



FACILITY CONDITION ASSESSMENT

St. Martin East Elementary | November 2020





Executive Summary

St. Martin East Elementary, located at 7508 Rose Farm Road in Ocean Springs, Mississippi, oldest building is 49 years old (at time of 2020 assessment). It comprises 65,400 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 \$2,222,757. 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 East Elementary the ten-year need is \$7,037,863.

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 East Elementary facility has a 5-year FCI of 31.04%.

Summary of Findings

The table below summarizes the condition findings at St. Martin East 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	\$285,862	\$0	\$415,732	\$285,862	\$701,594	\$0	
Permanent Building(s)								
01	Cafeteria	\$0	\$381,308	\$444,597	\$381,308	\$825,905	\$2,055,300	18.55%
02	Classroom B	\$631,014	\$723,090	\$110,884	\$1,354,104	\$1,464,988	\$3,535,116	38.30%
03	C-Library, classroom	\$469,931	\$834,206	\$103,547	\$1,304,137	\$1,407,684	\$3,261,076	39.99%
04	Covered Walkway	\$230	\$81,818	\$0	\$82,048	\$82,048	\$1,370,200	5.99%
05	Office classrooms	\$786,245	\$1,317,755	\$368,981	\$2,104,000	\$2,472,981	\$5,398,588	38.97%
06	Recreation Pavillion	\$49,475	\$2,482	\$0	\$51,957	\$51,957	\$657,696	7.90%
07	Gym	\$0	\$0	\$30,706	\$0	\$30,706	\$1,644,240	.00%
Sub Total for Permanent Building(s):		\$1,936,895	\$3,340,659	\$1,058,715	\$5,277,554	\$6,336,269	\$17,922,216	
Total for Site:		\$2,222,757	\$3,340,659	\$1,474,447	\$5,563,416	\$7,037,863	\$17,922,216	31.04%



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	\$221,389	\$50,175	\$164	\$271,728	12.22 %
Roofing	\$0	\$1,395,106	\$19,828	\$124	\$459	\$1,415,518	63.68 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$128,142	\$0	\$0	\$0	\$128,142	5.76 %
Interior	\$0	\$0	\$53,876	\$55,779	\$0	\$109,655	4.93 %
Mechanical	\$0	\$0	\$0	\$0	\$16,588	\$16,588	0.75 %
Electrical	\$317	\$40,935	\$0	\$0	\$0	\$41,252	1.86 %
Plumbing	\$0	\$0	\$8,459	\$0	\$0	\$8,459	0.38 %
Fire and Life Safety	\$121,460	\$0	\$0	\$0	\$0	\$121,460	5.46 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$109,956	\$0	\$109,956	4.95 %
Total:	\$121,776	\$1,564,183	\$303,552	\$216,035	\$17,211	\$2,222,757	

