



FACILITY CONDITION ASSESSMENT

East Central Upper Elementary | November 2020





Executive Summary

East Central Upper Elementary, located at 5400 Hurley Wade Rd in Hurley, Mississippi, oldest building is 61 years old (at time of 2020 assessment). It comprises 51,600 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 \$3,651,384. 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 Upper Elementary the ten-year need is \$9,235,411.

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 Upper Elementary facility has a 5-year FCI of 52.72%.

Summary of Findings

The table below summarizes the condition findings at East Central Upper Elementary

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	\$1,186,537	\$0	\$337,823	\$1,186,537	\$1,524,360	\$0	
Permanent Building(s)								
01	Bldg E Classroom	\$333,862	\$428,565	\$27,830	\$762,427	\$790,257	\$1,671,644	45.61%
02	Bldg F Classrooms/Library	\$352,497	\$908,238	\$33,391	\$1,260,735	\$1,294,126	\$2,110,108	59.75%
03	Bldg G Classroom	\$343,861	\$405,971	\$16,996	\$749,832	\$766,828	\$1,452,412	51.63%
04	Bldg H Classrooms/Ofc	\$500,657	\$973,075	\$659,172	\$1,473,732	\$2,132,904	\$3,452,904	42.68%
05	Cafeteria	\$276,187	\$349,374	\$173,945	\$625,561	\$799,506	\$1,890,876	33.08%
07	Bldg A Classrooms	\$657,782	\$738,722	\$530,925	\$1,396,504	\$1,927,429	\$3,562,520	39.20%
Sub Total for Permanent Building(s):		\$2,464,847	\$3,803,945	\$1,442,259	\$6,268,792	\$7,711,051	\$14,140,464	
Total for Site:		\$3,651,384	\$3,803,945	\$1,780,082	\$7,455,329	\$9,235,411	\$14,140,464	52.72%



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	\$913,777	\$274,204	\$4,154	\$1,192,136	32.65 %
Roofing	\$0	\$1,613,665	\$141,693	\$0	\$0	\$1,755,357	48.07 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$345,220	\$222	\$68,052	\$13,706	\$427,199	11.70 %
Interior	\$0	\$0	\$0	\$17,597	\$73,591	\$91,188	2.50 %
Mechanical	\$0	\$0	\$0	\$0	\$13,128	\$13,128	0.36 %
Electrical	\$0	\$5,260	\$8,832	\$0	\$3,335	\$17,427	0.48 %
Plumbing	\$0	\$0	\$4,834	\$0	\$0	\$4,834	0.13 %
Fire and Life Safety	\$141,397	\$0	\$0	\$0	\$0	\$141,397	3.87 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$8,718	\$0	\$8,718	0.24 %
Total:	\$141,397	\$1,964,144	\$1,069,357	\$368,571	\$107,914	\$3,651,384	

