

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Administrative and Instructional Complex (AIC) (EAHS and DECA) | 2021



Executive Summary

Administrative and Instructional Complex (AIC) (EAHS and DECA) is located at 1701 Mountain Industrial Blvd in Stone Mountain, GA. It comprises 293,836 gross square feet. At the time of the assessment the oldest building was 32 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 \$1,659,731. 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 Administrative and Instructional Complex (AIC) (EAHS and DECA) the ten-year need is \$37,760,129.

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 Administrative and Instructional Complex (AIC) (EAHS and DECA) facility has a FCA score of 84.09% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Administrative and Instructional Complex (AIC) (EAHS and DECA).

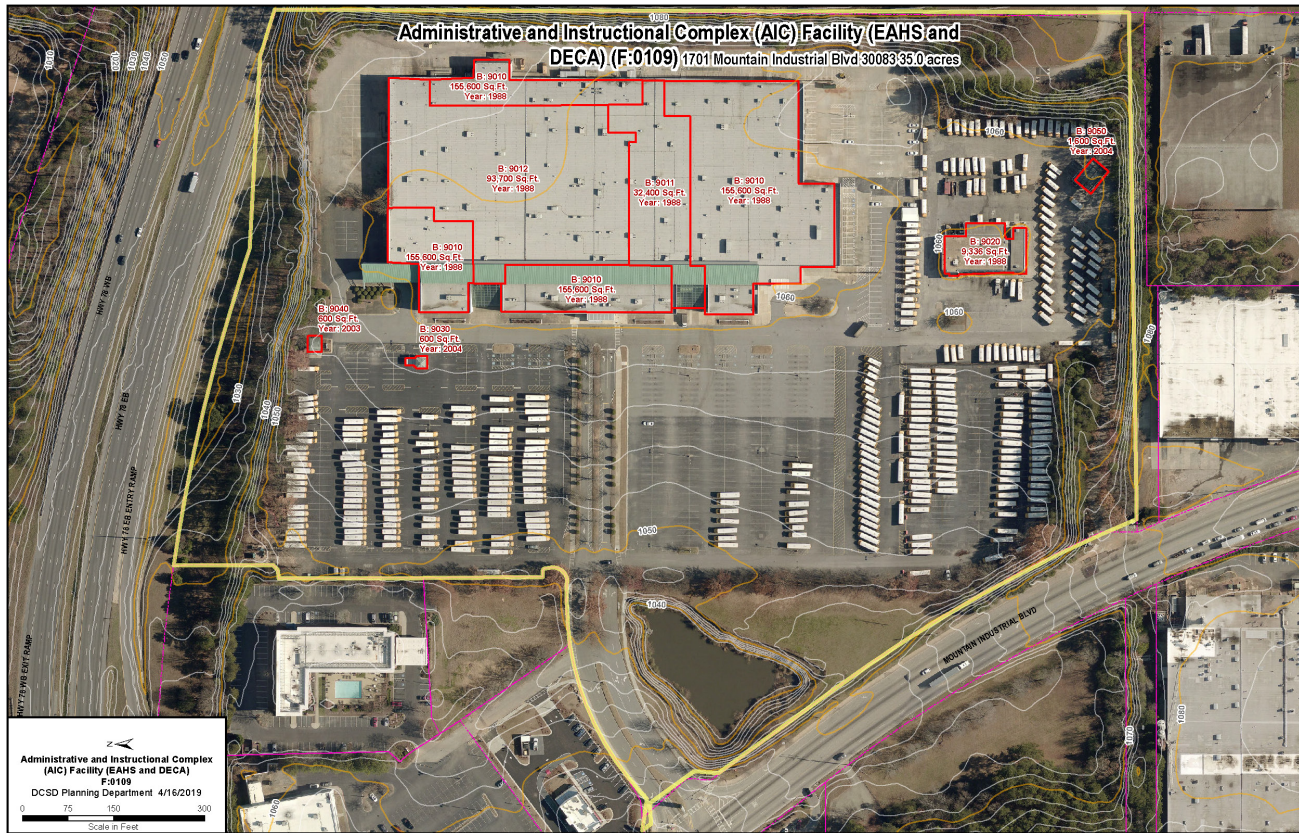
Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
Exterior Site								
	Exterior Site	\$509,008	\$0	\$3,615,308	\$509,008	\$4,124,316		
Permanent Building(s)								
9010	Building 9010	\$364,505	\$6,501,677	\$12,201,521	\$6,866,182	\$19,067,703	\$35,632,400	80.73%
9011	Building 9011	\$88,654	\$948,716	\$2,065,079	\$1,037,371	\$3,102,450	\$7,419,600	86.02%
9012	Building 9012	\$673,272	\$979,395	\$8,379,100	\$1,652,666	\$10,031,766	\$21,457,300	92.30%
9020	Building 9020	\$6,840	\$495,074	\$688,089	\$501,914	\$1,190,003	\$2,137,944	76.52%
9030	Building 9030	\$14,445	\$24,335	\$31,172	\$38,779	\$69,951	\$137,400	71.78%
9040	Building 9040	\$2,606	\$5,402	\$28,335	\$8,008	\$36,344	\$137,400	94.17%
9050	Building 9050	\$402	\$93,493	\$43,702	\$93,895	\$137,597	\$366,400	74.37%
Sub Total for Permanent Building(s):		\$1,150,723	\$9,048,092	\$23,436,999	\$10,198,815	\$33,635,814	\$67,288,444	
Total for Site:		\$1,659,731	\$9,048,092	\$27,052,306	\$10,707,823	\$37,760,129	\$67,288,444	84.09%

