum panels</td>
<td>4</td>
<td>1,120 SF</td>
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Sub Total for System: 1 items $71,705

#### Electrical

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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pole Lighting</td>
<td>3</td>
<td>5</td>
<td>Ea.</td>
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<td>$30,791</td>
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Sub Total for System: 1 items $30,791

#### Building: 2010 - Building 2010

#### Roofing

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modified Bitumen</td>
<td>2</td>
<td>33,040 SF</td>
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Sub Total for System: 1 items $1,438,821

#### Exterior

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>21 Door</td>
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</table>

Sub Total for System: 1 items $84,846

#### Interior

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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>16,520 SF</td>
<td></td>
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<td>$73,834</td>
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<tr>
<td>Carpet</td>
<td>4</td>
<td>2,974 SF</td>
<td></td>
<td></td>
<td>$37,555</td>
<td>2</td>
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<tr>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>31,388 SF</td>
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<td>$186,578</td>
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<tr>
<td>Painted ceilings</td>
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<td>661 SF</td>
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<td>3</td>
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<tr>
<td>Wood Panel wall</td>
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<td>661 SF</td>
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<td>$11,298</td>
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<td>Toilet Partitions</td>
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<td>12 Stall</td>
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<td>$20,679</td>
<td>5</td>
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<tr>
<td>Ceilings - Acoustical Grid System</td>
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<td>31,388 SF</td>
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<tr>
<td>Ceramic Tile</td>
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<td>991 SF</td>
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<tr>
<td>Quarry Tile</td>
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<td>Wooden Door</td>
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<tr>
<td>Metal Door (Steel)</td>
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<td>6 Door</td>
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<tr>
<td>Carpet</td>
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<td>2,974 SF</td>
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<td></td>
<td>$47,555</td>
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</table>

Sub Total for System: 13 items $908,510

#### Mechanical

<table>
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<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen Exhaust Hoods</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td></td>
<td>$14,141</td>
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</table>

Sub Total for System: 1 items $14,141

#### Plumbing

<table>
<thead>
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<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Heater - Electric - 30 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td></td>
<td>$2,699</td>
<td>10</td>
</tr>
<tr>
<td>Water Heater - Gas - 75 Gallons</td>
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<td>1</td>
<td>Ea.</td>
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<td>$6,573</td>
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</table>

Sub Total for System: 2 items $9,272

#### Specialties

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<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockers, Gym</td>
<td>4</td>
<td>8</td>
<td>Ea.</td>
<td></td>
<td>$4,110</td>
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</table>
## Specialties

<table>
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<tr>
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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casework</td>
<td>Lockers</td>
<td>4</td>
<td>50</td>
<td>Ea.</td>
<td>$29,904</td>
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**Sub Total for System**

- **2 Items**
- **$34,014**

**Sub Total for Building 2010 - Building 2010**

- **20 Items**
- **$2,489,604**

### Building: 2011 - Building 2011

#### Roofing

<table>
<thead>
<tr>
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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Slope Roofing</td>
<td>Modified Bitumen</td>
<td>2</td>
<td>8,762</td>
<td>SF</td>
<td>$381,566</td>
<td>10</td>
</tr>
</tbody>
</table>

**Sub Total for System**

- **1 Items**
- **$381,566**

#### Exterior

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>2</td>
<td>Door</td>
<td>$8,080</td>
<td>5</td>
</tr>
</tbody>
</table>

**Sub Total for System**

- **1 Items**
- **$8,080**

#### Interior

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>4,819</td>
<td>SF</td>
<td>$21,538</td>
<td>2</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>8,149</td>
<td>SF</td>
<td>$49,960</td>
<td>3</td>
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<tr>
<td>Suspended Plaster and</td>
<td>Painted ceilings</td>
<td>5</td>
<td>613</td>
<td>SF</td>
<td>$1,391</td>
<td>5</td>
</tr>
<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>15</td>
<td>Stall</td>
<td>$32,967</td>
<td>5</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>8,149</td>
<td>SF</td>
<td>$38,095</td>
<td>6</td>
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<tr>
<td>Tile Flooring</td>
<td>Ceramic Tile</td>
<td>4</td>
<td>613</td>
<td>SF</td>
<td>$12,158</td>
<td>6</td>
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<tr>
<td>Interior Swinging Doors</td>
<td>Wooden Door</td>
<td>3</td>
<td>13</td>
<td>Door</td>
<td>$27,372</td>
<td>6</td>
</tr>
<tr>
<td>Interior Swinging Doors</td>
<td>Metal Door (Steel)</td>
<td>3</td>
<td>2</td>
<td>Door</td>
<td>$6,892</td>
<td>8</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>4,819</td>
<td>SF</td>
<td>$26,490</td>
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</table>

**Sub Total for System**

- **9 Items**
- **$215,864**

#### Plumbing

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 30 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$2,699</td>
<td>10</td>
</tr>
</tbody>
</table>

**Sub Total for System**

- **1 Items**
- **$2,699**

### Building: 2012 - Building 2012

#### Roofing

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Slope Roofing</td>
<td>Modified Bitumen</td>
<td>2</td>
<td>9,000</td>
<td>SF</td>
<td>$391,930</td>
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</table>

