



FACILITY CONDITION ASSESSMENT

St. Martin North Elementary | November 2020





Executive Summary

St. Martin North Elementary, located at 16308 Lemoyne Blvd in Biloxi, Mississippi, oldest building is 46 years old (at time of 2020 assessment). It comprises 60,200 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 \$328,745. 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 North Elementary the ten-year need is \$6,646,416.

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 North Elementary facility has a 5-year FCI of 32.23%.

Summary of Findings

The table below summarizes the condition findings at St. Martin North 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	\$162,507	\$197,959	\$177,908	\$360,466	\$538,374	\$0	
Permanent Building(s)								
01	Elementary School	\$166,238	\$4,788,318	\$1,133,720	\$4,954,556	\$6,088,276	\$15,264,030	32.46%
02	Gym	\$0	\$1,799	\$17,967	\$1,799	\$19,766	\$1,233,180	.15%
Sub Total for Permanent Building(s):		\$166,238	\$4,790,117	\$1,151,687	\$4,956,355	\$6,108,042	\$16,497,208	
Total for Site:		\$328,745	\$4,988,076	\$1,329,595	\$5,316,821	\$6,646,416	\$16,497,208	32.23%



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	\$147,321	\$20,785	\$0	\$168,106	51.14 %
Roofing	\$0	\$220	\$1,447	\$0	\$0	\$1,667	0.51 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,114	\$40,516	\$2,080	\$43,710	13.30 %
Interior	\$0	\$0	\$0	\$3,344	\$0	\$3,344	1.02 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$427	\$39,948	\$0	\$0	\$40,375	12.28 %
Plumbing	\$0	\$0	\$7,250	\$0	\$0	\$7,250	2.21 %
Fire and Life Safety	\$63,141	\$0	\$0	\$0	\$0	\$63,141	19.21 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$864	\$0	\$1,152	0.35 %
Total:	\$63,141	\$647	\$197,368	\$65,509	\$2,080	\$328,745	

