Executive Summary
Montclair Elementary School is located at 1680 Clairmont Place, NE in Atlanta, GA. It comprises 71,711 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 $3,792,826. 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 Montclair Elementary School the ten-year need is $12,996,650.

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 Montclair Elementary School facility has a FCA score of 63.74% which is considered "Poor".

Summary of Findings
The table below summarizes the condition findings at Montclair 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>$133,247</td>
<td>$157,514</td>
<td>$447,546</td>
<td>$290,761</td>
<td>$738,307</td>
<td>60.10%</td>
<td></td>
</tr>
<tr>
<td>Permanent Building(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>Building 2010</td>
<td>$2,141,594</td>
<td>$1,496,000</td>
<td>$3,035,218</td>
<td>$3,637,594</td>
<td>$6,672,812</td>
<td>$9,116,637</td>
<td>55.65%</td>
</tr>
<tr>
<td>2011</td>
<td>Building 2011</td>
<td>$848,742</td>
<td>$338,326</td>
<td>$375,990</td>
<td>$1,187,067</td>
<td>$1,563,058</td>
<td>$2,676,487</td>
<td>71.16%</td>
</tr>
<tr>
<td>2012</td>
<td>Building 2012</td>
<td>$490,391</td>
<td>$1,404,609</td>
<td>$1,725,348</td>
<td>$1,895,000</td>
<td>$3,620,348</td>
<td>$6,571,299</td>
<td>86.83%</td>
</tr>
<tr>
<td>2020</td>
<td>Building 2020</td>
<td>$178,853</td>
<td>$21,216</td>
<td>$202,057</td>
<td>$200,069</td>
<td>$402,125</td>
<td>$1,518,885</td>
<td>86.83%</td>
</tr>
<tr>
<td>Sub Total for Permanent Building(s):</td>
<td></td>
<td>$3,659,579</td>
<td>$3,260,151</td>
<td>$5,338,613</td>
<td>$6,919,730</td>
<td>$12,258,343</td>
<td>$19,883,308</td>
<td></td>
</tr>
<tr>
<td>Total for Site:</td>
<td></td>
<td>$3,792,826</td>
<td>$3,471,665</td>
<td>$5,786,159</td>
<td>$7,210,490</td>
<td>$12,996,650</td>
<td>$19,883,308</td>
<td>63.74%</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

Montclair Elementary School (F-4062)
1680 Clairmont Place, NE 30329/12.1 acres
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 $19,883,308. For planning purposes, the total 5-year need at the Montclair Elementary School is $7,210,490 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Montclair Elementary School facility has an FCA Score of 63.74%, 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>$0</td>
<td>$72,250</td>
<td>$60,997</td>
<td>$0</td>
<td>$133,247</td>
<td>3.51 %</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$312,793</td>
<td>$9,120</td>
<td>$382</td>
<td>$0</td>
<td>$322,295</td>
<td>8.50 %</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>$343,995</td>
<td>$4,685</td>
<td>$0</td>
<td>$1,209</td>
<td>$349,889</td>
<td>9.23 %</td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$0</td>
<td>$237,662</td>
<td>$731,436</td>
<td>$378</td>
<td>$969,476</td>
<td>25.56 %</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$112,610</td>
<td>$70,384</td>
<td>$177,154</td>
<td>$32,300</td>
<td>$392,448</td>
<td>10.35 %</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$5,189</td>
<td>$1,129,776</td>
<td>$0</td>
<td>$0</td>
<td>$1,134,964</td>
<td>29.92 %</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$24,111</td>
<td>$0</td>
<td>$24,111</td>
<td>0.64 %</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$224,659</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$224,659</td>
<td>5.92 %</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$26,581</td>
<td>$0</td>
<td>$0</td>
<td>$26,581</td>
<td>0.70 %</td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$215,156</td>
<td>$0</td>
<td>$215,156</td>
<td>5.67 %</td>
</tr>
<tr>
<td>Total</td>
<td>$224,659</td>
<td>$774,587</td>
<td>$1,550,457</td>
<td>$1,209,236</td>
<td>$33,886</td>
<td>$3,792,826</td>
<td></td>
</tr>
</tbody>
</table>

