Executive Summary

Stone Mountain Elementary School is located at 6720 James B. Rivers Dr in Stone Mountain, GA. It comprises 65,647 gross square feet. At the time of the assessment the oldest building was 66 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 $2,074,883. 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 Stone Mountain Elementary School the ten-year need is $9,135,119.

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 Stone Mountain Elementary School facility has a FCA score of 73.35% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Stone Mountain Elementary School.

<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>$68,645</td>
<td>$423,189</td>
<td>$0</td>
<td>$491,834</td>
<td>$491,834</td>
<td></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>$849,998</td>
<td>$1,348,177</td>
<td>$2,385,733</td>
<td>$2,198,174</td>
<td>$4,583,908</td>
<td>$491,834</td>
<td>72.03%</td>
</tr>
<tr>
<td>2011</td>
<td>Building 2011</td>
<td>$288,918</td>
<td>$208,992</td>
<td>$459,149</td>
<td>$497,910</td>
<td>$957,060</td>
<td>$2,198,174</td>
<td>78.35%</td>
</tr>
<tr>
<td>2012</td>
<td>Building 2012</td>
<td>$386,712</td>
<td>$259,319</td>
<td>$477,113</td>
<td>$646,031</td>
<td>$1,123,144</td>
<td>$3,544,620</td>
<td>81.77%</td>
</tr>
<tr>
<td>2013</td>
<td>Building 2013</td>
<td>$335,873</td>
<td>$307,485</td>
<td>$797,891</td>
<td>$643,357</td>
<td>$1,441,248</td>
<td>$2,980,653</td>
<td>78.42%</td>
</tr>
<tr>
<td>2020</td>
<td>Building 2020</td>
<td>$144,737</td>
<td>$228,492</td>
<td>$164,695</td>
<td>$373,230</td>
<td>$537,924</td>
<td>$1,518,885</td>
<td>75.43%</td>
</tr>
<tr>
<td>Sub Total for Permanent Building(s):</td>
<td></td>
<td>$2,006,237</td>
<td>$3,552,465</td>
<td>$4,284,582</td>
<td>$4,358,702</td>
<td>$8,643,284</td>
<td>$18,201,943</td>
<td></td>
</tr>
<tr>
<td>Total for Site:</td>
<td></td>
<td>$2,074,883</td>
<td>$2,775,654</td>
<td>$4,284,582</td>
<td>$4,850,537</td>
<td>$9,135,119</td>
<td>$18,201,943</td>
<td>73.35%</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.
Facility Condition Assessment
DeKalb County SD - Stone Mountain Elementary School

Aerial Images

Stone Mountain Elementary Facility (F:2088)
6720 James B. Rivers Dr 30033 8.5 acres

Revision Date - 09/24/2021
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 $18,201,943. For planning purposes, the total 5-year need at the Stone Mountain Elementary School is $4,850,537 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Stone Mountain Elementary School facility has an FCA Score of 73.35%, which is considered "Below Average".

Figure 1: 5-Year FCI

Revision Date - 09/24/2021
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>$3,760</td>
<td>$77,779</td>
<td>$0</td>
<td>$0</td>
<td>$81,539</td>
<td>3.93 %</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$11,277</td>
<td>$3,350</td>
<td>$0</td>
<td>$14,627</td>
<td>0.70 %</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>$181,198</td>
<td>$9,710</td>
<td>$0</td>
<td>$2,010</td>
<td>$192,917</td>
<td>9.30 %</td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$0</td>
<td>$334,703</td>
<td>$118,037</td>
<td>$165,366</td>
<td>$618,106</td>
<td>29.79 %</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$116,105</td>
<td>$0</td>
<td>$166,471</td>
<td>$0</td>
<td>$282,575</td>
<td>13.62 %</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$113,412</td>
<td>$120,031</td>
<td>$110,907</td>
<td>$0</td>
<td>$344,350</td>
<td>16.60 %</td>
</tr>
<tr>
<td>Plumbing</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>Fire and Life Safety</td>
<td>$2,393</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$2,393</td>
<td>0.12 %</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00 %</td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$485</td>
<td>$537,891</td>
<td>$0</td>
<td>$538,376</td>
<td>25.95 %</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$2,393</td>
<td>$414,474</td>
<td>$553,985</td>
<td>$936,655</td>
<td>$167,376</td>
<td>$2,074,883</td>
<td></td>
</tr>
</tbody>
</table>

