



FACILITY CONDITION ASSESSMENT

East Central High School | November 2020





Executive Summary

East Central High School, located at 217 Slider Road in Hurley, Mississippi, oldest building is 52 years old (at time of 2020 assessment). It comprises 144,100 gross square feet.

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. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$9,843,065. 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 East Central High School the ten-year need is \$23,623,279.

For master 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. The East Central High School facility has a 5-year FCI of 30.93%.

Summary of Findings

The table below summarizes the condition findings at East Central High 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	5-Year FCI
Exterior Site								
	Exterior Site	\$1,219,652	\$0	\$144,644	\$1,219,652	\$1,364,296	\$0	
Permanent Building(s)								
01	Classroom, Vo-Ag	\$7,108,170	\$4,108,337	\$7,084,155	\$11,216,507	\$18,300,662	\$37,646,100	29.79%
02	Concession	\$17,168	\$22,945	\$92,930	\$40,113	\$133,043	\$790,740	5.07%
03	Field House	\$388,084	\$173,397	\$100,941	\$561,481	\$662,422	\$2,062,800	27.22%
04	Field House Eas	\$360,886	\$177,815	\$393,284	\$538,701	\$931,985	\$3,094,200	17.41%
05	N.Field House	\$76,996	\$247,953	\$30,546	\$324,949	\$355,495	\$859,500	37.81%
06	S.Booster Club	\$13,044	\$77,533	\$4,769	\$90,577	\$95,346	\$343,800	26.35%
07	W.Field House	\$350,245	\$203,531	\$120,500	\$553,776	\$674,276	\$2,062,800	26.85%
08	Weight lifting	\$239,271	\$223,537	\$179,707	\$462,808	\$642,515	\$1,443,960	32.05%
09	Home Concession Stand	\$14,167	\$34,987	\$77,300	\$49,154	\$126,454	\$446,940	11.00%
10	Soccer Building	\$55,382	\$210,341	\$71,062	\$265,723	\$336,785	\$790,740	33.60%
Sub Total for Permanent Building(s):		\$8,623,413	\$5,480,376	\$8,155,194	\$14,103,789	\$22,258,983	\$49,541,580	
Total for Site:		\$9,843,065	\$5,480,376	\$8,299,838	\$15,323,441	\$23,623,279	\$49,541,580	30.93%



Approach and Methodology

A facility condition assessment evaluates each building's overall condition. 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, 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. 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.



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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$698,594	\$510,969	\$10,089	\$1,219,652	12.39 %
Roofing	\$0	\$3,824,476	\$16,978	\$0	\$861	\$3,842,314	39.04 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$176,000	\$23,453	\$182,839	\$85,856	\$468,148	4.76 %
Interior	\$0	\$0	\$17,221	\$1,411,882	\$115,953	\$1,545,056	15.70 %
Mechanical	\$0	\$1,295,460	\$21,512	\$4,222	\$18,087	\$1,339,281	13.61 %
Electrical	\$1,037	\$49,576	\$163,557	\$20,500	\$0	\$234,670	2.38 %
Plumbing	\$0	\$0	\$54,241	\$7,271	\$0	\$61,512	0.62 %
Fire and Life Safety	\$1,097,144	\$33,317	\$0	\$0	\$0	\$1,130,461	11.48 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$1,970	\$1,970	0.02 %
Total:	\$1,098,181	\$5,378,828	\$995,557	\$2,137,683	\$232,816	\$9,843,065	

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

Roofing	-	\$3,842,314
Interior	-	\$1,545,056
Mechanical	-	\$1,339,281



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

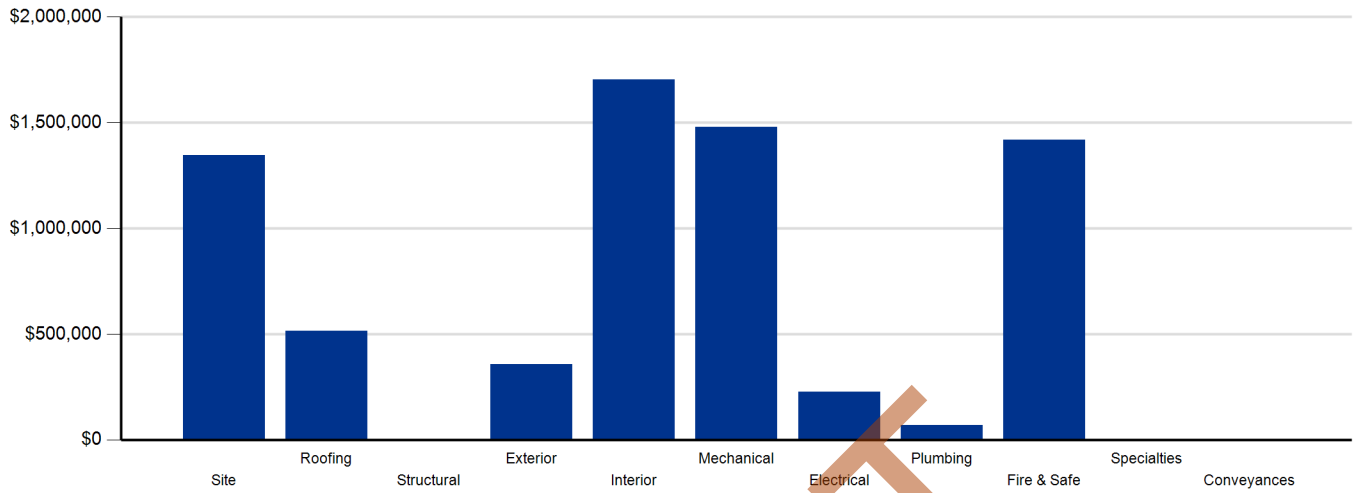


Figure 1: System Deficiencies

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$140,920	\$7,234	\$148,154
Exterior	\$1,562	\$0	\$0	\$14,238	\$183,754	\$199,554
Interior	\$109,120	\$25,338	\$108,077	\$129,879	\$317,273	\$689,687
Mechanical	\$0	\$0	\$239,117	\$467,960	\$759,780	\$1,466,857
Electrical	\$0	\$0	\$0	\$8,048	\$2,300,594	\$2,308,642
Plumbing	\$0	\$0	\$27,753	\$401,747	\$4,300	\$433,800
Fire and Life Safety	\$0	\$0	\$155,142	\$0	\$0	\$155,142
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$78,540	\$0	\$78,540
Total	\$110,682	\$25,338	\$530,089	\$1,241,332	\$3,572,935	\$5,480,376