**Sub Total for System**

- **1 Items**
- **$391,930**

#### Exterior

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>2</td>
<td>Door</td>
<td>$8,080</td>
<td>5</td>
</tr>
</tbody>
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**Sub Total for System**

- **1 Items**
- **$8,080**

#### Interior

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>4,950</td>
<td>SF</td>
<td>$22,123</td>
<td>2</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>9,000</td>
<td>SF</td>
<td>$64,071</td>
<td>3</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>9,000</td>
<td>SF</td>
<td>$42,074</td>
<td>6</td>
</tr>
<tr>
<td>Interior Swinging Doors</td>
<td>Wooden Door</td>
<td>3</td>
<td>11</td>
<td>Door</td>
<td>$27,208</td>
<td>9</td>
</tr>
<tr>
<td>Interior Swinging Doors</td>
<td>Metal Door (Steel)</td>
<td>3</td>
<td>2</td>
<td>Door</td>
<td>$6,892</td>
<td>8</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>4,950</td>
<td>SF</td>
<td>$215,864</td>
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**Sub Total for System**

- **6 Items**
- **$175,530**

#### Plumbing

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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 30 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$2,699</td>
<td>10</td>
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**Revision Date - 09/24/2021**
## Plumbing

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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Gas Piping System (Bldg SF)</td>
<td>2</td>
<td>20,121</td>
<td>SF</td>
<td>$54,153</td>
<td>10</td>
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<tr>
<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (Bldg SF)</td>
<td>3</td>
<td>20,121</td>
<td>SF</td>
<td>$121,763</td>
<td>10</td>
</tr>
<tr>
<td>Sanitary Sewerage Piping</td>
<td>Sanitary Sewer Piping</td>
<td>2</td>
<td>20,121</td>
<td>SF</td>
<td>$82,050</td>
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Sub Total for System: 4 items $260,665

Sub Total for Building 2012 - Building 2012: 12 items $836,205

## Building: 2020 - Building 2020

## Roofing

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<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steep Slope Roofing</td>
<td>Metal (Architectural - Standing Seam)</td>
<td>2</td>
<td>6,846</td>
<td>SF</td>
<td>$325,217</td>
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Sub Total for System: 1 item $325,217

## Exterior

<table>
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<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>5 Door</td>
<td></td>
<td>$23,419</td>
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</table>

Sub Total for System: 1 item $23,419

## Interior

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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>822 SF</td>
<td></td>
<td>$4,838</td>
<td>3</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>5,478 SF</td>
<td></td>
<td>$25,974</td>
<td>4</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>6 Stall</td>
<td></td>
<td>$13,187</td>
<td>5</td>
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<tr>
<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>548 SF</td>
<td></td>
<td>$5,081</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>822 SF</td>
<td></td>
<td>$3,842</td>
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Sub Total for System: 5 items $53,023

## Mechanical

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<th>Repair Cost</th>
<th>Remaining Life</th>
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</thead>
<tbody>
<tr>
<td>HVAC Air Distribution</td>
<td>Ductwork (Bldg.SF)</td>
<td>3</td>
<td>5,478 SF</td>
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<td>$78,516</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Window Units</td>
<td>5</td>
<td>1 Ea.</td>
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<td>$3,675</td>
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<tr>
<td>HVAC Air Distribution</td>
<td>AHU 10,000 CFM Outdoor</td>
<td>2</td>
<td>1 Ea.</td>
<td></td>
<td>$128,044</td>
<td>10</td>
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Sub Total for System: 3 items $210,235

## Electrical

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Fixtures</td>
<td>Light Fixtures (Bldg SF)</td>
<td>4</td>
<td>5,478 SF</td>
<td></td>
<td>$109,491</td>
<td>5</td>
</tr>
<tr>
<td>Power Distribution</td>
<td>Panelboard - 120/208 225A</td>
<td>3</td>
<td>1 Ea.</td>
<td></td>
<td>$6,549</td>
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<tr>
<td>Electrical Service</td>
<td>Exterior Dry Type Transformer (75 KVA)</td>
<td>2</td>
<td>1 Ea.</td>
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</tr>
<tr>
<td>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>5,478 SF</td>
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<td>$8,221</td>
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Sub Total for System: 4 items $149,100

## Plumbing

<table>
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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Backflow Preventers - 2 in. (Ea.)</td>
<td>5</td>
<td>1 Ea.</td>
<td></td>
<td>$2,280</td>
<td>5</td>
</tr>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Gas - 30 gallon</td>
<td>2</td>
<td>1 Ea.</td>
<td></td>
<td>$4,615</td>
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</tbody>
</table>

Sub Total for System: 2 items $6,095

Sub Total for Building 2020 - Building 2020: 16 items $767,889

Total for: Dunaire Elementary School: 64 items $5,395,112
Supporting Photos

Eroding Brick Mortar. Needs Repointing

Stage Not ADA Compliant As No Ramp Or Left Available

Trees Growing Against Build Need Trimming

Ponding Water At Roof, Need Tapered Insulation

Correcting Mechanical Roof Equipment Rail. Need To Be Replaced

Modified Bitumen Roof Beyond Useful Life Span. Need To Reroof
Main Office Reception Desk Does None ADA Compliant