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

Roofing	-	\$1,755,357
Site	-	\$1,192,136
Exterior	-	\$427,199



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

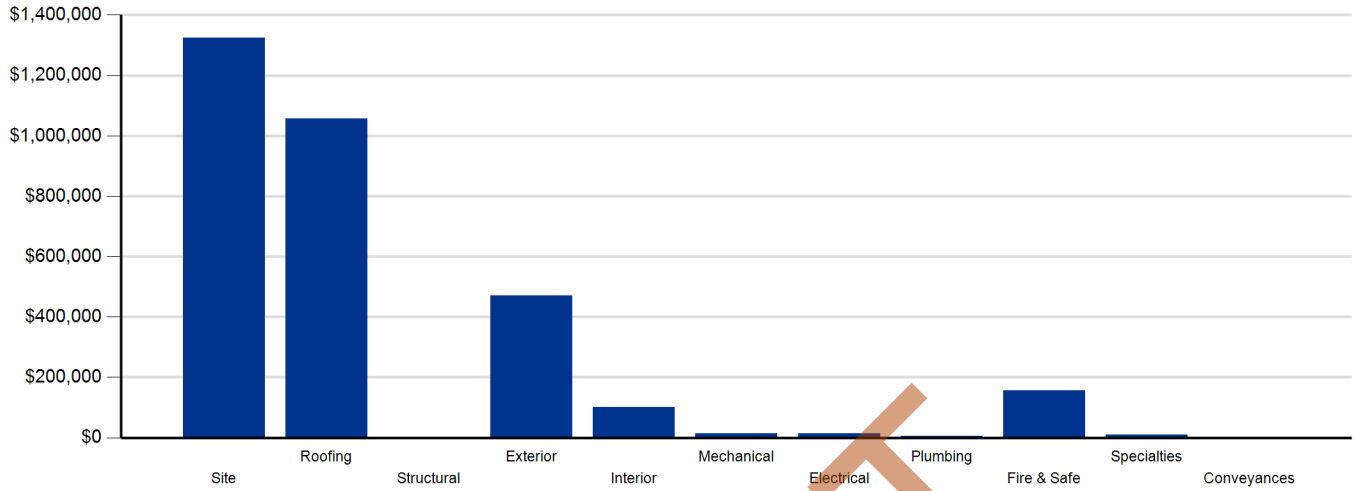


Figure 1: System Deficiencies

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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	\$0	\$332,773	\$332,773
Exterior	\$0	\$13,231	\$97,739	\$0	\$229,965	\$340,935
Interior	\$47,759	\$121,777	\$174,175	\$96,705	\$377,129	\$817,545
Mechanical	\$0	\$0	\$35,346	\$548,970	\$57,279	\$641,595
Electrical	\$0	\$397,762	\$226,178	\$26,714	\$433,779	\$1,084,433
Plumbing	\$0	\$0	\$1,128	\$133,881	\$40,536	\$175,545
Fire and Life Safety	\$0	\$0	\$18,419	\$0	\$0	\$18,419
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$70,686	\$47,124	\$274,890	\$0	\$392,700
Total	\$47,759	\$603,456	\$600,109	\$1,081,160	\$1,471,461	\$3,803,945



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	\$285,894	\$0	\$0	\$285,894	\$285,894
Roofing	\$332,773	\$0	\$0	\$0	\$0	\$0	\$0	\$332,773
Exterior	\$340,935	\$0	\$0	\$0	\$0	\$0	\$0	\$340,935
Interior	\$817,545	\$57,387	\$27,589	\$67,575	\$0	\$425,303	\$577,854	\$1,395,399
Mechanical	\$641,595	\$0	\$0	\$103,033	\$0	\$0	\$103,033	\$744,628
Electrical	\$1,084,433	\$0	\$0	\$88,757	\$0	\$0	\$88,757	\$1,173,190
Plumbing	\$175,545	\$0	\$0	\$169,219	\$0	\$555,325	\$724,544	\$900,089
Fire and Life Safety	\$18,419	\$0	\$0	\$0	\$0	\$0	\$0	\$18,419
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$392,700	\$0	\$0	\$0	\$0	\$0	\$0	\$392,700
Total	\$3,803,945	\$57,387	\$27,589	\$714,478	\$0	\$980,628	\$1,780,082	\$5,584,027

