FACILITY CONDITION ASSESSMENT

Eldridge L. Miller Elementary School  |  2021
Executive Summary

Eldridge L. Miller Elementary School is located at 919 Martin Road in Stone Mountain, GA. It comprises 72,443 gross square feet. At the time of the assessment the oldest building was 39 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 $5,664,775. 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 Eldridge L. Miller Elementary School the ten-year need is $11,329,029.

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 Eldridge L. Miller Elementary School facility has a FCA score of 65.60% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Eldridge L. Miller Elementary School.

<table>
<thead>
<tr>
<th>Table 1: Facility Condition by Building</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number</strong></td>
</tr>
<tr>
<td>------------</td>
</tr>
<tr>
<td>Exterior Site</td>
</tr>
<tr>
<td>Permanent Building(s)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Sub Total for Permanent Building(s):</td>
</tr>
<tr>
<td>Total for Site:</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.
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 $20,086,269. For planning purposes, the total 5-year need at the Eldridge L. Miller Elementary School is $6,910,441 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Eldridge L. Miller Elementary School facility has an FCA Score of 65.60%, 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>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>$0</td>
<td>$4,177</td>
<td>$65,377</td>
<td>$0</td>
<td>$6,807</td>
<td>$76,361</td>
<td>1.35 %</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$1,531</td>
<td>$2,185</td>
<td>$0</td>
<td>$0</td>
<td>$3,716</td>
<td>0.07 %</td>
</tr>
<tr>
<td>Structural</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>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Interior</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>Mechanical</td>
<td>$0</td>
<td>$1,513,360</td>
<td>$124,807</td>
<td>$110,299</td>
<td>$0</td>
<td>$1,748,465</td>
<td>30.87 %</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$172,321</td>
<td>$1,432,057</td>
<td>$0</td>
<td>$0</td>
<td>$1,604,378</td>
<td>28.32 %</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$0</td>
<td>$238,457</td>
<td>$178,631</td>
<td>$0</td>
<td>$417,088</td>
<td>7.36 %</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$1,814,766</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,814,766</td>
<td>32.04 %</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>0.00 %</td>
</tr>
<tr>
<td>Specialties</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><strong>Total:</strong></td>
<td>$1,814,766</td>
<td>$1,691,389</td>
<td>$1,862,883</td>
<td>$288,930</td>
<td>$6,807</td>
<td>$5,664,775</td>
<td></td>
</tr>
</tbody>
</table>

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

- **Fire and Life Safety** - $1,814,766
- **Mechanical** - $1,748,465
- **Electrical** - $1,604,378
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>
<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>$8,291</td>
<td>$188,597</td>
<td>$196,887</td>
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<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>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$44,852</td>
<td>$517,844</td>
<td>$562,696</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$0</td>
<td>$500</td>
<td>$0</td>
<td>$5,156</td>
<td>$5,657</td>
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<tr>
<td>Electrical</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$24,633</td>
<td>$0</td>
<td>$24,633</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$0</td>
<td>$130,524</td>
<td>$0</td>
<td>$325,269</td>
<td>$455,793</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>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
<td><strong>$131,025</strong></td>
<td><strong>$77,775</strong></td>
<td><strong>$1,038,866</strong></td>
<td><strong>$1,245,666</strong></td>
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</table>
### Table 3b: Capital Renewal Forecast (Yrs 6-10)