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.

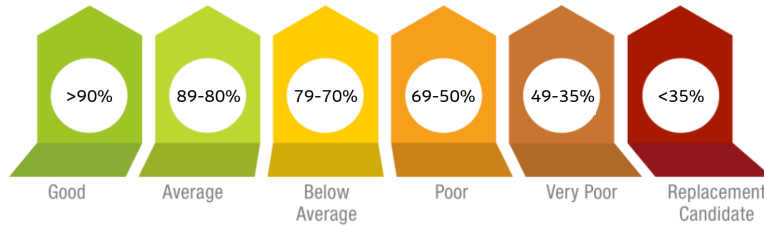
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 \$67,288,444. For planning purposes, the total 5-year need at the Administrative and Instructional Complex (AIC) (EAHS and DECA) is \$10,707,823 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Administrative and Instructional Complex (AIC) (EAHS and DECA) facility has an FCA Score of 84.09%, which is considered "Average".

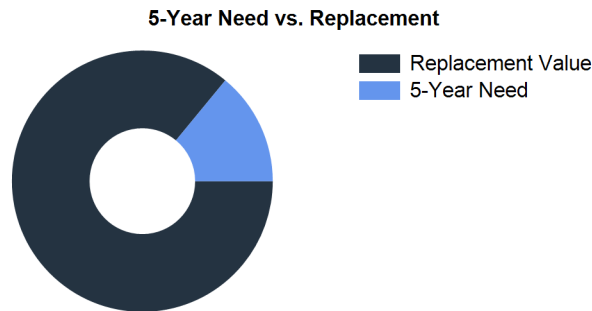


Figure 1: 5-Year FCI

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$508,649	\$359	\$509,008	30.67 %
Roofing	\$0	\$53,346	\$35,168	\$0	\$3,750	\$92,263	5.56 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$15,380	\$562	\$0	\$2,810	\$18,752	1.13 %
Interior	\$0	\$0	\$0	\$3,128	\$0	\$3,128	0.19 %
Mechanical	\$0	\$432,563	\$15,912	\$0	\$848	\$449,323	27.07 %
Electrical	\$0	\$365,535	\$214,655	\$0	\$0	\$580,190	34.96 %
Plumbing	\$0	\$0	\$0	\$2,411	\$0	\$2,411	0.15 %
Fire and Life Safety	\$3,625	\$1,031	\$0	\$0	\$0	\$4,656	0.28 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$3,625	\$867,855	\$266,297	\$514,188	\$7,766	\$1,659,731	