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

- **Electrical** - $1,134,964
- **Interior** - $969,476
- **Mechanical** - $392,448
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>$157,514</td>
<td>$0</td>
<td>$157,514</td>
</tr>
<tr>
<td>Roofing</td>
<td>$1,671,464</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,671,464</td>
<td></td>
</tr>
<tr>
<td>Exterior</td>
<td>$0</td>
<td>$0</td>
<td>$58,859</td>
<td>$28,282</td>
<td>$87,121</td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$19,718</td>
<td>$281,475</td>
<td>$13,684</td>
<td>$314,877</td>
<td></td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$5,478</td>
<td>$44,953</td>
<td>$304,343</td>
<td>$799,507</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$8,633</td>
<td>$178,164</td>
<td>$0</td>
<td>$186,796</td>
<td></td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$0</td>
<td>$200,385</td>
<td>$0</td>
<td>$0</td>
<td>$200,385</td>
<td></td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,671,464</strong></td>
<td><strong>$5,478</strong></td>
<td><strong>$273,689</strong></td>
<td><strong>$980,335</strong></td>
<td><strong>$486,698</strong></td>
<td><strong>$3,417,665</strong></td>
</tr>
</tbody>
</table>
### 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>$157,514</td>
<td>$182,637</td>
<td>$0</td>
<td>$150,776</td>
<td>$0</td>
<td>$7,633</td>
<td>$341,047</td>
<td>$498,561</td>
</tr>
<tr>
<td>Roofing</td>
<td>$1,671,464</td>
<td>$0</td>
<td>$0</td>
<td>$86,900</td>
<td>$0</td>
<td>$1,073,716</td>
<td>$1,160,617</td>
<td>$2,832,081</td>
</tr>
<tr>
<td>Exterior</td>
<td>$87,121</td>
<td>$20,808</td>
<td>$1,996</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$22,804</td>
<td>$109,925</td>
</tr>
<tr>
<td>Interior</td>
<td>$314,877</td>
<td>$109,831</td>
<td>$0</td>
<td>$206,382</td>
<td>$244,916</td>
<td>$367,736</td>
<td>$928,866</td>
<td>$1,243,743</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$799,507</td>
<td>$432,858</td>
<td>$0</td>
<td>$88,782</td>
<td>$0</td>
<td>$3,095</td>
<td>$524,735</td>
<td>$1,324,241</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$19,599</td>
<td>$0</td>
<td>$42,551</td>
<td>$0</td>
<td>$1,690,496</td>
<td>$1,752,646</td>
<td>$1,752,646</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$186,796</td>
<td>$4,321</td>
<td>$0</td>
<td>$272,483</td>
<td>$0</td>
<td>$69,722</td>
<td>$346,527</td>
<td>$533,323</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$200,385</td>
<td>$0</td>
<td>$0</td>
<td>$510,140</td>
<td>$0</td>
<td>$0</td>
<td>$510,140</td>
<td>$710,525</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$10,089</td>
<td>$10,089</td>
<td>$10,089</td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$188,690</td>
<td>$0</td>
<td>$0</td>
<td>$188,690</td>
<td>$188,690</td>
</tr>
<tr>
<td>Total</td>
<td>$3,417,665</td>
<td>$770,055</td>
<td>$1,996</td>
<td>$1,546,704</td>
<td>$244,916</td>
<td>$3,222,487</td>
<td>$5,786,159</td>
<td>$9,203,824</td>
</tr>
</tbody>
</table>

#### Figure 3: Ten Year Capital Renewal Forecast
## Facility Condition Assessment

### 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>$13,760</td>
</tr>
<tr>
<td>Fire Alarm Replacement</td>
<td>$210,899</td>
</tr>
<tr>
<td><strong>Total for Priority 1</strong></td>
<td><strong>$224,659</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modified Roof Covering Replacement</td>
<td>$312,793</td>
</tr>
<tr>
<td>Aluminum Window Replacement</td>
<td>$343,995</td>
</tr>
<tr>
<td>Cast Iron Water Boiler Replacement</td>
<td>$72,914</td>
</tr>
<tr>
<td>Ductless Split System AC Replacement</td>
<td>$10,200</td>
</tr>
<tr>
<td>Fan Coil Unit Replacement</td>
<td>$6,678</td>
</tr>
<tr>
<td>Heat Pump HVAC Component Replacement</td>
<td>$22,818</td>
</tr>
<tr>
<td>Electrical Transformer Replacement</td>
<td>$5,189</td>
</tr>
<tr>
<td><strong>Total for Priority 2</strong></td>
<td><strong>$774,587</strong></td>
</tr>
</tbody>
</table>

*Revision Date - 09/27/2021*
### Deficiency Summary

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

#### Site Level Deficiencies

**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>Asphalt Driveway Replacement</td>
<td>Capital Renewal</td>
<td>5,000</td>
<td>SF</td>
<td>3</td>
<td>$30,228</td>
<td>1097</td>
</tr>
<tr>
<td>Location: Kitchen Drive Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground Equipment Replacement</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>3</td>
<td>$42,022</td>
<td>10532</td>
</tr>
<tr>
<td>Asphalt Paving Resurfacing</td>
<td>Deferred Maintenance</td>
<td>9,100</td>
<td>SF</td>
<td>4</td>
<td>$35,586</td>
<td>1096</td>
</tr>
<tr>
<td>Location: W Parking Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing Replacement (8’ - 10’ high Chain Link Fence)</td>
<td>Capital Renewal</td>
<td>260</td>
<td>LF</td>
<td>4</td>
<td>$19,151</td>
<td>1627</td>
</tr>
<tr>
<td>Note: Damage And Missing Fence</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing Replacement (Wood Fence)</td>
<td>Deferred Maintenance</td>
<td>200</td>
<td>LF</td>
<td>4</td>
<td>$5,880</td>
<td>1094</td>
</tr>
<tr>
<td>Note: Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gate Replacement</td>
<td>Deferred Maintenance</td>
<td>1</td>
<td>Ea.</td>
<td>4</td>
<td>$580</td>
<td>1095</td>
</tr>
<tr>
<td>Note: Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sub Total for System** 6 items $133,247

**Sub Total for School and Site Level** 6 items $133,247

#### Building: 2010 - Building 2010

**Roofing**

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Debris In Gutter Removal</td>
<td>Deferred Maintenance</td>
<td>300</td>
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<td>Note: Leaves And Debris</td>
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<td>Roof Cleaning</td>
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<td>500</td>
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<td>Note: Trees Debris And Growth</td>
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**Sub Total for System** 2 items $1,566

**Exterior**

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<tr>
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<td>Aluminum Window Replacement</td>
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<td>Brick Exterior Repair</td>
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<td>Location: Ne Wall</td>
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<td>Note: Concrete Columns And Beams</td>
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**Sub Total for System** 4 items $251,290

