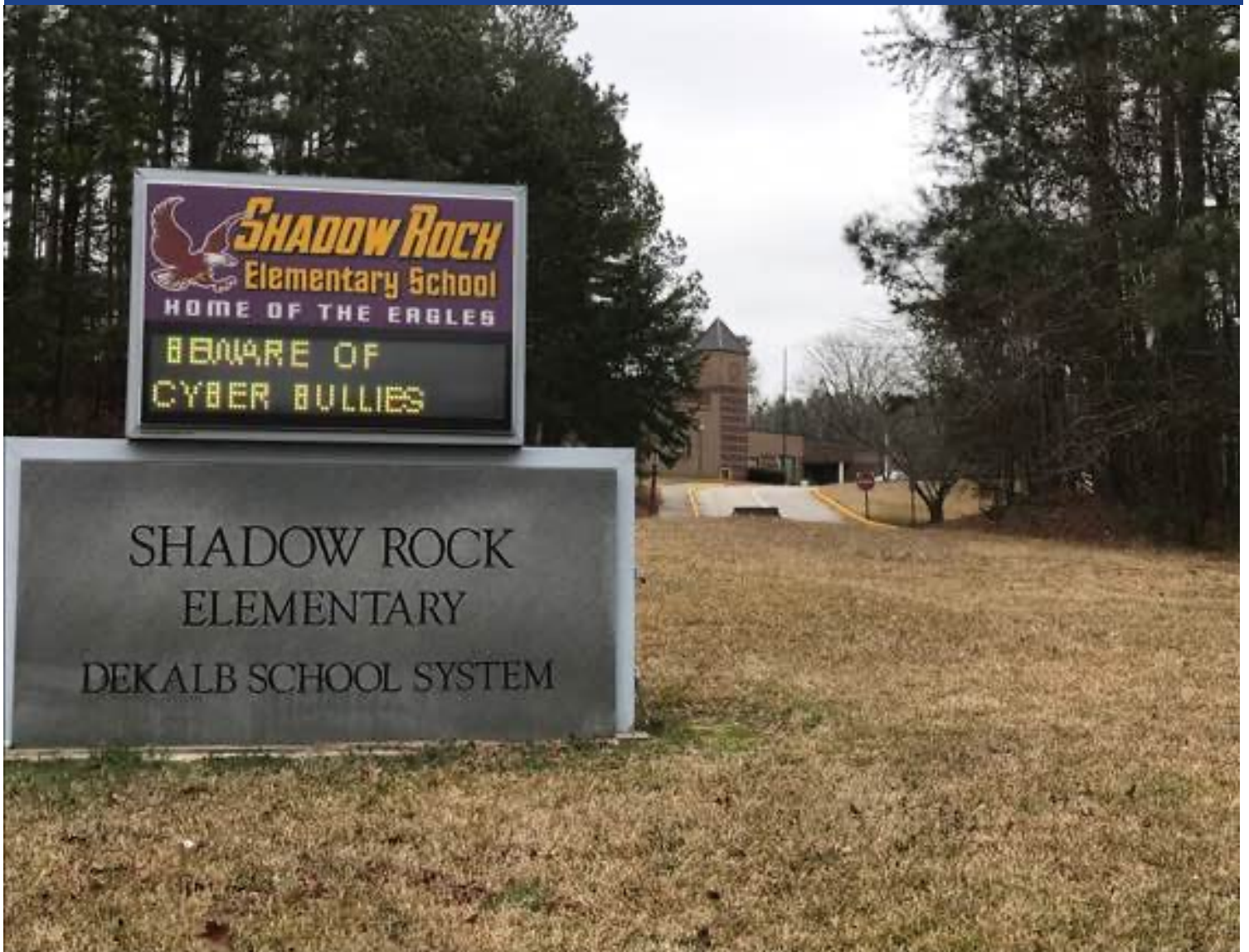


Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Shadow Rock Elementary School | 2021



Executive Summary

Shadow Rock Elementary School is located at 1040 Kingway Dr in Lithonia, GA. It comprises 117,776 gross square feet. At the time of the assessment the oldest building was 29 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 \$685,867. 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 Shadow Rock Elementary School the ten-year need is \$12,074,685.

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 Shadow Rock Elementary School facility has a FCA score of 78.05% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Shadow Rock Elementary School.