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

Roofing	-	\$1,415,518
Site	-	\$271,728
Exterior	-	\$128,142



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

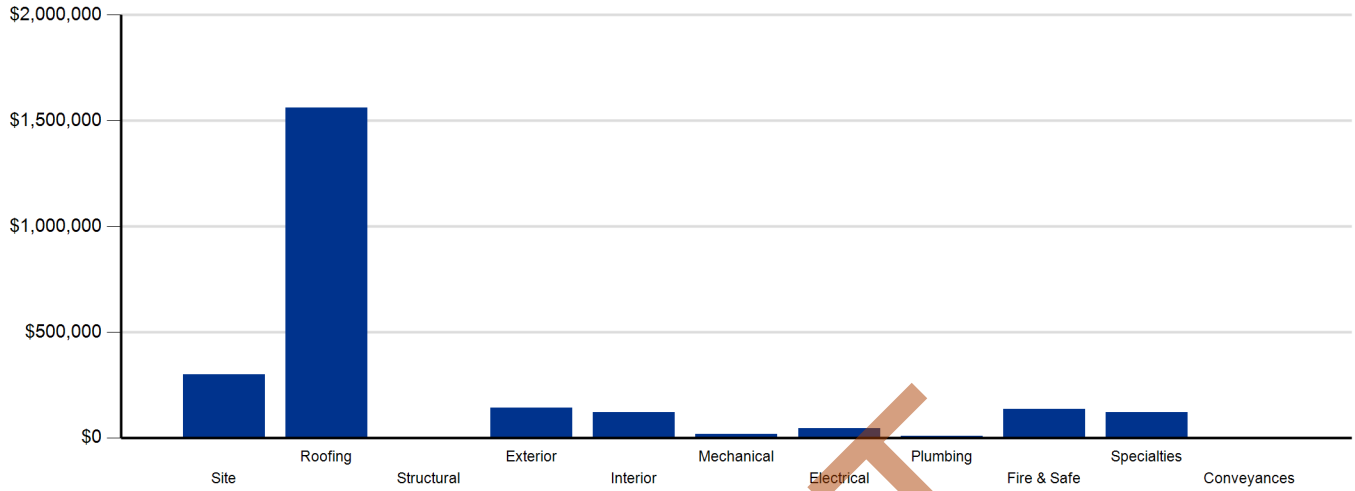


Figure 1: System Deficiencies

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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	\$0	\$0
Exterior	\$0	\$320,888	\$0	\$1,172	\$0	\$322,060
Interior	\$0	\$133,903	\$260,001	\$103,629	\$0	\$497,533
Mechanical	\$0	\$0	\$881,356	\$0	\$60,925	\$942,281
Electrical	\$0	\$16,693	\$934,449	\$4,737	\$207,027	\$1,162,906
Plumbing	\$0	\$68,717	\$224,325	\$26,121	\$0	\$319,163
Fire and Life Safety	\$0	\$0	\$10,626	\$15,404	\$0	\$26,030
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$70,686	\$0	\$70,686
Total	\$0	\$540,201	\$2,310,757	\$221,749	\$267,952	\$3,340,659



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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	\$0	\$92,652	\$0	\$0	\$148,073	\$175,007	\$415,732	\$415,732
Roofing	\$0	\$0	\$0	\$0	\$0	\$12,639	\$12,639	\$12,639
Exterior	\$322,060	\$0	\$0	\$29,770	\$0	\$90,554	\$120,324	\$442,384
Interior	\$497,533	\$12,423	\$63,757	\$71,691	\$163,907	\$198,896	\$510,674	\$1,008,207
Mechanical	\$942,281	\$0	\$0	\$0	\$0	\$7,605	\$7,605	\$949,886
Electrical	\$1,162,906	\$0	\$0	\$0	\$0	\$0	\$0	\$1,162,906
Plumbing	\$319,163	\$0	\$0	\$2,507	\$0	\$404,966	\$407,473	\$726,636
Fire and Life Safety	\$26,030	\$0	\$0	\$0	\$0	\$0	\$0	\$26,030
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$70,686	\$0	\$0	\$0	\$0	\$0	\$0	\$70,686
Total	\$3,340,659	\$105,075	\$63,757	\$103,968	\$311,980	\$889,667	\$1,474,447	\$4,815,106

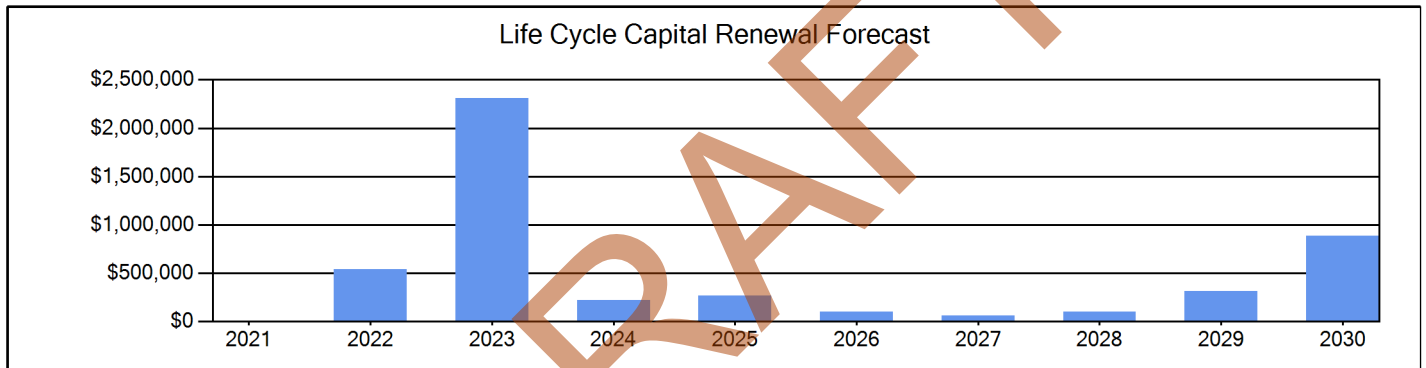
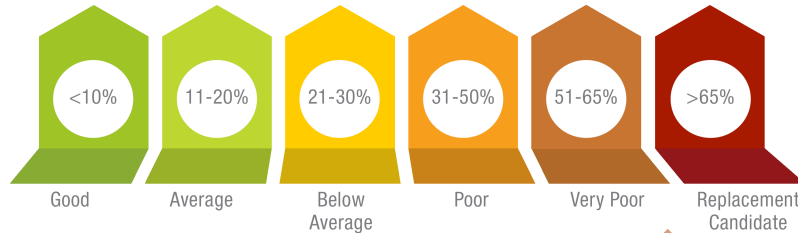


