



FACILITY CONDITION ASSESSMENT

East Central Middle School | November 2020





Executive Summary

East Central Middle School, located at 5404 Hurley Wade Rd in Hurley, Mississippi, oldest building is 61 years old (at time of 2020 assessment). It comprises 112,044 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 \$4,606,802. 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 Middle School the ten-year need is \$13,722,337.

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 Middle School facility has a 5-year FCI of 25.86%.

Summary of Findings

The table below summarizes the condition findings at East Central Middle School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
Exterior Site								
	Exterior Site	\$488,770	\$0	\$830,226	\$488,770	\$1,318,996	\$0	
Permanent Building(s)								
01	Bldg A Gym	\$1,925,591	\$616,374	\$161,063	\$2,541,965	\$2,703,028	\$4,757,368	53.43%
02	Bldg B Cafeteria	\$716,686	\$682,277	\$110,451	\$1,398,963	\$1,509,414	\$3,212,768	43.54%
03	Bldg Classrooms/ofc	\$96,566	\$13,271	\$2,421,365	\$109,837	\$2,531,202	\$13,283,560	.83%
04	Bldg E Classroom	\$73,894	\$283,258	\$83,942	\$357,152	\$441,094	\$834,084	42.82%
05	Bldg F Guidance	\$345,119	\$1,210,013	\$173,720	\$1,555,132	\$1,728,852	\$4,355,772	35.70%
06	Bldg G Classroom	\$297,565	\$469,955	\$38,593	\$767,520	\$806,113	\$1,712,653	44.81%
07	Bus Repair Shop	\$188,823	\$51,093	\$61,143	\$239,916	\$301,059	\$648,732	36.98%
09	House	\$91,651	\$134,553	\$75,144	\$226,204	\$301,348	\$679,624	33.28%
10	J Bldg Band hall	\$18,101	\$259,833	\$286,305	\$277,934	\$564,239	\$1,513,708	18.36%
11	K Bldg Tech Prep Classroom	\$22,201	\$441,215	\$501,972	\$463,416	\$965,388	\$2,502,252	18.52%
12	Maintenance Shop	\$341,836	\$183,655	\$26,114	\$525,491	\$551,605	\$1,112,112	47.25%
Sub Total for Permanent Building(s):		\$4,118,032	\$4,345,497	\$3,939,812	\$8,463,529	\$12,403,341	\$34,612,634	
Total for Site:		\$4,606,802	\$4,345,497	\$4,770,038	\$8,952,299	\$13,722,337	\$34,612,634	25.86%



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	\$481,125	\$13,244	\$0	\$494,369	10.73 %
Roofing	\$0	\$1,231,904	\$260,951	\$0	\$0	\$1,492,855	32.41 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$562,810	\$4,361	\$0	\$96,279	\$663,450	14.40 %
Interior	\$0	\$0	\$30,254	\$112,852	\$9,539	\$152,645	3.31 %
Mechanical	\$0	\$47,338	\$54,875	\$14,200	\$4,423	\$120,836	2.62 %
Electrical	\$0	\$42,225	\$157,322	\$1,237	\$0	\$200,784	4.36 %
Plumbing	\$0	\$0	\$18,557	\$1,965	\$0	\$20,523	0.45 %
Fire and Life Safety	\$345,898	\$0	\$0	\$0	\$0	\$345,898	7.51 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$1,115,443	\$0	\$1,115,443	24.21 %
Total:	\$345,898	\$1,884,276	\$1,007,445	\$1,258,941	\$110,242	\$4,606,802	

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

Roofing	-	\$1,492,855
Specialties	-	\$1,115,443
Exterior	-	\$663,450



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

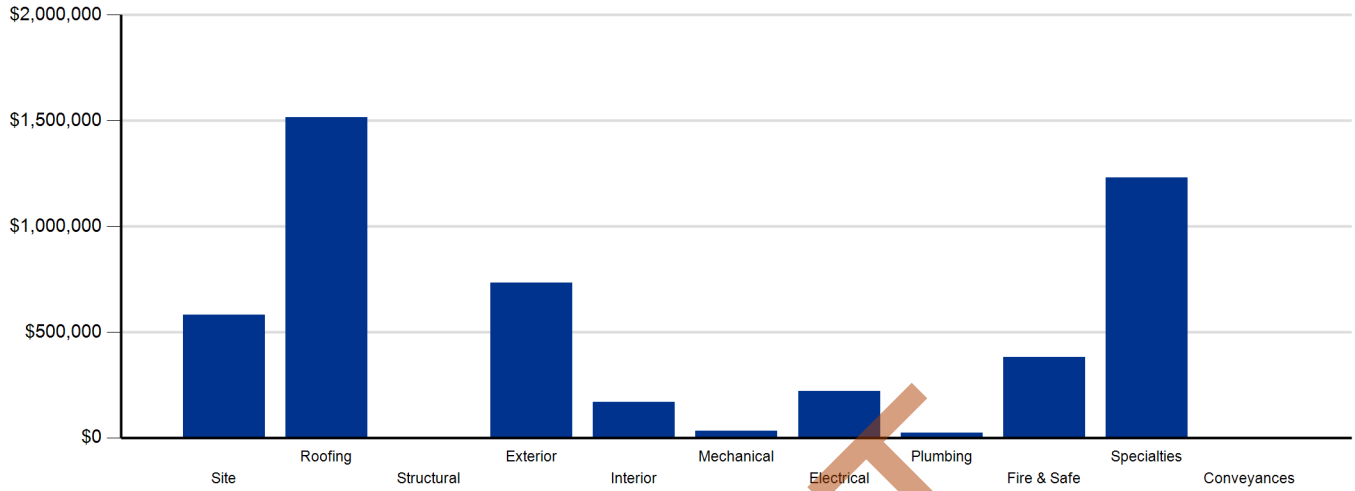


Figure 1: System Deficiencies

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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	\$516,670	\$68,725	\$585,395
Exterior	\$0	\$43,948	\$46,309	\$13,059	\$48,991	\$152,307
Interior	\$36,412	\$151,561	\$93,460	\$167,037	\$35,128	\$483,598
Mechanical	\$0	\$0	\$389,705	\$465,162	\$35,969	\$890,836
Electrical	\$0	\$0	\$507,081	\$21,893	\$652,324	\$1,181,298
Plumbing	\$0	\$58,635	\$137,278	\$16,552	\$729,642	\$942,107
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$39,270	\$39,270	\$31,416	\$0	\$109,956
Total	\$36,412	\$293,414	\$1,213,103	\$1,231,789	\$1,570,779	\$4,345,497



