



FACILITY CONDITION ASSESSMENT

St. Martin Middle School | November 2020





Executive Summary

St. Martin Middle School, located at 10800 Yellowjacket Blvd in Ocean Springs, Mississippi, oldest building is 37 years old (at time of 2020 assessment). It comprises 148,200 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 \$6,164,904. 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 Middle School the ten-year need is \$15,727,357.

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 Middle School facility has a 5-year FCI of 26.91%.

Summary of Findings

The table below summarizes the condition findings at St. Martin 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	\$286,741	\$1,453,985	\$404,023	\$1,740,726	\$2,144,749	\$0	
Permanent Building(s)								
02	Classroom/Gym/Café/New Addition	\$5,753,225	\$4,111,410	\$2,353,620	\$9,864,635	\$12,218,255	\$41,704,200	23.65%
03	Field House	\$94,187	\$572,939	\$445,653	\$667,126	\$1,112,779	\$2,224,224	29.99%
04	Baseball Field House	\$30,750	\$17,623	\$203,200	\$48,373	\$251,573	\$1,853,520	2.61%
Sub Total for Permanent Building(s):		\$5,878,163	\$4,701,972	\$3,002,473	\$10,580,135	\$13,582,608	\$45,781,944	
Total for Site:		\$6,164,904	\$6,155,957	\$3,406,496	\$12,320,861	\$15,727,357	\$45,781,944	26.91%



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	\$160,053	\$117,807	\$14,481	\$292,340	4.75 %
Roofing	\$0	\$2,961,838	\$9,149	\$0	\$0	\$2,970,987	48.24 %
Structural	\$5,760	\$0	\$0	\$0	\$0	\$5,760	0.09 %
Exterior	\$0	\$163,867	\$0	\$161,313	\$6,912	\$332,092	5.39 %
Interior	\$0	\$0	\$194,993	\$136,305	\$12,132	\$343,431	5.58 %
Mechanical	\$0	\$1,594,435	\$0	\$0	\$5,315	\$1,599,751	25.98 %
Electrical	\$0	\$53,485	\$189,749	\$4,052	\$0	\$247,286	4.02 %
Plumbing	\$0	\$311	\$0	\$0	\$0	\$311	0.01 %
Fire and Life Safety	\$346,944	\$2,796	\$0	\$0	\$0	\$349,739	5.68 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$15,708	\$691	\$16,687	0.27 %
Total:	\$352,703	\$4,776,733	\$554,232	\$435,185	\$39,531	\$6,158,384	