<table>
<thead>
<tr>
<th>System</th>
<th>Total 1-5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Total 6-10</th>
<th>Total 1-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>$196,887</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$196,887</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$2,813,163</td>
<td>$128,044</td>
<td>$2,941,208</td>
<td>$2,941,208</td>
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<tr>
<td>Exterior</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$304,546</td>
<td>$304,546</td>
<td>$304,546</td>
</tr>
<tr>
<td>Interior</td>
<td>$562,696</td>
<td>$6,405</td>
<td>$0</td>
<td>$201,567</td>
<td>$494,924</td>
<td>$95,563</td>
<td>$798,459</td>
<td>$1,361,155</td>
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<tr>
<td>Mechanical</td>
<td>$5,057</td>
<td>$64,919</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$10,004</td>
<td>$74,924</td>
<td>$80,580</td>
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<tr>
<td>Electrical</td>
<td>$24,633</td>
<td>$0</td>
<td>$0</td>
<td>$4,255</td>
<td>$0</td>
<td>$65,369</td>
<td>$69,625</td>
<td>$94,257</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$455,793</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,615</td>
<td>$4,615</td>
<td>$460,408</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$67,970</td>
<td>$0</td>
<td>$0</td>
<td>$67,970</td>
<td>$67,970</td>
</tr>
<tr>
<td>Conveyances</td>
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<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>$0</td>
<td>$0</td>
<td>$0</td>
<td>$157,243</td>
<td>$0</td>
<td>$0</td>
<td>$157,243</td>
<td>$157,243</td>
</tr>
<tr>
<td>Total</td>
<td>$1,245,666</td>
<td>$71,324</td>
<td>$0</td>
<td>$481,035</td>
<td>$3,308,087</td>
<td>$608,142</td>
<td>$4,418,588</td>
<td>$5,664,254</td>
</tr>
</tbody>
</table>

#### Figure 3: Ten Year Capital Renewal Forecast

Life Cycle Capital Renewal Forecast

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Facility Condition Assessment
DeKalb County SD - Eldridge L. Miller Elementary School

Revision Date - 09/24/2021
### Summary of High Priority Deficiencies

#### Priority 1 - Mission Critical Concerns

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Alarm Replacement</td>
<td>$398,304</td>
</tr>
<tr>
<td>Fire Sprinkler System Replacement (SF Basis)</td>
<td>$655,905</td>
</tr>
<tr>
<td>Security Alarm Replacement</td>
<td>$760,558</td>
</tr>
<tr>
<td><strong>Total for Priority 1</strong></td>
<td>$1,814,766</td>
</tr>
</tbody>
</table>

#### Priority 2 - Indirect Impact to Educational Mission

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility</td>
<td>$4,177</td>
</tr>
<tr>
<td>Membrane Flashings At Equipment Curb Repair</td>
<td>$1,531</td>
</tr>
<tr>
<td>Boiler Replacement</td>
<td>$51,037</td>
</tr>
<tr>
<td>Ductless Split System AC Replacement</td>
<td>$5,100</td>
</tr>
<tr>
<td>Ductwork Replacement (SF Basis)</td>
<td>$803,829</td>
</tr>
<tr>
<td>Gas Piping Replacement (SF Basis)</td>
<td>$14,659</td>
</tr>
<tr>
<td>Gas Unit Heater Replacement</td>
<td>$19,497</td>
</tr>
<tr>
<td>Heat Exchanger Replacement</td>
<td>$10,693</td>
</tr>
<tr>
<td>HVAC VAV Box Replacement</td>
<td>$247,661</td>
</tr>
<tr>
<td>Mechanical / HVAC Piping / System Is Beyond Its Useful Life</td>
<td>$355,477</td>
</tr>
<tr>
<td>Thru Wall AC Replacement</td>
<td>$5,406</td>
</tr>
<tr>
<td>Electrical Transformer Replacement</td>
<td>$21,355</td>
</tr>
<tr>
<td>Motor Control Center Replacement</td>
<td>$31,088</td>
</tr>
<tr>
<td>Panelboard Replacement</td>
<td>$119,877</td>
</tr>
<tr>
<td><strong>Total for Priority 2</strong></td>
<td>$1,691,389</td>
</tr>
</tbody>
</table>
# Deficiency Summary