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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$139,816	\$0	\$4,828	\$144,644	\$144,644
Roofing	\$148,154	\$0	\$0	\$371,967	\$0	\$79,576	\$451,543	\$599,697
Exterior	\$199,554	\$0	\$178,559	\$1,562	\$0	\$83,857	\$263,978	\$463,532
Interior	\$689,687	\$431,041	\$31,187	\$916,637	\$9,996	\$308,166	\$1,697,027	\$2,386,714
Mechanical	\$1,466,857	\$780,168	\$0	\$261,091	\$0	\$0	\$1,041,259	\$2,508,116
Electrical	\$2,308,642	\$0	\$0	\$309,141	\$0	\$0	\$309,141	\$2,617,783
Plumbing	\$433,800	\$0	\$0	\$68,155	\$0	\$3,844,997	\$3,913,152	\$4,346,952
Fire and Life Safety	\$155,142	\$0	\$0	\$0	\$0	\$0	\$0	\$155,142
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$78,540	\$0	\$0	\$479,094	\$0	\$0	\$479,094	\$557,634
Total	\$5,480,376	\$1,211,209	\$209,746	\$2,547,463	\$9,996	\$4,321,424	\$8,299,838	\$13,780,214

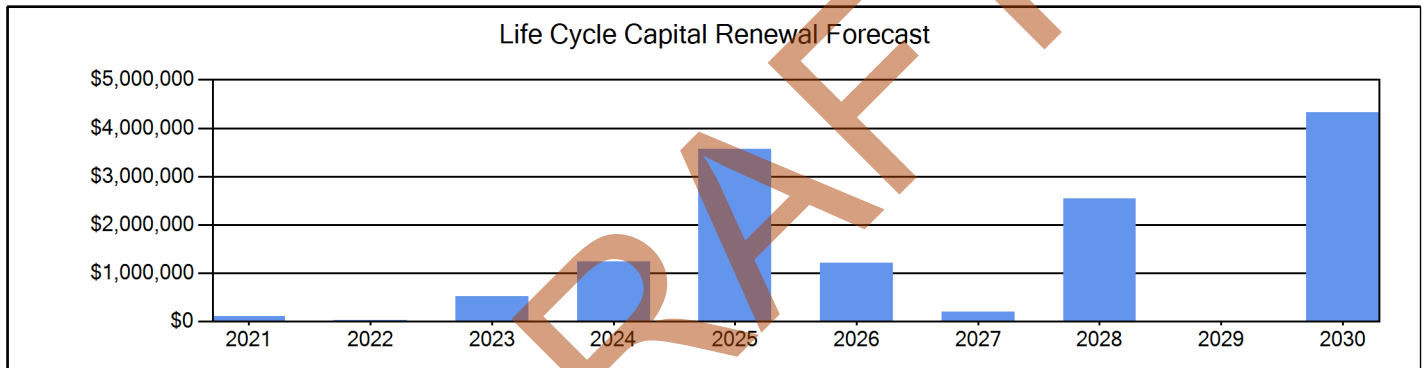
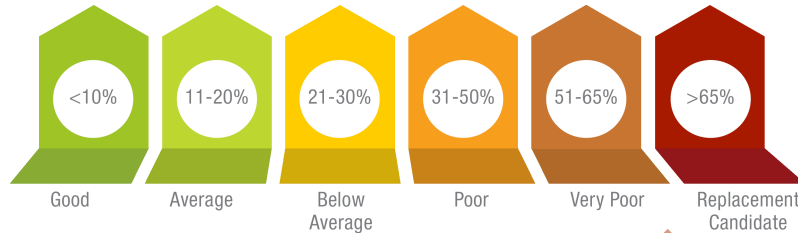


Figure 2: Ten Year Capital Renewal Forecast



Facility Condition Index (FCI)

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 educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. 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.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$49,541,580. For planning purposes, the total 5-year need at the East Central High School is \$15,323,441 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central High School facility has a 5-year FCI of 30.93%.

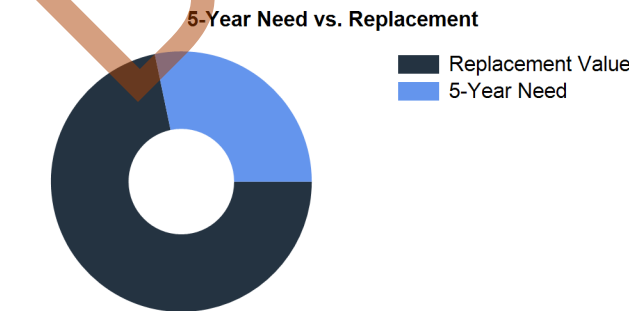


Figure 3: 5-Year FCI



East Central High School - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: A large majority of the asphalt for this site is failing. Location: Throughout parking lot	Capital Renewal	121,750	SF	3	\$698,594	283
Asphalt Paving Replacement Note: A large majority of the asphalt for this site is failing. Location: Throughout parking lot	Capital Renewal	340	CAR	4	\$440,152	282
Fencing Replacement (4' Chain Link Fence) Location: Northeast corner of cafeteria	Capital Renewal	30	LF	4	\$1,263	280
Fencing Replacement (8' - 10' high Chain Link Fence) Location: Area around propane tanks	Capital Renewal	500	LF	4	\$34,954	281
Gravel Paving Replacement Note: Approx. 9,000 SF, potholes located throughout Location: North of entire high school	Capital Renewal	25	CAR	4	\$4,828	284
Site Drainage Needs Installation Of Drainage Piping Note: Area along southeast building corner and area along west building wall appear to have issues with standing water and area in west parking lot floods during heavy rain events. Grassed median could be graded in addition to upsizing cross drains to alleviate standing water/flooding. Location: West parking lot and southeast building corner	Deferred Maintenance	50	LF	4	\$2,827	286
Site Drainage Regrading Note: Area along southeast building corner and area along west building wall appear to have issues with standing water and area in west parking lot floods during heavy rain events. Grassed median could be graded in addition to upsizing cross drains to alleviate standing water/flooding. Location: West parking lot and southeast building corner	Deferred Maintenance	21,000	SF	4	\$26,944	287
Paving Restriping Note: Pavement striping is fading throughout parking lots Location: Typical throughout parking lot	Deferred Maintenance	340	CAR	5	\$10,089	285
Sub Total for System		8 items			\$1,219,652	
Sub Total for School and Site Level		8 items			\$1,219,652	