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

Roofing	-	\$2,970,987
Mechanical	-	\$1,599,751
Fire and Life Safety	-	\$349,739



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

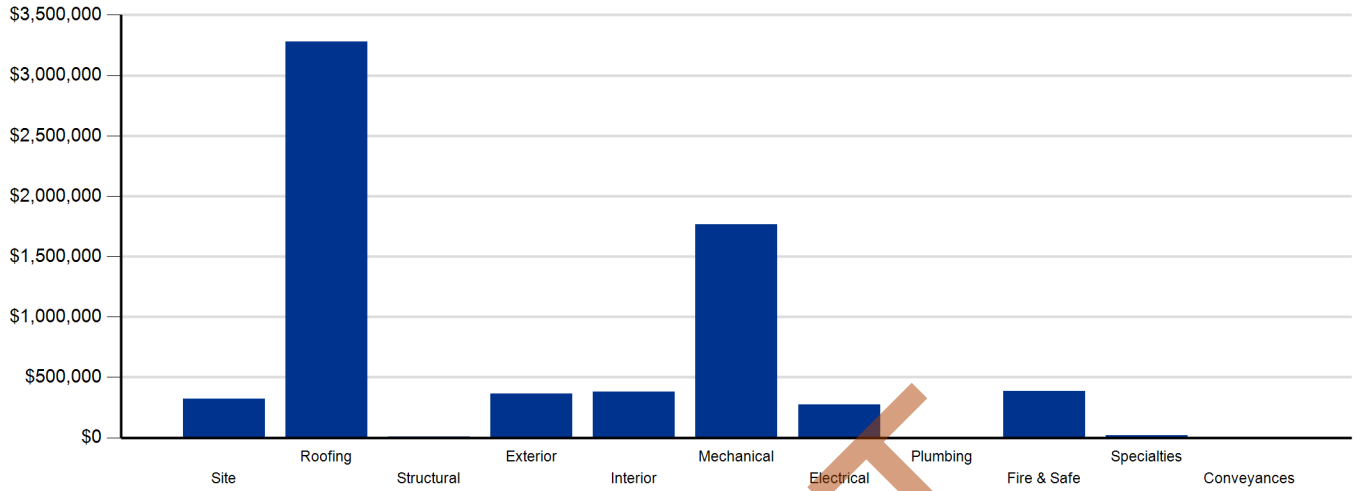


Figure 1: System Deficiencies

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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	\$1,453,985	\$0	\$1,453,985
Roofing	\$0	\$0	\$0	\$0	\$467,203	\$467,203
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$27,349	\$289,352	\$114,713	\$590,806	\$1,022,220
Mechanical	\$0	\$0	\$196,712	\$137,294	\$86,050	\$420,056
Electrical	\$0	\$0	\$0	\$43,449	\$2,378,954	\$2,422,403
Plumbing	\$0	\$0	\$24,168	\$319,049	\$11,165	\$354,382
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$15,708	\$0	\$15,708
Total	\$0	\$27,349	\$510,232	\$2,084,198	\$3,534,178	\$6,155,957



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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	\$1,453,985	\$0	\$109,021	\$141,504	\$0	\$153,498	\$404,023	\$1,858,008
Roofing	\$467,203	\$0	\$0	\$0	\$0	\$52,810	\$52,810	\$520,013
Exterior	\$0	\$0	\$158,172	\$0	\$0	\$29,771	\$187,943	\$187,943
Interior	\$1,022,220	\$408,168	\$0	\$311,552	\$224,369	\$273,816	\$1,217,905	\$2,240,125
Mechanical	\$420,056	\$0	\$0	\$225,587	\$0	\$1,303	\$226,890	\$646,946
Electrical	\$2,422,403	\$0	\$0	\$273,098	\$0	\$0	\$273,098	\$2,695,501
Plumbing	\$354,382	\$0	\$0	\$710	\$0	\$245,864	\$246,574	\$600,956
Fire and Life Safety	\$0	\$0	\$0	\$277,269	\$0	\$0	\$277,269	\$277,269
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$15,708	\$0	\$0	\$519,984	\$0	\$0	\$519,984	\$535,692
Total	\$6,155,957	\$408,168	\$267,193	\$1,749,704	\$224,369	\$757,062	\$3,406,496	\$9,562,453