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

Site	-	\$168,106
Fire and Life Safety	-	\$63,141
Exterior	-	\$43,710



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

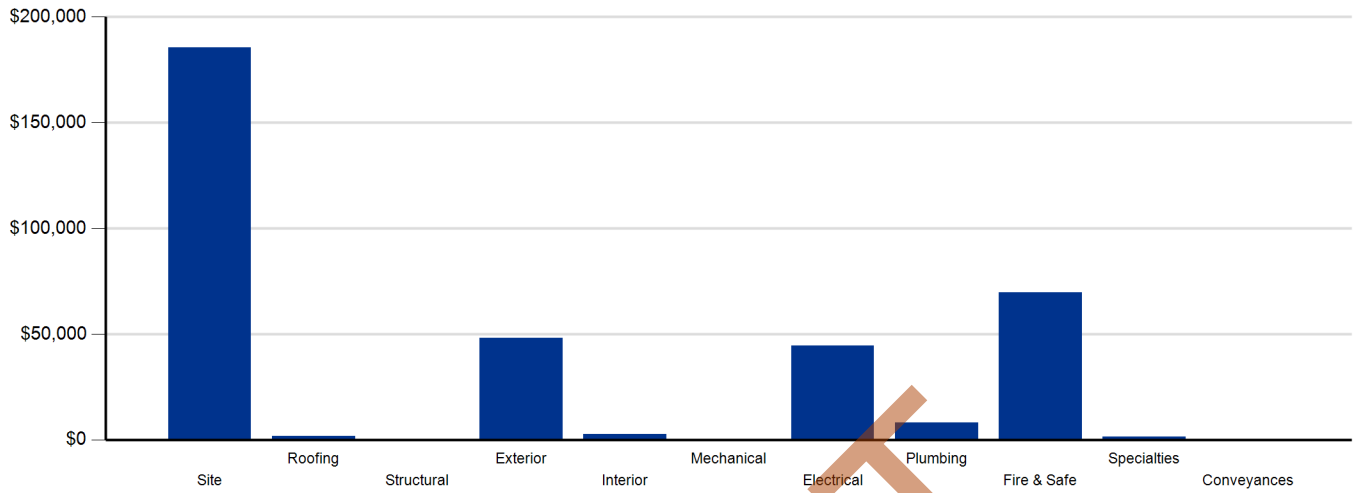


Figure 1: System Deficiencies

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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	\$197,959	\$0	\$197,959
Roofing	\$0	\$0	\$0	\$0	\$1,454,235	\$1,454,235
Exterior	\$0	\$0	\$0	\$0	\$391,426	\$391,426
Interior	\$8,392	\$0	\$233,893	\$268,304	\$5,175	\$515,764
Mechanical	\$0	\$0	\$0	\$665,420	\$15,978	\$681,398
Electrical	\$0	\$0	\$0	\$43,229	\$917,032	\$960,261
Plumbing	\$0	\$0	\$16,423	\$205,624	\$34,325	\$256,372
Fire and Life Safety	\$0	\$0	\$0	\$114,399	\$0	\$114,399
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$416,262	\$0	\$416,262
Total	\$8,392	\$0	\$250,316	\$1,911,197	\$2,818,171	\$4,988,076



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	\$197,959	\$0	\$0	\$71,754	\$0	\$106,154	\$177,908	\$375,867
Roofing	\$1,454,235	\$0	\$0	\$0	\$0	\$209,791	\$209,791	\$1,664,026
Exterior	\$391,426	\$0	\$0	\$46,309	\$0	\$0	\$46,309	\$437,735
Interior	\$515,764	\$0	\$121,934	\$182,329	\$51,742	\$61,117	\$417,122	\$932,886
Mechanical	\$681,398	\$0	\$0	\$21,088	\$0	\$6,213	\$27,301	\$708,699
Electrical	\$960,261	\$0	\$0	\$147,650	\$0	\$0	\$147,650	\$1,107,911
Plumbing	\$256,372	\$0	\$0	\$8,666	\$0	\$209,555	\$218,221	\$474,593
Fire and Life Safety	\$114,399	\$78,917	\$0	\$0	\$6,376	\$0	\$85,293	\$199,692
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$416,262	\$0	\$0	\$0	\$0	\$0	\$0	\$416,262
Total	\$4,988,076	\$78,917	\$121,934	\$477,796	\$58,118	\$592,830	\$1,329,595	\$6,317,671

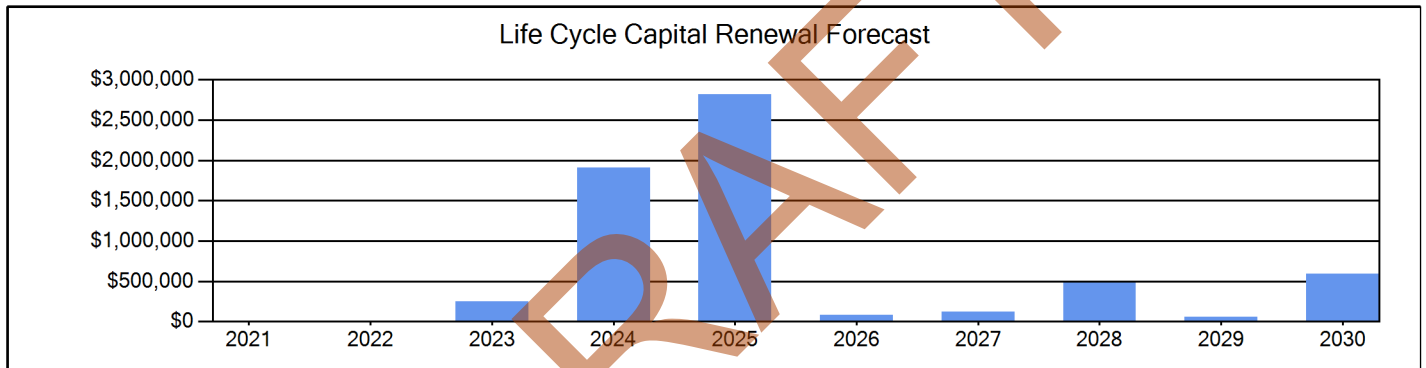
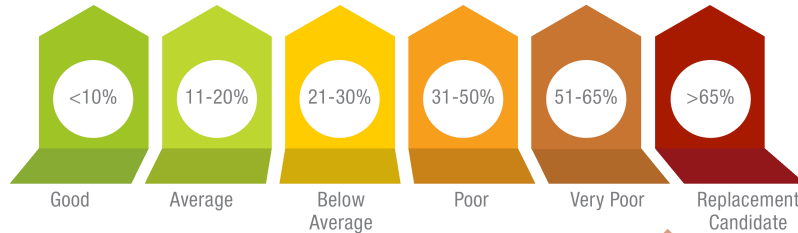