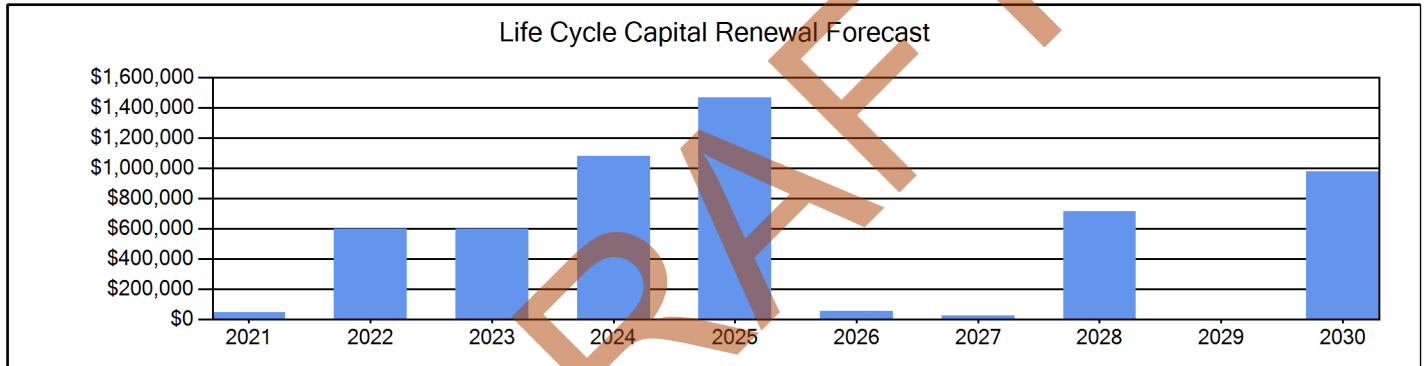
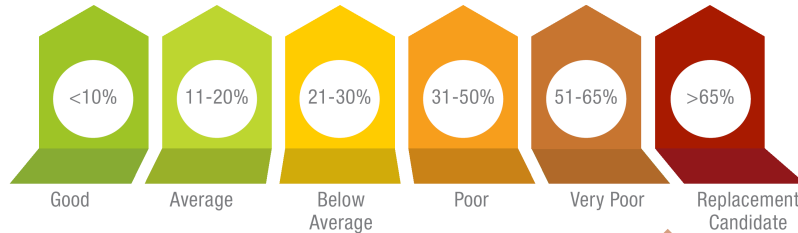


Figure 2: Ten Year Capital Renewal Forecast



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 \$14,140,464. For planning purposes, the total 5-year need at the East Central Upper Elementary is \$7,455,329 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central Upper Elementary facility has a 5-year FCI of 52.72%.

5-Year Need vs. Replacement

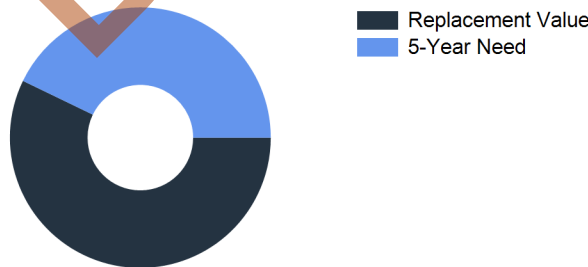


Figure 3: 5-Year FCI



East Central Upper Elementary - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	130,000	SF	3	\$745,931	400
Asphalt Walks Replacement	Capital Renewal	300	SF	3	\$1,550	405
Note: Between building F and H						
Concrete Walks Replacement	Capital Renewal	15,500	SF	3	\$156,665	406
Note: Damaged throughout sites						
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	\$4,032	404
Note: Staff indicated there is an issue with standing water on sidewalks. Need to perform a study to determine if subsurface drainage could be added to alleviate the issue.						
Location: Between cafeteria and Building G, at main entrance to Building A						
Asphalt Paving Replacement	Capital Renewal	140	CAR	4	\$181,239	399
Note: Asphalt throughout damaged.						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	1,500	LF	4	\$63,172	398
Note: Fencing damaged throughout						
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	300	LF	4	\$16,963	402
Note: North of Building A						
Site Drainage Regrading	Deferred Maintenance	10,000	SF	4	\$12,831	403
Note: North of Building A						
Paving Restriping	Deferred Maintenance	140	CAR	5	\$4,154	401
Sub Total for System		9 items			\$1,186,537	
Sub Total for School and Site Level		9 items			\$1,186,537	