**Interior**

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<tbody>
<tr>
<td>Existing Door Hardware Is Not ADA Compliant</td>
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<td>62</td>
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<td>Door</td>
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<td>Acoustical Ceiling Tile Replacement</td>
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<td>31,894</td>
<td>SF</td>
<td>4</td>
<td>$175,359</td>
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<tr>
<td>Carpet Flooring Replacement</td>
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<td>2,959</td>
<td>SF</td>
<td>4</td>
<td>$35,220</td>
<td>662</td>
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<tr>
<td>Location: Media Center And Office</td>
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## Interior

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<tbody>
<tr>
<td>Carpet Flooring Replacement</td>
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<td>Ceiling Grid Replacement</td>
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<td>Toilet Partition Replacement</td>
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<td>Vinyl Composition Tile Replacement</td>
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**Sub Total for System**: 8 items  
$747,011

## Mechanical

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<td>Cast Iron Water Boiler Replacement</td>
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<td>Ea.</td>
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<tr>
<td>Location: Boiler Room</td>
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<tr>
<td>Ductless Split System AC Replacement</td>
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<td>Ea.</td>
<td>2</td>
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<td>Location: 98.4 And 99.16</td>
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<td>Fan Coil Unit Replacement</td>
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<td>2</td>
<td>Ea.</td>
<td>2</td>
<td>$6,678</td>
<td>670</td>
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<tr>
<td>Note: Fan Coil Above Ceiling Could Not Access, Based On Outdoor Unit Condition The Fan Coil Should Be Replaced</td>
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<tr>
<td>Location: Admin Area And Media</td>
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<td>Heat Pump HVAC Component Replacement</td>
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<td>Ea.</td>
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<td>Large Diameter Exhausts/Hoods Replacement</td>
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<td>Ea.</td>
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<td>Air Curtain Replacement</td>
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<td>Circulation Pump Replacement</td>
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<td>Ea.</td>
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<td>Location: Mech Room</td>
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<td>Circulation Pump Replacement</td>
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<td>Existing Controls Are Obsolete</td>
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<tr>
<td>Existing Controls Are Obsolete</td>
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<td>SF</td>
<td>4</td>
<td>$33,483</td>
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<td>Location: Building</td>
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<tr>
<td>Duct Cleaning</td>
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<td>SF</td>
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**Sub Total for System**: 12 items  
$256,811

## Electrical

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<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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</thead>
<tbody>
<tr>
<td>Electrical Transformer Replacement</td>
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<td>2</td>
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<tr>
<td>Location: Med 117</td>
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<td>Canopy Lighting Replacement</td>
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<td>13</td>
<td>Ea.</td>
<td>3</td>
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<td>Exterior Mounted Building Lighting Replacement</td>
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<td>Ea.</td>
<td>3</td>
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<td>Interior Power Wiring Replacement</td>
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<td>SF</td>
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<td>$27,916</td>
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<tr>
<td>Note: Estimated Based Upon Existing Devices And Conduit</td>
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<tr>
<td>Lighting Fixtures Replacement</td>
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<td>SF</td>
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<td>$396,550</td>
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<td>Note: Beyond Useful Life</td>
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<tr>
<td>Lightning Protection System Installation</td>
<td>Functional Deficiency</td>
<td>32,880</td>
<td>SF</td>
<td>3</td>
<td>$24,140</td>
<td>682</td>
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<tr>
<td>Note: Not Installed</td>
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<tr>
<td>Public Address System Replacement, Non-main Building</td>
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<td>32,880</td>
<td>SF</td>
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**Sub Total for System**: 7 items  
$504,527

## Plumbing

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<th>UoM</th>
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<th>Repair Cost</th>
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<tbody>
<tr>
<td>Replace classroom lavatory</td>
<td>Capital Renewal</td>
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<td>Ea.</td>
<td>4</td>
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**Sub Total for System**: 12 items  
$747,011
### Plumbing

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<th>Category</th>
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<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
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</thead>
<tbody>
<tr>
<td>Location: Classrooms 114, 113, 112, 111, 110, 99.12, 99.1</td>
<td>Sub Total for System</td>
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<td>items</td>
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### Fire and Life Safety

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<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Emergency Exit Signage Replacement</td>
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<tr>
<td>Fire Alarm Replacement</td>
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### Conveyances

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<tbody>
<tr>
<td>Platform Lift Needed for Access</td>
<td>ADA Compliance</td>
<td>1</td>
<td>Ea.</td>
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### Specialties

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<th>Repair Cost</th>
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<tbody>
<tr>
<td>Replace Cabinetry In Classes/Labs</td>
<td>Capital Renewal</td>
<td>18</td>
<td>Room</td>
<td>4</td>
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### Building: 2011 - Building 2011

### Roofing

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<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Modified Roof Covering Replacement</td>
<td>Capital Renewal</td>
<td>9,653</td>
<td>SF</td>
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<td>$312,793</td>
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<td>Note: Age And Wear</td>
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<tr>
<td>Gutter Replacement</td>
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<td>LF</td>
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### Exterior

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<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Aluminum Window Replacement</td>
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<td>924</td>
<td>SF</td>
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<td>$92,399</td>
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<td>Aluminum Window Replacement</td>
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<td>SF</td>
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<td>$3,200</td>
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### Interior