Figure 2: Ten Year Capital Renewal Forecast



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 \$16,497,208. For planning purposes, the total 5-year need at the St. Martin North Elementary is \$5,316,821 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin North Elementary facility has a 5-year FCI of 32.23%.

5-Year Need vs. Replacement

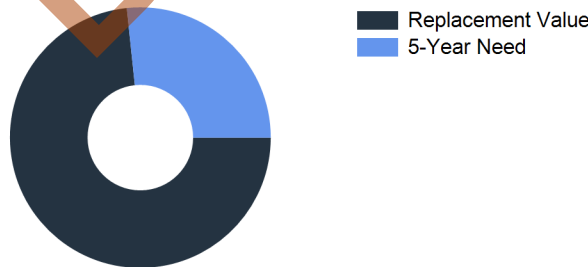


Figure 3: 5-Year FCI



St. Martin North Elementary - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Areas throughout the site are failing and should be replaced.	Capital Renewal	21,000	SF	3	\$120,497	772
Concrete Walks Replacement Note: Various areas where concrete sidewalks are cracked and failing. Areas being undermined and could cause sidewalk failure.	Capital Renewal	2,100	SF	3	\$21,226	774
Fencing Replacement (4' Chain Link Fence) Note: 4' chain link has top rail damage throughout playground areas, damaged sections to be removed and replaced.	Capital Renewal	200	LF	4	\$8,423	770
Fencing Replacement (8' - 10' high Chain Link Fence) Note: Fence post and top rail bent need to be replaced. Location: Located along the east fence line south playground	Capital Renewal	30	LF	4	\$2,097	771
Site Drainage Regrading Note: Areas between building wings to be regraded to facilitate drainage away from the buildings.	Deferred Maintenance	8,000	SF	4	\$10,265	773
Sub Total for System		5	items		\$162,507	
Sub Total for School and Site Level		5	items		\$162,507	

Building: 01 - Elementary School

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	812
Sub Total for System		1	items		\$5,599	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair Location: west side of building	Deferred Maintenance	1	Ea.	2	\$220	92
Awning Or Canopy Metal Roofing System Replacement Note: Steel canopy structure is rusted including columns.	Capital Renewal	40	SF	3	\$1,447	91
Sub Total for System		2	items		\$1,667	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Repair Note: Water infiltration at library window. Window in room 26 leaks.	Deferred Maintenance	2	Ea.	3	\$1,074	96
Caulking Replacement Note: Caulk joint at east side of building near entry needs repair. Caulk joint at header of window on west side of building needs repair.	Deferred Maintenance	6	LF	3	\$40	94
Exterior Soffit Replacement Note: Tectum soffit is water damaged and deteriorated with rusted metal soffit structure.	Capital Renewal	1,200	SF	4	\$40,516	195
Exterior Cleaning Note: 20 SF of window sills on east and west sides of the building need to be power washed. 80 SF of EIFS paneling on north side of the building needs to be power washed.	Deferred Maintenance	100	SF Wall	5	\$346	93
Exterior Cleaning Note: 300 LF of downspouts need to be cleaned.	Deferred Maintenance	300	SF Wall	5	\$1,037	194
Exterior Painting Note: Power wash and paint dirty coping / flashing.	Capital Renewal	600	SF Wall	5	\$698	196
Sub Total for System		6	items		\$43,710	