Building: 01 - Bldg E Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	6,100	SF	2	\$192,748	573
Note: Visible leaks						
Sub Total for System		1 items			\$192,748	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	528	SF	2	\$46,985	575
Note: 11 @ 6x8 - windows leak on all sides of building						
Aluminum Window Replacement	Capital Renewal	360	SF	2	\$32,035	576
Note: 9 @ 5x8 - Windows leak on all sides of the building						
Exterior Soffit Replacement	Capital Renewal	1,000	SF	4	\$33,763	736
Note: Water damage at soffit.						
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	\$1,728	574
Sub Total for System		4 items			\$114,512	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	122	SF	4	\$890	577
Note: cracked tile						
Sub Total for System		1 items			\$890	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	232
Note: Replace urinal in boy's bathroom. Won't drain or flush properly.						
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	6,100	SF	1	\$16,650	760
Sub Total for System		1	items		\$16,650	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	\$7,854	578
Sub Total for System		1	items		\$7,854	
Sub Total for Building 01 - Bldg E Classroom		9	items		\$333,862	

Building: 02 - Bldg F Classrooms/Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	7,700	SF	2	\$243,305	567
Built Up Roofing (Bur) Membrane Has Holes That Should Be Repaired	Deferred Maintenance	6	Ea.	3	\$626	568
Note: Near old heater						
Sub Total for System		2	items		\$243,931	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	36	SF	2	\$3,204	569
Note: 3 @ 6x2 - windows leak						
Aluminum Window Replacement	Capital Renewal	640	SF	2	\$56,952	570
Note: 16 @ 5x8 - windows leak						
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$13,231	571
Sub Total for System		3	items		\$73,387	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	20	SF	4	\$226	572
Note: damaged						
Sub Total for System		1	items		\$226	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	7	Ea.	5	\$7,741	217
Note: Remove gas piping throughout the building. No longer needed and was abandoned in place.						
Sub Total for System		1	items		\$7,741	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$3,780	958
Note: Panel in library is water damaged.						
Sub Total for System		1	items		\$3,780	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,417	216
Note: Urinals in boy's bathroom do not drain or flush properly.						
Sub Total for System		1	items		\$2,417	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	7,700	SF	1	\$21,017	761
Sub Total for System		1	items		\$21,017	
Sub Total for Building 02 - Bldg F Classrooms/Library		10	items		\$352,497	



Building: 03 - Bldg G Classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	5,300	SF	2	\$167,469	561
Sub Total for System		1	items		\$167,469	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 1 @ 15x4 - window leaks and will not open	Capital Renewal	60	SF	2	\$5,339	562
Aluminum Window Replacement Note: 5 @ 15x8	Capital Renewal	600	SF	2	\$53,392	563
Aluminum Window Replacement Note: 20 @ 8x4	Capital Renewal	640	SF	2	\$56,952	564
Metal Exterior Door Replacement Note: Original doors	Capital Renewal	12	Door	2	\$39,694	735
Sub Total for System		4	items		\$155,377	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair Note: Cracking and water damaged area.	Deferred Maintenance	80	SF	4	\$2,359	565
Vinyl Composition Tile Replacement Note: 25x5' crack	Capital Renewal	125	SF	4	\$912	566
Sub Total for System		2	items		\$3,271	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing Note: Add bathroom exhaust fans to restrooms in Rooms G23 and G22.	Functional Deficiency	2	Ea.	5	\$2,069	221
Sub Total for System		1	items		\$2,069	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: Urinal is obsolete and does not flush/drain properly.	Capital Renewal	1	Ea.	3	\$1,208	219
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	5,300	SF	1	\$14,466	762
Sub Total for System		1	items		\$14,466	
Sub Total for Building 03 - Bldg G Classroom		10	items		\$343,861	

