DeKalb County Board of Education
Operations Division
Sam A. Moss Service Center
1780 Montreal Road
Tucker, GA 30084-6705

REQUEST FOR QUALIFICATIONS (RFQu) No. 22-752-030
for
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR HVAC REPLACEMENT

Project: **A/E Services for HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr. HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS**

DCSD Project No.: **N/A**

Owner: **DeKalb County Board of Education (the "Board")**

Solicitation Timeline Summary (Subject to Change)

EVENT	DATE(S)	TIME	LOCATION
Solicitation Opens	April 28, 2022		http://dekalbschoolsga.ionwave.net
Virtual Mandatory Pre-Submittal Conference	**May 5, 2022**	**11 :00 AM**	**Via ZOOM**
Optional Site Visit	**Upon Request**	**TBA**	Various Sites
Final Questions Due	May 11, 2022	2:00 PM	dcsd-op-bidquestion@dekalbschoolsga.org
Final Addendum	May 18, 2022	2:00 PM	http://www.dekalbschoolsga.ionwave.net
Statement of Qualifications Due Date & Time	**May 24, 2022**	**2:00 PM**	http://dekalbschoolsga.ionwave.net
Public Acknowledgement	May 26, 2022	5:00 PM	http://dekalbschoolsga.ionwave.net
Shortlist Finalist Notified (If Interviews are Conducted)	June 6, 2022		Public Notice of Short List will be posted to the DCSD website by close of business
Interviews Conducted (If Requested)	June 13, 2022		
Anticipated Board Review and Approval	July 2022		
Anticipated Notice of Award	July 2022		
Anticipated Notice to Proceed	August 2022		

Request for Qualifications

PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR HVAC REPLACEMENT

Qualifications will be received electronically on the DeKalb County School District website at https://dekalbschoolsga.ionwave.net for **ARCHITECTURAL AND ENGINEERING SERVICES FOR HVAC REPLACEMENT**, until **2:00 p.m. EST, Tuesday, May 24, 2022**. Qualifications received after the specified time will not be considered. All potential respondents must register as a vendor at **http://dekalbschoolsga.ionwave.net**. NOTE: A virtual mandatory pre-submittal conference will be held on **Thursday, May 5, 2022, 11:00 a.m., EST**, via ZOOM. Attendees must provide the following information by **5:00 p.m., EST** on **Wednesday, May 4, 2022:**

1. Individual Name and Title
2. Company Name
3. Telephone Number
4. Email Address

This information must be sent to dcsd-op-solicitation@dekalbschoolsga.org. A meeting link will be sent to all registered attendees no later than **10:30 a.m., EST** on **Thursday, May 5, 2022.**

This document shall serve to provide interested parties with specific information as to the Procedures for Selection of Professional Architectural and Engineering Services for the DeKalb County School District.

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REQUEST FOR QUALIFICATIONS
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR HVAC REPLACEMENT

BACKGROUND

DeKalb County School District currently enrolls about 102,000 students (October 2015) in 137 schools/programs: 104 neighborhood schools, 23 choice and specialty schools/programs (magnet, theme, special needs, etc.), and 10 DCSD-sponsored charter schools (that are operated by others). The District owns 159 facilities: 127 school facilities, 5 support facilities, 5 stadiums, 14 vacant facilities or sites, and 8 properties leased to charter schools or other organizations. With over 15 million in building gross square footage, and 15,400 employees, DeKalb is the third largest system in the State of Georgia (in terms of students), with the largest number of school facilities in the State.

PURPOSE

The purpose of this RFQu is to solicit proposals from qualified Architect/Engineer firms to provide professional design services. This solicitation is specifically for the design of HVAC replacements at the elementary, middle, and high schools specified in this solicitation. Final documents will become the property of DCSD.

The anticipated construction delivery method for this project is Design/Bid/Build, Design/Propose/Build or CM at Risk, depending upon the Stated Cost Limitation. The selected Architect/Engineer(s) shall provide professional services for the project as described below in Section 2 of this RFQu.

The Stated Cost Limitation (SCL) for each site is listed below. DCSD has determined that the stipulated fee the Architect will receive for each site scope will be **7.5%** of the Stated Cost Limitation for each site and the maximum fee for each site is listed below. The fee for each site is all inclusive and incorporates all reimbursable expenses for each site.