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	\$25,891	\$0	\$533,027	\$0	\$208,993	\$767,911	\$767,911
Roofing	\$585,395	\$0	\$28,937	\$209,279	\$0	\$345,950	\$584,166	\$1,169,561
Exterior	\$152,307	\$0	\$0	\$16,937	\$0	\$2,823	\$19,760	\$172,067
Interior	\$483,598	\$523,685	\$8,866	\$318,184	\$100,532	\$93,421	\$1,044,688	\$1,528,286
Mechanical	\$890,836	\$34,596	\$3,038	\$427,178	\$0	\$417,862	\$882,674	\$1,773,510
Electrical	\$1,181,298	\$0	\$0	\$213,566	\$5,193	\$737,093	\$955,852	\$2,137,150
Plumbing	\$942,107	\$2,395	\$0	\$323,779	\$0	\$96,474	\$422,648	\$1,364,755
Fire and Life Safety	\$0	\$60,923	\$0	\$0	\$0	\$0	\$60,923	\$60,923
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$109,956	\$0	\$31,416	\$0	\$0	\$0	\$31,416	\$141,372
Total	\$4,345,497	\$647,490	\$72,257	\$2,041,950	\$105,725	\$1,902,616	\$4,770,038	\$9,115,535

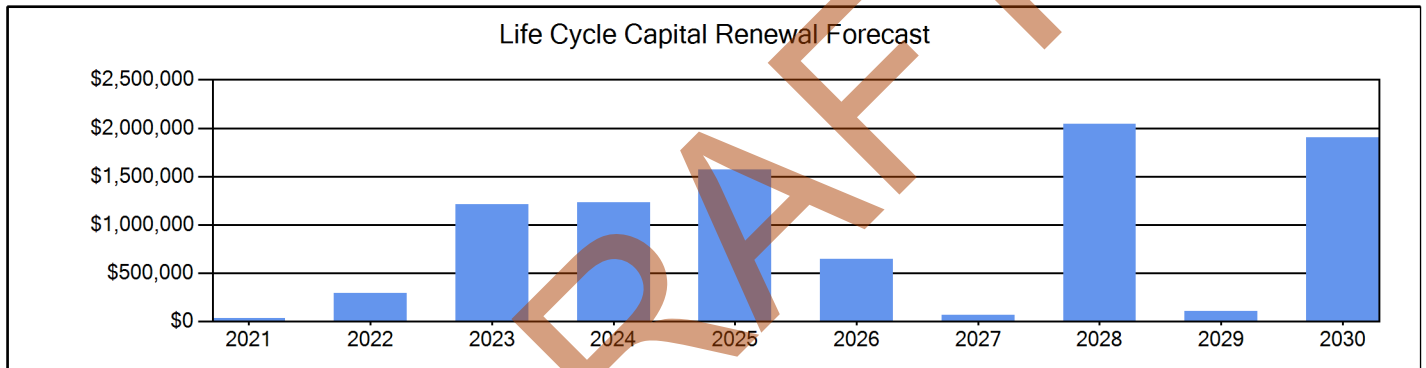
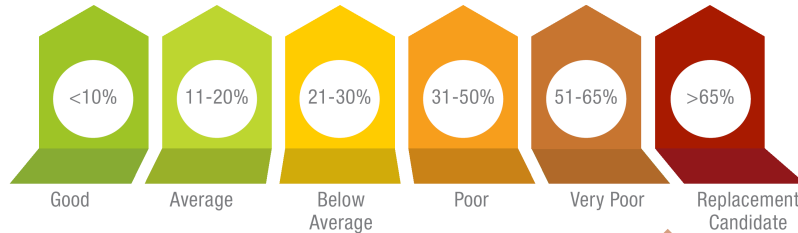


Figure 2: Ten Year Capital Renewal Forecast



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 \$34,612,634. For planning purposes, the total 5-year need at the East Central Middle School is \$8,952,299 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central Middle School facility has a 5-year FCI of 25.86%.

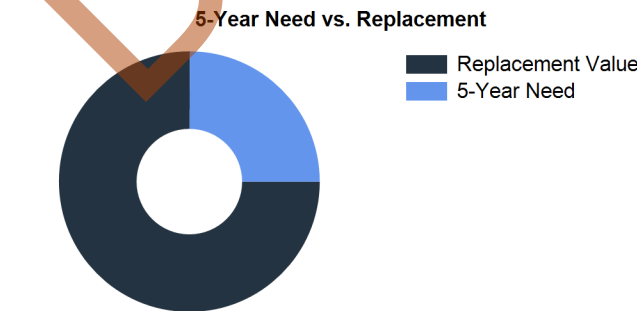


Figure 3: 5-Year FCI



East Central Middle School - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Location: around gym and cafeteria	Capital Renewal	45,000	SF	3	\$258,207	539
Concrete Driveways Replacement Location: Replace concrete to the maintenance shop	Capital Renewal	1,000	SF	3	\$11,139	441
Concrete Walks Replacement Location: around buildings A, B, K, and J	Capital Renewal	20,000	SF	3	\$202,148	543
Site Requires Civil/Drainage Study Note: Staff indicated that the courtyard area floods during rain events. The existing storm drainage infrastructure needs to be studied to identify a solution. Location: South of Building B and north of Building A.	Deferred Maintenance	1	LS	3	\$4,032	542
Site Drainage Needs Installation Of Drainage Piping Note: Site drainage to be replaced south of Building B.	Deferred Maintenance	30	LF	4	\$1,696	540
Site Drainage Regrading Note: Regrading south of Building B and north of Building K.	Deferred Maintenance	9,000	SF	4	\$11,548	541
Sub Total for System		6	items		\$488,770	
Sub Total for School and Site Level		6	items		\$488,770	