Building: 04 - Bldg H Classrooms/Ofc

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	12,600	SF	2	\$398,135	874
Sub Total for System		1	items		\$398,135	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit Replacement Note: Composite soffit paneling has water damage and needs to be replaced.	Capital Renewal	1,000	SF	4	\$33,763	554
Exterior Cleaning Note: Soffit has mildew at attached roof overhang / canopy and needs to be cleaned.	Deferred Maintenance	600	SF Wall	5	\$2,073	552
Exterior Cleaning Note: Metal coping is dirty and needs to be power washed.	Deferred Maintenance	330	SF Wall	5	\$1,140	553



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	400	SF Wall	5	\$1,382	556
Note: All 4 corners where water has been dripping down. 3 locations on back of building.						
Sub Total for System		4 items		\$38,360		

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	50	SF	4	\$151	557
Note: In rooms 110, 111, 108, 103, 105, in the office / admin area, and in corridor, ceiling tiles have water damage and need to be replaced.						
Carpet Flooring Replacement	Capital Renewal	100	SF	4	\$1,130	559
Note: Carpet is worn out in front of each classroom.						
Interior Toilet Partition Repair	Deferred Maintenance	2	Ea.	4	\$3,599	558
Note: Men's restroom veneer is chipped.						
Vinyl Composition Tile Replacement	Capital Renewal	252	SF	4	\$1,839	560
Note: Roll sheet laminate in men's and women's restrooms is peeling and cracking and needs to be replaced.						
Sub Total for System		4 items		\$6,718		

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,106	224
Note: Gas unit heater in boy's bathroom.						
Sub Total for System		1 items		\$1,106		

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	10	LF	2	\$493	860
Note: Room H-103 has exposed wiring going to FCU. Needs to be installed in flex or conduit.						
Lightning Protection System Installation	Functional Deficiency	12,600	SF	3	\$8,780	326
Ground Mounted Lighting Replacement	Capital Renewal	3	Ea.	5	\$3,335	327
Note: No lenses on fixtures.						
Sub Total for System		3 items		\$12,608		

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	12,600	SF	1	\$17,852	325
Security Alarm Is Missing	Functional Deficiency	12,600	SF	1	\$25,879	324
Sub Total for System		2 items		\$43,731		
Sub Total for Building 04 - Bldg H Classrooms/Ofc		15 items		\$500,657		

Building: 05 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	\$5,599	815
Note: Ramp not existent at stage.						
Sub Total for System		1 items		\$5,599		

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	6,900	SF	2	\$212,204	734
Sub Total for System		1 items		\$212,204		

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	1,800	SF Wall	5	\$6,220	546
Sub Total for System		1 items		\$6,220		

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	60	SF	4	\$181	547



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	100	SF	4	\$2,949	548
Note: Water filled block						
Vinyl Composition Tile Replacement	Capital Renewal	55	SF	4	\$401	549
Note: Cracked flooring						
Interior Wall Repainting (Bldg SF)	Capital Renewal	6,900	SF	5	\$27,589	767
	Sub Total for System	4	items		\$31,119	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	228
Note: Remove make up air units on roof. They are abandoned in place.						
	Sub Total for System	1	items		\$2,212	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,900	SF	1	\$18,833	763
	Sub Total for System	1	items		\$18,833	
	Sub Total for Building 05 - Cafeteria	9	items		\$276,187	