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<tbody>
<tr>
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<td>Interior Door Hardware Replacement</td>
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<tr>
<td>Note: Beyond Useful Life</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acoustical Ceiling Tile Replacement</td>
<td>Capital Renewal</td>
<td>6,081</td>
<td>SF</td>
<td>4</td>
<td>$33,434</td>
<td>695</td>
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<tr>
<td>Note: Beyond Useful Life</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location: Classrooms</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling Grid Replacement</td>
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<td>6,081</td>
<td>SF</td>
<td>4</td>
<td>$23,808</td>
<td>694</td>
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<tr>
<td>Note: Beyond Useful Life</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location: Classroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gypsum Board Ceiling Repair</td>
<td>Deferred Maintenance</td>
<td>278</td>
<td>SF</td>
<td>4</td>
<td>$1,491</td>
<td>696</td>
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<tr>
<td>Toilet Partition Replacement</td>
<td>Capital Renewal</td>
<td>13</td>
<td>Stall</td>
<td>4</td>
<td>$24,646</td>
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<tr>
<td>Note: Beyond Useful Life</td>
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</table>
### Interior

<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>Vinyl Composition Tile Replacement</td>
<td>Capital Renewal</td>
<td>8,495</td>
<td>SF</td>
<td>4</td>
<td>$67,947</td>
<td>699</td>
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<td><strong>Note:</strong> Beyond Useful Life</td>
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<td></td>
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<tr>
<td>Interior Ceiling Repainting</td>
<td>Deferred Maintenance</td>
<td>193</td>
<td>SF</td>
<td>5</td>
<td>$378</td>
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**Sub Total for System** 9 items $195,923

### Mechanical

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<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>9,653</td>
<td>SF</td>
<td>4</td>
<td>$14,043</td>
<td>10355</td>
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</tbody>
</table>

**Sub Total for System** 1 items $14,043

### Electrical

<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>Canopy Lighting Replacement</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>3</td>
<td>$3,917</td>
<td>708</td>
</tr>
<tr>
<td><strong>Note:</strong> Replace 2 Receptacles With (7F) Tyde In Pre-K Classrooms; All Electrical Panels For This Building Are Located In Bldg 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Receptacle Replacement</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>3</td>
<td>$251</td>
<td>704</td>
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<td><strong>Note:</strong> Beyond Useful Life - T8 Lamps</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Mounted Building Lighting Replacement</td>
<td>Capital Renewal</td>
<td>5</td>
<td>Ea.</td>
<td>3</td>
<td>$4,239</td>
<td>709</td>
</tr>
<tr>
<td>Lighting Fixtures Replacement</td>
<td>Capital Renewal</td>
<td>7,500</td>
<td>SF</td>
<td>3</td>
<td>$129,310</td>
<td>710</td>
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<tr>
<td><strong>Note:</strong> Beyond Useful Life - T8 Lamps</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lightning Protection System Installation</td>
<td>Functional Deficiency</td>
<td>9,653</td>
<td>SF</td>
<td>3</td>
<td>$7,087</td>
<td>707</td>
</tr>
<tr>
<td><strong>Note:</strong> Not Installed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Address System Replacement, Non-main Building</td>
<td>Deferred Maintenance</td>
<td>9,653</td>
<td>SF</td>
<td>3</td>
<td>$6,424</td>
<td>705</td>
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</table>

**Sub Total for System** 6 items $151,228

### Plumbing

<table>
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<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace classroom lavatory</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>4</td>
<td>$4,822</td>
<td>703</td>
</tr>
<tr>
<td><strong>Location:</strong> Classrooms 124 And 125</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</table>

**Sub Total for System** 1 items $4,822

### Fire and Life Safety

<table>
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<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>Emergency Exit Signage Replacement</td>
<td>Capital Renewal</td>
<td>4</td>
<td>Ea.</td>
<td>1</td>
<td>$2,393</td>
<td>706</td>
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</tbody>
</table>

**Sub Total for System** 1 items $2,393

### Specialties

<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>Replace Cabinetry In Classes/Labs</td>
<td>Capital Renewal</td>
<td>8</td>
<td>Room</td>
<td>4</td>
<td>$66,202</td>
<td>702</td>
</tr>
<tr>
<td><strong>Note:</strong> Beyond Useful Life</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**Sub Total for System** 1 items $66,202

**Sub Total for Building 2011 - Building 2011** 23 items $848,742

### Building: 2012 - Building 2012

### 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>Metal Downspout Installation</td>
<td>Deferred Maintenance</td>
<td>30</td>
<td>LF</td>
<td>3</td>
<td>$667</td>
<td>1103</td>
</tr>
<tr>
<td><strong>Note:</strong> Missing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Location:</strong> Nw Corner</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sub Total for System** 1 items $667

### Exterior

<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>Aluminum Window Replacement</td>
<td>Capital Renewal</td>
<td>30</td>
<td>SF</td>
<td>2</td>
<td>$3,000</td>
<td>711</td>
</tr>
<tr>
<td><strong>Note:</strong> Broken Window</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Location:</strong> N Side</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**Sub Total for System** 1 items $3,000

---

**Facility Condition Assessment**

DeKalb County SD - Montclair Elementary School

**Revision Date - 09/27/2021**
### Interior

<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>Toilet Partition Replacement</td>
<td>Capital Renewal</td>
<td>14</td>
<td>Stall</td>
<td>4</td>
<td>$26,542</td>
<td>712</td>
</tr>
<tr>
<td>Note: Aged, Rust, Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location: Boys And Girls Restrooms</td>
<td></td>
<td></td>
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</tbody>
</table>

**Sub Total for System**: 1 items $26,542

### 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>Circulation Pump Replacement</td>
<td>Capital Renewal</td>
<td>2</td>
<td>Ea.</td>
<td>3</td>
<td>$21,738</td>
<td>714</td>
</tr>
<tr>
<td>Location: Mech Room</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Circulation Pump Replacement</td>
<td>Capital Renewal</td>
<td>1</td>
<td>Ea.</td>
<td>4</td>
<td>$6,440</td>
<td>713</td>
</tr>
<tr>
<td>Location: Mech Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Controls Are Obsolete</td>
<td>Capital Renewal</td>
<td>23,700</td>
<td>SF</td>
<td>4</td>
<td>$60,100</td>
<td>10356</td>
</tr>
<tr>
<td>Duct Cleaning</td>
<td>Deferred</td>
<td>23,700</td>
<td>SF</td>
<td>5</td>
<td>$25,348</td>
<td>715</td>
</tr>
</tbody>
</table>