Group A

- **Bob Mathis Elementary School: SCL - $1,858,212 and Maximum Fee - $139,366**
- **Chapel Hill Elementary School: SCL - $1,851,491 and Maximum Fee - $138,862**
- **Edward L. Bouie Elementary School: SCL - $2,452,644 and Maximum Fee - $183,948**
- **Martin Luther King Jr., High School: SCL - $7,040,352 and Maximum Fee - $528,026**
- **Panola Way Elementary School: SCL - $2,308,487 and Maximum Fee - $173,137**
- **Total – SCL: $15,511,186 and Maximum Fee: $1,163,339**

Group B

- **Marbut Elementary School: SCL - $2,449,323 and Maximum Fee - $183,699**
- **Pine Ridge Elementary School: SCL - $2,334,566 and Maximum Fee - $175,092**
- **Shadow Rock Elementary School: SCL - $2,711,969 and Maximum Fee - $203,398**
- **Stephenson High School: SCL - $6,475,828 and Maximum Fee - $485,687**
- **Total – SCL: $13,971,686 and Maximum Fee: $1,047,876**

Group C

- **Briarlake Elementary School: SCL - $1,439,156 and Maximum Fee - $107,937**
- **Early Learning Center: SCL - $1,831,919 and Maximum Fee - $137,394**
- **Montclair Elementary School: SCL - $1,920,062 and Maximum Fee - $144,005**
- **Tucker Middle School: SCL - $4,079,171 and Maximum Fee - $305,938**
- **Total – SCL: $9,270,308 and Maximum Fee - $695,273**

1.0 PROJECT DESCRIPTION

The Bob Mathis Elementary School campus consists of three buildings located on 10 acres at 3505 Boring Road in Decatur, Georgia. The original campus was constructed in 1975 and a classroom addition along with a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a covered walkway, playground, and softball field. The current size is approximately 69,401 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Briarlake Elementary School campus consists of two buildings located on 11.1 acres at 3590 Lavista Road in Decatur, Georgia. The original campus was constructed in 1957, additions to the main school building were constructed in 1963 and 2007, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, hard surface play area, playfields, and playground. The current size is approximately 53,750 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Chapel Hill Elementary School campus consists of two buildings located on 11.4 acres at 3536 Radcliffe Boulevard in Decatur, Georgia. The original campus was constructed in 1967, additions to the main building were constructed in 1969, 1970, and 1987, and a gymnasium building was constructed in 2000. In addition to the main building, the campus contains a hard surface play area and playfield. The current size is approximately 69,150 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Early Learning Center campus consists of two buildings located at 797 Fayetteville Road in Atlanta, Georgia. The original campus was constructed in 1958, additions to the main school building were constructed in 1969 and 2004, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, and playing field. The current size is approximately 68,564 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The E.L. Bouie Elementary School campus consists of two buildings located on 35.9 acres at 5100 Rock Springs Road in Lithonia, Georgia. The original campus was constructed in 1996, a gymnasium building was constructed in 2003, and an addition to the gymnasium was constructed in 2009. In addition to the buildings, the campus contains a storage building, covered walkway, hard surface play area, and playing field. The current size is approximately 91,767 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Marbut Elementary School campus consists of two buildings located on 47.1 acres at 5776 Marbut Road in Lithonia, Georgia. The original campus was constructed in 1994 and a gymnasium building was constructed in 1996. In addition to the buildings, the campus contains a covered walkway, playgrounds, playing field, and hard surface play area. The current size is approximately 91,670 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Martin Luther King Jr. High School campus consists of one main school building located on 117.6 acres at 3991 Snapfinger Road in Lithonia, Georgia. The original campus was constructed in 2001 and there has been one addition to the main school building in 2014. In addition to the main school building, the campus contains a storage building, baseball field, softball field, dugouts, football field, tennis courts, and track. The current size is approximately 263,645 SF. At a minimum the project should meet the **DCSD High School Educational Specifications** (Appendix C3) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Montclair Elementary School campus consists of two buildings located on 12.1 acres at 1680 Clairmont Place NE in Atlanta, Georgia. The original campus was constructed in 1967, additions to the main school building were constructed in 1971 and 2003, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains covered walkways, hard surface play areas, playing field and playground. The current size is approximately 71,711 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Panola Way Elementary School campus consists of two buildings located on 14.6 acres at 2170 Panola Way Court in Lithonia, Georgia. The original campus was constructed in 1987, an addition to the main school building was constructed in 2004, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, playground, and playing field. The current size is approximately 86,218 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Pine Ridge Elementary School campus consists of two buildings located on 13.6 acres at 750 Pine Ridge Drive in Stone Mountain, Georgia. The original campus was constructed in 1988, a classroom addition was constructed in 2004, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, playground, playing field, and hard surface play area. The current size is approximately 87,408 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Shadow Rock Elementary School / Shadow Rock Center campus consists of two buildings located on 15.2 acres at 1040 Kingway Drive in Lithonia, Georgia. The main school building was constructed in 1991 and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains covered walkways, storage buildings, playground, and playing field. The current size is approximately 118,576 SF. At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C1) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Stephenson High School campus consists of one main school building located on 39.8 acres at 701 Stephenson Road in Stone Mountain, Georgia. The original campus was constructed in 1994 and an addition to the main school building was constructed in 2005. In addition to the main school building, the campus contains a football storage/concession building, greenhouses, storage buildings, baseball field, softball field, football field, tennis courts, and track. The current size is approximately 245,441 SF. At a minimum the project should meet the **DCSD High School Educational Specifications** (Appendix C3) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

