Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Stephenson Middle School **| 2021**

Executive Summary

Stephenson Middle School is located at 922 Stephenson Road in Stone Mountain, GA. It comprises 190,158 gross square feet. At the time of the assessment the oldest building was 24 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 $17,757,905. 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 Stephenson Middle School the ten-year need is $34,403,515.

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 Stephenson Middle School facility has a FCA score of 60.29% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Stephenson Middle 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	$5,784	$1,174,959	$484,633	$1,180,743	$1,665,377		
Permanent Building(s)								
4010	Building 4010	$16,839,246	$3,527,724	$9,604,387	$20,366,970	$29,971,357	$54,128,380	62.37%
4011	Building 4011	$912,875	$1,257,060	$596,847	$2,169,934	$2,766,781	$5,602,152	61.27%
	Sub Total for Permanent Building(s):	*$17,752,121*	*$4,784,783*	*$10,201,234*	*$22,536,905*	*$32,738,138*	*$59,730,528*	
	Total for Site:	**$17,757,905**	**$5,959,743**	**$10,685,867**	**$23,717,648**	**$34,403,515**	**$59,730,528**	**60.29%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate 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.

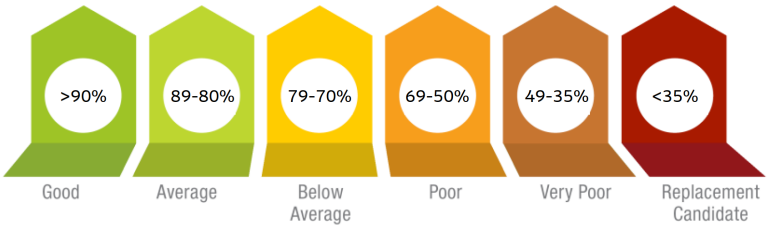
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $59,730,528. For planning purposes, the total 5-year need at the Stephenson Middle School is $23,717,648 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Stephenson Middle School facility has an FCA Score of 60.29%. which is considered "Poor".

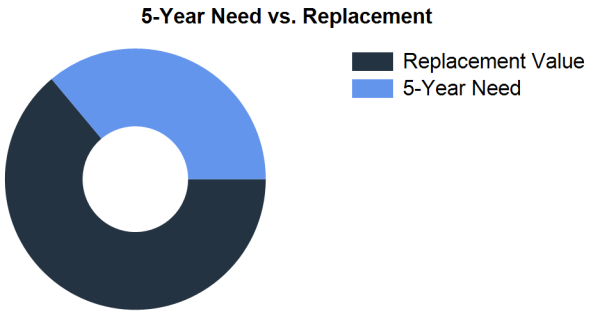


Figure 1: 5-Year FCI

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

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

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$5,899	$0	$5,784	$11,683	0.07 %
Roofing	$0	$5,583,902	$148	$0	$0	$5,584,050	31.45 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$6,698	$116,292	$224,405	$347,396	1.96 %
Interior	$0	$0	$46,360	$2,471,702	$0	$2,518,062	14.18 %
Mechanical	$0	$3,252,034	$1,097,622	$521,807	$0	$4,871,463	27.43 %
Electrical	$0	$71,847	$3,249,953	$0	$1,171	$3,322,971	18.71 %
Plumbing	$0	$15,930	$0	$2,554	$0	$18,484	0.10 %
Fire and Life Safety	$1,052,700	$0	$0	$0	$0	$1,052,700	5.93 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$31,098	$0	$31,098	0.18 %
Total:	$1,052,700	$8,923,713	$4,406,679	$3,143,452	$231,361	$17,757,905	