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

Electrical	-	\$580,190
Site	-	\$509,008
Mechanical	-	\$449,323

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

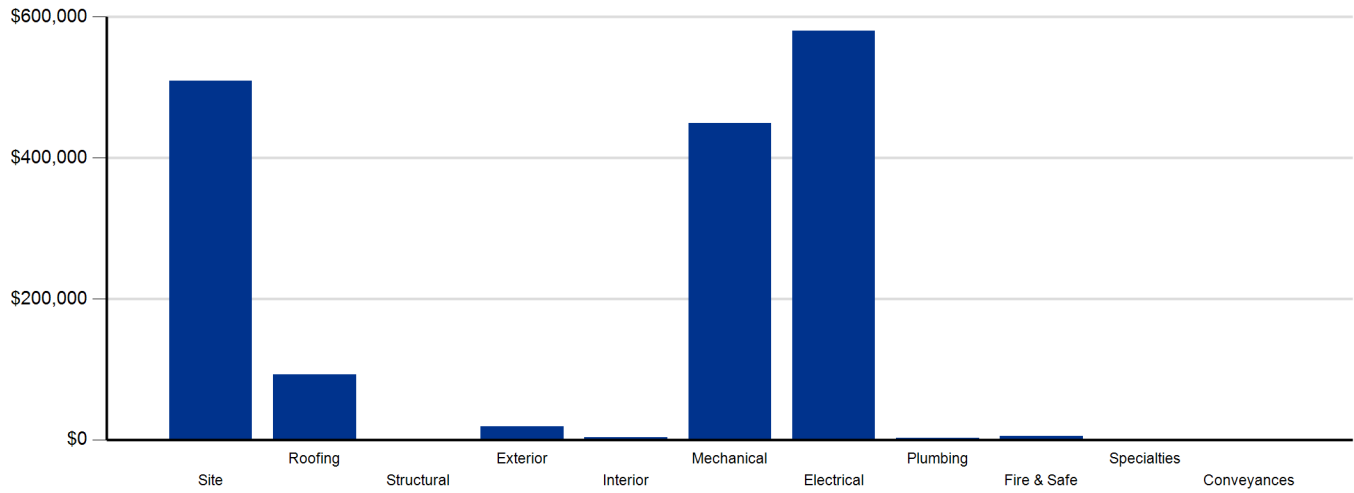


Figure 2: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$383,431	\$383,431
Exterior	\$0	\$0	\$0	\$220,117	\$353,871	\$573,988
Interior	\$0	\$0	\$0	\$46,252	\$171,867	\$218,119
Mechanical	\$0	\$0	\$0	\$2,550,582	\$17,517	\$2,568,098
Electrical	\$0	\$0	\$3,506,845	\$50,801	\$31,784	\$3,589,430
Plumbing	\$0	\$0	\$0	\$22,574	\$0	\$22,574
Fire and Life Safety	\$0	\$0	\$1,692,453	\$0	\$0	\$1,692,453
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$5,199,297	\$2,890,326	\$958,469	\$9,048,092

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031		
Site	\$0	\$0	\$0	\$0	\$0	\$3,615,308	\$3,615,308	\$3,615,308
Roofing	\$383,431	\$0	\$0	\$0	\$0	\$13,101,580	\$13,101,580	\$13,485,010
Exterior	\$573,988	\$139,889	\$3,239	\$0	\$0	\$169,198	\$312,326	\$886,314
Interior	\$218,119	\$3,501,481	\$0	\$2,470,004	\$0	\$196,606	\$6,168,091	\$6,386,209
Mechanical	\$2,568,098	\$0	\$0	\$0	\$0	\$553,980	\$553,980	\$3,122,078
Electrical	\$3,589,430	\$1,929,006	\$0	\$60,723	\$113,350	\$827,700	\$2,930,778	\$6,520,208
Plumbing	\$22,574	\$2,349	\$0	\$39,184	\$0	\$88,165	\$129,697	\$152,272
Fire and Life Safety	\$1,692,453	\$61,292	\$0	\$124,164	\$0	\$0	\$185,456	\$1,877,908
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$13,157	\$0	\$41,931	\$0	\$0	\$55,089	\$55,089
Total	\$9,048,092	\$5,647,174	\$3,239	\$2,736,005	\$113,350	\$18,552,539	\$27,052,306	\$36,100,398