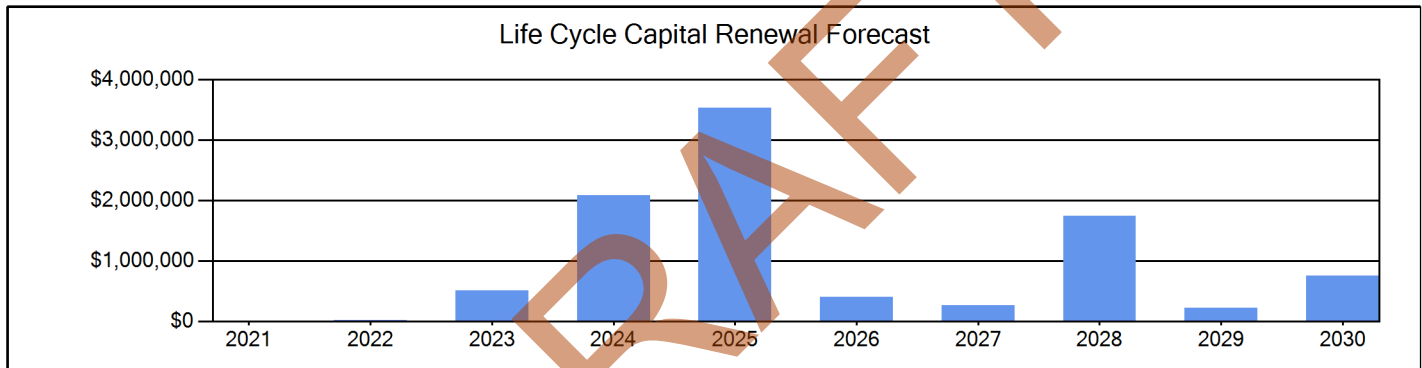
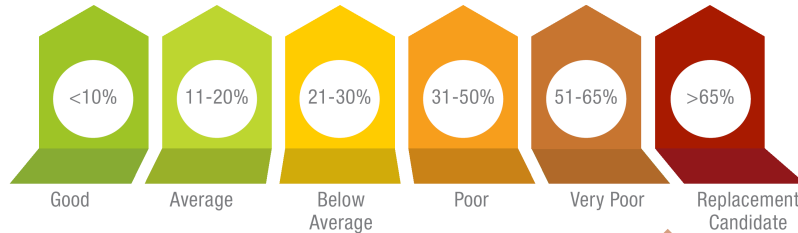


Figure 2: Ten Year Capital Renewal Forecast



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 \$45,781,944. For planning purposes, the total 5-year need at the St. Martin Middle School is \$12,320,861 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin Middle School facility has a 5-year FCI of 26.91%.

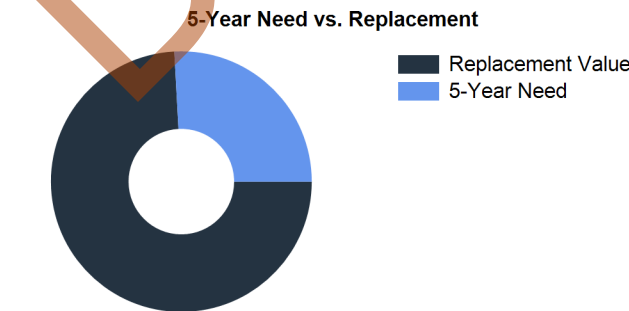


Figure 3: 5-Year FCI



St. Martin Middle School - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Southwest corner of west parking lot (4,000 SF). Asphalt drive to the east of the cafeteria wing (2,000 SF). South of the cafeteria wing (9,000 SF).	Capital Renewal	15,000	SF	3	\$86,069	787
Asphalt Driveway Replacement Note: Asphalt drive to the southwest of the new fieldhouse is failing and holding water. Location: Football fieldhouses	Capital Renewal	3,500	SF	3	\$20,083	836
Asphalt Driveway Replacement Note: Low spot in asphalt holding water SW of building. Location: Baseball fieldhouse	Capital Renewal	5,000	SF	3	\$28,690	840
Asphalt Walks Replacement Note: Asphalt sidewalk to be replaced due to grass growing through and causing sidewalk to fail. Location: SE of new fieldhouse	Capital Renewal	2,000	SF	3	\$10,336	838
Concrete Walks Replacement Note: Cracked along the south building line	Capital Renewal	200	SF	3	\$2,021	791
Concrete Walks Replacement Note: Concrete apron connection at asphalt cracking and settling. Location: Main entry to old fieldhouses	Capital Renewal	300	SF	3	\$3,032	839
Exterior Ramp Replacement Note: ADA ramp is deteriorating on south side of building. 20SF	ADA Compliance	5	LF	3	\$4,222	209
Asphalt Paving Resurfacing Note: Asphalt pavement in office parking area is cracking and needs to be resurfaced.	Deferred Maintenance	16,800	SF	4	\$62,352	786
Site Drainage Needs Installation Of Drainage Piping Note: Regrade and pipe area on southwest corner of building and around electrical equipment east of the cafeteria wing.	Deferred Maintenance	300	LF	4	\$16,963	789
Site Drainage Regrading Note: Area to be regraded and piped on the southwest corner of the building and around electrical equipment to the east of the cafeteria wing. Area along west side of office parking lot to be regraded.	Deferred Maintenance	30,000	SF	4	\$38,492	790
Paving Restriping Note: Striping faded throughout.	Deferred Maintenance	310	CAR	5	\$9,199	788
Paving Restriping Note: All striping is faded. Location: Football fieldhouses	Deferred Maintenance	135	CAR	5	\$4,006	837
Paving Restriping Note: All striping is faded. Location: Bus/main - 6625 Kippie Cutoff	Deferred Maintenance	43	CAR	5	\$1,276	841
Sub Total for System		13 items			\$286,741	
Sub Total for School and Site Level		13 items			\$286,741	