Figure 2: Ten Year Capital Renewal Forecast



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 \$17,922,216. For planning purposes, the total 5-year need at the St. Martin East Elementary is \$5,563,416 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin East Elementary facility has a 5-year FCI of 31.04%.

5-Year Need vs. Replacement

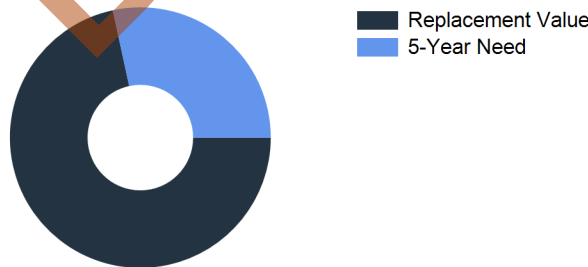


Figure 3: 5-Year FCI



St. Martin East Elementary - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Asphalt paving cracked worn in east parking lot and south of west parking lot.	Capital Renewal	37,000	SF	3	\$212,304	411
Concrete Walks Replacement Note: Area beneath HVAC pads and gym addition to be addressed due to undermining Location: SE of main parking area	Capital Renewal	500	SF	3	\$5,054	413
Site Requires Civil/Drainage Study Note: Area north of covered breezeway has nowhere to drain and floods. Need to perform a study to see if subsurface drainage could be added to alleviate the issue.	Deferred Maintenance	1	LS	3	\$4,032	868
Fencing Replacement (4' Chain Link Fence) Note: Top rail and mesh damage throughout	Capital Renewal	1,100	LF	4	\$46,326	409
Site Drainage Regrading Note: regrade grassed area away from main entry Location: grassed area south of main entry, area to the north side of the covered walkway between classroom wings	Deferred Maintenance	3,000	SF	4	\$3,849	412
Tree Trimming Note: Trim oak limbs in southeast area of campus.	Deferred Maintenance	1	Ea.	5	\$164	414
Sub Total for System		6	items		\$271,728	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device Location: Main entry	ADA Compliance	1	Ea.	3	\$14,134	358
Sub Total for System		1	items		\$14,134	
Sub Total for School and Site Level		7	items		\$285,862	

Building: 02 - Classroom B

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement Note: Roof is aged, leaks, and is poor condition	Capital Renewal	12,900	SF	2	\$407,614	362
Debris In Gutter Removal Location: Corner by cafeteria	Deferred Maintenance	100	LF	3	\$461	364
Gutter Replacement Note: Gutters are damaged	Deferred Maintenance	225	LF	3	\$4,085	365
Metal Downspout Replacement Note: Downspouts are damaged	Deferred Maintenance	80	LF	3	\$1,689	367
Roof Cleaning Note: Vegetation growth and trees on roof.	Deferred Maintenance	500	SF	4	\$104	363
Splash Block Installation	Deferred Maintenance	8	Ea.	5	\$459	366
Sub Total for System		6	items		\$414,412	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: Beyond useful remaining life	Capital Renewal	1,440	SF	2	\$128,142	359
Sub Total for System		1	items		\$128,142	



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Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Classroom door hardware is not ADA compliant	Capital Renewal	10	Door	3	\$13,247	361
Toilet Partition Replacement Location: Boys and Girls restroom	Capital Renewal	10	Stall	4	\$17,993	360
Sub Total for System		2 items			\$31,241	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment Note: Electric unit heaters are abandoned in place Location: Teacher and girls restroom	Deferred Maintenance	2	Ea.	5	\$2,212	369
Remove Abandoned Equipment Note: Heat recovery ventilator is abandoned. Location: Roof	Deferred Maintenance	2	Ea.	5	\$2,212	370
Sub Total for System		2 items			\$4,423	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Rusted out Location: Janitor closet	Capital Renewal	2	Ea.	2	\$13,962	371
Sub Total for System		1 items			\$13,962	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: Aged and trough urinals Location: Boys restroom	Capital Renewal	3	Ea.	3	\$3,625	368
Sub Total for System		1 items			\$3,625	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	12,900	SF	1	\$35,210	372
Sub Total for System		1 items			\$35,210	
Sub Total for Building 02 - Classroom B		14 items			\$631,014	