Building: 01 - Bldg A Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation Note: Ramp not existent at stage.	ADA Compliance	1	Ea.	3	\$5,599	816
Sub Total for System		1	items		\$5,599	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement Note: Roof has bubbles and blisters. Roof leaks and has been patched in multiple places. Roof leaks along transition from low roof to high roof.	Capital Renewal	15,400	SF	2	\$473,614	670
Awning Or Canopy Metal Roofing System Replacement Note: Rusted and deteriorating	Capital Renewal	2,500	SF	3	\$90,427	671
Debris In Gutter Removal Note: East side of building	Deferred Maintenance	20	LF	3	\$92	672
Sub Total for System		3	items		\$564,134	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 3 @ 3x4 - leaking	Capital Renewal	36	SF	2	\$3,204	674
Aluminum Window Replacement Note: 6 @ 4x6 - leaking	Capital Renewal	144	SF	2	\$12,814	675
Aluminum Window Replacement Note: 1 @ 20x15 - leaking	Capital Renewal	300	SF	2	\$26,696	677
Aluminum Window Replacement Note: 2 @ 40x10 - leaking	Capital Renewal	800	SF	2	\$71,190	678
Exterior Cleaning Note: Entire building	Deferred Maintenance	13,000	SF Wall	5	\$44,926	673
Sub Total for System		5	items		\$158,829	



Facility Condition Assessment

Jackson CS - East Central Middle School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Location: Concession stand	Capital Renewal	10	SF	4	\$30	679
Wood Flooring Replacement Location: Stage	Capital Renewal	800	SF	4	\$15,376	680
Sub Total for System		2 items			\$15,406	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	15,400	SF	3	\$10,731	740
Sub Total for System		1 items			\$10,731	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	15,400	SF	1	\$10,718	739
Fire Alarm Replacement Note: System is not working.	Capital Renewal	15,400	SF	1	\$21,819	738
Security Alarm Is Missing	Functional Deficiency	15,400	SF	1	\$31,630	737
Sub Total for System		3 items			\$64,167	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement Note: 75 rows at approximately 80 LF per row. Estimated seat number.	Capital Renewal	3,000	Seat	4	\$1,105,861	733
Repair Cabinetry In Classes/Labs Note: Veneer is peeling in entry.	Deferred Maintenance	1	Room	4	\$864	682
Sub Total for System		2 items			\$1,106,725	
Sub Total for Building 01 - Bldg A Gym		17 items			\$1,925,591	

Building: 02 - Bldg B Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement Note: Roof is leaking and has severe ponding.	Capital Renewal	10,400	SF	2	\$328,619	662
Awning Or Canopy Metal Roofing System Replacement Note: Corrugated metal awning is rusted and structure and deck is deteriorating.	Capital Renewal	2,200	SF	3	\$79,576	663
Sub Total for System		2 items			\$408,195	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 10 @ 4x8 - windows leak	Capital Renewal	320	SF	2	\$28,476	666
Brick Exterior Repointing Note: Zig zag crack on east side of building.	Deferred Maintenance	100	SF Wall	3	\$1,135	664
Exterior Cleaning Note: Entire perimeter of building needs cleaning.	Deferred Maintenance	7,000	SF Wall	5	\$24,191	665
Sub Total for System		3 items			\$53,801	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair Note: Cracks in CMU on south wall and in the kitchen.	Deferred Maintenance	100	SF	4	\$2,949	667
Vinyl Composition Tile Replacement Note: VCT is cracking in multiple locations in the cafeteria - between every column, under tables, and in serving area.	Capital Renewal	8,320	SF	4	\$60,711	669
Interior Wall Repainting (Bldg SF) Note: Paint is peeling and bubbling in the kitchen and on the south and west walls in the cafeteria.	Capital Renewal	2,000	SF	5	\$7,997	668
Sub Total for System		3 items			\$71,657	



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement Note: 150 MBH Location: Kitchen / Cafeteria	Capital Renewal	1	Ea.	2	\$4,626	248
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$21,656	896
HVAC Study Recommended Note: Humidity and water penetration damaging interior walls. Engineering study to determine root cause. Recommend repairs and humidity control recommissioning.	Functional Deficiency	1	LS	3	\$28,798	854
Kitchen Exhaust Hood Replacement Note: Past service life	Capital Renewal	1	Ea.	3	\$9,986	252
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$14,342	897
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,749	898
Window AC Unit Component Replacement Location: kitchen	Capital Renewal	1	Ea.	4	\$2,753	250
Sub Total for System		7	items		\$83,911	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Old panel with wood cover.	Capital Renewal	1	Ea.	2	\$3,780	317
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$12,176	316
Electrical Study Recommended Note: Exterior panel B phase leg is overheating. Meter can panel that feeds cooler equipment. 120/240 200a	Deferred Maintenance	1	LS	3	\$5,760	858
Lightning Protection System Installation	Functional Deficiency	10,400	SF	3	\$7,247	321
Mounted Building Lighting Installation	Functional Deficiency	5	Ea.	3	\$6,606	322
Public Address System Replacement, Non-main Building Note: PA system is not working.	Deferred Maintenance	10,400	SF	3	\$6,569	741
Sub Total for System		6	items		\$42,138	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	10,400	SF	1	\$7,238	320
Fire Alarm Is Missing	Capital Renewal	10,400	SF	1	\$28,386	319
Security Alarm Is Missing	Functional Deficiency	10,400	SF	1	\$21,361	318
Sub Total for System		3	items		\$56,985	
Sub Total for Building 02 - Bldg B Cafeteria		24	items		\$716,686	