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

- **Interior** - $618,106
- **Specialties** - $538,376
- **Electrical** - $344,350
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>$241,844</td>
<td>$0</td>
<td>$162,871</td>
<td>$0</td>
<td>$404,715</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Exterior</td>
<td>$0</td>
<td>$18,487</td>
<td>$0</td>
<td>$12,259</td>
<td>$0</td>
<td>$30,746</td>
</tr>
<tr>
<td>Interior</td>
<td>$0</td>
<td>$2,897</td>
<td>$37,460</td>
<td>$25,344</td>
<td>$83,989</td>
<td>$149,691</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$0</td>
<td>$0</td>
<td>$8,862</td>
<td>$67,231</td>
<td>$184,575</td>
<td>$260,668</td>
</tr>
<tr>
<td>Electrical</td>
<td>$0</td>
<td>$0</td>
<td>$139,763</td>
<td>$84,823</td>
<td>$84,308</td>
<td>$308,894</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$0</td>
<td>$0</td>
<td>$56,437</td>
<td>$317,978</td>
<td>$5,123</td>
<td>$379,538</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$775,710</td>
<td>$0</td>
<td>$775,710</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Specialties</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$465,693</td>
<td>$0</td>
<td>$465,693</td>
</tr>
<tr>
<td>Total</td>
<td>$0</td>
<td>$263,228</td>
<td>$242,522</td>
<td>$1,911,908</td>
<td>$357,995</td>
<td>$2,776,654</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>$404,715</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$404,715</td>
</tr>
<tr>
<td>Roofing</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Exterior</td>
<td>$30,746</td>
<td>$0</td>
<td>$0</td>
<td>$22,770</td>
<td>$634,858</td>
<td>$428,238</td>
<td>$1,085,866</td>
<td>$1,118,612</td>
</tr>
<tr>
<td>Interior</td>
<td>$149,691</td>
<td>$183,237</td>
<td>$145,529</td>
<td>$401,173</td>
<td>$57,722</td>
<td>$45,861</td>
<td>$833,522</td>
<td>$983,212</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$260,668</td>
<td>$0</td>
<td>$0</td>
<td>$837,190</td>
<td>$0</td>
<td>$151,145</td>
<td>$988,335</td>
<td>$1,249,003</td>
</tr>
<tr>
<td>Electrical</td>
<td>$308,894</td>
<td>$0</td>
<td>$0</td>
<td>$109,334</td>
<td>$0</td>
<td>$0</td>
<td>$109,334</td>
<td>$418,228</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$379,538</td>
<td>$0</td>
<td>$0</td>
<td>$65,132</td>
<td>$0</td>
<td>$0</td>
<td>$771,415</td>
<td>$836,547</td>
</tr>
<tr>
<td>Fire and Life Safety</td>
<td>$775,710</td>
<td>$430,979</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$430,979</td>
<td>$1,206,688</td>
</tr>
<tr>
<td>Conveyances</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Specialties</td>
<td>$465,693</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$465,693</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,775,654</strong></td>
<td><strong>$614,216</strong></td>
<td><strong>$145,528</strong></td>
<td><strong>$1,435,800</strong></td>
<td><strong>$692,580</strong></td>
<td><strong>$1,396,658</strong></td>
<td><strong>$4,284,582</strong></td>
<td><strong>$7,060,238</strong></td>
</tr>
</tbody>
</table>

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

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**Revision Date - 09/24/2021**

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**Facility Condition Assessment**

DeKalb County SD - Stone Mountain Elementary School
### Summary of High Priority Deficiencies

#### Priority 1 - Mission Critical Concerns

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Exit Signage Replacement</td>
<td>$2,393</td>
</tr>
</tbody>
</table>

**Total for Priority 1** $2,393

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility</td>
<td>$3,760</td>
</tr>
<tr>
<td>Aluminum Window Replacement</td>
<td>$181,198</td>
</tr>
<tr>
<td>Exterior Metal Cooling Tower Replacement</td>
<td>$46,710</td>
</tr>
<tr>
<td>Heat Exchanger Replacement</td>
<td>$69,395</td>
</tr>
<tr>
<td>Distribution Panel Replacement</td>
<td>$16,737</td>
</tr>
<tr>
<td>Electrical Transformer Replacement</td>
<td>$18,054</td>
</tr>
<tr>
<td>Panelboard Replacement</td>
<td>$78,620</td>
</tr>
</tbody>
</table>

**Total for Priority 2** $414,474
## Deficiency Summary

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

### Site Level Deficiencies

<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>Concrete Walks Replacement</td>
<td>Capital Renewal</td>
<td>2,500</td>
<td>SF</td>
<td>3</td>
<td>$26,624</td>
<td>8753</td>
</tr>
<tr>
<td><strong>Note:</strong> Damaged And Raised Sidewalks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Location:</strong> Multiple Locations</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>10620</td>
</tr>
<tr>
<td><strong>Sub Total for System</strong></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td>$68,645</td>
<td></td>
</tr>
<tr>
<td><strong>Sub Total for School and Site Level</strong></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td>$68,645</td>
<td></td>
</tr>
</tbody>
</table>

### Building: 2010 - Building 2010

<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>Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility</td>
<td>Deferred Maintenance</td>
<td>45</td>
<td>LF</td>
<td>2</td>
<td>$3,760</td>
<td>8755</td>
</tr>
<tr>
<td><strong>Note:</strong> Asphalt Crosswalk Is Cracked And Needs Striping</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Location:</strong> Northwest Parking Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car Accessible Parking Spaces Do Not Meet ADA Requirements</td>
<td>ADA Compliance</td>
<td>4</td>
<td>Ea.</td>
<td>3</td>
<td>$2,936</td>
<td>8754</td>
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<tr>
<td><strong>Note:</strong> Add Compliant Spaces For Size Of Building</td>
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<td>1</td>
<td>Ea.</td>
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### Roofing

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<tr>
<td>Metal Downspout Installation</td>
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<td>20</td>
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<td><strong>Location:</strong> Northwest Entry Canopy And South Concrete Covered Walkway</td>
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<td>Roof Drain Cleaning</td>
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<td>Tapered Insulation Installation To Eliminate Ponding When Re-Roofing</td>
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<td>2,000</td>
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<td>Gutter Installation</td>
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<td>300</td>
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### Exterior

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<tr>
<td>Aluminum Window Replacement</td>
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<td>140</td>
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<td><strong>Location:</strong> Room 11- Media Center</td>
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<td><strong>Location:</strong> Hall Adjacent To Room 42.6</td>
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<td>Exterior Entry Door Hardware Is Not ADA Compliant</td>
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### Exterior

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<td>Exterior Cleaning</td>
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<td>250</td>
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<td>Location:</td>
<td>North Face Of Building</td>
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<tr>
<td>Exterior Painting</td>
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<td>500</td>
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<td>Note:</td>
<td>Paint Chipping And Bubbling</td>
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Sub Total for System 5 items $60,377