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

## Site Level Deficiencies

<table>
<thead>
<tr>
<th>Site</th>
<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></td>
<td>Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility</td>
<td>Deferred Maintenance</td>
<td>50</td>
<td>LF</td>
<td>2</td>
<td>$4,177</td>
<td>1488</td>
</tr>
<tr>
<td></td>
<td>Asphalt Walks Replacement</td>
<td>Capital Renewal</td>
<td>1,250</td>
<td>SF</td>
<td>3</td>
<td>$6,807</td>
<td>3189</td>
</tr>
<tr>
<td>Note:</td>
<td>Old, Cracked</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Front</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Concrete Walks Replacement</td>
<td>Capital Renewal</td>
<td>1,000</td>
<td>SF</td>
<td>3</td>
<td>$10,650</td>
<td>3190</td>
</tr>
<tr>
<td>Note:</td>
<td>Cracked</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Portables And Various Locations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Playground Equipment Replacement</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>3</td>
<td>$42,022</td>
<td>10450</td>
</tr>
<tr>
<td></td>
<td>Site Signage Replacement</td>
<td>Capital Renewal</td>
<td>30</td>
<td>Ea.</td>
<td>5</td>
<td>$6,807</td>
<td>3191</td>
</tr>
<tr>
<td>Note:</td>
<td>Faded</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Front And Back</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Sub Total for System
5 items | $70,462

### Sub Total for School and Site Level
5 items | $70,462

## Building: 2010 - Building 2010

### Site

<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>Access Is Not ADA Compliant - ADA Compliant Ramp Installation</td>
<td>ADA Compliance</td>
<td>1</td>
<td>Ea.</td>
<td>3</td>
<td>$5,899</td>
<td>1489</td>
</tr>
<tr>
<td>Note:</td>
<td>No Ramp At Stage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Sub Total for System
1 items | $5,899

### Roofing

<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>Membrane Flashings At Equipment Curb Repair</td>
<td>Deferred Maintenance</td>
<td>32</td>
<td>LF</td>
<td>2</td>
<td>$1,531</td>
<td>3399</td>
</tr>
<tr>
<td>Note:</td>
<td>Roofing Around Hvac Supports. Support Frame Rusting And Damaging Flashing And Causing Leaks (8 Locations)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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### Sub Total for System
2 items | $2,623

### Mechanical

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Revision Date - 09/24/2021
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Sub Total for System 13 items $1,548,775

### Electrical

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### Sub Total for System

| 26 items | $1,348,733 |

## Plumbing

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Sub Total for System 6 items $274,167

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Sub Total for System 3 items $1,538,341

Sub Total for Building 2010 - Building 2011 51 items $4,718,538

## Building: 2011 - Building 2011

### Roofing

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Sub Total for System 1 items $1,092

## Mechanical

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Sub Total for System 6 items $166,520

## Electrical

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**Sub Total for System** | 6 items | $153,530

## Plumbing

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**Sub Total for System** | 7 items | $112,802

## Fire and Life Safety

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**Sub Total for System** | 3 items | $188,795

## Building: 2020 - Building 2020

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**Sub Total for System** | 3 items | $33,171

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Sub Total for System 3 items $102,116

### Plumbing

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Sub Total for System 6 items $30,120

### Fire and Life Safety

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<td>Note: Beyond Useful Life</td>
<td>Location: Gym</td>
<td></td>
<td></td>
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</table>

Sub Total for System 2 items $87,631

Sub Total for Building 2020 - Building 2020 14 items $253,037

Total for Campus 93 items $5,664,775
## Life Cycle Summary Yrs 1-10

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

### Site Level Life Cycle Items

#### Site

<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>Fences and Gates</td>
<td>Fencing - Chain Link (8-10 Ft)</td>
<td>3</td>
<td>100</td>
<td>LF</td>
<td>$8,291</td>
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<tr>
<td>Parking Lot Pavement</td>
<td>Asphalt</td>
<td>3</td>
<td>80</td>
<td>CAR</td>
<td>$126,500</td>
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<tr>
<td>Roadway Pavement</td>
<td>Asphalt Driveways</td>
<td>3</td>
<td>8,860</td>
<td>SF</td>
<td>$62,097</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
<td></td>
<td>3</td>
<td></td>
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<td><strong>$196,887</strong></td>
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#### 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>
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<tbody>
<tr>
<td>Canopy Roofing</td>
<td>Aluminum panels</td>
<td>4</td>
<td>2,000</td>
<td>SF</td>
<td>$128,044</td>
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<td><strong>Sub Total for System</strong></td>
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<td><strong>$128,044</strong></td>
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#### Electrical