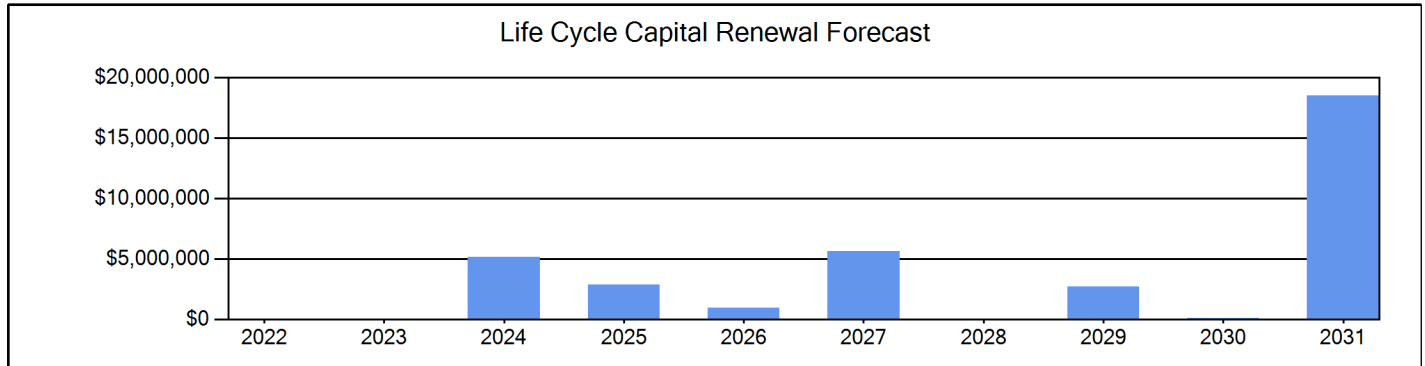


Figure 3: Ten Year Capital Renewal Forecast



Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns	Cost
Security Alarm Camera Replacement	\$2,710
Wall Pack Lighting Replacement	\$915
Total for Priority 1	\$3,625

Priority 2 - Indirect Impact to Educational Mission	Cost
Metal Roof Architectural Roof Covering Replacement	\$1,500
Modified Roof Covering Replacement	\$51,846
Metal Exterior Door Replacement	\$13,941
Storefront/Curtain Wall Replacement (Bldg SF)	\$1,439
Ductless Split System AC Replacement	\$2,824
Fan Coil Unit Replacement	\$1,852
Package Roof Top Unit Replacement	\$427,887
Distribution Panel Replacement	\$94,838
Electrical Transformer Replacement	\$45,011
Panelboard Replacement	\$128,036
Switchgear Replacement	\$97,650
Emergency Exit Signage Is Missing	\$1,031
Total for Priority 2	\$867,855



Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Resurfacing	Deferred Maintenance	130,000	SF	4	\$508,364	1645
Note: Bus Repair Lot						
Fence Post Footing Replacement	Deferred Maintenance	1	Ea.	4	\$285	4419
Note: Fix Broken Post						
Site Signage Repair	Deferred Maintenance	1	Ea.	5	\$187	1646
Note: Bent Stop Sign						
Tree Trimming	Deferred Maintenance	1	Ea.	5	\$172	1647
Note: North Side						
Sub Total for System		4	items		\$509,008	
Sub Total for School and Site Level		4	items		\$509,008	

Building: 9010 - Building 9010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	40	SF	2	\$1,500	1679
Note: Repair Column Flashing						
Modified Roof Covering Replacement	Capital Renewal	1,600	SF	2	\$51,846	1681
Note: Water Ponding At Edge						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	100	Ea.	3	\$19,268	1683
Splash Block Installation	Deferred Maintenance	18	Ea.	5	\$1,089	1685
Note: Perimeter						
Sub Total for System		4	items		\$73,702	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,970	1652
Note: East Side						
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	30	SF	2	\$1,439	1650
Note: Broken Windows, West And At Roof. 30 Sf Broken Windows						
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$365	2040
Note: North Side Of Building						
Exterior Painting	Capital Renewal	200	SF Wall	5	\$335	1651
Note: South And North And East Side						
Sub Total for System		4	items		\$9,110	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$44,026	1696
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$29,915	1697
Sub Total for System		2	items		\$73,941	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$15,894	1747
Note: E412						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,616	1748
Note: Old Elec Room By 01						



Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Old Elec J-115 And Mdf	Capital Renewal	5	Ea.	2	\$25,852	1749
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$13,060	1751
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$36,090	1746
Lightning Protection System Installation Note: Not Existing	Functional Deficiency	155,600	SF	3	\$114,240	1752
Sub Total for System		6 items			\$207,752	
Sub Total for Building 9010 - Building 9010		16 items			\$364,505	

Building: 9011 - Building 9011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	20	Ea.	3	\$3,854	1758
Splash Block Installation Note: Perimeter - East	Deferred Maintenance	4	Ea.	5	\$484	1759
Sub Total for System		2 items			\$4,337	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$14,957	1761
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$45,572	1762
Sub Total for System		2 items			\$60,529	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: Not Existing	Functional Deficiency	32,400	SF	3	\$23,788	1760
Sub Total for System		1 items			\$23,788	
Sub Total for Building 9011 - Building 9011		5 items			\$88,654	