The Tucker Middle School campus consists of one main building located at 2160 Idlewood Road in Tucker, Georgia. The original campus was constructed in 2004 and there have been no additions or major renovations to the main school building. In addition to the main building, the campus contains a covered walkway, softball field, football field, track, and tennis court. The current size is approximately 152,350 SF. At a minimum the project should meet the **DCSD Middle School Educational Specifications** (Appendix C2) and the **DCSD Design Guidelines for Facility Construction,** (Appendix D).

2.0 GENERAL SCOPE OF WORK

The anticipated scope of this project is to include but is not limited to the design of the following for each site:

- Replacement of HVAC system throughout the entire building.

This is not intended to be an all-inclusive list of the scope of work. The selected Architect/Engineer shall confirm and obtain DCSD approval of full scope of work prior to the start of design. A formal Notice to Proceed (NTP) shall be provided by the Owner or its designated representative prior to proceeding with each design milestone. The Architect/Engineer will be responsible for confirming the need for these elements and for making recommendations if an element is deemed unnecessary or if a more pressing element is discovered.

For more details on what is expected of the Architect, see the General Services section below.

2.1 General Services

The following generally highlights the services that the Architect and its subconsultants will be required to perform:

A. Design Services

1. Prior to starting Schematic Design, the Architect will perform a preliminary consultation with the Owner including, but not limited to, reviewing the Owner's policies, concepts, objectives, design criteria, schedule, budget, and operational needs for these projects. The Architect will submit within 10 days of NTP, a written report with their proposed recommendations, solutions to problems, etc.

2. The Architect will prepare and submit a Design Schedule that fits within the parameters of Appendix H: Owner's Master Schedule.

3. The Architect will prepare and submit schematic design documents per the requirements of Appendix B: Design Review- Minimum Submittal Requirements and the Architect's Detailed Design Schedule.

4. The Architect will prepare and submit a construction estimate based on the Schematic Design documents. This estimate will be compared with the stated cost limitation (SCL) for this project. If the estimate is more than 5% over the SCL, then the Architect will prepare new schematic design documents and prepare a recovery schedule.

5. The design scope shall be based upon a construction Stated Cost Limitation (SCL) of
$1,858,212 for Bob Mathis Elementary School
$1,439,156 for Briarlake Elementary School
$1,851,491 for Chapel Hill Elementary School
$1,831,919 for Early Learning Center
$2,452,644 for Edward L. Bouie Elementary School
$2,449,323 for Marbut Elementary School
$7,040,352 for Martin Luther King Jr., High School
$1,920,062 for Montclair Elementary School
$2,308,487 for Panola Way Elementary School
$2,334,566 for Pine Ridge Elementary School
$2,711,969 for Shadow Rock Elementary School
$6,475,828 for Stephenson High School
$4,079,171 for Tucker Middle School

6. The Architect will submit documents as outlined below for review by DCSD and the Program Manager.

7. Once Schematic Design Documents are reviewed and approved and upon written direction to proceed, the Architect will proceed with the 30% Construction Document phase per Appendix B: Design Review- Minimum Submittal Requirements and the Architect's Detailed Design Schedule.

8. The process used for Schematic Design Phase as outlined in items #3 – 7 above will be performed for the 80% and 100% CD Phases.