Building: 02 - Classroom/Gym/Café/New Addition

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation Note: Not present at stage.	ADA Compliance	1	Ea.	3	\$5,599	813
Sub Total for System		1 items			\$5,599	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement Note: Across entire portion of the original building area roof, the top layer is scraping off. There are areas of severe ponding, bubbling, and blistering. Location: Original roof area	Capital Renewal	96,200	SF	2	\$2,958,553	108



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Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	20	Ea.	3	\$1,244	109
Roof Drain Replacement	Deferred Maintenance	3	Ea.	3	\$1,451	110
Note: Roof drains at 1983/1989 section of roof missing filter caps.						
Scupper Replacement	Deferred Maintenance	7	Ea.	3	\$5,609	112
Note: Bent scuppers						
Sub Total for System		4	items		\$2,966,857	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Foundation Study Recommended	Deferred Maintenance	1	Job	1	\$5,760	759
Note: An 80 LF crack is present in VCT from one side of the cafeteria to the other. This crack picks up in the hall outside of the cafeteria and continues through an adjacent classroom for another 60 LF.						
Location: Cafeteria and adjacent hall						
Sub Total for System		1	items		\$5,760	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	540	SF	2	\$48,053	157
Note: 30 @ 3x6 - all original windows need to be replaced due to leaking and being unable to properly close.						
Concrete Pre-Cast Panel Replacement (Bldg SF)	Capital Renewal	350	SF	2	\$5,857	206
Note: Pre-cast panel has been patched in various locations and is deteriorating.						
Location: West side of entry, area around signage, exterior courtyard wall on west side of building						
Metal Exterior Door Replacement	Capital Renewal	33	Door	2	\$109,157	158
Note: Original metal doors should be replaced due to rust, extensive wear and tear, and inability to close properly.						
Concrete/CMU Exterior Repair	Deferred Maintenance	60	LF	4	\$792	205
Note: There is cracking and damage to pre-cast panels at corner joints and expansion joints.						
Exterior Painting (Bldg SF)	Capital Renewal	101,250	SF	4	\$158,172	155
Exterior Cleaning	Deferred Maintenance	2,000	SF Wall	5	\$6,912	156
Note: 2014 and 2018 additions need to be power washed from base of wall to three feet up due to mildew issues.						
Sub Total for System		6	items		\$328,943	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	13,500	SF	3	\$184,805	168
Note: Gym floor						
Interior Overhead Door Replacement	Capital Renewal	2	Ea.	3	\$9,434	167
Note: At concession stand						
Acoustical Ceiling Tile Replacement	Capital Renewal	13,500	SF	4	\$40,677	165
Note: Original ceiling tile needs to be replaced due to water damage, discoloration, holes, and warping.						
Location: cafeteria, print room, maintenance office near room 501, corridors						
Ceiling Grid Replacement	Capital Renewal	13,500	SF	4	\$50,163	164
Note: Original grid is deteriorating, discolored, and falling apart in corridors.						
Interior CMU Wall Repair	Deferred Maintenance	10	SF	4	\$295	162
Note: At CMU/precast joint, crack extends up the wall in the ticket booth.						
Interior CMU Wall Repair	Deferred Maintenance	10	SF	4	\$295	163
Note: Crack in wall in room 501.						
Interior Toilet Partition Repair	Deferred Maintenance	15	Ea.	4	\$26,990	160
Note: In boy's and girl's restrooms near front office, 15 plastic composite stalls are warping from moisture and need to be repaired.						
Toilet Partition Replacement	Capital Renewal	2	Stall	4	\$3,599	161
Note: In locker rooms, 2 veneer toilet partitions are peeling and chipped.						