Building: 9012 - Building 9012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	60	Ea.	3	\$11,561	1848
Splash Block Installation Note: Perimeter East	Deferred Maintenance	11	Ea.	5	\$1,331	1849
Sub Total for System		2 items			\$12,891	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: Major Rust And Back Of Building	Capital Renewal	1	Door	2	\$3,485	1846
Exterior Cleaning Note: East Side	Deferred Maintenance	300	SF Wall	5	\$1,092	1845
Exterior Painting Note: Spot Locations Of Paint Peeling From Concrete = 100Sf Total North And East Side Of Building	Capital Renewal	100	SF Wall	5	\$981	1844
Sub Total for System		3 items			\$5,558	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: Hallway Ceiling Tiles Damaged	Capital Renewal	44	SF	4	\$242	1847
Sub Total for System		1 items			\$242	



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement Note: Beyond Useful Life Location: Room F-123	Capital Renewal	1	Ea.	2	\$2,824	1851
Package Roof Top Unit Replacement Note: Replace Roof, RIs, R22	Capital Renewal	12	Ea.	2	\$179,488	1852
Package Roof Top Unit Replacement Note: Replace, Corrosion, Noise	Capital Renewal	1	Ea.	2	\$22,786	1853
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	\$91,143	1854
Large Diameter Exhausts/Hoods Replacement Note: 1 Making Noise And The Other One Is Missing Top Section.	Capital Renewal	2	Ea.	3	\$15,111	4418
Sub Total for System		5	items		\$311,352	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Old Location: B122	Capital Renewal	1	Ea.	2	\$15,712	1859
Distribution Panel Replacement Note: Old Location: B122	Capital Renewal	2	Ea.	2	\$47,339	1860
Distribution Panel Replacement Note: Old Location: B122	Capital Renewal	1	Ea.	2	\$15,894	1861
Electrical Transformer Replacement Note: Old Location: B122	Capital Renewal	1	Ea.	2	\$5,189	1856
Electrical Transformer Replacement Note: Old Location: B122 B108	Capital Renewal	5	Ea.	2	\$34,257	1857
Electrical Transformer Replacement Note: Beyond Useful Life Location: B122	Capital Renewal	1	Ea.	2	\$5,565	1858
Panelboard Replacement Note: Old Location: B122	Capital Renewal	1	Ea.	2	\$2,616	1862
Panelboard Replacement Location: B108	Capital Renewal	2	Ea.	2	\$10,341	1863
Panelboard Replacement Note: Beyond Useful Life Location: E116 And B108	Capital Renewal	4	Ea.	2	\$20,682	1864
Panelboard Replacement Note: Old Location: B122 And E116 And B108	Capital Renewal	5	Ea.	2	\$44,058	1865
Panelboard Replacement Note: Old Location: E127	Capital Renewal	1	Ea.	2	\$8,812	1866
Switchgear Replacement Note: Old Location: B122	Capital Renewal	1	Ea.	2	\$61,560	1855
Lightning Protection System Installation Note: Not Existing	Functional Deficiency	93,700	SF	3	\$68,794	1867
Sub Total for System		13	items		\$340,817	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,411	1850



Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Room A-104 Damaged						
Sub Total for System		1	items		\$2,411	
Sub Total for Building 9012 - Building 9012		25	items		\$673,272	

Building: 9020 - Building 9020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Splash Block Installation	Deferred Maintenance	6	Ea.	5	\$363	1893
Note: Exterior						
Sub Total for System		1	items		\$363	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,485	1882
Location: Garage Into Office						
Sub Total for System		1	items		\$3,485	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	40	SF	4	\$220	1885
Vinyl Composition Tile Replacement	Capital Renewal	132	SF	4	\$1,056	1892
Sub Total for System		2	items		\$1,276	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	400	SF	3	\$801	1896
Note: Balance Office Only. Duct Work Only In Office.						
Sub Total for System		1	items		\$801	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Replacement	Capital Renewal	1	Ea.	1	\$915	1898
Note: Damaged And Need Of Replacement In Office Service Office						
Sub Total for System		1	items		\$915	
Sub Total for Building 9020 - Building 9020		6	items		\$6,840	

Building: 9030 - Building 9030

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Splash Block Installation	Deferred Maintenance	2	Ea.	5	\$242	1901
Note: Exterior						
Sub Total for System		1	items		\$242	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Repair	Deferred Maintenance	1	Door	3	\$196	1899
Sub Total for System		1	items		\$196	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	49	SF	4	\$1,610	1900
Note: Office Space - Only Interior Area Out Of The 600Sf Building						
Sub Total for System		1	items		\$1,610	