Building: 03 - C-Library, classroom

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement Note: Roof is aged and leaks	Capital Renewal	11,900	SF	2	\$376,016	375
Gutter Replacement Note: Gutters are damaged	Deferred Maintenance	300	LF	3	\$5,446	377
Metal Downspout Replacement Note: Downspouts are damaged	Deferred Maintenance	80	LF	3	\$1,689	378
Roof Cleaning Note: Trees limbs and debris on roof	Deferred Maintenance	100	SF	4	\$21	376
Sub Total for System		4 items			\$383,172	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Doors do not have ADA compliant door hardware Location: Classrooms: 14, 15, 18, 20, 21, 22, 23, 24	Capital Renewal	8	Door	3	\$10,598	374



Facility Condition Assessment

Jackson CS - St. Martin East Elementary

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	10	Stall	4	\$17,993	373
Note: Partitions are damaged						
Location: Boys and girls restroom						
Sub Total for System		2	items		\$28,591	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	\$3,318	383
Note: Electrical unit heaters are abandoned in place						
Location: Boys, girls, and teachers restroom						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	384
Note: Heat recovery unit abandoned						
Location: Roof						
Sub Total for System		2	items		\$5,529	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$13,962	379
Note: Panelboard is rusted out						
Location: Janitor's closet						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$3,780	380
Note: 120/240 125A; missing blanks						
Location: Classroom: 23						
Sub Total for System		2	items		\$17,741	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,417	382
Note: Obsolete and trough style						
Location: Boys restroom						
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	11,900	SF	1	\$32,480	381
Sub Total for System		1	items		\$32,480	
Sub Total for Building 03 - C-Library, classroom		12	items		\$469,931	

Building: 04 - Covered Walkway

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	\$230	385
Note: Tree growth						
Sub Total for System		1	items		\$230	
Sub Total for Building 04 - Covered Walkway		1	items		\$230	

Building: 05 - Ofc,classrooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	17,796	SF	2	\$562,318	389
Note: Roof is aged and leaking						
Gutter Replacement	Deferred Maintenance	250	LF	3	\$4,539	390
Note: Gutters are damaged						
Metal Downspout Replacement	Deferred Maintenance	80	LF	3	\$1,689	391
Note: Gutters are damaged						
Sub Total for System		3	items		\$568,546	



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Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Door hardware is not ADA compliant	Capital Renewal	12	Door	3	\$15,897	387
Toilet Partition Replacement Note: Partitions are damaged Location: Boys and girls restrooms	Capital Renewal	11	Stall	4	\$19,793	386
Sub Total for System		2 items			\$35,689	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment Note: Remove 19700SF of abandoned gas piping system	Deferred Maintenance	1	Ea.	5	\$1,106	392
Remove Abandoned Equipment Note: 2 heat recovery units on roof, 1 exhaust fan on roof, and 2 electric heats abandoned (1 in office restroom and 1 in nurses restroom)	Deferred Maintenance	5	Ea.	5	\$5,529	394
Sub Total for System		2 items			\$6,635	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Panelboard is rusted out.	Capital Renewal	1	Ea.	2	\$9,233	395
Sub Total for System		1 items			\$9,233	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: Obsolete trough urinals Location: Boys restroom	Capital Renewal	2	Ea.	3	\$2,417	393
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	19,700	SF	1	\$53,770	396
Sub Total for System		1 items			\$53,770	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Cabinets are damaged	Capital Renewal	14	Room	4	\$109,956	388
Sub Total for System		1 items			\$109,956	
Sub Total for Building 05 - Ofc,classrooms		11 items			\$786,245	

Building: 06 - Recreation Pavillioin

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement Note: Damaged and aged	Capital Renewal	3,000	SF	2	\$49,158	397
Sub Total for System		1 items			\$49,158	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Component Repair Note: Missing conduit cover needs to be installed.	Functional Deficiency	1	Ea.	1	\$317	357
Sub Total for System		1 items			\$317	
Sub Total for Building 06 - Recreation Pavillioin		2 items			\$49,475	
Total for Campus		47 items			\$2,222,757	

