



FACILITY CONDITION ASSESSMENT

St. Martin High School | November 2020





Executive Summary

St. Martin High School, located at 11300 Yellow Jacket Rd in Ocean Springs, Mississippi, oldest building is 10 years old (at time of 2020 assessment). It comprises 164,704 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 \$780,613. 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 St. Martin High School the ten-year need is \$16,378,163.

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 St. Martin High School facility has a 5-year FCI of 11.63%.

Summary of Findings

The table below summarizes the condition findings at St. Martin High School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
Exterior Site								
	Exterior Site	\$375,964	\$0	\$2,585,473	\$375,964	\$2,961,437	\$0	
Permanent Building(s)								
01	St. Martin High Classrooms/Office	\$362,264	\$2,899,399	\$2,808,223	\$3,261,663	\$6,069,886	\$25,458,320	12.81%
02	St. Martin High Gym/Café/Band	\$42,384	\$1,569,152	\$5,735,303	\$1,611,536	\$7,346,839	\$19,677,170	8.19%
Sub Total for Permanent Building(s):		\$404,649	\$4,468,551	\$8,543,526	\$4,873,200	\$13,416,726	\$45,135,484	
Total for Site:		\$780,613	\$4,468,551	\$11,128,999	\$5,249,164	\$16,378,163	\$45,135,484	11.63%



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	\$38,120	\$1,540	\$28,452	\$68,111	8.80 %
Roofing	\$0	\$18,378	\$0	\$0	\$0	\$18,378	2.37 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,941	\$0	\$0	\$1,941	0.25 %
Interior	\$0	\$0	\$14,134	\$22,388	\$0	\$36,523	4.72 %
Mechanical	\$0	\$2,678	\$311,746	\$0	\$0	\$314,425	40.62 %
Electrical	\$391	\$264,530	\$58,680	\$0	\$11,116	\$334,717	43.24 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$391	\$285,585	\$424,621	\$23,928	\$39,568	\$774,093	

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

Electrical	-	\$334,717
Mechanical	-	\$314,425
Site	-	\$68,111



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

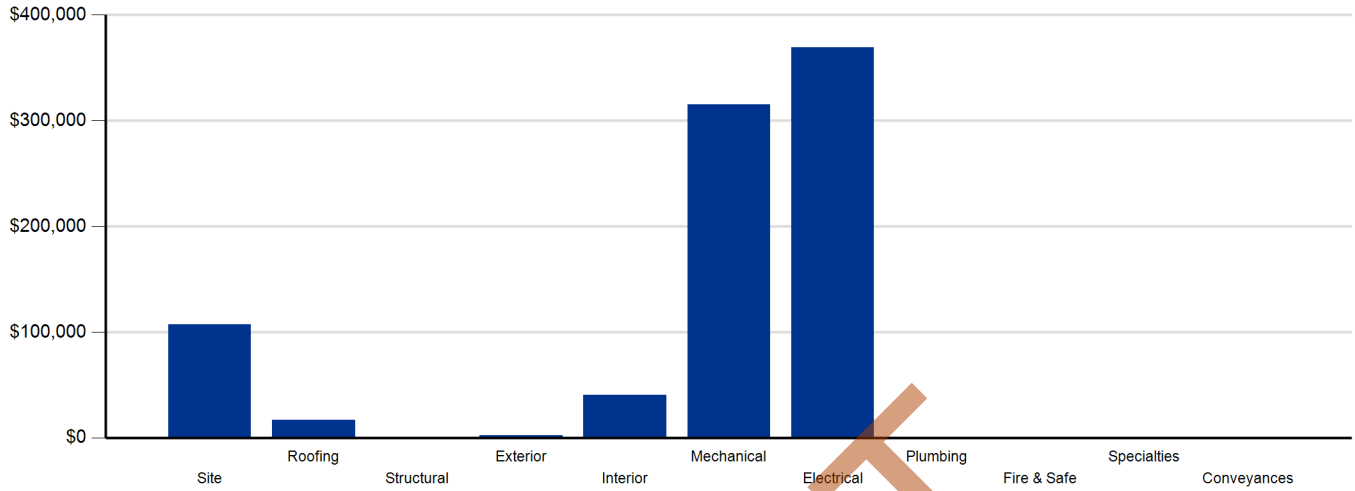


Figure 1: System Deficiencies

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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	\$1,393,705	\$1,393,705
Exterior	\$0	\$0	\$0	\$0	\$11,481	\$11,481
Interior	\$0	\$56,778	\$0	\$444,912	\$6,906	\$508,596
Mechanical	\$0	\$0	\$662,190	\$732,641	\$128,268	\$1,523,099
Electrical	\$0	\$0	\$0	\$4,828	\$87,581	\$92,409
Plumbing	\$0	\$0	\$65,986	\$492,444	\$0	\$558,430
Fire and Life Safety	\$0	\$0	\$233,357	\$0	\$147,474	\$380,831
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$56,778	\$961,533	\$1,674,825	\$1,775,415	\$4,468,551