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Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement Note: VCT flooring has cracking, discoloration, rust/water damage. Location: cafeteria, 500 hall, dark room, corridors	Capital Renewal	300	SF	4	\$2,189	170
Interior Wall Repainting Note: Gypboard damaged under 15 windows from water leaking.	Deferred Maintenance	45	SF Wall	5	\$90	159
Sub Total for System		10	items		\$318,538	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: HVAC piping is constantly causing problems. Continuously busting at the couplings throughout the system.	Capital Renewal	135,000	SF	2	\$215,406	118
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Hot water pumps cycle off loop, temps increase and melts schedule 40 PVC. Recommend replacing 20,000 LF of piping with steel or copper piping	Capital Renewal	600,000	SF	2	\$1,295,460	753
Package Roof Top Unit Replacement Note: Neither roof top units have worked in over a year. The units are beyond repair and have exceeded their life cycle. The units serve the gym and are located on its roof.	Capital Renewal	2	Ea.	2	\$83,570	119
Remove Abandoned Equipment Note: Remove boiler and heat exchanger in mechanical room. Equipment was abandoned in place.	Deferred Maintenance	2	Ea.	5	\$2,212	120
Sub Total for System		4	items		\$1,596,647	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Repair Note: Generator batter charger wiring is exposed in electrical room.	Deferred Maintenance	1	Ea.	2	\$287	178
Generator Replacement	Capital Renewal	1	Ea.	2	\$38,286	179
Electrical Receptacle Replacement Note: Receptacles are damaged and/or missing covers at various locations. Location: Room 303, Room 209, Hall at Room 211, Room 213, Room 106, Percussion storage	Capital Renewal	7	Ea.	3	\$835	176
Lightning Protection System Installation	Functional Deficiency	135,000	SF	3	\$94,070	116
Public Address System Replacement, Non-main Building Note: Replace intercom system with one that is compatible with new technology/phone system.	Deferred Maintenance	135,000	SF	3	\$85,272	180
Transfer Switch Replacement	Capital Renewal	1	Amps	3	\$26	113
Electrical Junction Box Replacement Note: Open junction box on mezzanine to roof.	Deferred Maintenance	1	Ea.	4	\$164	847
Remove Abandoned Equipment Note: Disconnects no longer used.	Deferred Maintenance	1	Ea.	4	\$3,888	117
Sub Total for System		8	items		\$222,828	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Thru-Wall Scuppers Clogged	Deferred Maintenance	15	Ea.	2	\$311	111
Sub Total for System		1	items		\$311	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	135,000	SF	1	\$93,956	115
Fire Alarm Replacement	Capital Renewal	135,000	SF	1	\$191,271	114
Sub Total for System		2	items		\$285,228	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement Note: Replace intercom system with one that is compatible with new technology/phone system.	Functional Deficiency	1	Ea.	3	\$6,520	181
Sub Total for System		1	items		\$6,520	



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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) Note: No ADA counter height.	ADA Compliance	5	LF	3	\$288	814
Replace Cabinetry In Classes/Labs Note: Base cabinets and counters are failing in stage area boy's dressing room and old art room in 400 hall.	Capital Renewal	2	Room	4	\$15,708	172
Sub Total for System		2 items			\$15,996	
Sub Total for Building 02 - Classroom/Gym/Café/New Addition		40 items			\$5,753,225	