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,852	1902
Note: Upstairs Corner Thru The Wall. Needs Replacing						
Sub Total for System		1	items		\$1,852	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	\$7,833	1904
Note: All Canopy Lights Need To Be Replaced						
Location: Around Perimeter Of Watch Tower						
Sub Total for System		1	items		\$7,833	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Camera Replacement	Capital Renewal	2	Ea.	1	\$2,710	1903
Note: Outside Entrance						
Sub Total for System		1	items		\$2,710	
Sub Total for Building 9030 - Building 9030		6	items		\$14,445	

Building: 9040 - Building 9040

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	100	LF	3	\$485	1909
Note: Located Beneath Trees						
Splash Block Installation	Deferred Maintenance	4	Ea.	5	\$242	1910
Sub Total for System		2	items		\$727	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Cleaning	Deferred Maintenance	600	SF	5	\$848	1911
Sub Total for System		1	items		\$848	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Is Missing	Functional Deficiency	1	Ea.	2	\$1,031	1912
Note: Good Shape Inside Bay						
Sub Total for System		1	items		\$1,031	
Sub Total for Building 9040 - Building 9040		4	items		\$2,606	

Building: 9050 - Building 9050

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	160	SF Wall	5	\$402	1916
Note: Exterior Rust And Cracking						
Sub Total for System		1	items		\$402	
Sub Total for Building 9050 - Building 9050		1	items		\$402	
Total for Campus		67	items		\$1,659,731	



Life Cycle Summary Yrs 1-10

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

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	1,693	CAR	\$3,103,439	10
Roadway Pavement	Asphalt Driveways	3	63,000	SF	\$511,868	10
Sub Total for System			2	items	\$3,615,307	
Sub Total for Building -			2	items	\$3,615,307	

Building: 9010 - Building 9010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	155,600	SF	\$6,776,045	10
Canopy Roofing	Fabric Canopy / Awning	3	2,000	SF	\$287,896	10
Sub Total for System			2	items	\$7,063,941	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	116,700	SF	\$216,194	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	10	Door	\$40,403	5
Note: North side of bldg						
Exterior Operating Windows	Aluminum - Windows per SF	2	72	SF	\$9,676	10
Exterior Operating Windows	Aluminum - Windows per SF	2	256	SF	\$34,404	10
Sub Total for System			4	items	\$300,678	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	155,600	SF	\$782,720	6
Carpeting	Carpet	4	147,820	SF	\$2,100,883	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	152,488	SF	\$1,062,065	8
Suspended Plaster and	Painted ceilings	5	155,600	SF	\$385,939	8
Compartments and Cubicles	Toilet Partitions	4	72	Stall	\$172,914	8
Sub Total for System			5	items	\$4,504,522	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3	155,600	SF	\$2,102,201	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	2	Ea.	\$99,103	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	6	Ea.	\$153,874	4
Sub Total for System			3	items	\$2,355,179	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	155,600	SF	\$2,931,513	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	20	Ea.	\$19,084	4
Power Distribution	Power Wiring	3	77,800	SF	\$113,350	9
Packaged Generator Assemblies	Emergency Generator (500 KW)	2	2	Ea.	\$446,845	10
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	2	Ea.	\$3,147	10
Note: Kitchen area						
Sub Total for System			5	items	\$3,513,940	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	2	3	Ea.	\$4,459	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	8	Ea.	\$7,583	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	2	Ea.	\$11,271	10
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	\$3,391	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	\$3,391	10
Sub Total for System			5	items	\$30,095	



Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	155,600	SF	\$934,844	3
Sub Total for System			1	items	\$934,844	
Sub Total for Building 9010 - Building 9010			25	items	\$18,703,198	

Building: 9011 - Building 9011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	32,400	SF	\$1,410,951	10
Canopy Roofing	Fabric Canopy / Awning	3	1,000	SF	\$143,948	10
Sub Total for System			2	items	\$1,554,899	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	160	SF	\$21,503	10
Exterior Operating Windows	Aluminum - Windows per SF	2	48	SF	\$6,451	10
Exterior Operating Windows	Aluminum - Windows per SF	2	320	SF	\$43,005	10
Exterior Operating Windows	Aluminum - Windows per SF	2	80	SF	\$10,751	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	\$18,736	10
Sub Total for System			5	items	\$100,446	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	29,160	SF	\$142,412	5
	Note: Classes, halls, offices					
Carpeting	Carpet	4	2,268	SF	\$32,233	6
	Note: Offices					
Compartments and Cubicles	Toilet Partitions	4	27	Stall	\$64,843	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	24,300	SF	\$179,554	10
Suspended Plaster and	Painted ceilings	5	6,480	SF	\$17,052	10
	Note: Halls					
Sub Total for System			5	items	\$436,095	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	\$25,646	4
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	\$8,758	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	32,400	SF	\$110,417	10
Sub Total for System			3	items	\$144,822	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	32,400	SF	\$23,562	3
Lighting Fixtures	Light Fixtures (Bldg SF)	4	29,287	SF	\$551,769	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	\$1,909	4
Sub Total for System			3	items	\$577,241	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	\$5,635	10
Sub Total for System			1	items	\$5,635	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	32,400	SF	\$194,659	3
Sub Total for System			1	items	\$194,659	
Sub Total for Building 9011 - Building 9011			20	items	\$3,013,796	