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	\$2,419,299	\$0	\$0	\$2,419,299	\$2,419,299
Roofing	\$1,393,705	\$2,066,805	\$0	\$0	\$0	\$0	\$2,066,805	\$3,460,510
Exterior	\$11,481	\$0	\$0	\$0	\$0	\$234,853	\$234,853	\$246,334
Interior	\$508,596	\$285,158	\$414,024	\$493,104	\$282,943	\$676,569	\$2,151,798	\$2,660,394
Mechanical	\$1,523,099	\$0	\$76,633	\$1,326	\$0	\$825,778	\$903,737	\$2,426,836
Electrical	\$92,409	\$0	\$0	\$166,174	\$0	\$2,979,195	\$3,145,369	\$3,237,778
Plumbing	\$558,430	\$8,557	\$0	\$0	\$0	\$116,704	\$125,261	\$683,691
Fire and Life Safety	\$380,831	\$0	\$0	\$0	\$0	\$0	\$0	\$380,831
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$81,877	\$81,877	\$81,877
Total	\$4,468,551	\$2,360,520	\$490,657	\$3,079,903	\$282,943	\$4,914,976	\$11,128,999	\$15,597,550

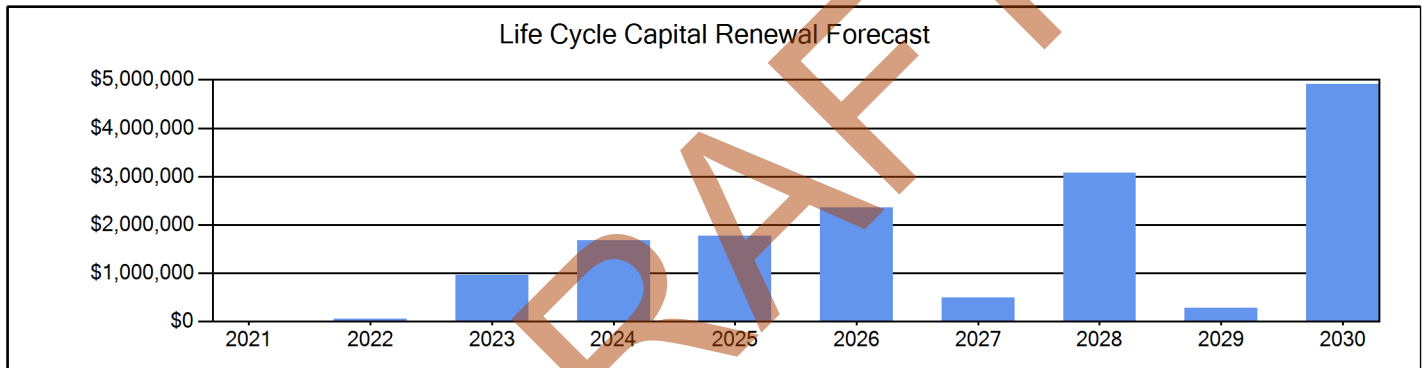
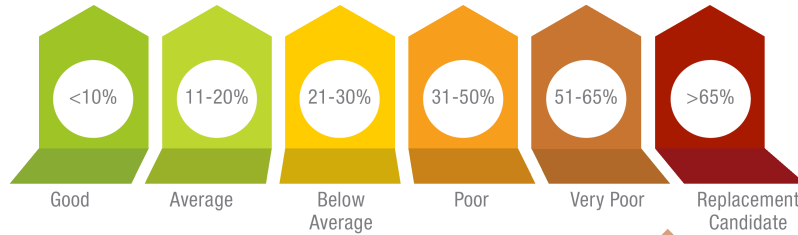


Figure 2: Ten Year Capital Renewal Forecast



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 \$45,135,484. For planning purposes, the total 5-year need at the St. Martin High School is \$5,249,164 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin High School facility has a 5-year FCI of 11.63%.