**Sub Total for System**: 4 items $113,625

### Electrical

<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>Canopy Lighting Replacement</td>
<td>Capital Renewal</td>
<td>10</td>
<td>Ea.</td>
<td>3</td>
<td>$19,583</td>
<td>718</td>
</tr>
<tr>
<td>Exterior Mounted Building Lighting</td>
<td>Capital Renewal</td>
<td>12</td>
<td>Ea.</td>
<td>3</td>
<td>$10,173</td>
<td>719</td>
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<tr>
<td>Replacement</td>
<td>Capital Renewal</td>
<td>17,000</td>
<td>SF</td>
<td>3</td>
<td>$293,103</td>
<td>720</td>
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<tr>
<td>Note: Beyond Useful Life - T8 Lamps</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lighting Fixtures Replacement</td>
<td>Deferred</td>
<td>23,700</td>
<td>SF</td>
<td>3</td>
<td>$3,736</td>
<td>4451</td>
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<tr>
<td>Note: Not Installed</td>
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<tr>
<td>Lightning Protection Terminal Replacement</td>
<td>Deferred</td>
<td>23,700</td>
<td>SF</td>
<td>3</td>
<td>$15,773</td>
<td>716</td>
</tr>
<tr>
<td>Public Address System Replacement, Non-main Building</td>
<td>Deferred</td>
<td>23,700</td>
<td>SF</td>
<td>3</td>
<td></td>
<td></td>
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</table>

**Sub Total for System**: 5 items $342,369

### Fire and Life Safety

<table>
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<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Exit Signage Replacement</td>
<td>Capital Renewal</td>
<td>7</td>
<td>Ea.</td>
<td>1</td>
<td>$4,188</td>
<td>4450</td>
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</table>

**Sub Total for System**: 1 items $4,188

**Sub Total for Building 2012 - Building 2012**: 13 items $490,391

### Building: 2020 - Building 2020

### Roofing

<table>
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<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>Debris In Gutter Removal</td>
<td>Deferred</td>
<td>200</td>
<td>LF</td>
<td>3</td>
<td>$971</td>
<td>722</td>
</tr>
<tr>
<td>Note: Debris In Gutter</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gutter Replacement</td>
<td>Deferred</td>
<td>15</td>
<td>LF</td>
<td>3</td>
<td>$287</td>
<td>723</td>
</tr>
<tr>
<td>Note: Damaged Gutter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location: Sw Corner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Cleaning</td>
<td>Deferred</td>
<td>1,250</td>
<td>SF</td>
<td>4</td>
<td>$273</td>
<td>721</td>
</tr>
<tr>
<td>Note: Debris On Roof</td>
<td></td>
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</table>

**Sub Total for System**: 3 items $1,531

### Mechanical

<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>
</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>10357</td>
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</table>

**Sub Total for System**: 1 items $7,969

### Electrical

<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>Canopy Lighting Replacement</td>
<td>Capital Renewal</td>
<td>16</td>
<td>Ea.</td>
<td>3</td>
<td>$31,333</td>
<td>729</td>
</tr>
<tr>
<td>Exterior Mounted Building Lighting</td>
<td>Capital Renewal</td>
<td>4</td>
<td>Ea.</td>
<td>3</td>
<td>$3,391</td>
<td>730</td>
</tr>
<tr>
<td>Replacement</td>
<td>Capital Renewal</td>
<td>5,478</td>
<td>SF</td>
<td>3</td>
<td>$94,448</td>
<td>731</td>
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</tbody>
</table>
## Electrical

<table>
<thead>
<tr>
<th>Deficiency</th>
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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>Lightning Protection System Installation</td>
<td>Functional Deficiency</td>
<td>5,478</td>
<td>SF</td>
<td>3</td>
<td>$4,022</td>
<td>728</td>
</tr>
<tr>
<td><strong>Note:</strong> Not Installed</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Public Address System Replacement, Non-main Building</td>
<td>Deferred Maintenance</td>
<td>5,478</td>
<td>SF</td>
<td>3</td>
<td>$3,646</td>
<td>725</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
<td></td>
<td>5</td>
<td>items</td>
<td></td>
<td>$136,840</td>
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## Fire and Life Safety

<table>
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<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Exit Signage Replacement</td>
<td>Capital Renewal</td>
<td>4</td>
<td>Ea.</td>
<td>1</td>
<td>$2,393</td>
<td>727</td>
</tr>
<tr>
<td><strong>Note:</strong> Beyond Useful Life</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Alarm Replacement</td>
<td>Capital Renewal</td>
<td>5,478</td>
<td>SF</td>
<td>1</td>
<td>$30,119</td>
<td>726</td>
</tr>
<tr>
<td><strong>Sub Total for System</strong></td>
<td></td>
<td>2</td>
<td>items</td>
<td></td>
<td>$32,512</td>
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<tr>
<td><strong>Sub Total for Building 2020 - Building 2020</strong></td>
<td></td>
<td>11</td>
<td>items</td>
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<td>$178,853</td>
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<tr>
<td><strong>Total for Campus</strong></td>
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<td>91</td>
<td>items</td>
<td></td>
<td>$3,792,826</td>
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## Life Cycle Summary Yrs 1-10