<table>
<thead>
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<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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</thead>
<tbody>
<tr>
<td>Parking Lot Lighting</td>
<td>Pole Lighting</td>
<td>3</td>
<td>4</td>
<td>Ea.</td>
<td>$24,633</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
<td><strong>$24,633</strong></td>
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<tr>
<td><strong>Sub Total for Building -</strong></td>
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<td>5</td>
<td></td>
<td></td>
<td><strong>$349,564</strong></td>
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#### Building: 2010 - Building 2010

#### Roofing

<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>Low-Slope Roofing</td>
<td>Single Ply</td>
<td>2</td>
<td>54,500</td>
<td>SF</td>
<td>$2,248,056</td>
<td>9</td>
</tr>
<tr>
<td><strong>Sub Total for System</strong></td>
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<td>1</td>
<td></td>
<td></td>
<td><strong>$2,248,056</strong></td>
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#### 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 Operating Windows</td>
<td>Aluminum - Windows per SF</td>
<td>2</td>
<td>696</td>
<td>SF</td>
<td>$93,535</td>
<td>10</td>
</tr>
<tr>
<td>Exterior Operating Windows</td>
<td>Aluminum - Windows per SF</td>
<td>2</td>
<td>336</td>
<td>SF</td>
<td>$45,156</td>
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<td><strong>Sub Total for System</strong></td>
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#### Interior

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<tr>
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<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpeting</td>
<td>Carpet</td>
<td>4</td>
<td>2,982</td>
<td>SF</td>
<td>$39,949</td>
<td>4</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>59,645</td>
<td>SF</td>
<td>$380,170</td>
<td>5</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>2,982</td>
<td>SF</td>
<td>$14,564</td>
<td>5</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>19</td>
<td>Stall</td>
<td>$41,758</td>
<td>5</td>
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<tr>
<td>Interior Door Supplementary Components</td>
<td>Door Hardware</td>
<td>3</td>
<td>110</td>
<td>Door</td>
<td>$194,495</td>
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<tr>
<td>Resilient Flooring</td>
<td>Vinyl/Composition Tile Flooring</td>
<td>4</td>
<td>41,752</td>
<td>SF</td>
<td>$435,730</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
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#### Mechanical

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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>Central Cooling</td>
<td>Cooling Tower - Metal (300 Tons)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$64,919</td>
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</tr>
<tr>
<td><strong>Sub Total for System</strong></td>
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<td>1</td>
<td></td>
<td></td>
<td><strong>$64,919</strong></td>
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#### Electrical

<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>Transfer Switches</td>
<td>Automatic Transfer Switch (Amps)</td>
<td>3</td>
<td>104</td>
<td>Amps</td>
<td>$4,255</td>
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<tr>
<td>Packaged Generator Assemblies</td>
<td>Emergency Generator (100 KW)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$65,369</td>
<td>10</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
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<td>2</td>
<td></td>
<td></td>
<td><strong>$69,625</strong></td>
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#### 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>Gas Piping System (BldgSF)</td>
<td>2</td>
<td>59,645</td>
<td>SF</td>
<td>$130,524</td>
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</tr>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Gas - 100 Gallon</td>
<td>2</td>
<td>2</td>
<td>Ea.</td>
<td>$13,916</td>
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<tr>
<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (BldgSF)</td>
<td>3</td>
<td>59,645</td>
<td>SF</td>
<td>$311,353</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
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<td><strong>$455,793</strong></td>
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### Specialties