Buildings with no reported deficiencies

01 - Cafeteria

07 - Gym



St. Martin East 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)	2,200	LF	\$92,652	6
Pedestrian Pavement	Sidewalks - Concrete	14,650	SF	\$148,073	9
Roadway Pavement	Asphalt Driveways	30,500	SF	\$175,007	10
Sub Total for System		3	items	\$415,733	
Sub Total for Building -		3	items	\$415,733	

Building: 01 - Cafeteria

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	400	SF	\$12,639	10
Sub Total for System		1	items	\$12,639	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	750	SF	\$1,172	4
Exterior Entrance Doors	Steel - Insulated and Painted	9	Door	\$29,770	8
Exterior Wall Veneer	Metal Panel - Bldg SF basis	750	SF	\$2,391	10
Exterior Operating Windows	Aluminum - Windows per SF	396	SF	\$35,239	10
Sub Total for System		4	items	\$68,571	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,875	SF	\$6,967	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,875	SF	\$5,650	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,500	SF	\$29,988	4
Interior Swinging Doors	Metal Door (Steel)	5	Door	\$12,911	8
Interior Door Supplementary Components	Door Hardware	5	Door	\$6,624	8
Resilient Flooring	Vinyl Composition Tile Flooring	4,875	SF	\$35,573	9
Tile Flooring	Quarry Tile	1,875	SF	\$45,737	10
Sub Total for System		7	items	\$143,449	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,500	SF	\$10,355	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$3,849	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	2	Ea.	\$20,677	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	2	Ea.	\$8,126	5
Air Distribution	Make-up Air Unit	1	Ea.	\$7,931	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$21,626	5
Decentralized Cooling	Thru-Wall AC (1 Ton)	1	Ea.	\$2,565	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$7,171	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	10
Sub Total for System		10	items	\$102,707	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	3
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 100A	1	Ea.	\$3,780	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,500	SF	\$4,737	4
Lighting Fixtures	Light Fixtures (Bldg SF)	7,500	SF	\$122,727	5
Sub Total for System		7	items	\$177,973	



Facility Condition Assessment

Jackson CS - St. Martin East Elementary

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1	Ea.	\$12,306	3
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,500	SF	\$24,050	10
Domestic Water Equipment	Gas Piping System (BldgSF)	7,500	SF	\$232,058	10
		Sub Total for System	7 items	\$294,536	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	7,500	SF	\$10,626	3
Security System Component	Security Alarm System	7,500	SF	\$15,404	4
		Sub Total for System	2 items	\$26,030	
		Sub Total for Building 01 - Cafeteria	38 items	\$825,905	

Building: 02 - Classroom B

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$712	2
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	10
		Sub Total for System	2 items	\$13,943	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	19	Door	\$6,629	2
Interior Door Supplementary Components	Door Hardware	19	Door	\$25,170	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,900	SF	\$51,579	3
Resilient Flooring	Vinyl Composition Tile Flooring	11,223	SF	\$81,895	3
Resilient Flooring	Vinyl Composition Tile Flooring	645	SF	\$4,707	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,900	SF	\$51,579	10
		Sub Total for System	6 items	\$221,558	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	Ea.	\$3,478	3
Decentralized Cooling	Ductless Split System (2 Ton)	9	Ea.	\$38,121	3
Decentralized Cooling	Ductless Split System (1 Ton)	7	Ea.	\$18,764	3
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	3
Decentralized Cooling	Heat Pump (3 Ton)	10	Ea.	\$79,484	3
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	3
Decentralized Cooling	Heat Pump (1 Ton)	7	Ea.	\$45,962	3
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	3
		Sub Total for System	8 items	\$216,568	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	12,900	SF	\$8,148	2
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	3
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	3
Lighting Fixtures	Light Fixtures (Bldg SF)	12,900	SF	\$211,091	3
		Sub Total for System	7 items	\$255,529	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	3
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$19,390	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	3
Plumbing Fixtures	Toilets	13	Ea.	\$58,689	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3



Facility Condition Assessment

Jackson CS - St. Martin East Elementary

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	12,900	SF	\$41,367	10
		Sub Total for System		\$126,375	
		Sub Total for Building 02 - Classroom B		\$833,973	