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

Roofing	-	$5,584,050
Mechanical	-	$4,871,463
Electrical	-	$3,322,971

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

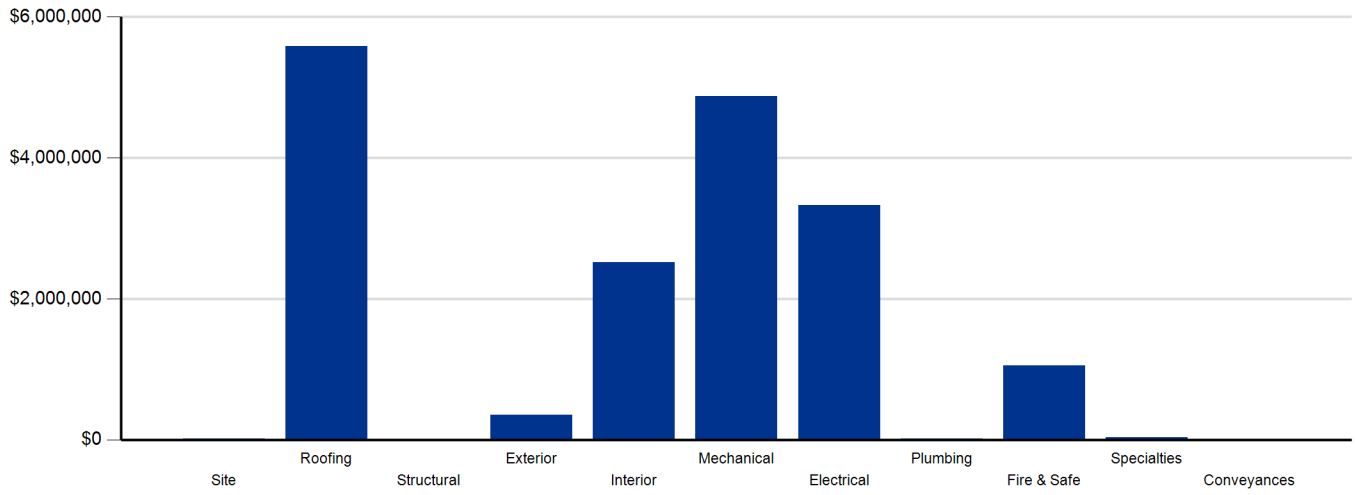


Figure 2: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$311,988	$784,550	$1,096,538
Roofing	$0	$0	$0	$0	$753,690	$753,690
Exterior	$0	$532,990	$0	$0	$121,224	$654,214
Interior	$0	$6,756	$0	$92,894	$109,890	$209,540
Mechanical	$0	$0	$332,608	$235,350	$461,221	$1,029,178
Electrical	$0	$0	$419,809	$0	$97,621	$517,431
Plumbing	$0	$0	$7,504	$701,451	$371,747	$1,080,701
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$118,673	$499,779	$618,452
Total	**$0**	**$539,746**	**$759,921**	**$1,460,354**	**$3,199,722**	**$5,959,743**

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

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$1,096,538	$0	$0	$484,633	$0	$0	$484,633	$1,581,171
Roofing	$753,690	$0	$0	$0	$0	$0	$0	$753,690
Exterior	$654,214	$0	$143,025	$72,302	$0	$281,029	$496,356	$1,150,570
Interior	$209,540	$773,562	$0	$1,062,136	$0	$1,671,841	$3,507,539	$3,717,078
Mechanical	$1,029,178	$0	$0	$0	$0	$0	$0	$1,029,178
Electrical	$517,431	$0	$0	$38,322	$0	$518,817	$557,140	$1,074,570
Plumbing	$1,080,701	$0	$0	$65,959	$0	$2,230,722	$2,296,681	$3,377,383
Fire and Life Safety	$0	$0	$0	$2,359,421	$0	$0	$2,359,421	$2,359,421
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$618,452	$0	$0	$984,098	$0	$0	$984,098	$1,602,550
Total	**$5,959,743**	**$773,562**	**$143,024**	**$5,066,871**	**$0**	**$4,702,409**	**$10,685,867**	**$16,645,609**