Facility Condition Assessment

Jackson CS - St. Martin North Elementary

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Location: Rooms 29, 33, office admin area	Capital Renewal	20	SF	4	\$60	97
Vinyl Composition Tile Replacement	Capital Renewal	75	SF	4	\$547	98
Vinyl Composition Tile Replacement	Capital Renewal	75	SF	4	\$547	99
Vinyl Composition Tile Replacement Note: VCT cracking in rooms 37, 39, 15, 18, 9, 8, and corridor. In room 31, room 33, room 45, and room 34 there is approximately 75 SF of damage to VCT. In principal's office, room 1, room 18, and room 25, there is approximately 75 SF of damage to VCT. Flooring is either peeling, chipped, or has rust spots.	Capital Renewal	300	SF	4	\$2,189	723
Sub Total for System		4	items		\$3,344	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Repair Note: PA is not working in room 23.	Deferred Maintenance	1	Ea.	2	\$427	103
Electrical Receptacle Replacement Note: Damaged receptacles in Room 31, 46, and missing cover in room 13	Capital Renewal	3	Ea.	3	\$358	102
Lightning Protection System Installation	Functional Deficiency	55,700	SF	3	\$38,813	107
Panel Spacing Cover Plate Is Missing Note: Panels missing blank fillers.	Deferred Maintenance	30	Ea.	3	\$778	747
Sub Total for System		4	items		\$40,375	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: Urinals in 1976 addition are obsolete and need to be replaced.	Capital Renewal	6	Ea.	3	\$7,250	101
Sub Total for System		1	items		\$7,250	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	55,700	SF	1	\$38,766	106
Fire Alarm Heat Detector Installation Note: None in building	Functional Deficiency	20	Ea.	1	\$9,174	105
Fire Alarm Smoke Detector Is Missing Note: None in building or classrooms	Functional Deficiency	50	Ea.	1	\$15,201	104
Sub Total for System		3	items		\$63,141	

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	811
Repair Cabinetry In Classes/Labs Note: 10 LF of veneer is peeling off in room 5.	Deferred Maintenance	1	Room	4	\$864	100
Sub Total for System		2	items		\$1,152	
Sub Total for Building 01 - Elementary School		23	items		\$166,238	
Total for Campus		28	items		\$328,745	

Buildings with no reported deficiencies

02 - Gym



St. Martin North Elementary - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	34,500	SF	\$197,959	4
Fences and Gates	Fencing - Chain Link (4 Ft)	1,405	LF	\$59,171	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	180	LF	\$12,583	8
Parking Lot Pavement	Asphalt	82	CAR	\$106,154	10
Sub Total for System		4	items	\$375,868	
Sub Total for Building -		4	items	\$375,868	