Building: 01 - Classroom, Vo-Ag

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement Note: Roof is aged and worn and gives when pressure is applied.	Capital Renewal	10,000	SF	2	\$315,980	869
Modified Roof Covering Replacement Note: Many areas of roof have previously been patched over the years. There are cracks at every seam where roof turns up on the back side of the parapet. Internal roof drain is clogged and there is severe ponding next to gym at sloped portion of roof. Noted areas of discoloration/water damage on stage roof. Ponding on small roof area of modified bit near BUR area of roof.	Capital Renewal	99,500	SF	2	\$3,060,041	870
Modified Covering Has Blisters That Should Be Repaired Note: Roof is bubbling and blistering in multiple locations. Roof is also leaking in multiple locations including, but not limited to the stage in the cafeteria, corridors, and near the gym. Location: Multiple locations	Deferred Maintenance	20	Ea.	3	\$3,657	335
Roof Drain Cleaning Location: Drain clogged next to gym at sloped roof.	Deferred Maintenance	1	Ea.	3	\$62	336
Scupper Replacement Note: Metal scuppers are bent leaving gaps between metal and stucco. Location: East side of building.	Deferred Maintenance	15	Ea.	3	\$12,019	681
Splash Block Installation Note: Move scuppers to rest underneath lamb's tongue drain at all locations.	Deferred Maintenance	15	Ea.	5	\$861	683
Sub Total for System		6 items			\$3,392,621	



Facility Condition Assessment

Jackson CS - East Central High School

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: Multiple windows leak, are caulked shut to mitigate leaking, do not open anymore, or the glass has been replaced with Plexiglass and therefore you can't see out.	Capital Renewal	594	SF	2	\$52,858	504
Metal Exterior Door Replacement Note: Multiple doors are banged up/dented and need to be replaced. Approximately 10 doors. Location: Dents are present in 6 metal doors (3 pair), these doors need to be replaced, located on the east side of the building.	Capital Renewal	10	Door	2	\$33,078	506
Overhead Door Replacement Note: Hardware does not function properly. Does not stay on track. Location: Shop rolling door	Capital Renewal	1	Door	2	\$7,413	510
Exterior Metal Door Repainting Note: Multiple doors are rusted and need to be repainted. Approximately 10 doors.	Deferred Maintenance	10	Door	3	\$1,025	509
Metal Exterior Door Repair Note: Multiple doors do not close properly and need to be repaired. Approximately 10 doors.	Deferred Maintenance	10	Door	3	\$1,865	508
Stucco Exterior Repair Note: Minor crack in stucco at each reveal. 1,800 LF = perimeter of building - stucco reveals 10 ft spacing X 20 ft tall crack = approx 3,600 LF of crack in stucco. Crack needs filling/repainting. Minor crack in stucco at south wall (2) = 40LF. Crack in stucco at east wall (1) = 20 LF. Crack (2) on north side of building (1 crack at each corner of the gym, 60 LF). Damage to stucco at north wall of building, holes in stucco, you can see foam and other layers of stucco (150 SF of stucco needs to be patched and replaced). At east wall, large crack at stucco reveal with major rust, possible water infiltration (20 LF). Crack above entry alcove on east side of building (10 LF). Location: Minor crack at each stucco reveal. Major crack at south wall exp. joints (2).	Deferred Maintenance	3,600	SF Wall	3	\$19,025	502
Concrete / CMU Exterior Replacement Note: On north side of building 1, CMU is busted/chipped/severely damaged along block wall.	Capital Renewal	100	SF Wall	4	\$2,700	959
Exterior Painting (Bldg SF) Note: Repaint stucco and block on 100% of exterior walls.	Capital Renewal	109,500	SF	4	\$171,061	950
Exterior Painting Note: 1,800 LF metal coping needs painting, has spots of rust throughout.	Capital Renewal	1,800	SF Wall	5	\$2,094	676
Sub Total for System		9	items		\$291,119	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: All interior hollow metal doors need to be replaced. Maintenance is continuously needing to replace hardware to allow them to shut properly. They are banged up and dented from constant foot traffic.	Capital Renewal	12	Door	3	\$15,897	855
Acoustical Ceiling Tile Replacement Location: In the cafeteria, ceiling tiles are discolored and there is water damage (2000 SF).	Capital Renewal	93,075	SF	4	\$280,445	511
Carpet Flooring Replacement	Capital Renewal	70,080	SF	4	\$791,679	806
Interior Storefront Doors Replacement Note: All interior hollow metal doors need to be replaced. Maintenance is continuously needing to replace hardware to allow them to shut properly. They are banged up and dented from constant foot traffic. Location: All hollow metal cross corridor doors (12 doors).	Capital Renewal	12	Door	4	\$38,774	544
Sub Total for System		4	items		\$1,126,795	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Hot water pumps cycle off loop, temps increase and melts schedule 40 PVC. Recommend replacing 20,000 LF of piping with steel or copper piping	Capital Renewal	600,000	SF	2	\$1,295,460	752
Large Diameter Exhausts/Hoods Replacement Note: Exhaust fan for science lab is not operational and exceeded its life cycle. Location: Roof	Capital Renewal	1	Ea.	3	\$7,171	332
Remove Abandoned Equipment Note: 5 condensing units need to be removed from the roof. Location: Roof	Deferred Maintenance	5	Ea.	5	\$5,529	334
Sub Total for System		3	items		\$1,308,160	