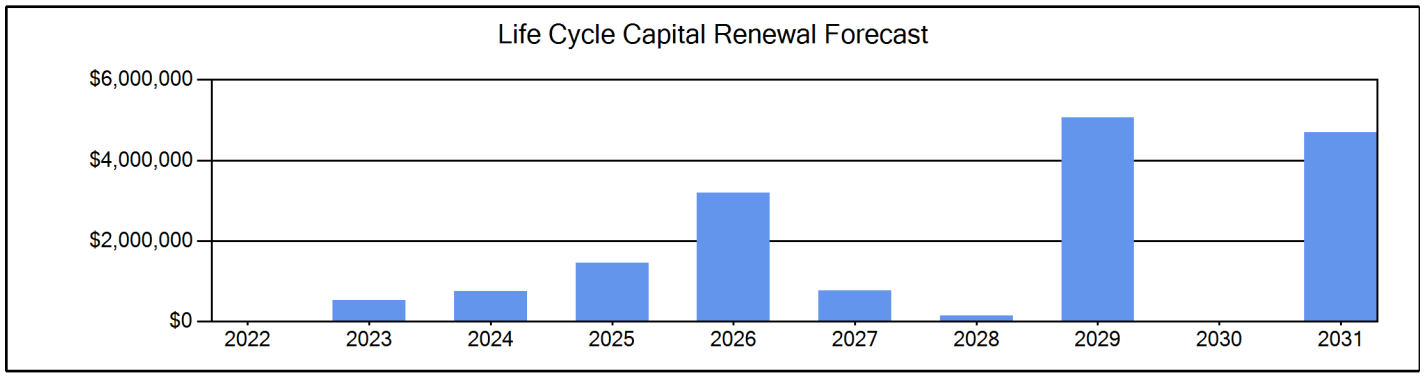


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$7,179
Fire Alarm Replacement		$1,045,520
	Total for Priority 1	**$1,052,700**

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$5,583,902
Air Cooled Condenser Replacement		$6,038
Boiler Replacement		$94,155
Ductless Split System AC Replacement		$4,463
Ductwork Replacement (SF Basis)		$2,282,604
Fan Coil (Chilled Water) HVAC Component Replacement		$286,851
Mechanical / HVAC Piping / System Is Beyond Its Useful Life		$432,591
Package Roof Top Unit Replacement		$135,137
Unit Ventilator Replacement		$10,195
Generator Replacement		$48,641
Panelboard Replacement		$23,206
Water Heater Replacement		$15,930
	Total for Priority 2	**$8,923,713**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	185	CAR	5	$5,784	4430
Note: All Parking						
	Sub Total for System	**1**	**items**		**$5,784**	
	Sub Total for School and Site Level	**1**	**items**		**$5,784**	