9. The Architect will submit to DCSD and the Project Manager reports, drawings, specifications, and estimates for review according to the chart below:

	Reports	Drawings	Specifications	Estimates
Preliminary Consultation	✓			
Schematic Design	✓✶	✓✶	✓✶	✓
Design Development Phase	✓✶	✓✶	✓✶	✓
Construction Documents – 30%	✓✶	✓✶	✓✶	✓
Construction Documents – 80%	✓✶	✓✶	✓✶	✓
Construction Documents – 100%	✓✶	✓✶	✓✶	✓
Others as required	✓	✓	✓	✓

✶This information will be submitted to the GaDOE for review, comment, and approval.

10. The Architect will visit each school site. All areas of the existing facility will be made available to the Architect and it is expected that the Architect will study these areas to fully understand

any and all accessible existing conditions. The Architect shall investigate and document any limitations to be resolved during the design process.

11. Coordination with DCSD's Technology Department is critical during the Design Phase. DCSD's Technology Department will design the Technology components and the Architect/Engineer will incorporate this design into the contract documents. The DCSD Technology Department will be responsible for the installation of the IT equipment, cabling and wiring. The General Contractor (GC) will be responsible for the supporting infrastructure (conduit, boxes, etc.).

12. Provide complete construction contract documents with professional seals and signatures in accordance with the requirements of the Georgia Department of Education Facilities Services Unit.

13. Assure that the construction contract documents are in conformance with generally accepted architectural and engineering practices and comply fully with all applicable DCSD and GaDOE criteria, along with all federal, state, and local codes and laws.

14. Provide full and complete specifications including Division 1- General Conditions, reflecting current DCSD and GaDOE requirements. Specify materials and equipment that are readily available, in order to avoid delivery concerns during construction.

15. Provide phasing plans, as appropriate, for construction. Include submission to and approval by DCSD and the Fire Marshal for the phased exiting of the facility.

16. Provide design for on-site swing space (modular) as appropriate for the improvement activities; i.e. phasing.

17. Provide design drawings and specifications for demolition of areas, as appropriate.

18. Provide design drawings and specifications for security system (cameras, alarm, card access, motion detectors, recording devices, etc.), and MIS conduit/raceways, as needed. Equipment and cabling design and installation will be provided by approved DCSD vendors, as appropriate.

19. Coordinate entrance design with and obtain approval from the agencies having jurisdiction as appropriate. Provide renderings when exterior modifications to the building are made.

20. Coordinate and design all utility connections (gas, electrical, plumbing, sewer) with local utility provider and obtain necessary approvals. Deposits will be paid for by the District. The Architect will coordinate this effort.

21. Represent DeKalb County School District by presenting necessary oral and/or graphic presentations to state and county agencies, or any other group having interest in the projects per the direction of DCSD.

22. Complete all forms and documents in formats required by GaDOE and any other state or county agency.

23. Each design phase submittal must include a detailed cost estimate confirming that the cost of the design is below the construction SCL for the respective project. **Design estimates will be reviewed by the program manager. If the estimate shows a cost more than 5% greater than the SCL, the Architect must redesign the project to be below the construction SCL at no additional cost to the owner. The Architect will also be required to develop a recovery schedule to complete the design in the original timeframe.**

24. DCSD has adopted and implemented Trimble Proliance Capital Program Management System (PCM) as the District's project management software. All Contractors with a project construction values exceeding a SCL of $1 million will be required to use Proliance for that project and the Architect of Record will have to be versed in Proliance in order to review and comment on the contractor's schedule. For construction contracts with values under $1 million, the Architect will be responsible for posting all project documents from the GC into PCM.
25. The Architect shall also comply with all activities and terms as outlined in the Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect. (See Appendix I).

26. Provide the selected GC with three (3) copies of the construction contract documents (specifications and drawings) at the Preconstruction Conference.

27. The Architect will develop the list of required shop drawings, product data, samples, etc. and issue it to the selected GC. The selected GC will take the list and incorporate it into their project construction schedule.

28. The Architect is responsible for providing and submitting all permit packages to the proper authorities. The Architect is responsible for pursuing the issuance of the permits until the permit is ready to be issued to the contractor or until the contractor receives a Notice to Proceed (NTP). Once the NTP is received, the Architect will hold a formal meeting to transfer the permit responsibilities to the contractor. The Architect is still responsible for assisting the contractor and for responding to any questions or issues documented by the permitting authorities.