Building: 03 - Bldg Classrooms/ofc

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	1,500	LF	3	\$6,912	656
Sub Total for System		1	items		\$6,912	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning Note: Downspouts are rusted and need to be cleaned and painted.	Deferred Maintenance	60	SF Wall	5	\$207	657
Sub Total for System		1	items		\$207	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: In office/admin area, AC causing stained tiles	Capital Renewal	20	SF	4	\$60	658
Interior Ceiling Repainting Note: Water damage in mechanical room.	Deferred Maintenance	75	SF	5	\$139	659



Facility Condition Assessment

Jackson CS - East Central Middle School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Repainting	Deferred Maintenance	7	SF Wall	5	\$65	660
Note: Paint peeling on composite partitions.						
Sub Total for System		3	items		\$265	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	43,000	SF	1	\$88,318	315
Sub Total for System		1	items		\$88,318	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Cabinetry In Classes/Labs	Deferred Maintenance	1	Room	4	\$864	661
Note: Room 206 has 5 LF cabinetry that is chipping and peeling.						
Sub Total for System		1	items		\$864	
Sub Total for Building 03 - Bldg Classrooms/ofc		7	items		\$96,566	

Building: 04 - Bldg E Classroom

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	192	SF	2	\$17,086	652
Note: 12 @ 4x4 - windows leaking						
Aluminum Window Replacement	Capital Renewal	32	SF	2	\$2,848	653
Note: 1 @ 4x8 - window leaking						
Exterior Cleaning	Deferred Maintenance	3,700	SF Wall	5	\$12,787	651
Sub Total for System		3	items		\$32,720	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	10	SF	4	\$295	654
Note: Crack in classroom CMU						
Vinyl Composition Tile Replacement	Capital Renewal	200	SF	4	\$1,459	655
Note: VCT needs to be replaced in Room 616, Restroom.						
Sub Total for System		2	items		\$1,754	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	721
Note: Remove abandoned unit heaters.						
Sub Total for System		1	items		\$2,212	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	748
Note: Interior safety cover missing.						
Lightning Protection System Installation	Functional Deficiency	2,700	SF	3	\$1,881	313
Mounted Building Lighting Installation	Functional Deficiency	6	Ea.	3	\$7,928	314
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	\$1,237	309
Note: GFCI at sink						
Sub Total for System		4	items		\$25,958	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	2,700	SF	1	\$1,879	312
Fire Alarm Replacement	Capital Renewal	2,700	SF	1	\$3,825	311
Security Alarm Is Missing	Functional Deficiency	2,700	SF	1	\$5,546	310
Sub Total for System		3	items		\$11,250	
Sub Total for Building 04 - Bldg E Classroom		13	items		\$73,894	



Building: 05 - Bldg F Guidance

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 56 @ 4x12 - Aged, worn, damaged, and leaking	Capital Renewal	2,688	SF	2	\$239,198	640
Aluminum Window Replacement Note: 5 @ 6x3 - Aged, worn, damaged, and leaking	Capital Renewal	90	SF	2	\$8,009	641
Metal Exterior Door Replacement Note: Failed, damaged, delaminated	Capital Renewal	2	Door	2	\$6,616	642
Wood Exterior Door Replacement Note: Failed, damaged, delaminated	Capital Renewal	2	Door	2	\$5,646	643
Sub Total for System		4	items		\$259,468	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Door hardware is not ADA compliant. Rooms 605, 606, 609, 611, 613, 2.9, 2.9A, 614, 612, 610, 608, 606, 604.	Capital Renewal	13	Door	3	\$17,221	650
Interior Door Replacement Note: Original doors are damaged and aged.	Capital Renewal	18	Door	3	\$6,280	647
Carpet Flooring Replacement Note: Conference room 29	Capital Renewal	141	SF	4	\$1,593	646
Toilet Partition Replacement Note: Boy's and girl's restrooms east	Capital Renewal	5	Stall	4	\$8,997	645
Sub Total for System		4	items		\$34,091	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment Note: Heat recovery unit abandoned on roof.	Deferred Maintenance	2	Ea.	5	\$2,212	241
Sub Total for System		1	items		\$2,212	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair Note: Missing outlet cover in Room 29.	Educational Adequacy	1	Ea.	2	\$104	308
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$3,780	754
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$6,981	755
Sub Total for System		3	items		\$10,864	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	14,100	SF	1	\$38,485	722
Sub Total for System		1	items		\$38,485	
Sub Total for Building 05 - Bldg F Guidance		13	items		\$345,119	

Building: 06 - Bldg G Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement Note: Roof leaks	Capital Renewal	5,544	SF	2	\$175,179	634
Sub Total for System		1	items		\$175,179	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 16 @ 6x8 - Windows leak	Capital Renewal	768	SF	2	\$68,342	637
Metal Exterior Door Replacement Note: Maintenance is constantly needing to replace hardware. Doors are original to the building and aged.	Capital Renewal	4	Door	2	\$13,231	638



Facility Condition Assessment

Jackson CS - East Central Middle School

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	4,100	SF Wall	5	\$14,169	636
Note: Entire building needs power washing.						
Sub Total for System		3	items		\$95,742	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$1,326	900
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$6,566	899
Sub Total for System		2	items		\$7,892	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,544	SF	3	\$3,863	307
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,544	SF	3	\$3,502	742
Sub Total for System		2	items		\$7,365	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	5,544	SF	1	\$11,387	306
Sub Total for System		1	items		\$11,387	
Sub Total for Building 06 - Bldg G Classroom		9	items		\$297,565	

Building: 07 - Bus Repair Shop

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	2,150	SF	2	\$76,522	622
Note: Roof leaks						
Debris In Gutter Removal	Deferred Maintenance	30	LF	3	\$138	623
Gutter Replacement	Deferred Maintenance	100	LF	3	\$1,815	624
Note: East and west sides of the building.						
Metal Downspout Installation	Deferred Maintenance	50	LF	3	\$1,056	625
Note: Only two downspouts on the building.						
Metal Downspout Replacement	Deferred Maintenance	25	LF	3	\$528	626
Sub Total for System		5	items		\$80,059	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	315	SF	2	\$4,741	628
Note: Wood is rotting.						
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,308	629
Metal Panel Exterior Replacement (Bldg SF)	Capital Renewal	1,785	SF	2	\$5,690	627
Overhead Door Replacement	Capital Renewal	2	Door	2	\$14,825	631
Note: Original roll-up door does not stay on track.						
Wood Exterior Door Replacement	Capital Renewal	4	Door	2	\$11,291	630
Note: Wood is rotting with holes in the door.						
Sub Total for System		5	items		\$39,855	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	1	Door	3	\$349	633
Wood Ceiling Replacement	Capital Renewal	420	SF	4	\$16,653	632
Note: Warping						
Sub Total for System		2	items		\$17,002	