Facility Condition Assessment

Jackson CS - East Central High School

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	30	Ea.	1	\$778	844
Note: Panels are missing circuit breaker blank covers in multiple areas.						
Electrical Disconnect Replacement	Capital Renewal	17	Ea.	2	\$16,616	292
Note: Rusted out						
Switchgear Repair	Deferred Maintenance	1	Ea.	2	\$204	277
Note: Switchgear controls not working						
Location: Surge not working						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$805	329
Location: Cooling Tower						
Transfer Switch Replacement	Capital Renewal	1	Amps	3	\$31	279
Location: Does not function						
Electrical Circuit Installation	Functional Deficiency	3	EACH	4	\$3,712	291
Location: Shunt trip in kitchen						
Remove Abandoned Equipment	Deferred Maintenance	4	Ea.	4	\$15,551	330
Location: Disconnects on roof						
Sub Total for System		7	items		\$37,696	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	8	Ea.	3	\$9,326	331
Note: Showers don't have running water. They haven't worked for several years.						
Sub Total for System		1	items		\$9,326	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	109,500	SF	1	\$715,829	333
Security Alarm Replacement	Capital Renewal	109,500	SF	1	\$224,896	293
Sub Total for System		2	items		\$940,725	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting	Deferred Maintenance	100	Ea.	5	\$1,728	545
Note: Need to be repainted.						
Sub Total for System		1	items		\$1,728	
Sub Total for Building 01 - Classroom,Vo-Ag		33	items		\$7,108,170	

Building: 02 - Concession

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	5	SF	3	\$181	435
Note: Plywood soffit underneath extended metal roof overhang is rotting/deteriorating.						
Location: Northwest corner						
Sub Total for System		1	items		\$181	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	5	SF	2	\$75	684
Location: At south wall						
Wood Exterior Repair	Deferred Maintenance	10	SF Wall	3	\$125	685
Exterior Painting	Capital Renewal	10	SF Wall	5	\$12	555
Location: Repaint at west wall						
Sub Total for System		3	items		\$212	



Facility Condition Assessment

Jackson CS - East Central High School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing Location: No exhaust fan in both rooms	Functional Deficiency	2	Ea.	5	\$2,069	427
Sub Total for System		1	items		\$2,069	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Disconnect Replacement Note: No disconnect on condenser	Capital Renewal	1	Ea.	2	\$977	429
Electrical Receptacle Replacement Note: GFCI next to sink required.	Capital Renewal	1	Ea.	3	\$119	430
Sub Total for System		2	items		\$1,097	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation Note: None currently	Functional Deficiency	2,300	SF	1	\$1,601	434
Fire Alarm Is Missing Note: No fire alarm currently	Capital Renewal	2,300	SF	1	\$6,278	431
Emergency Exit Signage Is Missing Note: None currently	Functional Deficiency	3	Ea.	2	\$2,936	432
Wall Pack Lighting Installation Note: None currently	Capital Renewal	3	Ea.	2	\$2,796	433
Sub Total for System		4	items		\$13,610	
Sub Total for Building 02 - Concession		11	items		\$17,168	

Building: 03 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement Note: Based on conversations with coaches and evident interior water damage, there are roof leaks, screws are rusted out, and there are 25-30 pinholes in the roof.	Capital Renewal	6,300	SF	2	\$224,227	448
Debris In Gutter Removal	Deferred Maintenance	10	LF	3	\$46	449
Sub Total for System		2	items		\$224,273	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: Major water infiltration issues at all exterior metal doors, doors are not sealed at thresholds or perimeter of door. Engineering study needed to determine additional causes/solutions to water infiltration and moisture issues within entire building. Location: Door does not seal at threshold.	Capital Renewal	3	Door	2	\$9,923	581
Overhead Door Replacement Note: Door does not seal at threshold.	Capital Renewal	1	Door	2	\$7,413	686
Metal Panel Exterior Repair Note: Dent in south exterior wall, metal panel needs to be replaced/repared (3 SF). Hole in north exterior wall of metal panel (3 SF). No waterproofing at slab on walls exists causing major floor sweating issues where there is concrete flooring underneath rubber flooring. Location: Metal panel peeling up at 3 locations at the west wall.	Deferred Maintenance	10	SF Wall	3	\$80	579
Exterior Cleaning Location: Clean 100% of exterior metal panel.	Deferred Maintenance	6,400	SF Wall	5	\$22,117	580
Sub Total for System		4	items		\$39,533	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: One interior door missing hardware.	Capital Renewal	1	Door	3	\$1,325	863
Carpet Flooring Replacement Note: Carpet is damp, has water damage spots, and is a tripping hazard and sanitary concern.	Capital Renewal	3,600	SF	4	\$40,668	825



Facility Condition Assessment

Jackson CS - East Central High School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repair	Deferred Maintenance	15	SF	4	\$76	862
Note: Water damage in gypsum board ceiling (15 SF in locker area).						
Interior Gypsum Board Wall Repair	Deferred Maintenance	20	SF Wall	4	\$562	821
Note: Holes in gypsum board walls, need to be patched and repaired.						
Location: Locker area and coach's office.						
Interior Wood Wall Replacement (LC)	Capital Renewal	100	SF	4	\$1,399	582
Note: Large hole/portion of plywood wall missing in weight room area.						
Toilet Partition Replacement	Capital Renewal	1	Stall	4	\$1,799	688
Location: 1 door is chipped at the lock.						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	2,220	SF	5	\$17,108	826
Note: Needs power washing/repainting.						
Interior Door Repainting	Deferred Maintenance	7	Door	5	\$279	690
Note: Doors need to be cleaned.						
Sub Total for System		8	items		\$63,217	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,222	442
Note: Exhaust fan is making excessive noise and is barely working.						
Sub Total for System		1	items		\$4,222	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	955
Note: No dead front to panel.						
Lightning Protection System Installation	Functional Deficiency	6,000	SF	3	\$4,181	447
Sub Total for System		2	items		\$19,093	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	436
Note: Urinal is not working and it's antiquated.						
Sub Total for System		1	items		\$1,208	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,000	SF	1	\$16,377	444
Note: Not installed currently						
Security Alarm Is Missing	Functional Deficiency	6,000	SF	1	\$12,323	443
Note: Not currently installed						
Emergency Exit Signage Is Missing	Functional Deficiency	3	Ea.	2	\$2,936	445
Wall Pack Lighting Installation	Capital Renewal	5	Ea.	2	\$4,660	446
Sub Total for System		4	items		\$36,295	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Repainting	Deferred Maintenance	8	LF	5	\$242	691
Note: Repaint/resurface restroom base cabinet and countertop.						
Sub Total for System		1	items		\$242	
Sub Total for Building 03 - Field House		23	items		\$388,084	