Building: 03 - C-Library, classroom

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,500	SF	\$133,481	2
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$6,407	2
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	10
		Sub Total for System		\$153,119	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	13	Door	\$4,536	2
Resilient Flooring	Vinyl Composition Tile Flooring	6,545	SF	\$47,759	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,900	SF	\$47,581	4
Carpeting	Carpet	1,190	SF	\$13,443	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,190	SF	\$3,586	8
Resilient Flooring	Vinyl Composition Tile Flooring	3,570	SF	\$26,050	8
Interior Door Supplementary Components	Door Hardware	17	Door	\$22,520	8
		Sub Total for System		\$165,475	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	13	Ea.	\$55,064	3
Decentralized Cooling	Ductless Split System (1 Ton)	3	Ea.	\$8,042	3
Decentralized Cooling	Heat Pump (3 Ton)	13	Ea.	\$103,329	3
Decentralized Cooling	Heat Pump (1 Ton)	3	Ea.	\$19,698	3
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	3
		Sub Total for System		\$207,645	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,900	SF	\$7,517	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Light Fixtures (Bldg SF)	11,900	SF	\$194,728	3
		Sub Total for System		\$233,949	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	2
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	11,900	SF	\$38,160	10
		Sub Total for System		\$106,878	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	9	Room	\$70,686	4
		Sub Total for System		\$70,686	
		Sub Total for Building 03 - C-Library, classroom		\$937,752	



Building: 04 - Covered Walkway

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	5,000	SF	\$81,818	5
Sub Total for System		1	items	\$81,818	
Sub Total for Building 04 - Covered Walkway		1	items	\$81,818	

Building: 05 - Ofc,classrooms

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	210	SF	\$18,687	2
Exterior Operating Windows	Aluminum - Windows per SF	1,800	SF	\$160,177	2
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,424	2
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	10
Sub Total for System		4	items	\$206,751	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,970	SF	\$22,255	2
Interior Swinging Doors	Wooden Door	45	Door	\$15,700	2
Interior Door Supplementary Components	Door Hardware	45	Door	\$59,613	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	19,700	SF	\$78,768	3
Tile Flooring	Ceramic Tile	788	SF	\$12,423	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	5,910	SF	\$21,960	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,910	SF	\$17,807	7
Resilient Flooring	Vinyl Composition Tile Flooring	16,942	SF	\$123,627	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	19,700	SF	\$78,768	10
Carpeting	Carpet	1,970	SF	\$22,255	10
Sub Total for System		10	items	\$453,175	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	19,700	SF	\$27,200	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$5,731	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$8,899	3
Decentralized Cooling	Ductless Split System (2 Ton)	16	Ea.	\$67,771	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,169	3
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	3
Decentralized Cooling	Heat Pump (3 Ton)	16	Ea.	\$127,174	3
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	3
HVAC Air Distribution	Ductwork (Bldg.SF)	19,700	SF	\$139,089	3
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	3
Exhaust Air	Interior Ceiling Exhaust Fan	5	Ea.	\$2,171	3
Sub Total for System		12	items	\$422,967	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	2
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	3
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	3
Power Distribution	Panelboard - 120/240 225A	4	Ea.	\$27,923	3
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	19,700	SF	\$12,443	3
Lighting Fixtures	Light Fixtures (Bldg SF)	19,700	SF	\$322,364	3
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	3
Sub Total for System		9	items	\$411,152	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	9	Ea.	\$20,595	3
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$31,509	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	3



Facility Condition Assessment

Jackson CS - St. Martin East Elementary

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	16	Ea.	\$72,233	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	3
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	2	Ea.	\$2,507	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	19,700	SF	\$63,172	10
		Sub Total for System		7 items	\$192,691
		Sub Total for Building 05 - Ofc,classrooms		42 items	\$1,686,736

Building: 06 - Recreation Pavillioin

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	5
		Sub Total for System		1 items	\$2,482
		Sub Total for Building 06 - Recreation Pavillioin		1 items	\$2,482

Building: 07 - Gym

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,000	SF	\$23,990	7
Suspended Plaster and	Painted ceilings	300	SF	\$557	10
		Sub Total for System		2 items	\$24,548

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,254	10
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	10
		Sub Total for System		2 items	\$6,159
		Sub Total for Building 07 - Gym		4 items	\$30,707
		Total for: St. Martin East Elementary		144 items	\$4,815,106

DRAFT



Supporting Photos



Concrete sidewalk buckling



Cracked asphalt pavement



Ponding in east parking lot



West elevation entrance



Built up roofing with evidence of leaks



Aged windows



Worn classroom cabinetry



Aged panel



West elevation



Restroom partitions



Classroom door hardware not ADA compliant



Water ponding north of breezeway