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
Exterior Site								
	Exterior Site	\$89,042	\$0	\$482,775	\$89,042	\$571,817		
Permanent Building(s)								
2010	Building 2010	\$584,166	\$6,436,200	\$4,148,066	\$7,020,366	\$11,168,432	\$31,136,870	77.45%
2020	Building 2020	\$12,659	\$47,228	\$274,550	\$59,886	\$334,436	\$1,518,885	96.06%
Sub Total for Permanent Building(s):		\$596,824	\$6,483,428	\$4,422,616	\$7,080,252	\$11,502,868	\$32,655,751	
Total for Site:		\$685,867	\$6,483,428	\$4,905,391	\$7,169,295	\$12,074,685	\$32,655,751	78.05%

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.

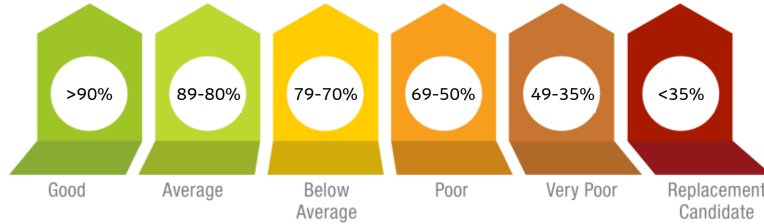
Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 \$32,655,751. For planning purposes, the total 5-year need at the Shadow Rock Elementary School is \$7,169,295 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Shadow Rock Elementary School facility has an FCA Score of 78.05%, which is considered "Below Average".

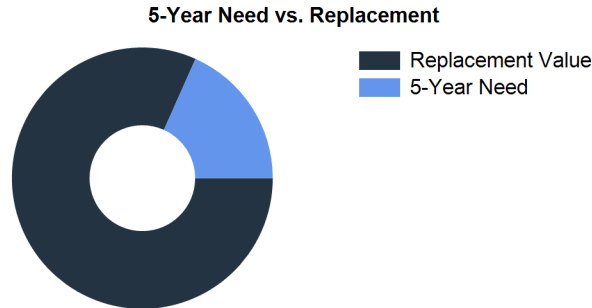


Figure 1: 5-Year FCI

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	\$43,231	\$39,685	\$6,126	\$89,042	12.98 %
Roofing	\$0	\$0	\$2,949	\$109	\$0	\$3,058	0.45 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$3,485	\$108	\$0	\$1,943	\$5,536	0.81 %
Interior	\$0	\$0	\$0	\$11,375	\$0	\$11,375	1.66 %
Mechanical	\$0	\$94,155	\$224,893	\$171,337	\$0	\$490,384	71.50 %
Electrical	\$0	\$0	\$86,470	\$0	\$0	\$86,470	12.61 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$97,640	\$357,651	\$222,506	\$8,070	\$685,867	