### Interior

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<tbody>
<tr>
<td>Existing Door Hardware Is Not ADA Compliant</td>
<td>ADA Compliance</td>
<td>66</td>
<td>Door</td>
<td>3</td>
<td>$68,891</td>
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<td>All Interior Door Hardware Not Compliant</td>
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<td>Interior Door Replacement</td>
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<tr>
<td>Location:</td>
<td>All Interior Wooden Doors</td>
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<td>Epoxy Flooring Repair Or Replacement</td>
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<td>Restrooms 6.1, 6.2, 42.2, 42.4, 18.1, 18.2</td>
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<td>Toilet Partition Replacement</td>
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<td>Stall</td>
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<td>Location:</td>
<td>Rooms 6.1, 6.2, 42.2, 42.4, 18.1, 18.2</td>
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<td>Vinyl Composition Tile Replacement</td>
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<tr>
<td>Location:</td>
<td>Hallways</td>
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<tr>
<td>Interior Wall Repainting (Bldg SF)</td>
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<td>Location:</td>
<td>Classrooms And Hallways</td>
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Sub Total for System 6 items $390,159

### Mechanical

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<tbody>
<tr>
<td>Existing Controls Are Obsolete</td>
<td>Capital Renewal</td>
<td>28,340</td>
<td>SF</td>
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Sub Total for System 1 items $71,866

### Electrical

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<tr>
<td>Panelboard Replacement</td>
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<td>Ea.</td>
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<td>$10,341</td>
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<td>Location:</td>
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<td>Canopy Lighting Replacement</td>
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<td>$7,833</td>
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<td>Electrical Receptacle Replacement</td>
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<td>Lightning Protection System Installation</td>
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<td>Note:</td>
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Sub Total for System 4 items $42,750

### Specialties

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<tbody>
<tr>
<td>Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)</td>
<td>ADA Compliance</td>
<td>8</td>
<td>LF</td>
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<td>Height Not ADA Compliant</td>
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<td>Location:</td>
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## Specialties

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<tbody>
<tr>
<td>Replace Cabinetry In Classes/Labs</td>
<td>Capital Renewal</td>
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<td>Room</td>
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<td><strong>Location:</strong> Rooms 1 - 10, 15 - 20</td>
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## Building: 2011 - Building 2011

### Exterior

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<tr>
<td>Aluminum Window Replacement</td>
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<td><strong>Location:</strong> At Stairwell Building 2011</td>
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<td>Exterior Cleaning</td>
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<td><strong>Location:</strong> Fascia At Roof</td>
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### Interior

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<tr>
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<td>Interior Door Replacement</td>
<td>Capital Renewal</td>
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<td>Door</td>
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<td>$8,817</td>
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<td><strong>Location:</strong> Rooms 21, 22, 22.1, 23, 24</td>
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### Mechanical

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<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Exterior Metal Cooling Tower Replacement</td>
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### Electrical

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## Specialties

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<tbody>
<tr>
<td>Replace Cabinetry In Classes/Labs</td>
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<td>12</td>
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<td><strong>Location:</strong> Rooms 21 - 26</td>
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## Building: 2012 - Building 2012

### Exterior

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### Interior

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<tbody>
<tr>
<td>Existing Door Hardware Is Not ADA Compliant</td>
<td>ADA Compliance</td>
<td>23</td>
<td>Door</td>
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<td><strong>Interior Door Replacement</strong></td>
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<td>Door</td>
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<td>Stone/Quarry Flooring Replacement</td>
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<td>Stall</td>
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<td>Vinyl Composition Tile Replacement</td>
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### Mechanical

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<th>Priority</th>
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<tbody>
<tr>
<td>Existing Controls Are Obsolete</td>
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<td>12,784</td>
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### Electrical

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<td>Canopy Lighting Replacement</td>
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<td><strong>Location:</strong> Multiple Locations</td>
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### Specialties

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<tbody>
<tr>
<td>Replace Cabinetry In Classes/Labs</td>
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<td>Room</td>
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### Building: 2013 - Building 2013

#### Site

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<td><strong>Location:</strong> Room 41 - Kitchen</td>
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<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
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<tr>
<td>Interior Door Replacement</td>
<td>Capital Renewal</td>
<td>23</td>
<td>Door</td>
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<tr>
<td><strong>Location:</strong> All Interior Wooden Doors</td>
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<tr>
<td>Interior Wall Repainting (Bldg SF)</td>
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</table>

#### 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>Existing Controls Are Obsolete</td>
<td>Capital Renewal</td>
<td>10,750</td>
<td>SF</td>
<td>4</td>
<td>$27,260</td>
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<tr>
<td><strong>Sub Total for System</strong></td>
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#### Electrical

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<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Distribution Panel Replacement</td>
<td>Capital Renewal</td>
<td>1</td>
<td>Ea.</td>
<td>2</td>
<td>$16,737</td>
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<tr>
<td><strong>Location:</strong> Mech Room</td>
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<tr>
<td>Electrical Transformer Replacement</td>
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<tr>
<td><strong>Location:</strong> Mech Room</td>
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<tr>
<td>Electrical Transformer Replacement</td>
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<tr>
<td><strong>Location:</strong> Mech Room</td>
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## Electrical

<table>
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<th>Repair Cost</th>
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<tbody>
<tr>
<td>Panelboard Replacement</td>
<td>Capital Renewal</td>
<td>3</td>
<td>Ea.</td>
<td>2</td>
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<tr>
<td><strong>Location:</strong> Stage, Mech Room, Hallway Behind Cafeteria</td>
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<td>Panelboard Replacement</td>
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<tr>
<td><strong>Location:</strong> Kitchen</td>
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<td>Panelboard Replacement</td>
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<td>1</td>
<td>Ea.</td>
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<td>Panelboard Replacement</td>
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<td>Ea.</td>
<td>2</td>
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<td><strong>Location:</strong> Kitchen, Hallway Behind Cafeteria</td>
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<tr>
<td><strong>Location:</strong> Hallway Behind Cafeteria</td>
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<tr>
<td>Panelboard Replacement</td>
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<tr>
<td>Panelboard Replacement</td>
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<td>Ea.</td>
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<td><strong>Note:</strong> Beyond Useful Life 120 And 208 600A,</td>
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<tr>
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<td>Electrical Receptacle Replacement</td>
<td>Capital Renewal</td>
<td>10</td>
<td>Ea.</td>
<td>3</td>
<td>$1,256</td>
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<td><strong>Note:</strong> Beyond Useful Life</td>
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<tr>
<td><strong>Location:</strong> Multiple Locations</td>
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<tr>
<td>Lightning Protection System Installation</td>
<td>Functional Deficiency</td>
<td>10,750</td>
<td>SF</td>
<td>3</td>
<td>$7,893</td>
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<tr>
<td><strong>Location:</strong> Building 2013</td>
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<tr>
<td>Stage Lighting Replacement</td>
<td>Capital Renewal</td>
<td>65</td>
<td>Ea.</td>
<td>4</td>
<td>$43,509</td>
<td>8840</td>
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<td><strong>Note:</strong> Beyond Useful Life</td>
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<tr>
<td><strong>Location:</strong> Stage</td>
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**Sub Total for System** 13 items $150,540