Building: 03 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Edge Metal Replacement Note: Metal eave is rusted and needs to be replaced on the west side of the building.	Deferred Maintenance	150	LF	2	\$3,286	208
Sub Total for System		1 items			\$3,286	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Window Replacement Note: 2 @ 1.5x2 - windows have been boarded up where window units used to be.	Capital Renewal	6	SF	2	\$800	956
Concrete/CMU Exterior Repair Note: Cracks and deteriorating expansion joints Location: North and east walls	Deferred Maintenance	50	LF	4	\$660	136
Exterior Soffit Replacement Note: Vented metal soffit is falling down on east side of the building and is damaged on the west side of the building.	Capital Renewal	50	SF	4	\$1,688	207
Sub Total for System		3 items			\$3,149	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Wood door in coaches office is damaged and needs to be replaced.	Capital Renewal	1	Door	3	\$349	150
Rubber Flooring Replacement Note: Rubber flooring is peeling in the locker room.	Capital Renewal	30	SF	3	\$405	153
Carpet Flooring Replacement Note: Water damage in uniform storage.	Capital Renewal	10	SF	4	\$113	151
Epoxy Flooring Repair Or Replacement Note: In locker room, restroom and uniform storage epoxy is peeling.	Deferred Maintenance	60	SF	4	\$645	152
Interior CMU Wall Repair Note: Cracks in block in restroom and storage area near ice maker. Gap in block in laundry room.	Deferred Maintenance	24	SF	4	\$708	147
Interior Fiberglass Panels Repair or Replacement Note: Damage at base of FRP at open shower area.	Capital Renewal	70	SF Wall	4	\$475	148
Interior Wood Wall Replacement (LC) Note: Wood baseboards in coaches office are severely damaged.	Capital Renewal	8	SF	4	\$112	149
Toilet Partition Replacement Note: Stall is rusted out.	Capital Renewal	1	Stall	4	\$1,799	137
Wood Ceiling Replacement Note: Painted plywood is warping in weight room and locker rooms.	Capital Renewal	200	SF	4	\$7,930	140
Interior Ceiling Repainting	Deferred Maintenance	6,480	SF	5	\$12,042	724
Sub Total for System		10 items			\$24,578	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing Note: 1 each needed in locker room, bath room, and shower area	Functional Deficiency	3	Ea.	5	\$3,104	121
Sub Total for System		1 items			\$3,104	



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Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Distribution panel is mounted too high. Main breaker is 7' off the ground which is a safety hazard and not code compliant.	Capital Renewal	1	Ea.	2	\$14,912	122
Lightning Protection System Installation Note: Not currently installed.	Functional Deficiency	7,200	SF	3	\$5,017	126
Sub Total for System		2 items			\$19,929	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation Note: Not currently installed	Functional Deficiency	7,200	SF	1	\$5,011	125
Fire Alarm Is Missing Note: Not currently installed	Capital Renewal	7,200	SF	1	\$19,652	124
Security Alarm Is Missing Note: Not currently installed.	Functional Deficiency	7,200	SF	1	\$14,788	123
Sub Total for System		3 items			\$39,451	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting	Deferred Maintenance	40	Ea.	5	\$691	154
Sub Total for System		1 items			\$691	
Sub Total for Building 03 - Field House		21 items			\$94,187	

Building: 04 - Baseball Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement Note: Two downspouts are dented on east side of building and need to be replaced.	Deferred Maintenance	40	LF	3	\$845	131
Sub Total for System		1 items			\$845	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceramic Tile Flooring Replacement Note: Ice machine room has crack in tile from one end to the other.	Capital Renewal	20	SF	4	\$315	132
Sub Total for System		1 items			\$315	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: None currently	Functional Deficiency	6,500	SF	3	\$4,529	130
Sub Total for System		1 items			\$4,529	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation Note: None currently	Functional Deficiency	6,500	SF	1	\$4,524	129
Fire Alarm Is Missing	Capital Renewal	6,500	SF	1	\$17,741	127
Wall Pack Lighting Installation Note: None currently	Capital Renewal	3	Ea.	2	\$2,796	128
Sub Total for System		3 items			\$25,061	
Sub Total for Building 04 - Baseball Field House		6 items			\$30,750	
Total for Campus		80 items			\$6,164,904	