Building: 9012 - Building 9012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	93,700	SF	\$4,080,433	10
Canopy Roofing	Fabric Canopy / Awning	3	2,750	SF	\$395,857	10
Sub Total for System			2	items	\$4,476,290	



Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	91,826	SF	\$175,217	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	3	Door	\$12,121	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	12	Door	\$48,483	5
Exterior Utility Doors	Overhead Door	3	2	Door	\$18,652	6
Sub Total for System			4	items	\$254,474	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	89,015	SF	\$447,776	6
	Note: Classes, halls, offices					
Carpeting	Carpet	4	9,370	SF	\$133,170	6
	Note: Media, offices					
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	91,826	SF	\$639,560	8
Compartments and Cubicles	Toilet Partitions	4	48	Stall	\$115,276	8
Sub Total for System			4	items	\$1,335,782	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	6	Ea.	\$153,874	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	93,700	SF	\$319,327	10
Decentralized Cooling	Ductless Split System (1 Ton)	2	2	Ea.	\$7,592	10
	Note: Vestibule area.					
Exhaust Air	Roof Exhaust Fan - Small	3	1	Ea.	\$2,475	10
Exhaust Air	Roof Exhaust Fan - Large	3	11	Ea.	\$111,693	10
Sub Total for System			5	items	\$594,961	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	9	Ea.	\$8,588	4
	Note: North side					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	8	Ea.	\$18,162	5
	Note: NW Corner					
Lighting Fixtures	Light Fixtures (Bldg SF)	4	93,700	SF	\$1,929,005	6
Electrical Service	Transformer (45 KVA)	2	1	Ea.	\$7,050	8
	Note: Refurbished Xfmr in 2008					
Transfer Switches	Automatic Transfer Switch (Amps)	3	200	Amps	\$8,680	10
	Note: Near B122					
Packaged Generator Assemblies	Emergency Generator (150 KW)	2	1	Ea.	\$106,476	10
	Note: Exterior North					
Sub Total for System			6	items	\$2,077,961	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	2	10	Ea.	\$16,728	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	2	Ea.	\$11,271	10
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	2	Ea.	\$6,783	10
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	2	12	Ea.	\$21,296	10
Sub Total for System			4	items	\$56,078	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	93,700	SF	\$562,949	3
Sub Total for System			1	items	\$562,949	
Sub Total for Building 9012 - Building 9012			26	items	\$9,358,494	

Building: 9020 - Building 9020

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	2	6,535	SF	\$196,957	5
Low-Slope Roofing	Modified Bitumen	2	2,800	SF	\$105,181	5
Sub Total for System			2	items	\$302,138	



Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	80	SF	\$9,274	5
Exterior Operating Windows	Aluminum - Windows per SF	2	4	SF	\$464	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	6	Door	\$24,242	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	8	Door	\$32,323	5
Exterior Utility Doors	Overhead Door	3	12	Door	\$111,911	6
Sub Total for System			5	items	\$178,214	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	2,801	SF	\$25,216	4
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	\$5,594	4
Interior Door Supplementary Components	Door Hardware	3	4	Door	\$6,284	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	3,734	SF	\$23,800	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	934	SF	\$4,699	6
Compartments and Cubicles	Toilet Partitions	4	2	Stall	\$4,804	8
Interior Swinging Doors	Metal Door (Steel)	3	4	Door	\$13,786	8
Sub Total for System			7	items	\$84,182	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	5	1	Ea.	\$12,841	4
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	\$8,758	5
Note: Not able to access roof.						
Sub Total for System			2	items	\$21,599	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	13	Ea.	\$12,404	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	6	Ea.	\$13,621	5
Electrical Service	Transformer (75 KVA)	2	1	Ea.	\$8,679	8
Power Distribution	Distribution Panels (400 Amps)	3	1	Ea.	\$20,134	8
Note: 400 Amp sub feed off of Panel (480 Volt)						
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	\$1,738	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	\$6,549	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	9,336	SF	\$7,870	8
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	\$8,703	8
Lighting Fixtures	Light Fixtures (Bldg SF)	4	9,336	SF	\$216,323	10
Sub Total for System			9	items	\$296,022	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	1	Ea.	\$5,354	4
Plumbing Fixtures	Toilets	3	1	Ea.	\$5,354	4
Plumbing Fixtures	Urinals	3	1	Ea.	\$1,433	4
Compressed-Air Systems	Air Compressor (5 hp)	3	1	Ea.	\$5,974	4
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	\$2,349	6
Note: Water meter						
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	\$2,544	8
Note: In men's room						
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	\$6,471	8
Plumbing Fixtures	Restroom Lavatory	3	1	Ea.	\$3,235	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	1	Ea.	\$2,623	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	9,336	SF	\$25,127	10
Sub Total for System			10	items	\$60,464	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	9,336	SF	\$61,292	6
Security System Component	Security Alarm System	1	9,336	SF	\$124,164	8
Sub Total for System			2	items	\$185,456	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	22	Ea.	\$13,157	6



Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	4	Room	\$41,931	8
Sub Total for System			2	items	\$55,089	
Sub Total for Building 9020 - Building 9020			39	items	\$1,183,163	

Building: 9030 - Building 9030

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	4	126	SF	\$6,453	10
Sub Total for System			1	items	\$6,453	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	\$3,922	4
Exterior Operating Windows	Aluminum - Windows per SF	2	27	SF	\$3,130	5
Exterior Operating Windows	Aluminum - Windows per SF	2	36	SF	\$4,173	5
Sub Total for System			3	items	\$11,226	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	600	SF	\$1,362	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	600	SF	\$2,931	5
Carpeting	Carpet	4	600	SF	\$9,047	8
Interior Door Supplementary Components	Door Hardware	3	1	Door	\$1,768	8
Sub Total for System			4	items	\$15,108	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	4	Ea.	\$8,816	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	600	SF	\$13,903	10
Sub Total for System			2	items	\$22,719	
Sub Total for Building 9030 - Building 9030			10	items	\$55,507	

Building: 9040 - Building 9040

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	\$4,040	5
Exterior Utility Doors	Overhead Door	3	1	Door	\$9,326	6
Sub Total for System			2	items	\$13,366	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	600	SF	\$1,362	5
Sub Total for System			1	items	\$1,362	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	1	Ea.	\$2,475	10
Note: One exhaust fan for central bay of maintenance shed.						
Sub Total for System			1	items	\$2,475	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	1	Ea.	\$2,631	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	600	SF	\$13,903	10
Sub Total for System			2	items	\$16,534	
Sub Total for Building 9040 - Building 9040			6	items	\$33,737	

Building: 9050 - Building 9050

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	4	1,840	SF	\$81,293	5
Sub Total for System			1	items	\$81,293	



Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	1,600	SF	\$3,239	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2	1,600	SF	\$7,221	10
Exterior Operating Windows	Aluminum - Windows per SF	2	15	SF	\$2,016	10
Exterior Operating Windows	Aluminum - Windows per SF	2	80	SF	\$10,751	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	\$4,684	10
Sub Total for System			5	items	\$27,911	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,600	SF	\$7,587	4
Note: Painted metal						
Interior Door Supplementary Components	Door Hardware	3	1	Door	\$1,571	4
Sub Total for System			2	items	\$9,158	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (1 Ton)	3	1	Ea.	\$3,042	4
Note: Fuel attendant						
Sub Total for System			1	items	\$3,042	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	6	Ea.	\$15,791	10
Note: Under canopy						
Sub Total for System			1	items	\$15,791	
Sub Total for Building 9050 - Building 9050			10	items	\$137,196	
Total for: Administrative and Instructional Complex (AIC) (EAHS and DECA)			138	items	\$36,100,398	

Supporting Photos



ERTU 20 Unit Coil Shows Corrosion And It Looks Like The Original Unit 5 Ton Unit With Gas Heat



ERTU 22, 5 Ton Unit Shows Corrosion On Coil And Base. Replace These Units Have R-22 Refrigerant



NRTU 29 , 10 Ton Unit Coil, Curb And Disconnect Showing Advance Corrosion. Replace



75KVA XFMR For Ldb



Ponding



Gutter Needs Cleaning Of Tree Debris



Puddling On The Roof



Gas Water Heater Is In Need Of Repair. Water Is Leaking Around Gaskets And Relief Valve