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Jackson CS - East Central Middle School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$2,753	239
Note: Window unit in office is no longer operational.						
Sub Total for System		1	items		\$2,753	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	10	LF	2	\$493	859
Note: Panel has exposed wiring.						
Lighting Fixtures Replacement	Capital Renewal	2,100	SF	3	\$34,364	744
Lightning Protection System Installation	Functional Deficiency	2,100	SF	3	\$1,463	305
Public Address System Replacement, Non-main Building	Deferred Maintenance	2,100	SF	3	\$1,326	743
Note: Install						
Sub Total for System		4	items		\$37,647	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	2,100	SF	1	\$1,462	304
Fire Alarm Is Missing	Capital Renewal	2,100	SF	1	\$5,732	303
Security Alarm Is Missing	Functional Deficiency	2,100	SF	1	\$4,313	302
Sub Total for System		3	items		\$11,507	
Sub Total for Building 07 - Bus Repair Shop		20	items		\$188,823	

Building: 09 - House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	2,600	SF	2	\$42,604	872
Metal Coping Replacement	Deferred Maintenance	10	LF	2	\$117	615
Note: Holes in fascia, rodents getting inside.						
Sub Total for System		2	items		\$42,721	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	50	SF	2	\$753	616
Note: Wood siding is deteriorating at base of wall near foundation.						
Exterior Entry Door Threshold Exceeds The Maximum Threshold Height	ADA Compliance	2	Door	3	\$761	818
Location: Entry/carport						
Exterior Entry Door Width Does Not Meet The Minimum Width ADA Requirement	ADA Compliance	1	Door	3	\$2,465	817
Location: Carport						
Sub Total for System		3	items		\$3,979	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	ADA Compliance	1	Door	3	\$2,135	819
Note: Cased opening width						
Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	ADA Compliance	2	Door	3	\$4,269	824
Note: Restroom doors						
Ceramic Tile Flooring Replacement	Capital Renewal	100	SF	4	\$1,576	618
Note: Tile in restroom is damaged.						
Sub Total for System		3	items		\$7,980	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	\$434	901
Sub Total for System		1	items		\$434	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	2,200	SF	3	\$1,533	301
Sub Total for System		1	items		\$1,533	



Facility Condition Assessment

Jackson CS - East Central Middle School

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant Note: No knee space in both restrooms.	ADA Compliance	2	Ea.	3	\$3,509	823
Restroom Grab Bars Are Not ADA Compliant Note: Grab bars are not present.	ADA Compliance	4	Ea.	3	\$919	822
Restroom Is Not ADA Compliant Note: Two restrooms	ADA Compliance	150	SF	3	\$14,129	820
Sub Total for System		3 items			\$18,557	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	2,200	SF	1	\$956	300
Fire Alarm Replacement	Capital Renewal	2,200	SF	1	\$3,117	299
Security Alarm Is Missing	Functional Deficiency	2,200	SF	1	\$4,519	298
Sub Total for System		3 items			\$8,592	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Kitchen	Capital Renewal	1	Room	4	\$7,854	619
Sub Total for System		1 items			\$7,854	
Sub Total for Building 09 - House		17 items			\$91,651	

Building: 10 - J Bldg Band hall

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement Note: Leaks at band hall	Capital Renewal	100	SF	2	\$3,559	612
Gutter Replacement Note: Gutters leak at north side.	Deferred Maintenance	20	LF	3	\$363	613
Sub Total for System		2 items			\$3,922	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement Note: Replace one on north side.	Capital Renewal	1	Ea.	3	\$805	297
Sub Total for System		1 items			\$805	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	4,900	SF	1	\$13,374	296
Sub Total for System		1 items			\$13,374	
Sub Total for Building 10 - J Bldg Band hall		4 items			\$18,101	

Building: 11 - K Bldg Tech Prep Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal Note: North side of building	Deferred Maintenance	20	LF	3	\$92	609
Sub Total for System		1 items			\$92	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	8,100	SF	1	\$22,108	295
Sub Total for System		1 items			\$22,108	
Sub Total for Building 11 - K Bldg Tech Prep Classroom		2 items			\$22,201	



Building: 12 - Maintenance Shop

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	3,700	SF	2	\$131,689	597
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	2,100	SF	3	\$75,959	873
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	\$230	598
Gutter Replacement	Deferred Maintenance	120	LF	3	\$2,179	599
Note: Rusted gutters						
Metal Downspout Installation	Deferred Maintenance	50	LF	3	\$1,056	600
Note: Only 2 downspouts present on building.						
Metal Downspout Replacement	Deferred Maintenance	25	LF	3	\$528	601
Sub Total for System		6 items			\$211,640	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	540	SF	2	\$8,128	602
Note: Wood is rotting.						
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,308	603
Overhead Door Replacement	Capital Renewal	1	Door	2	\$7,413	604
Note: Roll-up door does not stay on track. Regular issues with this door.						
Sub Total for System		3 items			\$18,848	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	432	SF	4	\$3,152	607
Note: Damaged in restroom.						
Interior Ceiling Repainting	Deferred Maintenance	720	SF	5	\$1,338	605
Sub Total for System		2 items			\$4,490	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,335	234
Note: Beyond service life.						
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	902
Window AC Unit Component Replacement	Capital Renewal	3	Ea.	4	\$8,259	903
Sub Total for System		3 items			\$21,423	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	3,600	SF	3	\$58,909	746
Lightning Protection System Installation	Functional Deficiency	3,600	SF	3	\$2,509	290
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	2	Ea.	3	\$52	749
Note: Missing blank space covers in panel box.						
Public Address System Replacement, Non-main Building	Deferred Maintenance	3,600	SF	3	\$2,274	259
Sub Total for System		4 items			\$63,743	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$1,965	233
Note: Beyond service life.						
Sub Total for System		1 items			\$1,965	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	3,600	SF	1	\$2,506	289
Fire Alarm Is Missing	Capital Renewal	3,600	SF	1	\$9,826	288