Building: 07 - Bldg A Classrooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	13,000	SF	2	\$399,804	875
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	3,900	SF	3	\$141,066	857
	Sub Total for System	2	items		\$540,871	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	192	SF	2	\$17,086	586
Note: 2 @ 12x8 - Aluminum storefront windows leak on east side of the building						
Aluminum Window Replacement	Capital Renewal	80	SF	2	\$7,119	587
Note: 1 @ 10x8 - On east side of building, windows leak and have holes in frame that have been repaired.						
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$13,231	588
Note: Doors rack in frame and have to be frame rodded. Piano hinges have been added.						
Brick Exterior Repair	Deferred Maintenance	20	SF Wall	3	\$222	585
Note: Mortar joint is coming out of brick wall and needs to be repaired.						
Exterior Painting (Bldg SF)	Capital Renewal	336	SF	4	\$525	583
Note: Exterior truss at soffit is rusted and needs to be repainted.						
Exterior Cleaning	Deferred Maintenance	336	SF Wall	5	\$1,161	584
Note: Metal coping needs to be cleaned.						
	Sub Total for System	6	items		\$39,344	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	5	SF	4	\$56	592
Note: Carpet damage/missing in library storage room						
Ceramic Tile Flooring Replacement	Capital Renewal	75	SF	4	\$1,182	593
Note: Ceramic tile flooring is buckling and cracking in men's restroom.						
Exposed Ceiling Replacement	Capital Renewal	10	SF	4	\$8	591
Note: Water damage and hole in exposed ceiling decking.						
Interior CMU Wall Repair	Deferred Maintenance	50	SF	4	\$1,474	590
Note: Hole in CMU at bookroom and library. Crack in CMU in library. In restroom and office area, CMU walls sweat.						
Vinyl Composition Tile Replacement	Capital Renewal	33	SF	4	\$241	595
Note: Crack in VCT floor in classroom (8 SF). In A102 classroom VCT is separating at expansion joint (25 SF).						
Exposed Ceiling Repainting	Capital Renewal	11,700	SF	5	\$24,260	589



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	11,700	SF	5	\$21,742	856
Note: Exposed structure needs to be repainted.						
Sub Total for System		7	items		\$48,964	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	20	LF	2	\$987	861
Note: Exposed wiring in office storage and at 200 amp panel.						
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	2	Ea.	3	\$52	848
Note: 200 amp panel missing breaker fillers.						
Sub Total for System		2	items		\$1,039	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	13,000	SF	1	\$26,701	323
Sub Total for System		1	items		\$26,701	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Cabinetry In Classes/Labs	Deferred Maintenance	1	Room	4	\$864	596
Note: Veneer peeling in library.						
Sub Total for System		1	items		\$864	
Sub Total for Building 07 - Bldg A Classrooms		19	items		\$657,782	
Total for Campus		81	items		\$3,651,384	

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East Central Upper Elementary - 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 (4 Ft)	4,825	LF	\$203,203	8
Pedestrian Pavement	Sidewalks - Asphalt	16,000	SF	\$82,691	8
		Sub Total for System	2 items	\$285,895	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	10	Ea.	\$51,929	8
		Sub Total for System	1 items	\$51,929	
		Sub Total for Building -	3 items	\$337,824	

Building: 01 - Bldg E Classroom

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	3
		Sub Total for System	1 items	\$6,616	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	732	SF	\$8,269	2
Resilient Flooring	Vinyl Composition Tile Flooring	5,246	SF	\$38,280	3
Interior Door Supplementary Components	Door Hardware	13	Door	\$17,221	4
Carpeting	Carpet	732	SF	\$8,269	10
		Sub Total for System	4 items	\$72,040	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	2	Ea.	\$2,319	4
Decentralized Cooling	Ductless Split System (2 Ton)	5	Ea.	\$21,178	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$4,840	4
Decentralized Cooling	Heat Pump (3 Ton)	4	Ea.	\$31,794	4
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	4
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	4
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$7,171	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	5
		Sub Total for System	10 items	\$108,501	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	2
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	2
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	2
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,100	SF	\$3,853	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	2
Lighting Fixtures	Light Fixtures (Bldg SF)	6,100	SF	\$99,818	2
		Sub Total for System	7 items	\$146,137	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,128	3
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$12,119	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
Plumbing Fixtures	Classroom Lavatory	5	Ea.	\$11,442	5



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,100	SF	\$19,561	10
Sub Total for System		7	items	\$75,977	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$47,124	3
Sub Total for System		1	items	\$47,124	
Sub Total for Building 01 - Bldg E Classroom		30	items	\$456,395	