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

Mechanical	-	\$490,384
Site	-	\$89,042
Electrical	-	\$86,470

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

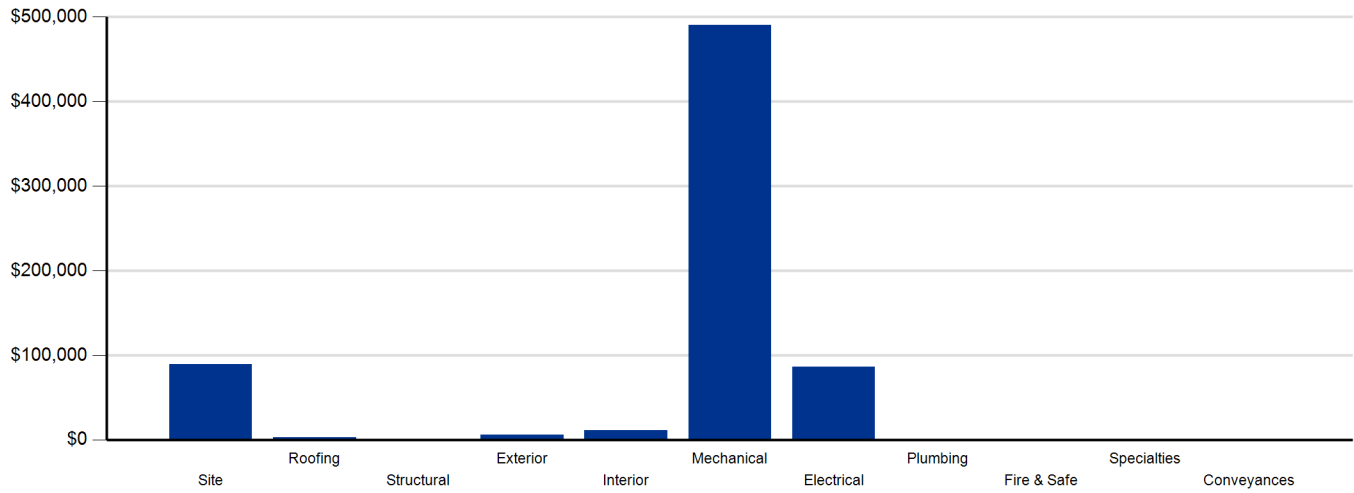


Figure 2: System Deficiencies

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	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$0	\$0	\$774,664	\$774,664
Mechanical	\$0	\$49,555	\$136,341	\$3,742	\$625,530	\$815,168
Electrical	\$0	\$0	\$0	\$130,280	\$2,244,547	\$2,374,827
Plumbing	\$0	\$0	\$0	\$368,139	\$80,313	\$448,453
Fire and Life Safety	\$0	\$0	\$0	\$2,070,317	\$0	\$2,070,317
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$49,555	\$136,341	\$2,572,478	\$3,725,054	\$6,483,428

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	\$380,339	\$380,339	\$380,339
Roofing	\$0	\$0	\$0	\$0	\$0	\$102,436	\$102,436	\$102,436
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$774,664	\$0	\$0	\$171,495	\$999,022	\$0	\$1,170,517	\$1,945,181
Mechanical	\$815,168	\$0	\$194,926	\$719,582	\$0	\$0	\$914,509	\$1,729,677
Electrical	\$2,374,827	\$0	\$120,643	\$327,563	\$0	\$232,066	\$680,272	\$3,055,099
Plumbing	\$448,453	\$0	\$33,734	\$64,550	\$0	\$0	\$98,284	\$546,736
Fire and Life Safety	\$2,070,317	\$0	\$70,732	\$0	\$0	\$1,478,214	\$1,548,946	\$3,619,263
Conveyances	\$0	\$0	\$0	\$0	\$0	\$10,089	\$10,089	\$10,089
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,483,428	\$0	\$420,036	\$1,283,190	\$999,022	\$2,203,143	\$4,905,391	\$11,388,819