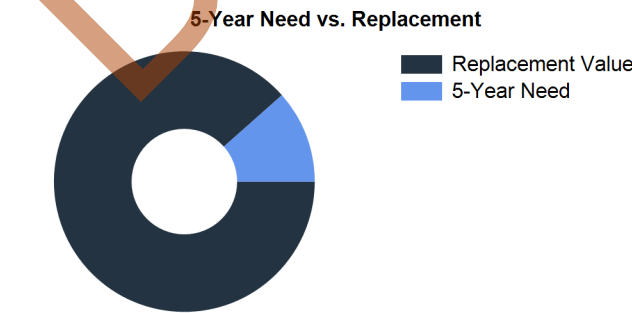


Figure 3: 5-Year FCI



St. Martin High School - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Driveways Replacement	Capital Renewal	700	SF	3	\$7,797	338
Concrete Walks Replacement	Capital Renewal	3,000	SF	3	\$30,322	341
Note: Sidewalk damaged outside Northwest corner of the building 8 and circular seating area in the courtyard.						
Site Drainage Regrading	Deferred Maintenance	1,200	SF	4	\$1,540	340
Note: Area to the East of propane tanks to be regraded to alleviate standing water						
Bollard Replacement	Deferred Maintenance	2	Ea.	5	\$2,220	342
Note: Northeast corner of the parking lot						
Paving Restriping	Deferred Maintenance	884	CAR	5	\$26,232	339
Note: Faded throughout site. Crosshatch pavement striping needs to be redone.						
Sub Total for System		5 items			\$68,111	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	750
Location: main entrance						
Sub Total for System		1 items			\$14,134	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC Study Recommended	Functional Deficiency	1	LS	3	\$28,798	852
Note: Humidity and water penetration damaging interior walls. Engineering study to determine root cause. Recommend repairs and humidity control recommissioning.						
Sub Total for System		1 items			\$28,798	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair	Educational Adequacy	1	Ea.	1	\$104	850
Note: Light switch cover is broken with exposed wiring. Replace light switch cover.						
Location: Stage						
Generator Repair	Deferred Maintenance	1	Ea.	1	\$287	849
Note: Diesel alarm is not functioning properly. Alarm is constantly going off. Replace existing alarm system						
Location: Generator room						
Lighting Branch Wiring Replacement	Capital Renewal	164,704	SF	2	\$264,530	853
Note: Exterior lights remain on constantly, cannot find part, nor manufacturer support. Install new lighting control system						
Location: Site wide						
Sub Total for System		3 items			\$264,920	
Sub Total for School and Site Level		10 items			\$375,964	

Building: 01 - St. Martin High Classrooms/Office

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Single-Ply Membrane Roof Covering Replacement	Capital Renewal	100	SF	2	\$3,000	953
Note: Roof leak in north stairwell.						
Sub Total for System		1 items			\$3,000	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	92,900	SF	3	\$282,948	751



Facility Condition Assessment

Jackson CS - St. Martin High School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Humidity control problems throughout the building. Humidity is not being controlled / managed by current HVAC Systems. Test / Balance and Engineering team to re-commission all HVAC systems to obtain optimum efficiency and control of the humidity issues and control damage being done by the high humidity.						
Sub Total for System		1	items		\$282,948	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	92,900	SF	3	\$58,680	765
Note: cannot be maintained (hard to find parts), obsolete per vendor						
Ground Mounted Lighting Replacement	Capital Renewal	10	Ea.	5	\$11,116	766
Note: can not be maintained						
Sub Total for System		2	items		\$69,796	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$6,520	951
Note: cannot be maintained (hard to find parts), obsolete per vendor						
Sub Total for System		1	items		\$6,520	
Sub Total for Building 01 - St. Martin High Classrooms/Office		5	items		\$362,264	

Building: 02 - St. Martin High Gym/Café/Band

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	500	SF	2	\$15,377	835
Location: ROTC						
Sub Total for System		1	items		\$15,377	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	288	LF	3	\$1,941	865
Note: 12 6'x6' windows by gym are leaking and need to be recaulked and sealed.						
Sub Total for System		1	items		\$1,941	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	1,000	SF	4	\$11,297	784
Location: band room						
Vinyl Composition Tile Replacement	Capital Renewal	1,520	SF	4	\$11,092	785
Note: Sheet vinyl						
Location: main entry and hallway						
Sub Total for System		2	items		\$22,388	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Chiller Repair	Deferred Maintenance	155	TonA C	2	\$2,678	866
Note: Chiller coil is flaking off due to salt in air.						
Sub Total for System		1	items		\$2,678	
Sub Total for Building 02 - St. Martin High Gym/Café/Band		5	items		\$42,384	
Total for Campus		20	items		\$780,613	