Building: 4010 - Building 4010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	$5,899	4460
	Sub Total for System	**1**	**items**		**$5,899**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	172,323	SF	2	$5,583,902	4461
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$5,583,902**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	60	Door	3	$6,482	4497
Exterior Painting (Bldg SF)	Capital Renewal	70,652	SF	4	$116,292	4448
Exterior Cleaning	Deferred Maintenance	52,900	SF Wall	5	$192,618	4449
Note: Clean						
	Sub Total for System	**3**	**items**		**$315,392**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	4459
Location: At Main Entrance						
Interior Door Hardware Replacement	Capital Renewal	3	Door	3	$4,187	4498
Location: Rooms 311, 116, 218						
Rubber Flooring Replacement	Capital Renewal	1,723	SF	3	$24,488	4455
Note: Beyond Useful Life						
Location: Weight Room						
Acoustical Ceiling Tile Replacement	Capital Renewal	165,430	SF	4	$909,562	4453
Note: Beyond Useful Life						
Carpet Flooring Replacement	Capital Renewal	10,339	SF	4	$123,062	4454
Ceiling Grid Replacement	Capital Renewal	165,430	SF	4	$647,673	4452
Note: Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	82,715	SF	4	$661,591	4456
Note: Beyond Useful Life						
	Sub Total for System	**7**	**items**		**$2,385,456**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	4480
Location: Girls Coach Office						
Boiler Replacement	Capital Renewal	1	Ea.	2	$94,155	4477
Location: Mech Room						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	4481
Location: Girls Coach Office						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	172,323	SF	2	$2,068,517	4491
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	60	Ea.	2	$191,234	4482
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	30	Ea.	2	$95,617	4483
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	172,323	SF	2	$392,018	4486
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$29,915	4492
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$22,786	4493
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$22,786	4494
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$59,651	4495
Unit Ventilator Replacement	Capital Renewal	1	Ea.	2	$10,195	4478
Location: Kitchen Roof						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$32,607	4489
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$32,607	4490
Location: Mech Room						
Energy Recovery Unit Replacement	Capital Renewal	6	Ea.	3	$128,206	4484
Location: Roof						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	74	Ea.	3	$559,102	4496
Location: Roof						
Testing And Balancing	Deferred Maintenance	172,323	SF	3	$345,101	4485
Circulation Pump Replacement	Capital Renewal	5	Ea.	4	$20,275	4487
Location: Janitors Closets						
Circulation Pump Replacement	Capital Renewal	3	Ea.	4	$19,320	4488
Location: Mech Room						
Existing Controls Are Obsolete	Capital Renewal	172,323	SF	4	$436,985	4479
	Sub Total for System	**20**	**items**		**$4,571,577**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Replacement	Capital Renewal	1	Ea.	2	$48,641	4468
Panelboard Replacement	Capital Renewal	2	Ea.	2	$23,206	4463
Location: Kitchen 93						
Canopy Lighting Replacement	Capital Renewal	16	Ea.	3	$31,333	4471
Electrical Receptacle Replacement	Capital Renewal	60	Ea.	3	$7,537	4464
Exterior Mounted Building Lighting Replacement	Capital Renewal	32	Ea.	3	$27,129	4472
Lighting Fixtures Replacement	Capital Renewal	150,000	SF	3	$2,586,199	4473
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	172,323	SF	3	$126,518	4469
Note: Not Installed						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	8176
Public Address System Replacement, Non-main Building	Deferred Maintenance	172,323	SF	3	$114,685	4465
Transfer Switch Replacement	Capital Renewal	100	Amps	3	$3,230	4462
Ground Mounted Lighting Replacement	Capital Renewal	1	Ea.	5	$1,171	4470
	Sub Total for System	**11**	**items**		**$2,976,520**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	4	Ea.	2	$8,030	4474
Location: Janitors Closet						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$5,377	4475
Location: Janitors Closet						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	$2,554	4476
Location: Girls Locker Room						
	Sub Total for System	**3**	**items**		**$15,961**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	10	Ea.	1	$5,983	4467
Fire Alarm Replacement	Capital Renewal	172,323	SF	1	$947,461	4466
	Sub Total for System	**2**	**items**		**$953,443**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement	Capital Renewal	50	Ea.	4	$22,822	4458
Location: Boys Locker Room						
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	$8,275	4457
Location: Room 324						
	Sub Total for System	**2**	**items**		**$31,098**	
	Sub Total for Building 4010 - Building 4010	**50**	**items**		**$16,839,246**	

Building: 4011 - Building 4011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Parapet (>2') Repair	Deferred Maintenance	20	LF	3	$148	4435
Note: Repair Flashing						
	Sub Total for System	**1**	**items**		**$148**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	$216	4432
Exterior Cleaning	Deferred Maintenance	8,730	SF Wall	5	$31,787	4431
	Sub Total for System	**2**	**items**		**$32,003**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	$2,792	4434
Note: Exterior Metal Door						
Vinyl Composition Tile Replacement	Capital Renewal	16,230	SF	4	$129,815	4433
	Sub Total for System	**2**	**items**		**$132,606**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	17,835	SF	2	$214,086	10762
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	17,835	SF	2	$40,573	10763
Existing Controls Are Obsolete	Capital Renewal	17,835	SF	4	$45,227	10616
	Sub Total for System	**3**	**items**		**$299,886**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	$7,833	4441
Electrical Receptacle Replacement	Capital Renewal	22	Ea.	3	$2,764	4437
Note: Exposed Wiring At Switch And Receptacles In Cr806, 827, 820.						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	4442
Lighting Fixtures Replacement	Capital Renewal	17,835	SF	3	$307,499	4443
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	17,835	SF	3	$13,094	4440
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	17,835	SF	3	$11,870	4436
	Sub Total for System	**6**	**items**		**$346,451**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	4445

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Janitors Closet						
	Sub Total for System	**1**	**items**		**$2,523**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	$1,197	4439
Fire Alarm Replacement	Capital Renewal	17,835	SF	1	$98,060	4438
	Sub Total for System	**2**	**items**		**$99,256**	
	Sub Total for Building 4011 - Building 4011	**17**	**items**		**$912,875**	
	Total for Campus	**68**	**items**		**$17,757,905**	