## Specialties

<table>
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<tr>
<th>Deficiency</th>
<th>Category</th>
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<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>4</td>
<td>Room</td>
<td>4</td>
<td>$33,101</td>
<td>8941</td>
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<tr>
<td><strong>Note:</strong> Beyond Useful Life</td>
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</tr>
<tr>
<td><strong>Location:</strong> Rooms 13, 14</td>
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**Sub Total for System** 1 items $33,101

**Sub Total for Building 2013 - Building 2013** 23 items $335,873

## Building: 2020 - Building 2020

## Site

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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>Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements</td>
<td>ADA Compliance</td>
<td>1</td>
<td>Ea.</td>
<td>3</td>
<td>$126</td>
<td>8942</td>
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<tr>
<td><strong>Note:</strong> No Signage At Building</td>
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<tr>
<td><strong>Location:</strong> Entry Doors</td>
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**Sub Total for System** 1 items $126

## Roofing

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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>Debris In Gutter Removal</td>
<td>Deferred Maintenance</td>
<td>400</td>
<td>LF</td>
<td>3</td>
<td>$1,942</td>
<td>8944</td>
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<td><strong>Note:</strong> Debris And Vegetation In Gutters</td>
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<tr>
<td><strong>Location:</strong> North Side Of Building 2020</td>
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**Sub Total for System** 1 items $1,942
### Exterior

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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>Exterior Entry Door Hardware Is Not ADA Compliant</td>
<td>ADA Compliance</td>
<td>2</td>
<td>Door</td>
<td>3</td>
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<tr>
<td>Note: No Power Assist At Entry Doors</td>
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<td>8943</td>
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<tr>
<td>Location: Entry Doors</td>
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Sub Total for System 1 items $4,855

### Mechanical

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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>$13,891</td>
<td>10623</td>
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Sub Total for System 1 items $13,891

### Electrical

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<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>H.I.D. Lighting Replacement</td>
<td>Capital Renewal</td>
<td>96</td>
<td>Ea.</td>
<td>3</td>
<td>$53,248</td>
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<td>Note: Beyond Useful Life Fluorescent Lighting</td>
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<tr>
<td>Location: Gym</td>
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</tr>
<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>8858</td>
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<td>Note: Not Existing</td>
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<tr>
<td>Location: Building 2020</td>
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<tr>
<td>Stage Lighting Replacement</td>
<td>Capital Renewal</td>
<td>96</td>
<td>Ea.</td>
<td>4</td>
<td>$64,259</td>
<td>8865</td>
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<td>Note: Beyond Useful Life</td>
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<tr>
<td>Location: Stage In Gym</td>
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Sub Total for System 3 items $121,530

### Fire and Life Safety

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<th>Category</th>
<th>Qty</th>
<th>UoM</th>
<th>Priority</th>
<th>Repair Cost</th>
<th>ID</th>
</tr>
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<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>8857</td>
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<td>Note: Beyond Useful Life</td>
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<tr>
<td>Location: All Signs In Gym</td>
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Sub Total for System 1 items $2,393

Sub Total for Building 2020 - Building 2020 8 items $144,737

Total for Campus 85 items $2,074,883
Life Cycle Summary Yrs 1-10  
(Items below detail the totals referenced in Tables 3a & 3b)

**Site Level Life Cycle Items**

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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>Parking Lot Pavement</td>
<td>Asphalt</td>
<td>3</td>
<td>51</td>
<td>CAR</td>
<td>$73,800</td>
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<tr>
<td>Roadway Pavement</td>
<td>Asphalt Driveways</td>
<td>3</td>
<td>2600</td>
<td>SF</td>
<td>$168,043</td>
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<tr>
<td>Fences and Gates</td>
<td>Fencing - Chain Link (4 Ft)</td>
<td>3</td>
<td>590</td>
<td>LF</td>
<td>$25,466</td>
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<tr>
<td>Pedestrian Pavement</td>
<td>Sidewalks - Concrete</td>
<td>3</td>
<td>11,130</td>
<td>SF</td>
<td>$133,405</td>
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Sub Total for System 4 items $404,715

**Electrical**

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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>Parking Lot Lighting</td>
<td>Pole Lighting</td>
<td>3</td>
<td>3</td>
<td>Ea.</td>
<td>$18,474</td>
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Sub Total for System 1 items $18,474

Sub Total for Building 5 items $423,189

**Building: 2010 - Building 2010**

**Exterior**

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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
<td>2,834</td>
<td>SF</td>
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<tr>
<td>Exterior Wall Veneer</td>
<td>CMU - Bldg SF basis</td>
<td>2</td>
<td>850</td>
<td>SF</td>
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<tr>
<td>Exterior Wall Veneer</td>
<td>Brick - Bldg SF basis</td>
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<td>18,421</td>
<td>SF</td>
<td>$634,858</td>
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<tr>
<td>Exterior Wall Veneer</td>
<td>Wood / Composite Siding - Bldg SF basis</td>
<td>2</td>
<td>567</td>
<td>SF</td>
<td>$12,084</td>
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<tr>
<td>Exterior Operating Windows</td>
<td>Aluminum - Windows per SF</td>
<td>2</td>
<td>1,975</td>
<td>SF</td>
<td>$265,419</td>
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Note: 2.5'x10', 79 ea.