Building: 02 - Bldg F Classrooms/Library

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	7,700	SF	\$193,032	5
Sub Total for System		1	items	\$193,032	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	6,545	SF	\$47,759	1
Carpeting	Carpet	770	SF	\$8,699	2
Interior Swinging Doors	Wooden Door	16	Door	\$5,582	3
Interior Door Supplementary Components	Door Hardware	16	Door	\$21,196	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,155	SF	\$3,480	5
Stone Facing	CMU Wall	7,700	SF	\$231,470	5
Carpeting	Carpet	770	SF	\$8,699	10
Sub Total for System		7	items	\$326,884	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	6	Ea.	\$25,414	4
Decentralized Cooling	Ductless Split System (3 Ton)	2	Ea.	\$9,681	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	\$47,690	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	4
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	4
Sub Total for System		7	items	\$119,928	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,700	SF	\$4,864	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	2
Lighting Fixtures	Light Fixtures (Bldg SF)	7,700	SF	\$126,000	2
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	3
Sub Total for System		6	items	\$164,983	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,700	SF	\$24,692	10
Sub Total for System		5	items	\$66,115	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	9	Room	\$70,686	2
Sub Total for System		1	items	\$70,686	
Sub Total for Building 02 - Bldg F Classrooms/Library		27	items	\$941,628	



Building: 03 - Bldg G Classroom

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	5,035	SF	\$36,741	5
Sub Total for System		1	items	\$36,741	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	9	Ea.	\$38,121	4
Decentralized Cooling	Heat Pump (3 Ton)	9	Ea.	\$71,535	4
Decentralized Cooling	Window Units	4	Ea.	\$11,013	4
Sub Total for System		3	items	\$120,669	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	5,300	SF	\$3,348	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	2
Lighting Fixtures	Light Fixtures (Bldg SF)	5,300	SF	\$86,727	2
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	3
Power Distribution	Panelboard - 120/240 100A	6	Ea.	\$22,677	3
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	3
Sub Total for System		6	items	\$149,687	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	4
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$18,307	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,300	SF	\$16,996	10
Sub Total for System		4	items	\$76,599	

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 03 - Bldg G Classroom		15	items	\$422,966	

Building: 04 - Bldg H Classrooms/Ofc

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	8,600	SF	\$311,070	5
Canopy Roofing	Metal Awning	600	SF	\$21,703	5
Sub Total for System		2	items	\$332,772	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	960	SF	\$85,428	3
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,424	3
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	5
Sub Total for System		3	items	\$106,698	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,260	SF	\$14,234	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,970	SF	\$36,067	3
Suspended Plaster and	Painted ceilings	630	SF	\$1,171	3
Resilient Flooring	Vinyl Composition Tile Flooring	10,710	SF	\$78,151	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	11,970	SF	\$44,478	6
Interior Door Supplementary Components	Door Hardware	35	Door	\$46,366	8
Carpeting	Carpet	1,260	SF	\$14,234	10
Tile Flooring	Ceramic Tile	378	SF	\$5,959	10
Sub Total for System		8	items	\$240,660	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	12,600	SF	\$17,397	3



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Furnace - Gas (45 MBH)	11	Ea.	\$18,247	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	4	Ea.	\$22,924	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$10,492	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	3	Ea.	\$17,193	8
Sub Total for System		7	items	\$93,227	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	12,600	SF	\$7,959	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	4
Lighting Fixtures	Light Fixtures (Bldg SF)	12,600	SF	\$206,182	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	8
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	8
Sub Total for System		6	items	\$253,726	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	8
Plumbing Fixtures	Showers	1	Ea.	\$1,166	8
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
Domestic Water Equipment	Gas Piping System (BldgSF)	12,600	SF	\$389,858	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	12,600	SF	\$40,405	10
Sub Total for System		9	items	\$503,059	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	13	Room	\$102,102	4
Sub Total for System		1	items	\$102,102	
Sub Total for Building 04 - Bldg H Classrooms/Ofc		36	items	\$1,632,243	