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Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	3,600	SF	1	\$7,394	260
	Sub Total for System	3	items		\$19,726	
	Sub Total for Building 12 - Maintenance Shop	22	items		\$341,836	
	Total for Campus	154	items		\$4,606,802	

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

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	20	CAR	\$25,891	6
Fences and Gates	Fencing - Chain Link (4 Ft)	300	LF	\$12,634	8
	Note: Bus/Maintenance Shop				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	170	LF	\$11,884	8
	Note: Bus/Maintenance Shop				
Fences and Gates	Fencing - Chain Link (4 Ft)	600	LF	\$25,269	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	100	LF	\$6,991	8
Roadway Pavement	Asphalt Driveways	83,000	SF	\$476,249	8
Roadway Pavement	Asphalt Driveways	21,500	SF	\$123,366	10
	Note: Bus/Maintenance Shop				
Parking Lot Pavement	Asphalt	44	CAR	\$56,961	10
Roadway Pavement	Concrete Driveways	150	SF	\$1,671	10
Pedestrian Pavement	Sidewalks - Concrete	400	SF	\$4,043	10
	Note: House				
Roadway Pavement	Asphalt Driveways	4,000	SF	\$22,952	10
	Note: House				
Sub Total for System		11	items	\$767,910	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	11	Ea.	\$57,122	8
Parking Lot Lighting	Pole Lighting	1	Ea.	\$5,193	9
	Note: Bus/Maintenance shop				
Sub Total for System		2	items	\$62,315	
Sub Total for Building -		13	items	\$830,225	

Building: 01 - Bldg A Gym

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	3
Sub Total for System		1	items	\$26,462	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,540	SF	\$17,397	4
Interior Door Supplementary Components	Door Hardware	11	Door	\$14,572	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,620	SF	\$13,921	5
Wall Paneling	Wood Panel wall	770	SF	\$10,775	5
Resilient Flooring	Vinyl Composition Tile Flooring	770	SF	\$5,619	5
Interior Swinging Doors	Wooden Door	11	Door	\$3,838	6
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$4,717	6
Sub Total for System		7	items	\$70,838	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	15,400	SF	\$21,263	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$14,196	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$28,392	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	3	Ea.	\$125,355	4
Air Distribution	Energy Recovery Unit (1,000 CFM)	2	Ea.	\$24,092	5
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
HVAC Air Distribution	Ductwork (Bldg.SF)	2,500	SF	\$17,651	10
Sub Total for System		8	items	\$248,602	



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Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	15,400	SF	\$9,727	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	5	Ea.	\$4,023	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	7	Ea.	\$13,011	5
Lighting Fixtures	Light Fixtures (Bldg SF)	15,400	SF	\$252,000	5
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	8
Power Distribution	Panelboard - 120/240 225A	3	Ea.	\$20,942	8
		Sub Total for System	6 items	\$316,268	

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	10	Ea.	\$24,238	8
Plumbing Fixtures	Toilets	11	Ea.	\$49,660	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
		Sub Total for System	5 items	\$83,848	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	4
		Sub Total for System	1 items	\$31,416	
		Sub Total for Building 01 - Bldg A Gym	28 items	\$777,435	

Building: 02 - Bldg B Cafeteria

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$16,539	2
		Sub Total for System	1 items	\$16,539	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,400	SF	\$41,583	2
Interior Door Supplementary Components	Door Hardware	8	Door	\$10,598	4
Tile Flooring	Ceramic Tile	2,080	SF	\$32,791	6
Interior Swinging Doors	Wooden Door	8	Door	\$2,791	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,400	SF	\$41,583	9
		Sub Total for System	5 items	\$129,346	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,400	SF	\$14,359	3
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	Ea.	\$13,879	4
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	3	Ea.	\$7,005	4
Decentralized Cooling	Window Units	3	Ea.	\$8,259	4
HVAC Air Distribution	Ductwork (Bldg.SF)	4,000	SF	\$28,241	4
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	\$1,845	8
Decentralized Cooling	Heat Pump (10 Ton)	1	Ea.	\$21,455	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$9,986	10
		Sub Total for System	8 items	\$105,030	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	5
Lighting Fixtures	Light Fixtures (Bldg SF)	10,400	SF	\$170,182	5
		Sub Total for System	2 items	\$175,758	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	3
Domestic Water Equipment	Gas Piping System (BldgSF)	10,400	SF	\$321,787	5



Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	10,400	SF	\$33,350	5
Sub Total for System			5 items	\$366,055	
Sub Total for Building 02 - Bldg B Cafeteria			21 items	\$792,728	

Building: 03 - Bldg Classrooms/ofc

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,290	SF	\$5,158	4
Suspended Plaster and	Painted ceilings	1,290	SF	\$2,397	5
Carpeting	Carpet	32,250	SF	\$364,322	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	40,850	SF	\$123,085	8
Fluid-Applied Flooring	Epoxy Coating	2,150	SF	\$23,124	8
Interior Door Supplementary Components	Door Hardware	77	Door	\$102,004	8
Sub Total for System			6 items	\$620,090	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (8 tons)	6	Ea.	\$62,032	8
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	18	Ea.	\$57,042	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	2	Ea.	\$6,338	8
Decentralized Cooling	Heat Pump (3 Ton)	19	Ea.	\$151,019	8
Decentralized Cooling	Heat Pump (5 Ton)	4	Ea.	\$43,313	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$21,656	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	43,000	SF	\$59,371	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$154,060	10
HVAC Air Distribution	AHU 2,000 CFM Interior	6	Ea.	\$155,339	10
Sub Total for System			12 items	\$741,131	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	34	Ea.	\$27,357	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	18	Ea.	\$33,456	10
Lighting Fixtures	Light Fixtures (Bldg SF)	43,000	SF	\$703,637	10
Sub Total for System			3 items	\$764,450	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	3	Ea.	\$5,716	5
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$29,085	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Plumbing Fixtures	Toilets	37	Ea.	\$167,038	8
Plumbing Fixtures	Urinals	10	Ea.	\$12,084	8
Plumbing Fixtures	Refrigerated Drinking Fountain	17	Ea.	\$33,409	8
Sub Total for System			6 items	\$248,042	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	43,000	SF	\$60,923	6
Sub Total for System			1 items	\$60,923	
Sub Total for Building 03 - Bldg Classrooms/ofc			28 items	\$2,434,636	