St. Martin 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	310	CAR	\$401,315	4
	Roadway Pavement	Asphalt Driveways	115,000	SF	\$659,862	4
	Parking Lot Pavement	Asphalt	135	CAR	\$174,766	4
		Note: Football fieldhouses				
	Roadway Pavement	Asphalt Driveways	38,000	SF	\$218,042	4
		Note: Football fieldhouses				
	Roadway Pavement	Asphalt Driveways	19,000	SF	\$109,021	7
		Note: Baseball fieldhouse				
	Pedestrian Pavement	Sidewalks - Concrete	14,000	SF	\$141,504	8
	Parking Lot Pavement	Asphalt	43	CAR	\$55,666	10
		Note: Bus/main - 6625 Kippie Cutoff				
	Roadway Pavement	Asphalt Driveways	17,050	SF	\$97,832	10
		Note: Bus/main - 6625 Kippie Cutoff				
		Sub Total for System	8	items	\$1,858,008	
		Sub Total for Building -	8	items	\$1,858,008	

Building: 02 - Classroom/Gym/Café/New Addition

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	6,000	SF	\$189,588	5
Canopy Roofing	Metal Awning	1,100	SF	\$39,788	10
	Sub Total for System	2	items	\$229,376	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	101,250	SF	\$158,172	7
	Sub Total for System	1	items	\$158,172	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	94,500	SF	\$284,739	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	16,200	SF	\$64,774	4
Carpeting	Carpet	2,700	SF	\$30,501	4
Resilient Flooring	Vinyl Composition Tile Flooring	79,650	SF	\$581,210	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	94,500	SF	\$351,142	6
Suspended Plaster and	Painted ceilings	1,350	SF	\$2,509	8
Interior Door Supplementary Components	Door Hardware	192	Door	\$254,348	8
Fluid-Applied Flooring	Epoxy Coating	2,700	SF	\$29,039	8
Resilient Flooring	Vinyl Composition Tile Flooring	27,000	SF	\$197,020	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,500	SF	\$40,677	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	21,600	SF	\$65,083	10
	Sub Total for System	11	items	\$1,901,043	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	135,000	SF	\$186,396	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$10,316	3
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	4	Ea.	\$11,824	4
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	4
Decentralized Cooling	Heat Pump (3 Ton)	5	Ea.	\$39,742	4
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	4
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	4
Exhaust Air	Roof Exhaust Fan - Large	12	Ea.	\$86,050	5
Decentralized Cooling	Ductless Split System (3 Ton)	4	Ea.	\$19,362	8
Other HVAC Distribution Systems	VFD (40 HP)	1	Ea.	\$12,435	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	3	Ea.	\$125,355	8



Facility Condition Assessment

Jackson CS - St. Martin Middle School

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$51,492	8
Sub Total for System		12	items	\$573,497	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	40	Ea.	\$32,185	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	28	Ea.	\$52,042	5
Lighting Fixtures	Light Fixtures (Bldg SF)	135,000	SF	\$2,209,094	5
Power Distribution	Panelboard - 277/480 600A	1	Ea.	\$16,260	8
Power Distribution	Panelboard - 120/208 400A	5	Ea.	\$55,063	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$49,896	8
Electrical Service	Transformer (45 KVA)	2	Ea.	\$10,563	8
Electrical Service	Transformer (30 KVA)	1	Ea.	\$4,925	8
Electrical Service	Transformer (75 KVA)	1	Ea.	\$6,503	8
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$4,965	8
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$19,629	8
Power Distribution	Panelboard - 277/480 225A	8	Ea.	\$66,905	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	8
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$12,395	8
Sub Total for System		15	items	\$2,551,299	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	Ea.	\$9,285	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$8,508	3
Plumbing Fixtures	Restroom Lavatory	27	Ea.	\$65,442	4
Plumbing Fixtures	Showers	15	Ea.	\$17,486	4
Plumbing Fixtures	Toilets	34	Ea.	\$153,494	4
Plumbing Fixtures	Urinals	18	Ea.	\$21,751	4
Plumbing Fixtures	Refrigerated Drinking Fountain	9	Ea.	\$17,687	4
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	5
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$6,865	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Sub Total for System		10	items	\$303,134	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	135,000	SF	\$277,269	8
Sub Total for System		1	items	\$277,269	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	60	Room	\$471,240	8
Sub Total for System		1	items	\$471,240	
Sub Total for Building 02 - Classroom/Gym/Café/New Addition		53	items	\$6,465,029	