Building: 01 - Elementary School

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	14,700	SF	\$452,087	5
Low-Slope Roofing	Single Ply	33,400	SF	\$1,002,148	5
Canopy Roofing	Metal Awning	5,800	SF	\$209,791	10
Sub Total for System		3	items	\$1,664,025	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	8,355	SF	\$13,052	5
Exterior Operating Windows	Aluminum - Windows per SF	4,120	SF	\$366,628	5
Exterior Operating Windows	Aluminum - Windows per SF	132	SF	\$11,746	5
Exterior Entrance Doors	Steel - Insulated and Painted	14	Door	\$46,309	8
Sub Total for System		4	items	\$437,735	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,785	SF	\$8,392	1
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	2,785	SF	\$10,348	3
Resilient Flooring	Vinyl Composition Tile Flooring	30,635	SF	\$223,545	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	54,586	SF	\$218,255	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,925	SF	\$41,958	4
Carpeting	Carpet	557	SF	\$6,292	4
Suspended Plaster and	Painted ceilings	2,785	SF	\$5,175	5
Resilient Flooring	Vinyl Composition Tile Flooring	16,710	SF	\$121,934	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,355	SF	\$25,175	8
Interior Door Supplementary Components	Door Hardware	118	Door	\$156,318	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	13,925	SF	\$51,742	9
Wood Flooring	Wood Flooring - All Types	1,114	SF	\$21,411	10
Resilient Flooring	Vinyl Composition Tile Flooring	5,013	SF	\$36,580	10
Sub Total for System		13	items	\$927,126	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$24,536	4
Decentralized Cooling	Ductless Split System (2 Ton)	15	Ea.	\$63,535	4
Decentralized Cooling	Ductless Split System (3 Ton)	8	Ea.	\$38,724	4
Decentralized Cooling	Ductless Split System (3 Ton)	12	Ea.	\$58,085	4
Decentralized Cooling	Ductless Split System (1 Ton)	14	Ea.	\$37,528	4
Decentralized Cooling	Ductless Split System (2 Ton)	4	Ea.	\$16,943	4
Decentralized Cooling	Heat Pump (3 Ton)	15	Ea.	\$119,226	4
Decentralized Cooling	Window Units	3	Ea.	\$8,259	4
Decentralized Cooling	Heat Pump (3 Ton)	10	Ea.	\$79,484	4
Decentralized Cooling	Heat Pump (3 Ton)	12	Ea.	\$95,381	4
Decentralized Cooling	Heat Pump (1 Ton)	14	Ea.	\$91,925	4
Decentralized Cooling	Heat Pump (3 Ton)	4	Ea.	\$31,794	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,000	SF	\$13,807	5
Exhaust Air	Interior Ceiling Exhaust Fan	5	Ea.	\$2,171	5



Facility Condition Assessment

Jackson CS - St. Martin North Elementary

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$8,899	8
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	3	Ea.	\$12,189	8
Sub Total for System		16	items	\$702,484	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	55,700	SF	\$35,183	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$8,046	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	5
Lighting Fixtures	Light Fixtures (Bldg SF)	55,700	SF	\$911,456	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$58,426	8
Power Distribution	Distribution Panels (400 Amps)	3	Ea.	\$45,254	8
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,603	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	8
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	8
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$4,965	8
Sub Total for System		12	items	\$1,107,910	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	1	Ea.	\$16,423	3
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$2,841	4
Plumbing Fixtures	Toilets	41	Ea.	\$185,096	4
Plumbing Fixtures	Refrigerated Drinking Fountain	9	Ea.	\$17,687	4
Plumbing Fixtures	Classroom Lavatory	15	Ea.	\$34,325	5
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	8
Domestic Water Equipment	Gas Piping System (BldgSF)	1,000	SF	\$30,941	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	55,700	SF	\$178,614	10
Sub Total for System		8	items	\$473,177	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	55,700	SF	\$114,399	4
Fire Detection and Alarm	Fire Alarm	55,700	SF	\$78,917	6
Sub Total for System		2	items	\$193,316	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	53	Room	\$416,262	4
Sub Total for System		1	items	\$416,262	
Sub Total for Building 01 - Elementary School		59	items	\$5,922,036	

Building: 02 - Gym

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	450	SF	\$1,799	4
Suspended Plaster and	Painted ceilings	450	SF	\$836	8
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	4,050	SF	\$3,126	10
Sub Total for System		3	items	\$5,761	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,500	SF	\$6,213	10
Sub Total for System		1	items	\$6,213	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	8
Sub Total for System		1	items	\$1,416	



Supporting Photos



Failing asphalt in west parking area



Sidewalk failure to the west of the northeast wing



Sidewalk to west parking lot being undermined



Gym building exterior



Dirty window sills



Failing caulk joints



Facility Condition Assessment

Jackson CS - St. Martin North Elementary



Stained and peeling VCT



Peeling veneer at classroom casework



Rusted canopy and structure



Water damaged soffit paneling



Dirty coping and rusted metal soffit trim



St. Martin North ES