29. The Architect will update DCSD's state inventory plans at the end of construction.

30. The Architect will perform Contact Administration for these projects.
31. The Architect will provide FF&E services as appropriate for this project as outlined in the Standard Form of Contract for Architectural Services.

B. Proliance Program Management Software
DCSD has adopted and implemented Trimble Proliance Capital Program Management System (PCM) as the District's project management software. DCSD will issue one license to the successful Architect and expects the Architect to participate in the management of these projects within the PCM guidelines. This management will be performed in conjunction with DCSD and the Program Manager. This includes but is not limited to:

1. General
    - All documentation will be processed through PCM
    - All meeting minutes will be produced and issued through PCM
    - All questions and answers will be processed through PCM
    - All invoicing – architect's, contractor's, vendors', etc. will be processed through PCM

2. Schematic Design Phases
    - All drawings will be posted in PCM as one package for each phase (one file for SD)
    - The detailed estimate will be posted in PCM for each phase
    - All reports will be posted individually in PCM

3. Construction Document Submittals (50%, 100%)
    - All drawings for the 50% CD submittals will be posted in PCM as one package
    - The detailed estimate will be posted in PCM for the 50% submittals
    - All reports will be posted individually in PCM
    - A detailed estimate is not required at 100% drawings
    - Each individual drawing will be posted to PCM (as individual files) at the 100% drawing submittal

4. Contract Administration
    - RFIs will be processed in PCM
    - Submittals will be processed in PCM
    - Shop drawings will be processed in PCM
    - Samples (color boards, brick, etc.) will be processed outside PCM, but will be tracked by a transmittal inside PCM
    - Invoices will be processed in PCM

3.0 REQUIREMENTS

3.1 Firms must meet the following requirements:

3.1.1 Requirements of the Request for Qualifications (RFQu).

3.1.2 It is preferable that the Firm has experience providing A/E services for K-12 public school programs.

3.1.3 Firm must be authorized to do business in the State of Georgia and must possess professional service registrations in accordance with applicable statutes, regulations, and rules.

3.1.4 Firms must be knowledgeable of the requirements of Georgia Code.

3.1.5 Firms must be able to demonstrate financial strength appropriate to the scale of Project to be managed.

3.1.6 Statements of Qualifications must be submitted electronically to the School District on or before the time and date indicated in the RFQu.

3.1.7 Statements of Qualifications should be limited to not more than 30 electronic pages. Submissions in excess of 30 electronic pages will not be disqualified;

however, clarity, conciseness, and brevity of this document will be part of the evaluation criteria.

3.1.8 Statements of Qualification which have not been received by the DeKalb County School District on or before the scheduled receipt time as set forth in the RFQu will not be considered.

3.1.9 The selected firm and its sub consultants, will be required to meet the insurance requirements of DCSD.

3.1.10 Costs of participating in the selection process, including presentations to the Selection Committee, are solely those of the firm; DCSD will assume no responsibility for any costs.

3.1.11 DCSD reserves the right to waive informalities and to terminate the selection process.

4.0 STATEMENT OF QUALIFICATIONS

Required Information and Format

Statements of Qualifications must provide the required information in the following order and format:

4.1 Letter of introduction and interest signed by an officer or partner of the responding firm. Letter shall include specific reason(s) why firm would be the best choice for the project listed. Letter shall include name of entity submitting, contact name, phone number, e-mail address, fax number and address of firm submitting.

4.2 Table of Contents

4.3 Compliance Information

This is a compliance section and carries no evaluation points. Firms must meet minimum criteria as specified to receive further consideration. Submittals shall include the following:

4.3.1 The Firm must be properly certified by the Georgia Secretary of State to do business in Georgia at the time of submission.

4.3.1.1 State the legal name of the entity submitting and if Firm submitting is a corporation, joint venture, or partnership. Note: It is understood that if selected for this project the stated entity name will be used in all legal contracting documents derived from this selection.

4.3.1.2 Provide a copy of certification for proper incorporation or registration from Georgia Secretary of State. In the alternative, joint ventures and partnerships should provide a copy of their joint venture or partnership agreement and certification from the Georgia Secretary of State establishing that each joint venture partner or partner is authorized to do business in Georgia.

4.3.2 The Firm must be properly registered, licensed, and certified at the time of submission:

4.3.2.1 Firms and sub consultants must be property licensed. Provide copy of current Georgia Professional Registration for Architect/Engineer.