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
Athletic Areas	Competition Style Track	4	1	Ea.	$311,988	4
Parking Lot Pavement	Asphalt	3	185	CAR	$292,531	5
Roadway Pavement	Asphalt Driveways	3	70,202	SF	$492,019	5
Fences and Gates	Fencing - Chain Link (4 Ft)	3	152	LF	$8,544	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,560	LF	$332,172	8
Pedestrian Pavement	Sidewalks - Concrete	3	10,668	SF	$143,916	8
		Sub Total for System	**6**	**items**	**$1,581,171**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,420	SF	$78,421	5
		Sub Total for System	**1**	**items**	**$78,421**	
		Sub Total for Building -	**7**	**items**	**$1,659,592**	

Building: 4010 - Building 4010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	4	120	SF	$5,301	5
		Sub Total for System	**1**	**items**	**$5,301**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,000	SF	$106,089	2
Exterior Operating Windows	Aluminum - Windows per SF	2	2,368	SF	$251,218	2
Exterior Operating Windows	Aluminum - Windows per SF	2	1,656	SF	$175,683	2
Exterior Operating Windows	Aluminum - Windows per SF	2	180	SF	$20,867	5
Exterior Operating Windows	Aluminum - Windows per SF	2	240	SF	$27,823	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	70,652	SF	$143,024	7
Exterior Operating Windows	Steel - Windows per SF	2	48	SF	$8,263	8
Exterior Operating Windows	Steel - Windows per SF	2	48	SF	$8,263	8
Exterior Operating Windows	Steel - Windows per SF	2	32	SF	$5,509	8
Exterior Operating Windows	Steel - Windows per SF	2	72	SF	$12,394	8
Exterior Operating Windows	Steel - Windows per SF	2	10	SF	$1,722	8
Exterior Operating Windows	Steel - Windows per SF	2	210	SF	$36,151	8
Exterior Entrance Doors	Steel - Insulated and Painted	3	60	Door	$281,029	10
		Sub Total for System	**13**	**items**	**$1,078,035**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	17,232	SF	$81,706	4
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$11,188	4
Compartments and Cubicles	Toilet Partitions	4	50	Stall	$109,890	5
Tile Flooring	Ceramic Tile	4	10,339	SF	$205,058	6
Interior Swinging Doors	Wooden Door	3	270	Door	$568,504	6
Interior Door Supplementary Components	Door Hardware	3	314	Door	$555,194	8
Carpeting	Carpet	4	10,339	SF	$155,891	8
Interior Swinging Doors	Metal Door (Steel)	3	44	Door	$151,645	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	165,430	SF	$1,222,375	10
Athletic Flooring	Athletic/Sport Flooring	4	18,956	SF	$367,443	10
		Sub Total for System	**10**	**items**	**$3,428,893**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Central Cooling	Chiller - Outdoor Air Cooled (210 Tons)	2	1	Ea.	$216,513	3
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	3	Ea.	$48,301	4