Building: 04 - Bldg E Classroom

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2,700	SF	\$83,036	4
Canopy Roofing	Metal Awning	800	SF	\$28,937	7
Sub Total for System			2 items	\$111,973	



Facility Condition Assessment

Jackson CS - East Central Middle School

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	2
Sub Total for System			1 items	\$13,231	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	135	SF	\$540	2
Carpeting	Carpet	270	SF	\$3,050	2
Tile Flooring	Ceramic Tile	135	SF	\$2,128	2
Resilient Flooring	Vinyl Composition Tile Flooring	2,295	SF	\$16,747	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	270	SF	\$814	3
Wall Paneling	Wood Panel wall	135	SF	\$1,889	3
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	4
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	270	SF	\$1,003	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	135	SF	\$540	9
Carpeting	Carpet	270	SF	\$3,050	10
Sub Total for System			11 items	\$41,476	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,700	SF	\$3,728	3
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	\$1,845	4
HVAC Air Distribution	Ductwork (Bldg.SF)	2,700	SF	\$19,063	6
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$8,471	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Sub Total for System			5 items	\$49,004	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2,700	SF	\$1,705	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	10	Ea.	\$18,587	5
Lighting Fixtures	Light Fixtures (Bldg SF)	2,700	SF	\$44,182	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
Sub Total for System			4 items	\$71,455	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	2
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	2
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,700	SF	\$8,658	5
Sub Total for System			6 items	\$40,792	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$39,270	3
Sub Total for System			1 items	\$39,270	
Sub Total for Building 04 - Bldg E Classroom			30 items	\$367,201	

Building: 05 - Bldg F Guidance

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	14,100	SF	\$433,634	4
Sub Total for System			1 items	\$433,634	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	8
Sub Total for System			1 items	\$5,646	



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Jackson CS - East Central Middle School

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	705	SF	\$1,310	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,395	SF	\$53,558	4
Resilient Flooring	Vinyl Composition Tile Flooring	12,549	SF	\$91,571	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,410	SF	\$5,239	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,410	SF	\$4,248	8
Carpeting	Carpet	141	SF	\$1,593	8
Interior Door Supplementary Components	Door Hardware	5	Door	\$6,624	8
		Sub Total for System		7 items	\$164,143

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	1	Ea.	\$5,731	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
HVAC Air Distribution	Ductwork (Bldg.SF)	14,100	SF	\$99,551	3
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$28,683	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	14,100	SF	\$19,468	4
Decentralized Cooling	Ductless Split System (2 Ton)	15	Ea.	\$63,535	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Heat Pump (3 Ton)	15	Ea.	\$119,226	4
		Sub Total for System		8 items	\$343,313

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	3
Power Distribution	Panelboard - 120/240 225A	4	Ea.	\$27,923	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	3
Lighting Fixtures	Light Fixtures (Bldg SF)	14,100	SF	\$230,728	3
		Sub Total for System		6 items	\$282,588

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	3
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	3
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	3
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	14,100	SF	\$45,215	5
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	10
Plumbing Fixtures	Toilets	9	Ea.	\$40,631	10
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	10
		Sub Total for System		10 items	\$154,408
		Sub Total for Building 05 - Bldg F Guidance		33 items	\$1,383,731

Building: 06 - Bldg G Classroom

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	1,900	SF	\$68,725	5
		Sub Total for System		1 items	\$68,725

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4,990	SF	\$36,412	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	111	SF	\$444	2
Carpeting	Carpet	554	SF	\$6,258	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,109	SF	\$3,342	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,109	SF	\$4,121	6
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	111	SF	\$444	9



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Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	554	SF	\$6,258	10
Sub Total for System		9	items	\$72,342	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	5,544	SF	\$39,143	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,544	SF	\$7,655	5
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	8
Sub Total for System		3	items	\$59,504	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	4
Lighting Fixtures	Light Fixtures (Bldg SF)	5,544	SF	\$90,720	5
Sub Total for System		2	items	\$93,134	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	3
Domestic Water Equipment	Gas Piping System (Bldg.SF)	5,544	SF	\$171,537	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,544	SF	\$17,778	5
Sub Total for System		3	items	\$191,281	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	2
Sub Total for System		1	items	\$23,562	
Sub Total for Building 06 - Bldg G Classroom		19	items	\$508,547	

Building: 07 - Bus Repair Shop

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,602	2
Exterior Entrance Doors	Wooden Door	4	Door	\$11,291	8
Sub Total for System		2	items	\$12,893	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,100	SF	\$8,397	2
Resilient Flooring	Vinyl Composition Tile Flooring	168	SF	\$1,226	2
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	2
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,100	SF	\$8,397	9
Sub Total for System		5	items	\$29,734	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	1	Ea.	\$4,626	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
Sub Total for System		3	items	\$11,601	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
Sub Total for System		1	items	\$3,780	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,100	SF	\$6,734	10



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Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	1,000	SF	\$30,941	10
			Sub Total for System	6 items	\$54,227
			Sub Total for Building 07 - Bus Repair Shop	17 items	\$112,235

Building: 09 - House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	4
Exterior Utility Doors	Overhead Door	1	Door	\$7,413	4
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	880	SF	\$13,245	5
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$712	5
Exterior Operating Windows	Aluminum - Windows per SF	20	SF	\$1,780	5
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,136	5
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,204	5
			Sub Total for System	7 items	\$34,134