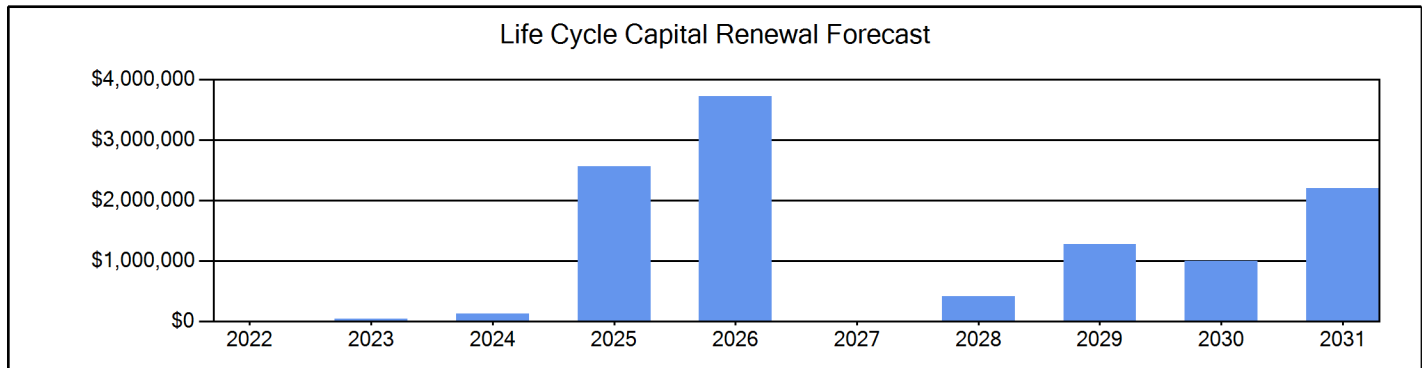


Figure 3: Ten Year Capital Renewal Forecast



Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission

Cost

Metal Exterior Door Replacement

\$3,485

Boiler Replacement

\$94,155

Total for Priority 2

\$97,640

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Potholes Location: Left Driveway	Capital Renewal	200	SF	3	\$1,209	7022
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	\$42,022	10599
Asphalt Paving Resurfacing Note: Cracking Location: Front Lot	Deferred Maintenance	10,000	SF	4	\$39,105	7021
Gate Replacement Note: Broken Location: Right Entrance Gate	Deferred Maintenance	1	Ea.	4	\$580	7020
Site Signage Replacement Note: Beyond Useful Life - Faded Signage Location: Throughout Site	Capital Renewal	27	Ea.	5	\$6,126	7023
Sub Total for System		5	items		\$89,042	
Sub Total for School and Site Level		5	items		\$89,042	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal Note: Leaf Debris Build Up Location: Above Cafeteria	Deferred Maintenance	200	LF	3	\$971	7027
Roof Drain Cleaning Note: Leaf Debris Built Up Location: Various Locations	Deferred Maintenance	20	Ea.	3	\$1,311	7026
Roof Cleaning Note: Leaf Debris Build Up Location: Various Locations	Deferred Maintenance	500	SF	4	\$109	7025
Sub Total for System		3	items		\$2,391	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: Rusted Location: Steeple At Roof	Capital Renewal	1	Door	2	\$3,485	7033
Exterior Metal Door Repainting Note: Rusted Paint Location: Steeple At Roof	Deferred Maintenance	1	Door	3	\$108	7035
Exterior Cleaning Note: Stained And Dirty Location: Back Side Of Building 2010	Deferred Maintenance	500	SF Wall	5	\$1,821	7031
Exterior Painting Note: Paint Is Peeling Location: Windows In Front Of Building 2010	Capital Renewal	100	SF Wall	5	\$123	7030
Sub Total for System		4	items		\$5,536	



Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Repair	Deferred Maintenance	6	Ea.	4	\$11,375	7036
Note: Beyond Useful Life And Broken						
Location: Boys Restrooms, Room 105.10, 112.5						
Sub Total for System		1	items		\$11,375	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$94,155	7009
Note: Beyond Useful Life 1500 Mbh						
Location: Boiler Room						
Testing And Balancing	Deferred Maintenance	112,298	SF	3	\$224,893	7010
Note: Test						
Location: Building 2010						
Existing Controls Are Obsolete	Capital Renewal	112,298	SF	4	\$163,368	10600
Sub Total for System		3	items		\$482,415	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	112,298	SF	3	\$82,448	7014
Note: Not Existing						
Location: Building 2010						
Sub Total for System		1	items		\$82,448	
Sub Total for Building 2010 - Building 2010		12	items		\$584,166	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	30	LF	3	\$667	7024
Note: Bent And Damaged At Bottom Of Downspout						
Location: Front Side Of Building 2020						
Sub Total for System		1	items		\$667	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	\$7,969	10601
Sub Total for System		1	items		\$7,969	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	\$4,022	7015
Note: Not Existing						
Location: Building 2020						
Sub Total for System		1	items		\$4,022	
Sub Total for Building 2020 - Building 2020		3	items		\$12,659	
Total for Campus		20	items		\$685,867	

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	100	CAR	\$183,310	10
Roadway Pavement	Asphalt Driveways	3	24,250	SF	\$197,029	10
Sub Total for System			2	items	\$380,339	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,600	SF	\$102,436	10
Sub Total for System			1	items	\$102,436	
Sub Total for Building -			3	items	\$482,775	