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	1	Ea.	$5,486	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	5	Ea.	$33,980	4
Decentralized Cooling	Ductless Split System (2 Ton)	2	5	Ea.	$25,115	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$52,830	5
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	3	Ea.	$153,115	5
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	2	Ea.	$140,076	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
		Sub Total for System	**11**	**items**	**$692,601**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	1	Ea.	$69,888	3
Note:	4 section					
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$18,740	3
Electrical Service	Transformer (75 KVA)	2	2	Ea.	$14,974	3
Electrical Service	Transformer (45 KVA)	2	2	Ea.	$12,162	3
Power Distribution	Distribution Panels (800 Amps)	3	2	Ea.	$38,144	3
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$18,289	3
Electrical Service	Transformer (30 KVA)	2	3	Ea.	$17,009	3
Power Distribution	Panelboard - 120/208 100A	3	7	Ea.	$20,007	3
Power Distribution	Panelboard - 120/208 225A	3	10	Ea.	$56,499	3
Power Distribution	Panelboard - 120/208 400A	3	1	Ea.	$12,679	3
Power Distribution	Panelboard - 277/480 100A	3	3	Ea.	$20,614	3
Power Distribution	Panelboard - 277/480 400A	3	3	Ea.	$42,812	3
Power Distribution	Panelboard - 277/480 600A	3	1	Ea.	$18,721	3
Power Distribution	Panelboard - 277/480 225A	3	6	Ea.	$57,772	3
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,499	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	43	Ea.	$97,621	5
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	1	Ea.	$1,574	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	22,323	SF	$517,244	10
		Sub Total for System	**18**	**items**	**$1,036,248**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	2	Ea.	$7,504	3
Plumbing Fixtures	Restroom Lavatory	3	46	Ea.	$132,217	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	8	Ea.	$6,737	4
Plumbing Fixtures	Showers	5	13	Ea.	$17,972	4
Plumbing Fixtures	Toilets	3	67	Ea.	$358,696	4
Plumbing Fixtures	Urinals	3	22	Ea.	$31,526	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	22	Ea.	$51,270	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Note:	Kitchen hand sink					
Plumbing Fixtures	Classroom Lavatory	4	108	Ea.	$301,869	5
Facility Potable-Water Storage Tanks	Water Storage Tank - 750 Gallon	3	2	Ea.	$65,959	8
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	4	Ea.	$10,792	10
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	1	Ea.	$7,226	10
Domestic Water Equipment	Gas Piping System (BldgSF)	2	172,323	SF	$463,787	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	172,323	SF	$1,042,818	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	172,323	SF	$702,708	10
		Sub Total for System	**15**	**items**	**$3,202,767**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	172,323	SF	$2,138,130	8
		Sub Total for System	**1**	**items**	**$2,138,130**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	231	Ea.	$118,673	4
Movable Multiple Seating	Bleachers	4	1,110	Seat	$499,779	5
Casework	Fixed Cabinetry	4	41	Room	$429,796	8

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	858	Ea.	$496,106	8
Casework	Lockers, Gym	4	10	Ea.	$5,782	8
		Sub Total for System	**5**	**items**	**$1,550,136**	
		Sub Total for Building 4010 - Building 4010	**74**	**items**	**$13,132,111**	

Building: 4011 - Building 4011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	17,835	SF	$669,968	5
		Sub Total for System	**1**	**items**	**$669,968**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	140	SF	$16,230	5
Exterior Operating Windows	Aluminum - Windows per SF	2	416	SF	$48,225	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	2	Door	$8,080	5
		Sub Total for System	**3**	**items**	**$72,535**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	535	SF	$6,756	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	17,657	SF	$122,979	8
Compartments and Cubicles	Toilet Partitions	4	9	Stall	$21,615	8
Interior Door Supplementary Components	Door Hardware	3	31	Door	$54,812	8
Carpeting	Carpet	4	535	SF	$8,558	10
Interior Swinging Doors	Wooden Door	3	31	Door	$73,465	10
		Sub Total for System	**6**	**items**	**$288,185**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (70 Tons)	2	1	Ea.	$100,166	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	1	Ea.	$16,100	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$6,796	4
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,023	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	2	4	Ea.	$9,021	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	12	Ea.	$43,047	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
Air Distribution	Energy Recovery Unit (6,000 CFM)	3	1	Ea.	$21,924	5
Exhaust Air	Roof Exhaust Fan - Large	3	10	Ea.	$87,588	5
		Sub Total for System	**11**	**items**	**$336,577**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
		Sub Total for System	**3**	**items**	**$38,322**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	9	Ea.	$25,869	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	12	Ea.	$64,244	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	25	Ea.	$69,878	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$3,391	10
		Sub Total for System	**7**	**items**	**$174,616**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	17,835	SF	$221,291	8
	Sub Total for System		**1**	**items**	**$221,291**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	5	Room	$52,414	8
	Sub Total for System		**1**	**items**	**$52,414**	
	Sub Total for Building 4011 - Building 4011		**33**	**items**	**$1,853,907**	
	Total for: Stephenson Middle School		**114**	**items**	**$16,645,610**	

Supporting Photos

The Existing Generator Should Be Replaced

Existing Intercom System Is Beyond Useful Life

Existing Receptacles Adjacent To Sinks In The Science Labs Are Not Gfci Protected

Replace Water Heater In Janitor Closet

Replace Pumps In Main Mechanical Room

Replace Boiler In Main Mechanical Room

Replace Erus On Roof

Replace Kitchen Rooftop Heating Unit With RTU