Building: 04 - Field House Eas

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: All exterior metal doors are dented, do not seal properly on the perimeter and are rusted. All exterior metal doors do not seal at the threshold and water is constantly infiltrating the building.	Capital Renewal	5	Door	2	\$16,539	799
Overhead Door Replacement Note: Overhead roll-up door racks, does not stay on track, and is not sealed at the threshold or the perimeter.	Capital Renewal	1	Door	2	\$7,413	800
Metal Panel Exterior Repair Note: South wall	Deferred Maintenance	60	SF Wall	3	\$480	797
Exterior Cleaning Location: All sides of building	Deferred Maintenance	9,000	SF Wall	5	\$31,102	798
Sub Total for System		4	items		\$55,534	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repair Note: Due to moisture issues, multiple areas of gyp board ceiling have potential mildew and need to be repaired.	Deferred Maintenance	1,800	SF	4	\$9,165	801
Interior Gypsum Board Wall Repair Note: Potential mildew on shower room walls (150 SF). Large hole in wall in boy's restroom (50 SF).	Deferred Maintenance	200	SF Wall	4	\$5,622	804
Concrete Flooring Repair Or Repainting Note: Non-weight room areas need to be cleaned and repainted.	Deferred Maintenance	5,400	SF	5	\$41,615	805
Interior Ceiling Repainting Location: Restrooms, locker room, physical therapy room, and equipment room.	Deferred Maintenance	3,600	SF	5	\$6,690	802
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,600	SF	5	\$14,394	803
Sub Total for System		5	items		\$77,486	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement Note: Office locker rooms, bathrooms, and film rooms need a ventilation system installed. There is zero air circulation in those areas causing mildew to grow in the walls and ceilings.	Capital Renewal	2	Ea.	3	\$14,342	452
Sub Total for System		1	items		\$14,342	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement Note: No lights on mezzanine.	Capital Renewal	9,000	SF	3	\$147,273	764
Lightning Protection System Installation	Functional Deficiency	9,000	SF	3	\$6,271	459
Sub Total for System		2	items		\$153,544	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement Note: All bathroom fixtures need to be replaced due to age and condition.	Capital Renewal	4	Ea.	3	\$18,058	450
Urinal Replacement Note: All bathroom fixtures need to be replaced due to age and condition.	Capital Renewal	4	Ea.	3	\$4,834	451
Sub Total for System		2	items		\$22,892	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement Note: Not working	Capital Renewal	3	Ea.	1	\$1,703	457
Fire Alarm Replacement Note: Missing parts/smoke heads	Capital Renewal	9,000	SF	1	\$12,751	455
Fire Alarm Smoke Detector Replacement	Capital Renewal	5	Ea.	1	\$2,315	456



Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing Note: Not installed currently	Functional Deficiency	9,000	SF	1	\$18,485	454
Wall Pack Lighting Replacement Note: Not working	Capital Renewal	4	Ea.	1	\$1,834	458
Sub Total for System		5 items			\$37,089	
Sub Total for Building 04 - Field House Eas		19 items			\$360,886	

Building: 05 - N.Field House

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: Doors are rusted, banged up, and do not close properly.	Capital Renewal	5	Door	2	\$16,539	694
Overhead Door Replacement Note: Does not stay on track or close properly. Location: Back at lawn storage.	Capital Renewal	1	Door	2	\$7,413	695
CMU Wall Replacement (Bldg SF) Location: 1 block is busted at rear of building by storage rolling door.	Capital Renewal	3	SF	4	\$60	692
Exterior Painting (Bldg SF)	Capital Renewal	2,500	SF	4	\$3,905	871
Sub Total for System		4 items			\$27,917	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Flooring Repair Or Repainting Note: Needs to be repainted.	Deferred Maintenance	2,125	SF	5	\$16,376	696
Sub Total for System		1 items			\$16,376	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing Note: Add exhaust fans in restroom area.	Functional Deficiency	2	Ea.	5	\$2,069	472
Sub Total for System		1 items			\$2,069	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement Note: The shower in the garage area seems abandoned and is deteriorated.	Capital Renewal	1	Ea.	3	\$1,166	469
Toilet Replacement Note: There is 1 toilet in the concession portion that is leaking water and the condition has deteriorated drastically. The toilet in the garage area seems abandoned and is deteriorated.	Capital Renewal	2	Ea.	3	\$9,029	470
Urinal Replacement Note: Urinal in the locker room area doesn't work, it is past its life cycle, and doesn't have a flush valve.	Capital Renewal	1	Ea.	3	\$1,208	471
Restroom Lavatories Plumbing Fixtures Replacement Note: There is 1 lavatory in the concession portion that is leaking water and the condition has deteriorated drastically. The 2 lavatories in the garage area seem abandoned and are deteriorated.	Capital Renewal	3	Ea.	4	\$7,271	463
Sub Total for System		4 items			\$18,675	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	2,500	SF	1	\$6,824	474
Security Alarm Is Missing	Functional Deficiency	2,500	SF	1	\$5,135	473
Sub Total for System		2 items			\$11,958	
Sub Total for Building 05 - N.Field House		12 items			\$76,996	

Building: 06 - S.Booster Club

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	400	SF Wall	5	\$465	725
Sub Total for System		1 items			\$465	



Facility Condition Assessment

Jackson CS - East Central High School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing Location: Bathrooms are missing exhaust fans.	Functional Deficiency	2	Ea.	5	\$2,069	477
Sub Total for System		1	items		\$2,069	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	1,000	SF	3	\$697	482
Sub Total for System		1	items		\$697	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: Urinal is obsolete and doesn't have a flush valve.	Capital Renewal	1	Ea.	3	\$1,208	476
Sub Total for System		1	items		\$1,208	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	1,000	SF	1	\$2,729	479
Security Alarm Is Missing	Functional Deficiency	1,000	SF	1	\$2,054	478
Emergency Exit Signage Is Missing	Functional Deficiency	2	Ea.	2	\$1,957	480
Wall Pack Lighting Installation	Capital Renewal	2	Ea.	2	\$1,864	481
Sub Total for System		4	items		\$8,604	
Sub Total for Building 06 - S.Booster Club		8	items		\$13,044	