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

### Site Level Life Cycle Items

<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>1,900</td>
<td>LF</td>
<td>$157,514</td>
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<tr>
<td>Roadway Pavement</td>
<td>Asphalt Driveways</td>
<td>3</td>
<td>25,300</td>
<td>SF</td>
<td>$182,637</td>
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<td>Parking Lot Pavement</td>
<td>Asphalt</td>
<td>3</td>
<td>80</td>
<td>CAR</td>
<td>$138,230</td>
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<tr>
<td>Pedestrian Pavement</td>
<td>Sidewalks - Concrete</td>
<td>3</td>
<td>930</td>
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<td>$12,546</td>
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<tr>
<td>Fences and Gates</td>
<td>Fencing - Wood</td>
<td>3</td>
<td>200</td>
<td>LF</td>
<td>$7,633</td>
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Sub Total for System: 5 items $498,561

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Roofing</td>
<td>Aluminum panels</td>
<td>4</td>
<td>1,440</td>
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Sub Total for System: 1 items $86,900

### Electrical

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<th>Qty</th>
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<th>Remaining Life</th>
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<tr>
<td>Parking Lot Lighting</td>
<td>Pole Lighting</td>
<td>3</td>
<td>3</td>
<td>Ea.</td>
<td>$19,599</td>
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Sub Total for System: 1 items $19,599

Sub Total for Building: 7 items $605,060

### Building: 2010 - Building 2010

### Roofing

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<th>Uniformat Description</th>
<th>LC Type Description</th>
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<th>Remaining Life</th>
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<tbody>
<tr>
<td>Low-Slope Roofing</td>
<td>Built-Up Roofing (BUR)</td>
<td>2</td>
<td>32,880</td>
<td>SF</td>
<td>$880,457</td>
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<tr>
<td>Low-Slope Roofing</td>
<td>Modified Bitumen</td>
<td>2</td>
<td>24,656</td>
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Sub Total for System: 2 items $1,954,174

### Exterior

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>15</td>
<td>Door</td>
<td>$58,839</td>
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<tr>
<td>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
<td>986</td>
<td>SF</td>
<td>$1,996</td>
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Sub Total for System: 2 items $60,835

### Interior

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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Suspended Plaster and</td>
<td>Painted ceilings</td>
<td>5</td>
<td>1,315</td>
<td>SF</td>
<td>$2,898</td>
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<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>19,728</td>
<td>SF</td>
<td>$93,542</td>
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<td>Interior Door Supplementary Components</td>
<td>Door Hardware</td>
<td>3</td>
<td>11</td>
<td>Door</td>
<td>$17,281</td>
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<tr>
<td>Tile Flooring</td>
<td>Quarry Tile</td>
<td>4</td>
<td>2,630</td>
<td>SF</td>
<td>$80,711</td>
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<td>Carpeting</td>
<td>Carpet</td>
<td>4</td>
<td>2,959</td>
<td>SF</td>
<td>$44,616</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>7</td>
<td>Stall</td>
<td>$17,835</td>
<td>10</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>31,894</td>
<td>SF</td>
<td>$235,668</td>
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Sub Total for System: 7 items $492,551

### Mechanical

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<th>Qty</th>
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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Exhaust Air</td>
<td>Kitchen Exhaust Hoods</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$11,498</td>
<td>3</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Fan Coil - Water Cool/Water Heat (3 Ton)</td>
<td>2</td>
<td>21</td>
<td>Ea.</td>
<td>$75,333</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Fan Coil - Water Cool/Water Heat (30 Ton)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$14,592</td>
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Note: estimated

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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>
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<tbody>
<tr>
<td>Central Cooling</td>
<td>Chiller - Outdoor Air Cooled (175 Tons)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$208,593</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>4-Pipe System</td>
<td>4</td>
<td>32,880</td>
<td>SF</td>
<td>$86,713</td>
<td>5</td>
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<tr>
<td>HVAC Air Distribution</td>
<td>Ductwork (Bldg SF)</td>
<td>3</td>
<td>6,500</td>
<td>SF</td>
<td>$93,165</td>
<td>6</td>
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<tr>
<td>Decentralized Heating Equipment</td>
<td>Radiant Heater - Fin Tube Water</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$7,633</td>
<td>10</td>
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Sub Total for System: 7 items $492,551

### Electrical

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
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<th>Repair Cost</th>
<th>Remaining Life</th>
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</thead>
<tbody>
<tr>
<td>Lighting Fixtures</td>
<td>Light Fixtures (Bldg SF)</td>
<td>4</td>
<td>32,880</td>
<td>SF</td>
<td>$761,859</td>
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### Electrical

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>32,880 SF</td>
<td>$49,342</td>
<td>10</td>
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<tr>
<td>Packaged Generator Assemblies</td>
<td>Emergency Generator (150 KW)</td>
<td>2</td>
<td>1 Ea.</td>
<td>$106,476</td>
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**Sub Total for System**: 3 items  $917,677

### Plumbing

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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>
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<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 40 gallon</td>
<td>2</td>
<td>1 Ea.</td>
<td>$2,757</td>
<td>3</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>10 Ea.</td>
<td>$28,743</td>
<td>4</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Sink - Service / Mop Sink</td>
<td>5</td>
<td>1 Ea.</td>
<td>$842</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
<td>6 Ea.</td>
<td>$13,983</td>
<td>4</td>
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<tr>
<td>Domestic Water Equipment</td>
<td>Backflow Preventers - 3/4 in. (Ea.)</td>
<td>5</td>
<td>2 Ea.</td>
<td>$1,973</td>
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<tr>
<td>Compressed-Air Systems</td>
<td>Air Compressor (5 hp)</td>
<td>3</td>
<td>1 Ea.</td>
<td>$6,724</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Toilets</td>
<td>3</td>
<td>18 Ea.</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Urinals</td>
<td>3</td>
<td>4 Ea.</td>
<td>$6,452</td>
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<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Gas - 100 Gallon</td>
<td>2</td>
<td>1 Ea.</td>
<td>$8,066</td>
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**Note**: janitor room  
**Note**: boiler room  