Building: 2010 - Building 2010

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	112,298	SF	\$715,774	5
Compartments and Cubicles	Toilet Partitions	4	26	Stall	\$57,143	5
Fluid-Applied Flooring	Epoxy Coating	4	11,230	SF	\$161,210	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	95,453	SF	\$996,161	9
Sub Total for System			4	items	\$1,930,289	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	\$49,555	2
	Note: 120 tons					
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	1	Ea.	\$102,886	3
	Note: 1500 MBH					
Heat Generation	Boiler - Copper Tube (750 MBH)	2	1	Ea.	\$33,455	3
	Note: 670 MBH					
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	\$2,750	4
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	2	Ea.	\$125,789	5
	Note: 30 HP					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	\$12,600	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	115	Ea.	\$485,549	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	4	Ea.	\$46,125	7
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	\$14,853	7
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	\$6,798	7
Exhaust Air	Roof Exhaust Fan - Large	3	13	Ea.	\$120,799	7
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 400 GPM)	2	1	Ea.	\$87,907	8
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	\$6,461	8
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	\$7,649	8
Air Distribution	Make-up Air Unit	3	1	Ea.	\$10,585	8
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	3	112,298	SF	\$568,953	8
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	\$13,329	8
Sub Total for System			17	items	\$1,696,043	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	Public Address System Head End Unit	2	1	Ea.	\$7,732	4
Distributed Systems	PA Communications (Bldg.SF)	3	112,298	SF	\$122,548	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	112,298	SF	\$2,244,547	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	2	1	Ea.	\$45,718	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	600	Amps	\$24,547	8
	Note: 600 amps 2 ea.					
Electrical Service	Transformer (75 KVA)	2	4	Ea.	\$34,717	8
Electrical Service	Transformer (15 KVA)	2	1	Ea.	\$6,381	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	\$7,050	8



Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	\$29,983	8
	Note: 1200 amps					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	\$7,050	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	\$6,573	8
Power Distribution	Panelboard - 120/208 125A	3	3	Ea.	\$5,213	8
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	\$29,397	8
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	\$26,199	8
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	\$19,649	8
	Note: 120/208 200A					
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	\$13,100	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	\$13,100	8
	Note: 120/208 200A					
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	\$3,475	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	\$33,087	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	\$11,163	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	\$11,163	8
	Note: 277/480 125A					
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	\$63,546	10
	Note: 70 kw					
Power Distribution	Power Wiring	3	112,298	SF	\$168,520	10
Sub Total for System			23	items	\$2,934,455	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	29	Ea.	\$83,354	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	4	Ea.	\$3,369	4
Plumbing Fixtures	Toilets	3	45	Ea.	\$240,916	4
Plumbing Fixtures	Urinals	3	12	Ea.	\$17,196	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	10	Ea.	\$23,305	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	\$1,377	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	\$2,925	5
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	\$4,404	5
	Note: 60 gallons					
Plumbing Fixtures	Classroom Lavatory	4	25	Ea.	\$69,878	5
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	3	1	Ea.	\$19,768	8
	Note: 200 gallon					
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	3	2	Ea.	\$39,536	8
	Note: 119 gallon					
Sub Total for System			11	items	\$506,027	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	112,298	SF	\$1,326,957	4
Fire Detection and Alarm	Fire Alarm	1	112,298	SF	\$694,926	4
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	\$7,267	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	112,298	SF	\$1,478,214	10
Sub Total for System			4	items	\$3,507,364	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	\$10,089	10
Sub Total for System			1	items	\$10,089	
Sub Total for Building 2010 - Building 2010			60	items	\$10,584,266	

Building: 2020 - Building 2020

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	274	SF	\$1,747	5
Suspended Plaster and	Painted ceilings	5	274	SF	\$679	8
Compartments and Cubicles	Toilet Partitions	4	4	Stall	\$9,606	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	\$2,860	9
Sub Total for System			4	items	\$14,892	



Facility Condition Assessment

DeKalb County SD - Shadow Rock Elementary School

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	\$993	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	\$1,592	5
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	\$6,351	7
	Note: 1.5 tons					
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	\$24,698	8
			Sub Total for System	4 items	\$33,634	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	\$4,484	7
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	\$116,159	7
			Sub Total for System	2 items	\$120,643	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	\$1,730	5
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	\$6,282	7
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	\$920	7
Plumbing Fixtures	Toilets	3	4	Ea.	\$23,401	7
Plumbing Fixtures	Urinals	3	2	Ea.	\$3,131	7
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	\$5,246	8
			Sub Total for System	6 items	\$40,710	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	\$33,899	4
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	\$7,267	4
Security System Component	Security Alarm System	1	5,478	SF	\$70,732	7
			Sub Total for System	3 items	\$111,899	
			Sub Total for Building 2020 - Building 2020	19 items	\$321,778	
			Total for: Shadow Rock Elementary School	82 items	\$11,388,819	

Supporting Photos



Replace Door On Roof To Bell Tower



Fix Asphalt Damage



Front Of School



Clean Roof Drains



Clean Roof



Replace Signs



Resurface Asphalt