Building: 07 - W.Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement Note: Based on conversations with coaching staff and evident water damage in gypsum ceiling, as well as damp carpet, roof leaks, rusted screws, rubber screw gasket rotted out, etc. Location: Leaks, screws rusted, multiple pinholes.	Capital Renewal	6,300	SF	2	\$224,227	492
Sub Total for System		1	items		\$224,227	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: Threshold seal issue causes major water infiltration and moisture issues within the building. Location: Doors do not seal at threshold or at perimeter of door. They are banged up and need to be replaced.	Capital Renewal	3	Door	2	\$9,923	728
Overhead Door Replacement Note: Roll up door doesn't stay on track and rattles continuously.	Capital Renewal	1	Door	2	\$7,413	729
Metal Panel Exterior Repair Note: Entire panel to be replaced (60 SF). Location: Hole in south wall.	Deferred Maintenance	60	SF Wall	3	\$480	726
Exterior Cleaning Note: Power wash 100% of exterior metal panel.	Deferred Maintenance	6,400	SF Wall	5	\$22,117	727
Sub Total for System		4	items		\$39,933	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement Note: Carpet is damp and a major sanitary concern with moisture problems in building. Suggest to replace with alternative material or simply remove and expose concrete floor.	Capital Renewal	3,600	SF	4	\$40,668	731
Gypsum Board Ceiling Repair Note: Ceiling caving in at uniform storage room and coaches office (50 SF). Location: Water damage at multiple locations due to roof leaks. Water damage in restrooms, water heater room, coaches office, etc.	Deferred Maintenance	100	SF	4	\$509	730
Sub Total for System		2	items		\$41,178	



Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	10	Ea.	1	\$259	845
Note: Panels are missing circuit breaker blank covers in multiple areas.						
Electrical Disconnect Replacement	Capital Renewal	1	Ea.	2	\$977	486
Location: No disconnect at water heater.						
Lightning Protection System Installation	Functional Deficiency	6,000	SF	3	\$4,181	490
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	\$1,237	484
Location: GFCI at sink in laundry.						
Sub Total for System		4	items		\$6,655	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,000	SF	1	\$16,377	487
Security Alarm Is Missing	Functional Deficiency	6,000	SF	1	\$12,323	485
Emergency Exit Signage Is Missing	Functional Deficiency	5	Ea.	2	\$4,893	488
Wall Pack Lighting Installation	Capital Renewal	5	Ea.	2	\$4,660	489
Sub Total for System		4	items		\$38,252	
Sub Total for Building 07 - W.Field House		15	items		\$350,245	

Building: 08 - Weight lifting

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit Replacement	Capital Renewal	30	SF	4	\$1,013	793
Note: Eave is rotting in multiple locations including all four corners, at overhang, and along south side of the building.						
Sub Total for System		1	items		\$1,013	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Ceiling Replacement	Capital Renewal	4,200	SF	4	\$166,529	795
Note: Warping and waves in the plywood ceiling.						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	350	SF	5	\$2,697	796
Note: Ponding/standing water in open shower area.						
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,200	SF	5	\$16,793	794
Note: CMU needs to be repainted.						
Sub Total for System		3	items		\$186,019	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing	Functional Deficiency	2	Ea.	5	\$2,069	494
Location: Add exhaust fans in the bathroom.						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	495
Location: Remove gas unit heaters, they were abandoned in place.						
Sub Total for System		2	items		\$4,281	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	954
Note: No dead front to panel.						
Sub Total for System		1	items		\$14,912	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	6	Ea.	3	\$6,995	687
Note: Showers don't have proper drainage. See photo.						
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	493
Note: Urinal is obsolete and doesn't have a flush valve.						
Sub Total for System		2	items		\$8,203	



Facility Condition Assessment

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Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	4,200	SF	1	\$11,464	497
Security Alarm Is Missing	Functional Deficiency	4,200	SF	1	\$8,626	496
Emergency Exit Signage Is Missing	Functional Deficiency	2	Ea.	2	\$1,957	499
Wall Pack Lighting Installation	Capital Renewal	3	Ea.	2	\$2,796	500
Sub Total for System		4	items		\$24,843	
Sub Total for Building 08 - Weight lifting		13	items		\$239,271	

Building: 09 - Home Concession Stand

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	2,300	SF Wall	5	\$7,948	792
Sub Total for System		1	items		\$7,948	

Note: All exterior walls need to be power washed.

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	1,300	SF	1	\$3,548	769
Security Alarm Is Missing	Functional Deficiency	1,300	SF	1	\$2,670	768
Sub Total for System		2	items		\$6,218	
Sub Total for Building 09 - Home Concession Stand		3	items		\$14,167	

Note: Not installed.

Note: Not currently installed

Building: 10 - Soccer Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	\$922	828
Gutter Replacement	Deferred Maintenance	5	LF	3	\$91	829
Sub Total for System		2	items		\$1,012	

Note: At west wall gutter is bent.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Repair	Deferred Maintenance	30	SF Wall	3	\$374	830
Exterior Painting (Bldg SF)	Capital Renewal	2,300	SF	4	\$3,593	831
Exterior Soffit Replacement	Capital Renewal	15	SF	4	\$506	827
Sub Total for System		3	items		\$4,474	

Note: Wood paneling is bowing/warping on the west wall.

Note: Rotting at west wall, southwest wall, and north east corner.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wood Wall Replacement (LC)	Capital Renewal	2,300	SF	4	\$32,185	832
Toilet Partition Replacement	Capital Renewal	1	Stall	4	\$1,799	833
Sub Total for System		2	items		\$33,984	

Note: Severe water damage

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing	Functional Deficiency	2	Ea.	5	\$2,069	780
Sub Total for System		1	items		\$2,069	

Location: Install exhaust fans in bathrooms.