**Sub Total for System**: 9 items  $178,001

### Fire and Life Safety

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security System Component</td>
<td>Security Alarm System</td>
<td>1</td>
<td>32,880 SF</td>
<td>$437,285</td>
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**Note**: all cameras and system working according to Staff  

**Sub Total for System**: 1 items  $437,285  
**Sub Total for Building 2010 - Building 2010**: 31 items  $4,531,218

### Building: 2011 - Building 2011

### 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>7 Door</td>
<td>$28,282</td>
<td>5</td>
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**Sub Total for System**: 1 items  $28,282

### 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>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>3,282 SF</td>
<td>$19,718</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>5,792 SF</td>
<td>$27,464</td>
<td>4</td>
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</tr>
<tr>
<td>Tile Flooring</td>
<td>Quarry Tile</td>
<td>4</td>
<td>965 SF</td>
<td>$27,915</td>
<td>4</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>3,282 SF</td>
<td>$15,342</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>6,081 SF</td>
<td>$44,932</td>
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<tr>
<td>Suspended Plaster and</td>
<td>Painted ceilings</td>
<td>5</td>
<td>193 SF</td>
<td>$508</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>13 Stall</td>
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**Sub Total for System**: 7 items  $169,002

### Mechanical

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
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<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
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<tbody>
<tr>
<td>Decentralized Cooling</td>
<td>Fan Coil - Water Cool/Water Heat (3 Ton)</td>
<td>2</td>
<td>8 Ea.</td>
<td>$28,698</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>4-Pipe System</td>
<td>4</td>
<td>9,653 SF</td>
<td>$25,458</td>
<td>5</td>
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<tr>
<td>Exhaust Air</td>
<td>Roof Exhaust Fan - Large</td>
<td>3</td>
<td>1 Ea.</td>
<td>$8,758</td>
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**Sub Total for System**: 3 items  $62,914

### Electrical

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<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
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<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>9,653 SF</td>
<td>$223,669</td>
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**Sub Total for System**: 1 items  $223,669

### Plumbing

<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>
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<tbody>
<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>6 Ea.</td>
<td>$17,246</td>
<td>4</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Toilets</td>
<td>3</td>
<td>15 Ea.</td>
<td>$80,305</td>
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<td>Plumbing Fixtures</td>
<td>Urinals</td>
<td>3</td>
<td>5 Ea.</td>
<td>$7,165</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
<td>4 Ea.</td>
<td>$9,321</td>
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<tr>
<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (Bldg, SF)</td>
<td>3</td>
<td>9,653 SF</td>
<td>$58,416</td>
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**Sub Total for System**: 5 items  $172,454
## Fire and Life Safety

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<th>LC Type Description</th>
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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
<td>1</td>
<td>9,653</td>
<td>SF</td>
<td>$57,995</td>
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<td>18</td>
<td>Items</td>
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## Building: 2012 - Building 2012

### 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>Low-Slope Roofing</td>
<td>Modified Bitumen</td>
<td>2</td>
<td>23,700</td>
<td>SF</td>
<td>$791,007</td>
<td>1</td>
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<td>Sub Total for System</td>
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<td></td>
<td>$791,007</td>
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## 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>
</thead>
<tbody>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>23,700</td>
<td>SF</td>
<td>$112,375</td>
<td>4</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>23,226</td>
<td>SF</td>
<td>$161,767</td>
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<tr>
<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>22,752</td>
<td>SF</td>
<td>$237,443</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>14</td>
<td>Stall</td>
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<td>Sub Total for System</td>
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## Mechanical

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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>
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<tbody>
<tr>
<td>Heat Generation</td>
<td>Boiler - Copper Tube (750 MBH)</td>
<td>2</td>
<td>1</td>
<td>Ea</td>
<td>$33,455</td>
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<tr>
<td>Heat Generation</td>
<td>Unit Heater Gas (40 MBH)</td>
<td>3</td>
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<td>$2,969</td>
<td>4</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Heat Pump (3 Ton)</td>
<td>5</td>
<td>19</td>
<td>Ea</td>
<td>$179,090</td>
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<tr>
<td>Central Cooling</td>
<td>Cooling Tower - Metal (100 Tons)</td>
<td>2</td>
<td>1</td>
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<td>$43,189</td>
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<tr>
<td>HVAC Air Distribution</td>
<td>Energy Recovery Unit (8,000 CFM)</td>
<td>3</td>
<td>1</td>
<td>Ea</td>
<td>$24,771</td>
<td>5</td>
</tr>
<tr>
<td>Facility Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>23,700</td>
<td>SF</td>
<td>$46,190</td>
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<tr>
<td>HVAC Air Distribution</td>
<td>Ductwork (Bldg SF)</td>
<td>3</td>
<td>23,700</td>
<td>SF</td>
<td>$339,693</td>
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<tr>
<td>Heat Generation</td>
<td>Heat Exchanger - Water to Water (Flat Plate - 400 GPM)</td>
<td>2</td>
<td>1</td>
<td>Ea</td>
<td>$87,907</td>
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<tr>
<td>Sub Total for System</td>
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</table>