<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>6 Door</td>
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<td>$28,103</td>
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Sub Total for System 6 items $968,485

**Interior**

<table>
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<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceiling Exposed Metal Structure</td>
<td>5</td>
<td>567</td>
<td>SF</td>
<td>$489</td>
<td>2</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>6,235</td>
<td>SF</td>
<td>$37,460</td>
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<tr>
<td>Wall Paneling</td>
<td>Wood Panel wall</td>
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<td>567</td>
<td>SF</td>
<td>$9,692</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>6,235</td>
<td>SF</td>
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<td>Carpeting</td>
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<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
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<td>22,105</td>
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<td>$114,532</td>
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<td>Ceilings - Acoustical Tiles</td>
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<td>Tile Wall Finish</td>
<td>Ceramic Tile wall</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
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Sub Total for System 9 items $501,309

**Mechanical**

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<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
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<tbody>
<tr>
<td>Decentralized Heating Equipment</td>
<td>Unit Heater Electric (5 KW)</td>
<td>3</td>
<td>11 Ea.</td>
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<td>Facility Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>28,340</td>
<td>SF</td>
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<td>Decentralized Cooling</td>
<td>Heat Pump (5 Ton)</td>
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</table>

Note: 4 tons

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<th>Remaining Life</th>
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<tr>
<td>HVAC Air Distribution</td>
<td>Roof Top Unit - DX Gas (10 Ton)</td>
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Note: 7.5 ton

Sub Total for System 4 items $460,537

**Electrical**

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<th>LC Type Description</th>
<th>Priority</th>
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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Power Distribution</td>
<td>Panelboard - 120/208 100A</td>
<td>3</td>
<td>3 Ea.</td>
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<td>Power Distribution</td>
<td>Panelboard - 277/480 225A</td>
<td>3</td>
<td>5 Ea.</td>
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<td>Power Distribution</td>
<td>Power Wiring</td>
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<td>Audio-Video Systems</td>
<td>PA Communications No Head Unit (Bldg SF)</td>
<td>2</td>
<td>28,340</td>
<td>SF</td>
<td>$21,228</td>
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<tr>
<td>Lighting Fixtures</td>
<td>Building Mounted Fixtures (Ea.)</td>
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<td>2 Ea.</td>
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<td>Lighting Fixtures</td>
<td>Canopy Mounted Fixtures (Ea.)</td>
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Sub Total for System 4 items $460,537
### Electrical

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<th>Repair Cost</th>
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<td>Transfer Switches</td>
<td>Automatic Transfer Switch (Amps)</td>
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<td>70</td>
<td>Amps</td>
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<tr>
<td></td>
<td>70 amps, 2 ea.</td>
<td></td>
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<td>Electrical Service</td>
<td>Transformer (75 KVA)</td>
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<td>Panelboard - 120/208 225A</td>
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<td>Power Distribution</td>
<td>Panelboard - 277/480 225A</td>
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<td>Ea.</td>
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<td></td>
<td>277/480 125A</td>
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**Sub Total for System**: 10 items $184,554

### Plumbing

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 5 to 10 gallon</td>
<td>2</td>
<td>2</td>
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<td>$2,596</td>
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<tr>
<td></td>
<td>10 gal</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Classroom Lavatory</td>
<td>4</td>
<td>8</td>
<td>Ea.</td>
<td>$21,077</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Non-Refrigerated Drinking Fountain</td>
<td>4</td>
<td>6</td>
<td>Ea.</td>
<td>$14,694</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>19</td>
<td>Ea.</td>
<td>$54,612</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Sink - Service / Mop Sink</td>
<td>5</td>
<td>3</td>
<td>Ea.</td>
<td>$2,527</td>
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<td>Plumbing Fixtures</td>
<td>Toilets</td>
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<td>28</td>
<td>Ea.</td>
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<td>Plumbing Fixtures</td>
<td>Urinals</td>
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<td>10</td>
<td>Ea.</td>
<td>$14,330</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
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<td>4</td>
<td>Ea.</td>
<td>$9,321</td>
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<td>Domestic Water Equipment</td>
<td>Gas Piping System (BldgSF)</td>
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<td>28,340</td>
<td>SF</td>
<td>$76,274</td>
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<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (BldgSF)</td>
<td>3</td>
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<td>SF</td>
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<td>Sanitary Sewerage Piping</td>
<td>Sanitary Sewer Piping</td>
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<td>SF</td>
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**Sub Total for System**: 11 items $632,401

### Fire and Life Safety

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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>Security System Component</td>
<td>Security Alarm System</td>
<td>1</td>
<td>28,340</td>
<td>SF</td>
<td>$334,876</td>
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<td>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
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<td>28,340</td>
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**Sub Total for System**: 2 items $520,931

### Specialties

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<th>Priority</th>
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<th>Remaining Life</th>
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<tr>
<td>Casework</td>
<td>Fixed Cabinetry</td>
<td>4</td>
<td>50</td>
<td>Room</td>
<td>$465,693</td>
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<td><strong>Note:</strong></td>
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<tr>
<td></td>
<td>more than 16’ per room of mixed cabinetry</td>
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**Sub Total for System**: 1 items $465,693

### Building: 2011 - Building 2011

**Sub Total for Building 2010 - Building 2010**: 43 items $3,733,910

### Exterior

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<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
<td>415</td>
<td>SF</td>
<td>$769</td>
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<tr>
<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
<td>3</td>
<td>4</td>
<td>Door</td>
<td>$18,736</td>
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<td>Exterior Operating Windows</td>
<td>Aluminum - Windows per SF</td>
<td>2</td>
<td>288</td>
<td>SF</td>
<td>$38,705</td>
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<tr>
<td></td>
<td>2’x6’, 24 ea.</td>
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**Sub Total for System**: 3 items $58,209