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Disconnect Replacement	Capital Renewal	1	Ea.	2	\$977	842



Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Water heater has no disconnect.						
Sub Total for System		1	items		\$977	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing Note: Nothing currently.	Capital Renewal	2,300	SF	1	\$6,278	782
Security Alarm Is Missing Note: Nothing currently.	Functional Deficiency	2,300	SF	1	\$4,724	781
Wall Pack Lighting Installation Note: Nothing currently.	Capital Renewal	2	Ea.	2	\$1,864	783
Sub Total for System		3	items		\$12,866	
Sub Total for Building 10 - Soccer Building		12	items		\$55,382	
Total for Campus		157	items		\$9,843,065	

DRAFT



East Central High School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site	Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
	Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,000	LF	\$139,816	8
	Parking Lot Pavement	Gravel	25	CAR	\$4,828	10
		Sub Total for System	2	items	\$144,644	
		Sub Total for Building -	2	items	\$144,644	

Building: 01 - Classroom,Vo-Ag

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	38	Door	\$125,696	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	109,500	SF	\$171,061	7
	Sub Total for System	2	items	\$296,757	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	3,285	SF	\$6,105	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	21,900	SF	\$87,564	4
Wall Paneling	Wood Panel wall	5,475	SF	\$76,613	5
Resilient Flooring	Vinyl Composition Tile Flooring	21,900	SF	\$159,805	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	93,075	SF	\$345,847	6
	Note: Original grid				
Tile Flooring	Ceramic Tile	3,285	SF	\$51,787	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,475	SF	\$16,497	8
Carpeting	Carpet	70,080	SF	\$791,679	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	93,075	SF	\$280,445	10
	Sub Total for System	9	items	\$1,816,343	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$51,492	3
Heat Generation	Boiler - Cast Iron - Water (125 MBH)	1	Ea.	\$9,561	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	109,500	SF	\$151,188	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	8	Ea.	\$71,190	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$10,339	4
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	4	Ea.	\$11,824	4
Central Cooling	Chiller - Indoor Water Cooled (75 Tons)	1	Ea.	\$80,861	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$24,536	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	12	Ea.	\$68,771	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Package DX Unit (3 Ton)	13	Ea.	\$109,446	4
Facility Hydronic Distribution	2-Pipe System (Cold)	109,500	SF	\$174,718	5
	Note: Maintenance reports repairs for bursting pipes				
Facility Hydronic Distribution	2-Pipe Water System (Hot)	109,500	SF	\$415,652	5
	Note: Maintenance reports repairs for bursting pipes				
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$38,515	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$38,515	5
Exhaust Air	Roof Exhaust Fan - Small	27	Ea.	\$47,213	5
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$35,854	5
HVAC Air Distribution	Ductwork (Bldg.SF)	109,500	SF	\$773,108	6
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	1	Ea.	\$13,622	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$10,316	8
Heat Generation	Heat Exchanger - Water to Water (112 GPM)	1	Ea.	\$28,666	8
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	3	Ea.	\$125,355	8
Other HVAC Distribution Systems	VFD (40 HP)	1	Ea.	\$12,435	8
	Sub Total for System	25	items	\$2,327,588	



Facility Condition Assessment

Jackson CS - East Central High School

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Packaged Generator Assemblies	Emergency Generator (50 KW)	1	Ea.	\$38,286	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	38	Ea.	\$70,629	5
Lighting Fixtures	Light Fixtures (Bldg SF)	109,500	SF	\$1,791,820	5
	Note: Using T8 lamps				
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$30,169	8
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
Power Distribution	Panelboard - 400+ Amps	1	Ea.	\$12,395	8
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$19,629	8
Power Distribution	Panelboard - 120/208 100A	7	Ea.	\$17,377	8
Power Distribution	Panelboard - 120/208 400A	4	Ea.	\$44,050	8
Power Distribution	Panelboard - 277/480 225A	7	Ea.	\$58,542	8
Power Distribution	Panelboard - 277/480 100A	2	Ea.	\$11,936	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	8
Electrical Service	Transformer (15 KVA)	2	Ea.	\$9,561	8
Electrical Service	Transformer (225 KVA)	1	Ea.	\$16,277	8
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,282	8
	Sub Total for System	16	items	\$2,150,968	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	3
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$4,642	3
Plumbing Fixtures	Restroom Lavatory	26	Ea.	\$63,018	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	31	Ea.	\$139,951	4
Plumbing Fixtures	Urinals	13	Ea.	\$15,709	4
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$9,826	4
Domestic Water Equipment	Gas Piping System (BldgSF)	109,500	SF	\$3,388,047	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	109,500	SF	\$351,136	10
	Sub Total for System	9	items	\$3,974,455	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	109,500	SF	\$155,142	3
	Sub Total for System	1	items	\$155,142	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	60	Room	\$471,240	8
	Sub Total for System	1	items	\$471,240	
	Sub Total for Building 01 - Classroom,Vo-Ag	63	items	\$11,192,493	

Building: 02 - Concession

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	200	SF	\$7,234	5
	Sub Total for System	1	items	\$7,234	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,300	SF	\$3,593	5
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2,300	SF	\$34,618	10
	Sub Total for System	2	items	\$38,211	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	230	SF	\$920	5
Suspended Plaster and	Painted ceilings	230	SF	\$427	8
Wall Coverings	FRP Wall Finish	2,070	SF Wall	\$14,053	8
Specialty Suspended Ceilings	Ceilings - Metal Panel	2,070	SF	\$21,031	10
	Sub Total for System	4	items	\$36,431	



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Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	500	SF	\$690	8
Sub Total for System		1	items	\$690	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$9,293	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	8
Sub Total for System		2	items	\$10,595	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	8
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	8
Sub Total for System		4	items	\$22,713	
Sub Total for Building 02 - Concession		14	items	\$115,875	

Building: 03 - Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	6,000	SF	\$19,124	10
Sub Total for System		1	items	\$19,124	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	2
Suspended Plaster and	Painted ceilings	2,400	SF	\$4,460	3
Wall Paneling	Wood Panel wall	1,200	SF	\$16,792	5
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	6
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	6
Carpeting	Carpet	3,600	SF	\$40,668	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	9
Sub Total for System		7	items	\$83,232	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	8
Sub Total for System		2	items	\$17,655	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	6,000	SF	\$98,182	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
Sub Total for System		3	items	\$105,967	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	3
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
Plumbing Fixtures	Showers	3	Ea.	\$3,497	4
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Sub Total for System		6	items	\$32,652	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	4



Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Note: Fieldhouse lockers are fixed wood cubbies.					
		Sub Total for System		1 items	\$15,708
		Sub Total for Building 03 - Field House		20 items	\$274,338

Building: 04 - Field House Eas

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	9,300	SF	\$331,002	8
		Sub Total for System		1 items	\$331,002