## 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>Lighting Fixtures</td>
<td>Light Fixtures (Bldg SF)</td>
<td>4</td>
<td>23,700</td>
<td>SF</td>
<td>$549,150</td>
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<tr>
<td>Sub Total for System</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>Water Heater - Electric - 120 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea</td>
<td>$5,876</td>
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</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>Sink - Service / Mop Sink</td>
<td>5</td>
<td>1</td>
<td>Ea</td>
<td>$842</td>
<td>4</td>
</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>Urinals</td>
<td>3</td>
<td>4</td>
<td>Ea</td>
<td>$5,732</td>
<td>4</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
<td>6</td>
<td>Ea</td>
<td>$13,983</td>
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<tr>
<td>Domestic Water Equipment</td>
<td>Backflow Preventers - 2 in. (Ea.)</td>
<td>5</td>
<td>1</td>
<td>Ea</td>
<td>$2,349</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>4</td>
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<td>$12,940</td>
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<td>Plumbing Fixtures</td>
<td>Toilets</td>
<td>3</td>
<td>16</td>
<td>Ea</td>
<td>$96,410</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Classroom Lavatory</td>
<td>4</td>
<td>1</td>
<td>Ea</td>
<td>$3,240</td>
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## Fire and Life Safety

<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>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
<td>1</td>
<td>23,700</td>
<td>SF</td>
<td>$142,390</td>
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<tr>
<td>Sub Total for System</td>
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## Conveyances

<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>Elevators</td>
<td>Passenger elevator cab finishes</td>
<td>4</td>
<td>1</td>
<td>Ea</td>
<td>$10,089</td>
<td>10</td>
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<tr>
<td>Sub Total for System</td>
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<td></td>
<td>$10,089</td>
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## Specialties

<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>Casework</td>
<td>Fixed Cabinetry</td>
<td>4</td>
<td>18</td>
<td>Room</td>
<td>$188,690</td>
<td>8</td>
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<tr>
<td>Sub Total for System</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$188,690</td>
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<tr>
<td>Sub Total for Building 2012 - Building 2012</td>
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<td>26</td>
<td>Items</td>
<td>$3,129,957</td>
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</table>
## Building: 2020 - Building 2020

### 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>5</td>
<td>Door</td>
<td>$20,808</td>
<td>6</td>
</tr>
</tbody>
</table>

**Sub Total for System**

1 items

**$20,808**

### 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>Suspended Plaster and Ceilings</td>
<td>Painted ceilings</td>
<td>5</td>
<td>219</td>
<td>SF</td>
<td>$497</td>
<td>5</td>
</tr>
<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>6</td>
<td>Stall</td>
<td>$13,187</td>
<td>5</td>
</tr>
<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>2,739</td>
<td>SF</td>
<td>$13,778</td>
<td>6</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>329</td>
<td>SF</td>
<td>$1,681</td>
<td>9</td>
</tr>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>329</td>
<td>SF</td>
<td>$2,360</td>
<td>9</td>
</tr>
<tr>
<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>329</td>
<td>SF</td>
<td>$3,433</td>
<td>9</td>
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</table>

**Sub Total for System**

6 items

**$34,936**

### Mechanical

<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>Decentralized Cooling</td>
<td>Thru-Wall AC (2 Ton)</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$5,478</td>
<td>2</td>
</tr>
<tr>
<td>Decentralized Heating Equipment</td>
<td>Unit Heater Electric (3 KW)</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$993</td>
<td>4</td>
</tr>
<tr>
<td>Exhaust Air</td>
<td>Interior Ceiling Exhaust Fan</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$1,061</td>
<td>5</td>
</tr>
<tr>
<td>Facility Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>1,370</td>
<td>SF</td>
<td>$3,095</td>
<td>10</td>
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</tbody>
</table>

**Sub Total for System**

4 items

**$10,627**

### 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>Power Distribution</td>
<td>Panelboard - 120/208 225A</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$6,549</td>
<td>8</td>
</tr>
<tr>
<td>Power Distribution</td>
<td>Panelboard - 277/480 225A</td>
<td>3</td>
<td>1</td>
<td>Ea.</td>
<td>$11,163</td>
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<tr>
<td>Electrical Service</td>
<td>Exterior Dry Type Transformer (75 KVA)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$24,839</td>
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</table>

**Sub Total for System**

3 items

**$42,551**

### 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 - 5 to 10 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$1,505</td>
<td>8</td>
</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$6,471</td>
<td>8</td>
</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>Sink - Service / Mop Sink</td>
<td>5</td>
<td>1</td>
<td>Ea.</td>
<td>$948</td>
<td>8</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Toilets</td>
<td>3</td>
<td>4</td>
<td>Ea.</td>
<td>$24,103</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Urinals</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$3,225</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
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<td>Ea.</td>
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</tbody>
</table>

**Sub Total for System**

6 items

**$41,497**

### Fire and Life Safety

<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>Security System Component</td>
<td>Security Alarm System</td>
<td>1</td>
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</tbody>
</table>

**Sub Total for System**

1 items

**$72,854**

Sub Total for Building 2020 - Building 2020

21 items

**$223,273**

Total for: Montclair Elementary School

103 items

**$9,203,824**
Supporting Photos

Classroom Cabinets Beyond Useful Life

Classroom Doors Beyond Useful Life, Door Hardware Not ADA Compliant

Restroom Partitions Deficient

Existing Fire Alarm System Panels Need To Be Replaced

Existing Intercom System Is Beyond Useful Life

Replace The Standard Receptacle With A GFI Protected Receptacle At The Sink.