### Interior

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceiling Exposed Metal Structure</td>
<td>5</td>
<td>166</td>
<td>SF</td>
<td>$143</td>
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<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>4,148</td>
<td>SF</td>
<td>$21,492</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>8,129</td>
<td>SF</td>
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**Sub Total for System**: 3 items $78,254

### Mechanical

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<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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</thead>
<tbody>
<tr>
<td>Heat Generation</td>
<td>Steam Condensate Receiver, T ank and Pump</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$16,100</td>
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<tr>
<td>Decentralized Heating Equipment</td>
<td>Unit Heater Electric (5 KW)</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$2,750</td>
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<tr>
<td>Other HVAC Distribution Systems</td>
<td>VFD (15 HP)</td>
<td>3</td>
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<td>Ea.</td>
<td>$16,477</td>
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<tr>
<td>Other HVAC Distribution Systems</td>
<td>VFD (7.5 HP)</td>
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<td>1</td>
<td>Ea.</td>
<td>$5,693</td>
<td>5</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>8,295</td>
<td>SF</td>
<td>$16,166</td>
<td>5</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>Pump- 25HP (Ea.)</td>
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<td>2</td>
<td>Ea.</td>
<td>$31,349</td>
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<tr>
<td></td>
<td>15 hp</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Condenser - Outside Air Cooled (3 Tons)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$7,649</td>
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</tr>
<tr>
<td></td>
<td>1.5 tons</td>
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## Mechanical

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<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Decentralized Cooling</td>
<td>Ductless Split System (2 Ton)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
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<td><strong>Note:</strong></td>
<td>1.5 tons</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Heat Pump (5 Ton)</td>
<td>5</td>
<td>6</td>
<td>Ea.</td>
<td>$86,715</td>
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<tr>
<td>Central Cooling</td>
<td>Cooling Tower - Metal (130 Tons)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$62,774</td>
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<td><strong>Note:</strong></td>
<td>125 tons</td>
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Sub Total for System: 10 items $251,327

## Electrical

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<th>UoM</th>
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<th>Remaining Life</th>
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<tr>
<td>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>8,295</td>
<td>SF</td>
<td>$10,121</td>
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<td>Lighting Fixtures</td>
<td>Building Mounted Fixtures (Ea.)</td>
<td>4</td>
<td>3</td>
<td>Ea.</td>
<td>$2,862</td>
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<tr>
<td>Audio-Video Systems</td>
<td>PA Communications No Head Unit (Bldg SF)</td>
<td>2</td>
<td>8,295</td>
<td>SF</td>
<td>$6,214</td>
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Sub Total for System: 3 items $19,197

## Plumbing

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tbody>
<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
<td>1</td>
<td>Ea.</td>
<td>$2,331</td>
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<tr>
<td>Domestic Water Equipment</td>
<td>Gas Piping System (BldgSF)</td>
<td>2</td>
<td>8,295</td>
<td>SF</td>
<td>$22,325</td>
<td>10</td>
</tr>
<tr>
<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (Bldg SF)</td>
<td>3</td>
<td>8,295</td>
<td>SF</td>
<td>$50,198</td>
<td>10</td>
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<tr>
<td>Sanitary Sewerage Piping</td>
<td>Sanitary Sewer Piping</td>
<td>2</td>
<td>8,295</td>
<td>SF</td>
<td>$33,826</td>
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Sub Total for System: 4 items $108,680

## Fire and Life Safety

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<th>Remaining Life</th>
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<tbody>
<tr>
<td>Security System Component</td>
<td>Security Alarm System</td>
<td>1</td>
<td>8,295</td>
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<td>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
<td>1</td>
<td>8,295</td>
<td>SF</td>
<td>$54,457</td>
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Sub Total for System: 2 items $152,474

## Building: 2012 - Building 2012

Sub Total for Building 2011 - Building 2011: 25 items $668,141

## Exterior

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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>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
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Sub Total for System: 2 items $24,603

## Interior

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<td>Acoustical Suspended Ceilings</td>
<td>Ceiling Exposed Metal Structure</td>
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<td>Ceilings - Acoustical Tiles</td>
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<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
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Sub Total for System: 5 items $148,809

## Mechanical

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<tr>
<td>HVAC Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>12,784</td>
<td>SF</td>
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<td>Roof Top Unit - DX Gas (20 Ton)</td>
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Sub Total for System: 2 items $80,686

## Electrical

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<tbody>
<tr>
<td>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>12,784</td>
<td>SF</td>
<td>$15,599</td>
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<td>Audio-Video Systems</td>
<td>PA Communications No Head Unit (Bldg SF)</td>
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Sub Total for System: 4 items $33,532

## Plumbing

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<td>Plumbing Fixtures</td>
<td>Classroom Lavatory</td>
<td>4</td>
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<td>Plumbing Fixtures</td>
<td>Non-Refrigerated Drinking Fountain</td>
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<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
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### Plumbing

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<td>Plumbing Fixtures</td>
<td>Sink - Service / Mop Sink</td>
<td>5</td>
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<td>Plumbing Fixtures</td>
<td>Toilets</td>
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<td>Refrigerated Drinking Fountain</td>
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<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 5 to 10 gallon</td>
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<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (Bldg SF)</td>
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<td>Sanitary Sewerage Piping</td>
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### Fire and Life Safety

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<tr>
<td>Security System Component</td>
<td>Security Alarm System</td>
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<td>Fire Detection and Alarm</td>
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### Building: 2013 - Building 2013

### Exterior

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<tbody>
<tr>
<td>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
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<td>SF</td>
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<td>Exterior Entrance Doors</td>
<td>Steel - Insulated and Painted</td>
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<td>Door</td>
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<td>Exterior Operating Windows</td>
<td>Aluminum - Windows per SF</td>
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### Interior