Building: 05 - Cafeteria

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	2
Exterior Operating Windows	Aluminum - Windows per SF	160	SF	\$14,238	5
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$2,848	5
Sub Total for System		3	items	\$30,317	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Rubber Tile Flooring	6,900	SF	\$93,075	3
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,900	SF	\$20,790	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,900	SF	\$27,589	7
Interior Swinging Doors	Metal Door (Steel)	7	Door	\$18,075	8
Sub Total for System		5	items	\$168,803	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	6,900	SF	\$9,527	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,749	5
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	3	Ea.	\$42,588	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	\$43,252	8
Sub Total for System		5	items	\$118,628	



Facility Condition Assessment

Jackson CS - East Central Upper Elementary

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,900	SF	\$4,358	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	2
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$22,465	3
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	3
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	3
Lighting Fixtures	Light Fixtures (Bldg SF)	6,900	SF	\$112,909	3
		Sub Total for System		7 items	\$163,131

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	Ea.	\$3,889	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,900	SF	\$22,126	10
		Sub Total for System		6 items	\$42,442
		Sub Total for Building 05 - Cafeteria		26 items	\$523,320

Building: 07 - Bldg A Classrooms

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,271	3
		Sub Total for System		1 items	\$4,271

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,300	SF	\$14,686	2
Resilient Flooring	Vinyl Composition Tile Flooring	10,400	SF	\$75,889	2
Interior Door Supplementary Components	Door Hardware	37	Door	\$49,015	4
Wall Paneling	Wood Panel wall	390	SF	\$5,457	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	260	SF	\$1,040	5
Interior Swinging Doors	Wooden Door	37	Door	\$12,909	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,040	SF	\$3,134	8
Suspended Plaster and	Painted ceilings	11,700	SF	\$21,742	10
Stone Facing	CMU Wall	11,700	SF	\$351,714	10
Carpeting	Carpet	1,300	SF	\$14,686	10
		Sub Total for System		10 items	\$550,272

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	13,000	SF	\$17,949	3
Decentralized Cooling	Ductless Split System (2 Ton)	12	Ea.	\$50,828	4
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	4
Decentralized Cooling	Heat Pump (3 Ton)	12	Ea.	\$95,381	4
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	5
		Sub Total for System		6 items	\$183,674

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	13,000	SF	\$8,211	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	5
Lighting Fixtures	Light Fixtures (Bldg SF)	13,000	SF	\$212,728	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
		Sub Total for System		5 items	\$243,594

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	4



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Jackson CS - East Central Upper Elementary

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$6,865	5
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	8
Plumbing Fixtures	Toilets	13	Ea.	\$58,689	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	13,000	SF	\$41,687	10
		Sub Total for System		9 items	\$135,899

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	13,000	SF	\$18,419	3
		Sub Total for System		1 items	\$18,419

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	17	Room	\$133,518	4
		Sub Total for System		1 items	\$133,518
		Sub Total for Building 07 - Bldg A Classrooms		33 items	\$1,269,647
		Total for: East Central Upper Elementary		170 items	\$5,584,022

DRAFT



Supporting Photos



Failed asphalt walkway between Bldg F and H



Asphalt and striping north of Bldg A



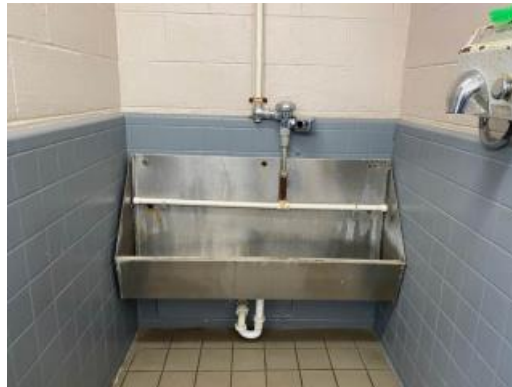
Asphalt to be replaced north of Bldg A



Unit heater in boys bathroom



Abandoned make up air unit



Outdated urinal not functioning properly