Building: 03 - Field House

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	7,800	SF	\$277,615	5
Canopy Roofing	Metal Awning	360	SF	\$13,022	10
Sub Total for System		2	items	\$290,636	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	10
Sub Total for System		1	items	\$6,616	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,840	SF	\$27,349	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	720	SF	\$2,169	3



Facility Condition Assessment

Jackson CS - St. Martin Middle School

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	FRP Wall Finish	360	SF Wall	\$2,444	3
Carpeting	Carpet	144	SF	\$1,627	4
Fluid-Applied Flooring	Epoxy Coating	1,656	SF	\$17,811	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	720	SF	\$2,675	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,840	SF	\$27,349	9
Suspended Plaster and	Painted ceilings	6,480	SF	\$12,042	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	4	Door	\$12,925	10
Resilient Flooring	Rubber Tile Flooring	5,400	SF	\$72,842	10
Interior Door Supplementary Components	Door Hardware	15	Door	\$19,871	10
Sub Total for System				11 items	\$199,103

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	4
Decentralized Cooling	Heat Pump (3 Ton)	5	Ea.	\$39,742	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Sub Total for System				3 items	\$55,202

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	7	Ea.	\$5,632	4
Lighting Fixtures	Light Fixtures (Bldg SF)	7,200	SF	\$117,818	5
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
Sub Total for System				5 items	\$138,569

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Showers	5	Ea.	\$5,829	4
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Equipment	Gas Piping System (BldgSF)	7,200	SF	\$222,776	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,200	SF	\$23,088	10
Sub Total for System				10 items	\$295,428

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	4
Casework	Lockers, Gym	40	Ea.	\$17,328	8
Sub Total for System				2 items	\$33,036
Sub Total for Building 03 - Field House				34 items	\$1,018,590

Building: 04 - Baseball Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$23,155	10
Sub Total for System				1 items	\$23,155

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,400	SF	\$9,596	5
Carpeting	Carpet	4,560	SF	\$51,513	6
Tile Flooring	Ceramic Tile	180	SF	\$2,838	6
Suspended Plaster and	Painted ceilings	2,400	SF	\$4,460	8
Interior Door Supplementary Components	Door Hardware	16	Door	\$21,196	8
Wall Paneling	Wood Panel wall	3,600	SF	\$50,376	10
Sub Total for System				6 items	\$139,979



Facility Condition Assessment

Jackson CS - St. Martin Middle School

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	4	Ea.	\$16,943	8
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	10
		Sub Total for System		2 items	\$18,246

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	7	Ea.	\$5,632	4
		Sub Total for System		1 items	\$5,632

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	5
		Sub Total for System		1 items	\$2,395

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	8
		Sub Total for System		1 items	\$31,416
		Sub Total for Building 04 - Baseball Field House		12 items	\$220,822
		Total for: St. Martin Middle School		107 items	\$9,562,448

DRAFT



Supporting Photos



Deteriorating precast panel on west side of building



Rusted exterior metal door



Ponding on roof



Bubbled and blistered roof



Water damage at leaking window



Water damaged ceiling tiles



Facility Condition Assessment

Jackson CS - St. Martin Middle School



Crack at ticket booth area



Damaged south sidewalk



Failing asphalt at southwest corner of west parking lot



Damaged wall in group shower area



Peeling epoxy flooring



Elevation