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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casework Fixed Cabinetry</td>
<td></td>
<td>4</td>
<td>15</td>
<td>Room</td>
<td>$157,243</td>
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Sub Total for System: 1 items = $157,243

Sub Total for Building 2010 - Building 2010: 17 items = $4,329,985

### Building: 2011 - Building 2011

#### 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 Single Ply</td>
<td></td>
<td>2</td>
<td>13,700</td>
<td>SF</td>
<td>$565,108</td>
<td>9</td>
</tr>
</tbody>
</table>

Sub Total for System: 1 items = $565,108

### 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 Operating Windows</td>
<td>Aluminum - Windows per SF</td>
<td>2</td>
<td>84</td>
<td>SF</td>
<td>$11,289</td>
<td>10</td>
</tr>
<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>10</td>
<td>Door</td>
<td>$46,838</td>
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Sub Total for System: 2 items = $58,127

### 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>Carpet</td>
<td></td>
<td>4</td>
<td>366</td>
<td>SF</td>
<td>$4,903</td>
<td>4</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>7,320</td>
<td>SF</td>
<td>$46,657</td>
<td>5</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>366</td>
<td>SF</td>
<td>$1,788</td>
<td>5</td>
</tr>
<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>7</td>
<td>Stall</td>
<td>$15,385</td>
<td>5</td>
</tr>
<tr>
<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>5,124</td>
<td>SF</td>
<td>$53,475</td>
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</table>

Sub Total for System: 5 items = $122,207

### Building: 2020 - Building 2020

#### Exterior

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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>4</td>
<td>Door</td>
<td>$18,736</td>
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Sub Total for System: 1 items = $18,736

### Interior

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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>
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<tbody>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>1,370</td>
<td>SF</td>
<td>$8,732</td>
<td>5</td>
</tr>
<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>4</td>
<td>Stall</td>
<td>$8,791</td>
<td>5</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>1,370</td>
<td>SF</td>
<td>$6,405</td>
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<tr>
<td>Interior Door Supplementary Components</td>
<td>Door Hardware</td>
<td>3</td>
<td>4</td>
<td>Door</td>
<td>$7,072</td>
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<tr>
<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>548</td>
<td>SF</td>
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<tr>
<td>Athletic Flooring</td>
<td>Athletic/Sport Flooring</td>
<td>4</td>
<td>4,930</td>
<td>SF</td>
<td>$95,563</td>
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Sub Total for System: 6 items = $132,282

### Mechanical

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
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<th>Repair Cost</th>
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<tbody>
<tr>
<td>Exhaust Air Interior Ceiling Exhaust Fan</td>
<td></td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$500</td>
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<tr>
<td>Exhaust Air Wall Exhaust Fan</td>
<td></td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$5,156</td>
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<tr>
<td>Decentralized Heating Equipment</td>
<td>Radiant Heater - Radiant Panels - Ceiling</td>
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<td>2</td>
<td>Ea.</td>
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Sub Total for System: 3 items = $15,661

### Plumbing

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<th>LC Type Description</th>
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<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Gas - 30 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$4,615</td>
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</tbody>
</table>

Sub Total for System: 1 items = $4,615

### Fire and Life Safety

<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>Water-Based Fire-Suppression</td>
<td>Fire Sprinkler System (Bldg.SF)</td>
<td>1</td>
<td>5,478</td>
<td>SF</td>
<td>$67,970</td>
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</tr>
</tbody>
</table>

Sub Total for System: 1 items = $67,970

Sub Total for Building 2020 - Building 2020: 12 items = $239,263

Total for: Eldridge L. Miller Elementary School: 42 items = $5,664,254
Supporting Photos

Roof Drain Clogged

Roof HVAC Support Rusting

Repair Sidewalks

Clean Roof Drains