4.3.2.2 If Firm is a joint venture, provide copy of the joint venture agreement and either:

a. Copy of current Georgia Professional Registration of the joint venture; or

b. A copy of the current Georgia Professional Registration of one of the joint venture partners.

4.3.3 The Firm must have been in continuous business for a minimum of five years. Note: If Firm is a joint venture, at least one of the companies comprising the joint venture or partnership must have been in continuous business for a minimum of five years.

4.3.3.1 State number of years in business**. <u>If the Firm is a joint venture, state both the number of years that the joint venture has been in business, as well as the number of years that each joint venture partners has been in business.</u>**

4.3.3.2 State the location, address, and telephone number of Firm's offices. If the Firm is a joint venture or partnership, identify the location, address, and telephone number of the principal place of business of the joint venture or partnership designated with the Georgia Division of Corporations.

4.3.3.3 Submit the names of owners, officers or principals in charge.

4.3.4 The Firm must identify any existing or potential conflicts of interest, and disclose any representation of parties or other relationships that might be considered a conflict of interest with regard to this selection. "Conflict" or "conflict of interest" means a situation in which regard for a private interest tends to lead to disregard of a public duty or interest.

4.3.4.1 If any conflicts of interest issues are identified, provide a detailed plan of action on how any existing or potential conflicts of interest will be mitigated in the case your firm is recommended for this project. DCSD at its sole discretion shall determine the adequacy of the plan and whether the conflict will disqualify the firm from consideration for the RFQu. If DCSD determines that the firm will be disqualified due to the conflict, the firm's proposal will not be evaluated or considered by the Selection Committee.

4.3.5 The Firm must demonstrate they have the necessary financial resources to complete the project and show their history of working proactively to avoid litigation with Owners.

4.3.5.1 Financial Statement: The Firm's financial capability is to be expressed in the financial statement (audited financial current within the past twelve months, such as a balance sheet and statement of operations) and should indicate the resources and the necessary working capital to assure financial stability through the completion of the project. A certified audit is preferred; however, the Firm's most recent tax return and balance sheet will be accepted. If the Firm is a joint venture or partnership all firms comprising the submitting entity will be required to submit the previously requested documentation.

4.3.5.2 Insurance Capacity: Firms must provide evidence that they have all insurance coverage's as specified in A/E contract included with this RFQu (See Appendix I).

4.3.5.3 Litigation: Submit all litigation of any kind involving firm, its officers or directors with a project owner where the total amount in controversy exceeds $100,000.00 within the last five years. If the firm is a joint venture or partnership submit litigation involving all firms comprising the submitting entity. State the court and location of the litigation.

4.3.5.4 Insurance Claims: Submit all Errors & Omissions and/or Professional Liability claims filed against the firms' policy in the last two years for the proposal submittal date. The information should include amount and nature of the claim(s).

5.0 INITIAL SCREENING CRITERIA

5.1 Individual Review: Proposal Evaluation Committee ("PEC") members shall use the Proposal Evaluation Form (Exhibit A) for the RFQu to document their review and evaluation of each Proposal in accordance with the criteria listed below, within their respective areas of experience and knowledge.

5.1.1 Related Experience (30 points):

Major consideration will be given to the successful completion of previous projects comparable in design, scope and complexity. This will include evaluating the firm's performance and quality of work on previous projects.

5.1.1.1 List the projects which best illustrate the experience of the firm which utilized the current staff which is being assigned to this Project. (List no more than 10 projects and do not list projects which were not completed by your firm or completed more than ten years ago). Include the following for each project:

a. Name and location of the project.
b. The nature of the firm's responsibility on the project.
c. Project owner's representative name, address, telephone and facsimile number.
d. Project user's representative name, address and telephone number.

e. Date project construction was completed.
f. Size of project (construction gross square feet).
g. Cost of project (construction cost).
h. Work for which firm's staff was responsible.
i. Present status of the project.
j. Firm's key professionals involved on the project and who of that staff would be assigned to the Project covered by this RFQu.

5.1.2 Proposed Project Staff and their Functions (30 points):
The quality, experience and quantity of staff and their functions will be evaluated by the Committee. The Committee will also evaluate the firm's capabilities to provide service.

5.1.2.1 Organization Chart: Develop an organization chart as it relates to the Project indicating key personnel, their relationship, and **all consultants** to be used on this project.