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	90	SF	\$1,017	4
Interior Door Supplementary Components	Door Hardware	13	Door	\$17,221	4
Wall Paneling	Wood Panel wall	1,800	SF	\$25,188	5
Resilient Flooring	Vinyl Composition Tile Flooring	90	SF	\$657	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	Door	\$9,694	5
Interior Swinging Doors	Wooden Door	10	Door	\$3,489	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	7
Suspended Plaster and	Painted ceilings	3,600	SF	\$6,690	10
		Sub Total for System		8 items	\$78,349

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,000	SF	\$5,523	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	3	Ea.	\$5,274	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	4
Decentralized Cooling	Heat Pump (3 Ton)	5	Ea.	\$39,742	4
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$8,444	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1,000	SF	\$7,060	6
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$4,840	8
		Sub Total for System		8 items	\$76,876

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	8
		Sub Total for System		3 items	\$25,808

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Showers	7	Ea.	\$8,160	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
		Sub Total for System		4 items	\$19,792

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$39,270	4
		Sub Total for System		1 items	\$39,270
		Sub Total for Building 04 - Field House Eas		25 items	\$571,097

Building: 05 - N.Field House

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2,800	SF	\$45,881	4
		Sub Total for System		1 items	\$45,881



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Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,500	SF	\$3,905	7
Sub Total for System		1	items	\$3,905	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	2,500	SF	\$99,124	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	1
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	Door	\$9,694	2
Interior Swinging Doors	Wooden Door	1	Door	\$349	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	8
Sub Total for System		6	items	\$134,458	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	4	Ea.	\$11,013	4
Sub Total for System		1	items	\$11,013	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	5
Lighting Fixtures	Light Fixtures (Bldg SF)	2,500	SF	\$40,909	5
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
Sub Total for System		4	items	\$55,918	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,500	SF	\$8,017	10
Sub Total for System		3	items	\$19,470	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	4
Sub Total for System		1	items	\$7,854	
Sub Total for Building 05 - N.Field House		17	items	\$278,498	

Building: 06 - S.Booster Club

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	1,200	SF	\$19,663	4
Sub Total for System		1	items	\$19,663	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,000	SF	\$1,562	1
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,000	SF	\$1,562	8
Sub Total for System		3	items	\$9,740	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,000	SF	\$1,858	3
Sub Total for System		1	items	\$1,858	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1,000	SF	\$16,364	5
Sub Total for System		2	items	\$20,081	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4



Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,000	SF	\$3,207	10
		Sub Total for System		\$30,960	
		Sub Total for Building 06 - S.Booster Club		\$82,303	

Building: 07 - W.Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	6,000	SF	\$19,124	10
		Sub Total for System		\$19,124	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,400	SF	\$4,460	3
Wall Coverings	Vinyl/Fabric Wall Covering	900	SF	\$3,784	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,500	SF	\$5,998	4
Wall Paneling	Wood Panel wall	1,800	SF	\$25,188	5
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	6
Carpeting	Carpet	3,600	SF	\$40,668	8
		Sub Total for System		\$95,161	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,000	SF	\$1,381	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,169	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
		Sub Total for System		\$25,084	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	4
Lighting Fixtures	Light Fixtures (Bldg SF)	6,000	SF	\$98,182	5
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
		Sub Total for System		\$112,199	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Showers	3	Ea.	\$3,497	4
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,000	SF	\$19,240	10
		Sub Total for System		\$56,756	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	4
Note: Fieldhouse lockers are fixed wood cubbies.					
		Sub Total for System		\$15,708	
		Sub Total for Building 07 - W.Field House		\$324,032	

Building: 08 - Weight lifting

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	4,600	SF	\$75,376	4
Canopy Roofing	Metal Awning	2,200	SF	\$79,576	10
		Sub Total for System		\$154,952	



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Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	4,200	SF	\$6,561	4
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
Exterior Operating Windows	Aluminum - Windows per SF	4	SF	\$356	10
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$712	10
Sub Total for System		4	items	\$20,860	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	210	SF	\$2,372	4
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	4
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,200	SF	\$16,793	7
Sub Total for System		4	items	\$34,228	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	4
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	4
Decentralized Cooling	Window Units	3	Ea.	\$8,259	4
Sub Total for System		3	items	\$17,506	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4,200	SF	\$68,727	5
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
Sub Total for System		3	items	\$75,725	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2	Ea.	\$6,230	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	4
Domestic Water Equipment	Gas Piping System (Bldg SF)	2,000	SF	\$61,882	10
Domestic Water Piping	Domestic Water Piping System (Bldg SF)	4,200	SF	\$13,468	10
Sub Total for System		5	items	\$99,971	
Sub Total for Building 08 - Weight lifting		21	items	\$403,243	

Building: 09 - Home Concession Stand

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,300	SF	\$2,031	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$9,923	10
Sub Total for System		2	items	\$11,954	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,300	SF	\$5,198	2
Suspended Plaster and	Painted ceilings	1,300	SF	\$2,416	5
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,649	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,300	SF	\$5,198	9
Sub Total for System		4	items	\$15,461	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	5
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	8
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	8
Sub Total for System		3	items	\$13,053	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1,300	SF	\$21,273	5
Sub Total for System		2	items	\$22,077	



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Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$12,119	8
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
		Sub Total for System		\$49,741	
		Sub Total for Building 09 - Home Concession Stand		\$112,286	

Building: 10 - Soccer Building

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2,500	SF	\$40,965	8
		Sub Total for System		\$40,965	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	4
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2,300	SF	\$34,618	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,300	SF	\$3,593	7
		Sub Total for System		\$43,857	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	2,300	SF	\$91,194	3
		Sub Total for System		\$91,194	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Window Units	1	Ea.	\$2,753	8
		Sub Total for System		\$18,650	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	2,300	SF	\$37,636	5
		Sub Total for System		\$38,441	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
Plumbing Fixtures	Showers	6	Ea.	\$6,995	4
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	4
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	5
		Sub Total for System		\$40,442	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
		Sub Total for System		\$7,854	

Sub Total for Building 10 - Soccer Building 15 items \$281,403

Total for: East Central High School 227 items \$13,780,212



Supporting Photos



Worn carpet



Deteriorated plywood soffit



Noisy wall exhaust fan



Showers



Aged heater



Water damaged ceiling



Facility Condition Assessment

Jackson CS - East Central High School



Multiple holes and tears in insulation



Deadfront and panel cover missing



Exposed wiring



Asphalt failure north of cafeteria wing



Damaged fencing



Elevation