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<th>Repair Cost</th>
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<tr>
<td>Acoustical Suspended Ceilings</td>
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<td>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
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<td>Ceilings - Acoustical Tiles</td>
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### Mechanical

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<th>Repair Cost</th>
<th>Remaining Life</th>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>Pump - 1HP or Less (Ea.)</td>
<td>4</td>
<td>1</td>
<td>Ea.</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>Pump - 1HP or Less (Ea.)</td>
<td>4</td>
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<td>Ea.</td>
<td>$4,431</td>
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<td>Note: 1/2 hp</td>
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<td>Decentralized Heating Equipment</td>
<td>Unit Heater Electric (5 KW)</td>
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<td>Ea.</td>
<td>$1,375</td>
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<tr>
<td>Facility Hydronic Distribution</td>
<td>2-Pipe System (Cold)</td>
<td>3</td>
<td>10,750</td>
<td>SF</td>
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<td>Exhaust Air</td>
<td>Kitchen Exhaust Hoods</td>
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<td>Heat Generation</td>
<td>Boiler - Steel Tube (3200 MBH)</td>
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<td>Decentralized Cooling</td>
<td>Condenser - Outside Air Cooled (3 Tons)</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Ductless Split System (2 Ton)</td>
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<tr>
<td>Decentralized Cooling</td>
<td>Heat Pump (5 Ton)</td>
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<td>7</td>
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<td>Air Distribution</td>
<td>Make-up Air Unit</td>
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<td>Rooftop Unit - DX Gas (5 Ton)</td>
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### Electrical

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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>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>10,750</td>
<td>SF</td>
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<td>Panelboard - 277/480 225A</td>
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<td>Ea.</td>
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<td>Building Mounted Fixtures (Ea.)</td>
<td>4</td>
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<td>$4,771</td>
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## Electrical

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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>Audio-Video Systems</td>
<td>PA Communications No Head Unit (Bldg SF)</td>
<td>2</td>
<td>10,750</td>
<td>SF</td>
<td>$8,052</td>
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<td>Lighting Fixtures</td>
<td>Canopy Mounted Fixtures (Ea.)</td>
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<td>3</td>
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<td>Power Distribution</td>
<td>Panelboard - 277/480 100A</td>
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<td>Panelboard - 120/208 225A</td>
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## Plumbing

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<th>UoM</th>
<th>Repair Cost</th>
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<tbody>
<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
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<td>Ea.</td>
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<td>Ea.</td>
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<td>Plumbing Fixtures</td>
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<td>Ea.</td>
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<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
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<td>Ea.</td>
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<td>1</td>
<td>Ea.</td>
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<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 200 Gallon</td>
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<td>Domestic Water Equipment</td>
<td>Gas Piping System (BldgSF)</td>
<td>2</td>
<td>10,750</td>
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<td>$28,932</td>
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<td>Domestic Water Piping</td>
<td>Domestic Water Piping System (Bldg.SF)</td>
<td>3</td>
<td>10,750</td>
<td>SF</td>
<td>$65,054</td>
<td>10</td>
</tr>
<tr>
<td>Sanitary Sewerage Piping</td>
<td>Sanitary Sewer Piping</td>
<td>2</td>
<td>10,750</td>
<td>SF</td>
<td>$43,837</td>
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<tr>
<td></td>
<td><strong>Sub Total for System</strong></td>
<td><strong>9 items</strong></td>
<td></td>
<td></td>
<td><strong>$223,329</strong></td>
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</tr>
</tbody>
</table>

## 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>
<td>10,750</td>
<td>SF</td>
<td>$127,026</td>
<td>4</td>
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<tr>
<td>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
<td>1</td>
<td>10,750</td>
<td>SF</td>
<td>$70,574</td>
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<tr>
<td></td>
<td><strong>Sub Total for System</strong></td>
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<td><strong>$197,600</strong></td>
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<td></td>
<td><strong>Sub Total for Building 2013 - Building 2013</strong></td>
<td><strong>40 items</strong></td>
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<td></td>
<td><strong>$1,105,376</strong></td>
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## Building: 2020 - Building 2020