St. Martin High School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	884	CAR	\$1,144,395	8
Roadway Pavement	Asphalt Driveways	214,035	SF	\$1,228,119	8
Roadway Pavement	Concrete Driveways	4,200	SF	\$46,785	8
Sub Total for System		3	items	\$2,419,299	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	32	Ea.	\$166,174	8
Sub Total for System		1	items	\$166,174	
Sub Total for Building -		4	items	\$2,585,473	

Building: 01 - St. Martin High Classrooms/Office

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	46,450	SF	\$1,393,705	5
Note: no roof access for 2 story building					
Sub Total for System		1	items	\$1,393,705	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$62,848	10
Sub Total for System		1	items	\$62,848	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,503	SF	\$73,463	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	92,900	SF	\$371,449	4
Suspended Plaster and	Painted ceilings	3,716	SF	\$6,906	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	88,255	SF	\$265,922	8
Resilient Flooring	Vinyl Composition Tile Flooring	83,610	SF	\$610,106	10
Sub Total for System		5	items	\$1,327,846	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (25 Ton)	4	Ea.	\$163,806	4
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	90	Ea.	\$210,148	4
Decentralized Cooling	Heat Pump (12 Ton)	7	Ea.	\$160,667	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	92,900	SF	\$128,268	5
Air Distribution	Energy Recovery Unit (4,000 CFM)	5	Ea.	\$76,633	7
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	1	Ea.	\$1,326	8
Facility Hydronic Distribution	2-Pipe System (Cold)	92,900	SF	\$148,231	10
Sub Total for System		7	items	\$889,079	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	4
Lighting Fixtures	Light Fixtures (Bldg SF)	92,900	SF	\$1,520,184	10
Sub Total for System		2	items	\$1,525,011	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$7,960	3
Plumbing Fixtures	Restroom Lavatory	24	Ea.	\$58,171	4
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,261	4
Plumbing Fixtures	Showers	1	Ea.	\$1,166	4
Plumbing Fixtures	Toilets	32	Ea.	\$144,465	4
Plumbing Fixtures	Urinals	12	Ea.	\$14,501	4



Facility Condition Assessment

Jackson CS - St. Martin High School

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	11	Ea.	\$21,617	4
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea)	1	Ea.	\$8,557	6
Plumbing Fixtures	Classroom Lavatory	50	Ea.	\$114,416	10
Sub Total for System		10	items	\$377,508	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	92,900	SF	\$131,623	3
Sub Total for System		1	items	\$131,623	
Sub Total for Building 01 - St. Martin High Classrooms/Office		27	items	\$5,707,620	

Building: 02 - St. Martin High Gym/Café/Band

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	62,504	SF	\$1,922,260	6
Low-Slope Roofing	Modified Bitumen	4,700	SF	\$144,545	6
Note: canopy roof mod bit					
Sub Total for System		2	items	\$2,066,804	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Clear Polycarbonate (Greenhouse) walls	1,436	SF	\$11,481	5
Exterior Entrance Doors	Steel - Insulated and Painted	52	Door	\$172,005	10
Sub Total for System		2	items	\$183,486	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	5,026	SF	\$56,778	2
Suspended Plaster and	Painted ceilings	3,590	SF	\$6,672	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	69,650	SF	\$278,486	6
Wood Flooring	Wood Flooring - All Types	21,541	SF	\$414,024	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	32,312	SF	\$97,359	8
Interior Door Supplementary Components	Door Hardware	98	Door	\$129,823	8
Resilient Flooring	Vinyl Composition Tile Flooring	38,775	SF	\$282,943	9
Carpeting	Carpet	5,026	SF	\$56,778	10
Resilient Flooring	Rubber Tile Flooring	718	SF	\$9,685	10
Note: weight room					
Sub Total for System		9	items	\$1,332,548	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	71,804	SF	\$172,815	3
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	Ea.	\$341,550	3
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$24,870	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$102,983	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$10,339	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$24,536	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	9	Ea.	\$15,821	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	10	Ea.	\$31,690	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	7	Ea.	\$22,183	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	3	Ea.	\$56,071	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	2	Ea.	\$37,380	4
Air Distribution	Energy Recovery Unit (6,000 CFM)	2	Ea.	\$35,899	10
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	\$51,780	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$154,060	10
HVAC Air Distribution	AHU 5,000 CFM Interior	2	Ea.	\$77,030	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$203,190	10
HVAC Air Distribution	AHU 20,000 CFM Interior	1	Ea.	\$129,420	10
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	10
Sub Total for System		21	items	\$1,537,758	