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,090	SF	\$8,357	2
Carpeting	Carpet	1,760	SF	\$19,882	2
Resilient Flooring	Vinyl Composition Tile Flooring	220	SF	\$1,605	2
Suspended Plaster and	Painted ceilings	2,200	SF	\$4,088	3
Interior Swinging Doors	Wooden Door	8	Door	\$2,791	3
Interior Door Supplementary Components	Door Hardware	8	Door	\$10,598	3
Tile Flooring	Ceramic Tile	220	SF	\$3,468	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,090	SF	\$8,357	9
Carpeting	Carpet	1,760	SF	\$19,882	10
			Sub Total for System	9 items	\$79,029

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	2,200	SF	\$15,533	6
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,200	SF	\$3,038	7
			Sub Total for System	2 items	\$18,570

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)	2,200	SF	\$36,000	5
Power Distribution	Distribution Panels (200 Amps)	1	Ea.	\$14,912	8
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	8
			Sub Total for System	4 items	\$61,689

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	2
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	2
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	6
			Sub Total for System	3 items	\$16,272
			Sub Total for Building 09 - House	25 items	\$209,694

Building: 10 - J Bldg Band hall

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	5,880	SF	\$209,279	8
			Sub Total for System	1 items	\$209,279

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	105	SF	\$9,344	5



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Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
Sub Total for System		2	items	\$22,575	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,225	SF	\$13,839	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,900	SF	\$19,592	4
Suspended Plaster and	Painted ceilings	490	SF	\$911	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4,410	SF	\$16,387	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,410	SF	\$13,288	8
Interior Swinging Doors	Wooden Door	4	Door	\$1,396	8
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	8
Resilient Flooring	Vinyl Composition Tile Flooring	3,675	SF	\$26,817	9
Carpeting	Carpet	1,225	SF	\$13,839	10
Sub Total for System		9	items	\$111,365	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	3	Ea.	\$26,696	3
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	3	Ea.	\$9,507	3
HVAC Air Distribution	Ductwork (Bldg.SF)	4,900	SF	\$34,596	3
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,900	SF	\$6,766	3
Sub Total for System		5	items	\$78,433	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	3
Lighting Fixtures	Light Fixtures (Bldg SF)	4,900	SF	\$80,182	3
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	5
Sub Total for System		4	items	\$105,466	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	3
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	3
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
Sub Total for System		4	items	\$19,015	
Sub Total for Building 10 - J Bldg Band hall		25	items	\$546,133	

Building: 11 - K Bldg Tech Prep Classroom

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	9,720	SF	\$345,950	10
Sub Total for System		1	items	\$345,950	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	3
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,339	5
Sub Total for System		2	items	\$25,186	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,075	SF	\$68,628	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,290	SF	\$29,148	4
Suspended Plaster and	Painted ceilings	810	SF	\$1,505	5
Resilient Flooring	Vinyl Composition Tile Flooring	1,215	SF	\$8,866	7
Interior Door Supplementary Components	Door Hardware	12	Door	\$15,897	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,290	SF	\$27,088	10



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Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,290	SF	\$21,966	10
Sub Total for System		7	items	\$173,098	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	2	Ea.	\$1,674	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	4	Ea.	\$35,595	3
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	4	Ea.	\$12,676	3
HVAC Air Distribution	Ductwork (Bldg.SF)	8,100	SF	\$57,189	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	8,100	SF	\$11,184	3
Sub Total for System		5	items	\$118,317	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	3
Lighting Fixtures	Light Fixtures (Bldg SF)	8,100	SF	\$132,546	3
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	8
Power Distribution	Panelboard - 120/240 225A	5	Ea.	\$34,904	8
Sub Total for System		5	items	\$191,880	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$19,390	3
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	3
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
Sub Total for System		4	items	\$57,339	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	7
Sub Total for System		1	items	\$31,416	
Sub Total for Building 11 - K Bldg Tech Prep Classroom		25	items	\$943,186	

Building: 12 - Maintenance Shop

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	3,060	SF	\$9,753	2
Exterior Entrance Doors	Wooden Door	1	Door	\$2,823	2
Exterior Entrance Doors	Wooden Door	1	Door	\$2,823	10
Sub Total for System		3	items	\$15,399	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	2
Interior Swinging Doors	Wooden Door	4	Door	\$1,396	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	9
Suspended Plaster and	Painted ceilings	720	SF	\$1,338	10
Sub Total for System		5	items	\$36,821	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	8
Sub Total for System		2	items	\$8,364	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Equipment	Water Heater - Electric - 66 gallon	1	Ea.	\$3,606	3



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Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	3,600	SF	\$111,388	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3,600	SF	\$11,544	5
Sub Total for System		5	items	\$133,476	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	2
Sub Total for System		1	items	\$15,708	
Sub Total for Building 12 - Maintenance Shop		16	items	\$209,767	
Total for: East Central Middle School		280	items	\$9,115,520	

DRAFT



Supporting Photos



Site drainage issue south of Bldg B



Failing asphalt



Cracked sidewalk north of Bldg K



Damaged windows



Worn carpet



Door hardware not ADA compliant



Facility Condition Assessment

Jackson CS - East Central Middle School



Northeast Elevation



Fan coil



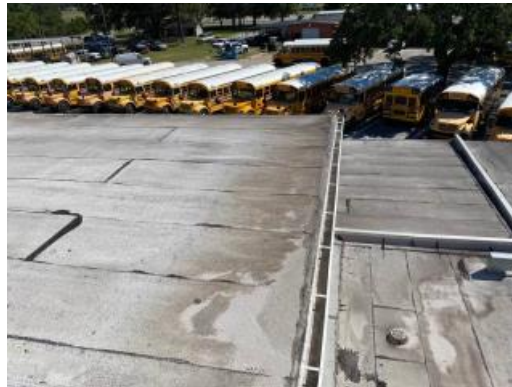
Panel missing deadfront



Original aluminum window system at gym



Overall building photo



Leaking roof with ponding and blistering