<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 Door</td>
<td></td>
<td>$18,487</td>
<td>2</td>
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<tr>
<td>Exterior Wall Veneer</td>
<td>Exterior Painting - Bldg SF basis</td>
<td>2</td>
<td>2,191 SF</td>
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<td>$4,059</td>
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<tr>
<td></td>
<td><strong>Sub Total for System</strong></td>
<td><strong>2 items</strong></td>
<td></td>
<td></td>
<td><strong>$22,546</strong></td>
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## 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>Resilient Flooring</td>
<td>Vinyl Composition Tile Flooring</td>
<td>4</td>
<td>219 SF</td>
<td></td>
<td>$1,859</td>
<td>2</td>
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<tr>
<td>Wall Painting and Coating</td>
<td>Painting/Staining (Bldg SF)</td>
<td>5</td>
<td>5,040 SF</td>
<td></td>
<td>$23,898</td>
<td>4</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Tiles</td>
<td>4</td>
<td>548 SF</td>
<td></td>
<td>$3,493</td>
<td>5</td>
</tr>
<tr>
<td>Suspended Plaster and</td>
<td>Painted ceilings</td>
<td>5</td>
<td>274 SF</td>
<td></td>
<td>$621</td>
<td>5</td>
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<tr>
<td>Acoustical Suspended Ceilings</td>
<td>Ceilings - Acoustical Grid System</td>
<td>4</td>
<td>548 SF</td>
<td></td>
<td>$2,638</td>
<td>7</td>
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<tr>
<td>Interior Door Supplementary Components</td>
<td>Door Hardware</td>
<td>3</td>
<td>4 Door</td>
<td></td>
<td>$6,866</td>
<td>7</td>
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<tr>
<td>Compartments and Cubicles</td>
<td>Toilet Partitions</td>
<td>4</td>
<td>4 Stall</td>
<td></td>
<td>$9,606</td>
<td>8</td>
</tr>
<tr>
<td>Tile Flooring</td>
<td>Ceramic Tile</td>
<td>4</td>
<td>274 SF</td>
<td></td>
<td>$5,765</td>
<td>8</td>
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<tr>
<td>Interior Swinging Doors</td>
<td>Wooden Door</td>
<td>3</td>
<td>4 Door</td>
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<td>$8,936</td>
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<td><strong>Sub Total for System</strong></td>
<td><strong>9 items</strong></td>
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<td><strong>$63,682</strong></td>
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## 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 Heating Equipment</td>
<td>Unit Heater Electric (5 KW)</td>
<td>3</td>
<td>3 Ea.</td>
<td></td>
<td>$4,125</td>
<td>4</td>
</tr>
<tr>
<td>Decentralized Heating Equipment</td>
<td>Unit Heater Gas (200 MBH)</td>
<td>3</td>
<td>4 Ea.</td>
<td></td>
<td>$21,944</td>
<td>4</td>
</tr>
<tr>
<td>Decentralized Heating Equipment</td>
<td>Thru-Wall AC (2 Ton)</td>
<td>3</td>
<td>1 Ea.</td>
<td></td>
<td>$5,812</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Note: 1.5 tons</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhaust Air</td>
<td>Interior Ceiling Exhaust Fan</td>
<td>3</td>
<td>3 Ea.</td>
<td></td>
<td>$1,592</td>
<td>5</td>
</tr>
<tr>
<td>HVAC Air Distribution</td>
<td>Ductwork (Bldg.SF)</td>
<td>3</td>
<td>5,478 SF</td>
<td></td>
<td>$68,371</td>
<td>10</td>
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<tr>
<td></td>
<td><strong>Sub Total for System</strong></td>
<td><strong>5 items</strong></td>
<td></td>
<td></td>
<td><strong>$121,843</strong></td>
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## Electrical

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
<th>Qty</th>
<th>UoM</th>
<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Audio-Video Systems</td>
<td>PA Communications No Head Unit (Bldg SF)</td>
<td>2</td>
<td>5,478 SF</td>
<td></td>
<td>$4,104</td>
<td>4</td>
</tr>
</tbody>
</table>

DeKalb County SD - Stone Mountain Elementary School

Revision Date - 09/24/2021
## Electrical

<table>
<thead>
<tr>
<th>Uniformat Description</th>
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<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>Building Mounted Fixtures (Ea.)</td>
<td>4</td>
<td>4</td>
<td>Ea.</td>
<td>$3,817</td>
<td>4</td>
</tr>
<tr>
<td>Electrical Service</td>
<td>Exterior Dry Type Transformer (75 KVA)</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$22,731</td>
<td>5</td>
</tr>
<tr>
<td>Lighting Fixtures</td>
<td>Canopy Mounted Fixtures (Ea.)</td>
<td>4</td>
<td>1</td>
<td>Ea.</td>
<td>$2,270</td>
<td>5</td>
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<tr>
<td>Power Distribution</td>
<td>Power Wiring</td>
<td>3</td>
<td>5,478 SF</td>
<td></td>
<td>$7,091</td>
<td>5</td>
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<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>
</tbody>
</table>

Sub Total for System: 6 items $46,562

## Plumbing

<table>
<thead>
<tr>
<th>Uniformat Description</th>
<th>LC Type Description</th>
<th>Priority</th>
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<th>Repair Cost</th>
<th>Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing Fixtures</td>
<td>Restroom Lavatory</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$5,749</td>
<td>4</td>
</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>Toilets</td>
<td>3</td>
<td>4</td>
<td>Ea.</td>
<td>$21,415</td>
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<tr>
<td>Plumbing Fixtures</td>
<td>Urinals</td>
<td>3</td>
<td>2</td>
<td>Ea.</td>
<td>$2,866</td>
<td>4</td>
</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>Refrigerated Drinking Fountain</td>
<td>4</td>
<td>2</td>
<td>Ea.</td>
<td>$4,661</td>
<td>4</td>
</tr>
<tr>
<td>Domestic Water Equipment</td>
<td>Water Heater - Electric - 30 gallon</td>
<td>2</td>
<td>1</td>
<td>Ea.</td>
<td>$2,328</td>
<td>5</td>
</tr>
</tbody>
</table>

Note: 25 gal

Sub Total for System: 6 items $37,860

## Fire and Life Safety

<table>
<thead>
<tr>
<th>Uniformat Description</th>
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<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>5,478 SF</td>
<td></td>
<td>$64,730</td>
<td>4</td>
</tr>
<tr>
<td>Fire Detection and Alarm</td>
<td>Fire Alarm</td>
<td>1</td>
<td>5,478 SF</td>
<td></td>
<td>$35,964</td>
<td>6</td>
</tr>
</tbody>
</table>

Sub Total for System: 2 items $100,694

Sub Total for Building 2020 - Building 2020: 30 items $393,187

Total for: Stone Mountain Elementary School: 168 items $7,060,236
Supporting Photos

Main / Cover Photo Of Gymnasium Building. West Elevation

The Boiler Is At The End Of Its Life And Needs To Be Replaced. Room 41.1

Classroom Cabinetry Old, Deficient. Replace

Classroom Cabinetry Old, Deficient. Replace

Non-ADA-Compliant Front Desk Height. Insert ADA-Compliant Segment
Significant Ponding Occurring At Entry Canopy / Roof. Install Additional Insulation To Create Draining Slope

Replace Panelboards Panel Ka And The One Next To It

Replace Old 112.5KVA Transformer In The Mech Room

Fire Alarm Panel Has Frequent Trouble Alarms That Need To Be Fixed
Replace Cfl Fixtures Throughout The Gym