Facility Condition Assessment

Jackson CS - St. Martin High School

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	71,804	SF	\$45,355	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	34	Ea.	\$27,357	5
Transfer Switches	Automatic Transfer Switch (Amps)	2	Amps	\$61	10
Packaged Generator Assemblies	Emergency Generator (1200 KW)	1	Ea.	\$283,974	10
Lighting Fixtures	Light Fixtures (Bldg SF)	71,804	SF	\$1,174,976	10
Sub Total for System		6	items	\$1,546,592	

Plumbing

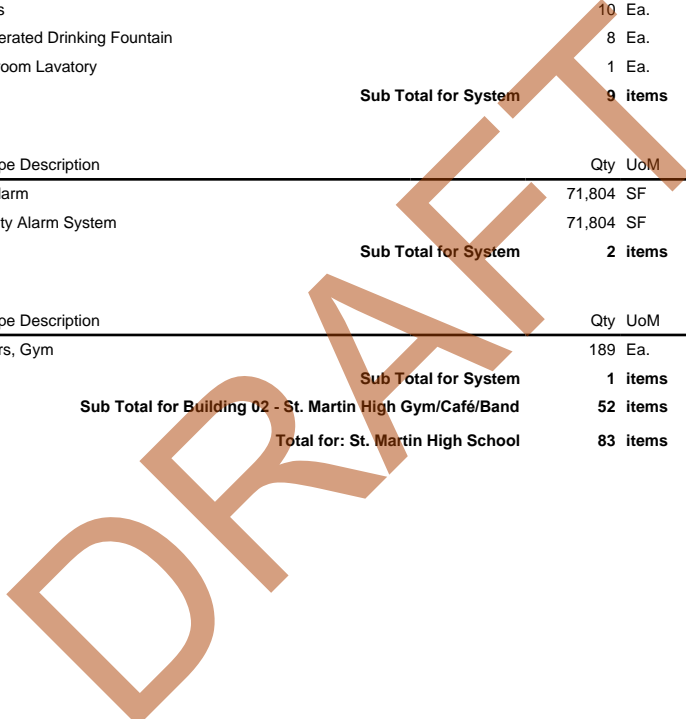
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1	Ea.	\$47,671	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$7,960	3
Plumbing Fixtures	Restroom Lavatory	36	Ea.	\$87,256	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,131	4
Plumbing Fixtures	Showers	4	Ea.	\$4,663	4
Plumbing Fixtures	Toilets	28	Ea.	\$126,407	4
Plumbing Fixtures	Urinals	10	Ea.	\$12,084	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$15,722	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	10
Sub Total for System		9	items	\$306,181	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	71,804	SF	\$101,734	3
Security System Component	Security Alarm System	71,804	SF	\$147,474	5
Sub Total for System		2	items	\$249,208	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	189	Ea.	\$81,877	10
Sub Total for System		1	items	\$81,877	
Sub Total for Building 02 - St. Martin High Gym/Café/Band		52	items	\$7,304,455	
Total for: St. Martin High School		83	items	\$15,597,548	





Supporting Photos



Faded parking striping on the south drive



Area on southeast corner holding water



Concrete drive in southeast corner



Sidewalk at northwest building corner



Main entrance



Typical classroom



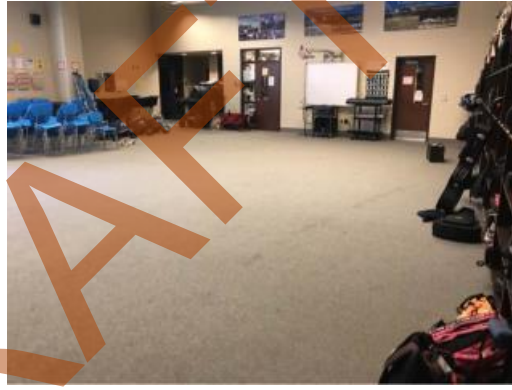
Roof leak north stairwell



West elevation



Art rooms light wall



Worn band hall carpet



Worn hallway floor