5.1.2.2 The firm shall name the actual staff to be assigned to this Project, describe their ability and experience, and indicate the function of each within their organization and their proposed role on this Project. **It is the intent that the proposed staff shall be assigned to this Project unless otherwise approved by Owner. The staff shall be present at the time of interview.**

5.1.2.3 Give brief resumes of key persons to be assigned to the Project including, but not limited to, the following:

a. Name and title.
b. Job assignment for other projects.
c. How many years with this firm. For sub-consultants, list prior projects your firm has worked with sub-consultant.
d. How many years with other firms.
e. Experience including types of projects, size of projects (dollar value and square footage of project), and specific project involvement.
f. Education.
g. Active registrations (if any).
h. If submitting as a joint venture or partnership, include the assigned staff for the joint venture or partnership and indicate which of the joint ventures or partners employs the staff member.

5.1.3 Workload (15 points):
As part of the evaluation criteria, the Committee will review the firms and their sub-consultants current workload. If the submitting firm is a joint venture, the Committee will review the current workload of each of the firms comprising the submitting entity. A maximum of ten points will be awarded based on an evaluation of the firm's total workload and capacity to perform the work.

5.1.3.1 Firms and their sub-consultant(s) shall provide a list of outstanding projects, client names, status of completion, anticipated completion date, and dollars committed on open project workload. Furthermore, if

the submitting firm is a joint venture they shall also include projects for each firm comprising the joint venture.

Definition of sub-consultant as it relates to this selection process: An individual and/or firm contracted or to be contracted by the submitting entity to provide services related to or part of those which this will be required as part of this selection process.

5.1.4 Equitable Distribution (10 points):

In an effort to consider the equitable distribution of work, the Committee shall evaluate data showing dollar amounts of contracts and projects awarded by DCSD to the submitting firm(s). In the case of submittals received by joint ventures the contracts and projects awarded to each of the firms comprising the joint venture will be included in the calculation of the projects currently under contract and those awarded by DCSD. Furthermore, this calculation will include all contracts and projects awarded to the submitting firm either as a joint venture or as a separate entity, whereby the submitting firm(s) was one of the entities included in the award and contract. The chart below will be used to award a maximum of 10 points based on the combined dollar amount of projects currently under contract, as well as those awarded by DCSD, but not yet under contract. For those projects already under contract, the contract amount will reflect the dollar amount of the contract value, not including amendments. The projects taken into account in the calculation will be those awarded by the Owner within two (2) years prior to this solicitation opening. For projects recommended but not yet awarded, the contract value will reflect the estimated fee based on the budget listed within the RFQu for which the firm was selected. This single score will be allocated to each firm by the Selection Process Facilitator and added to the cumulative score of the committee members.

Contract Value Awarded/ Recommended by DCSD	Point Value
Up to $100,000	10 points
$100,001 to $500,000	8 points
$500,001 to $1,000,000	6 points
$1,000,000 to $2,000,000	4 points
Greater than $2,000,000	0 points

5.1.5 DESIGN FEE (O POINTS):

Design fee is **NOT** included in the Selection Criteria.

5.1.5.1 Indicate your proposed Design Fee for the Services and Work as required by the Proposal Documents and the Owner's Agreement. Use Owner's Design Fee Form (Attachment C) included in this Request for Qualifications.

5.1.5.2 Indicate any breakdown of the proposed Design Fee as required by the attached form.

5.1.5.3 Acknowledge receipt of addendum, if any.

5.1.5.4 All blanks shall be filled in and shall be typed or manually and legibly filled in with ink. Interlineations, alterations and erasures must be initialed by the signer of the Proposal.

5.1.6 References (15 points):
The Firm must demonstrate a positive relationship with prior clients on similar projects.

5.1.6.1 The firm shall submit a minimum of three (3) written recommendations from previous owners and discuss their strategy to provide a positive working relationship with DCSD. This strategy must include actual examples of how the firm has demonstrated their cooperation with other Owners. DCSD reserves the option of contacting any of the references provided to confirm information provided.

5.1.6.2 DCSD staff will provide input on a firm's past work performance, this information includes but is not limited to the number of warranty requests and responsiveness, contract and process compliance, and information from the DCSD contractor evaluation process if available.

5.2 Group Review. The PEC members shall meet and discuss the Proposals. The goal of this review is to allow each PEC member the opportunity to fully discuss the Proposals and to identify any information in the proposals deemed by the PEC member to be significant to the evaluation. At the conclusion of this meeting, each PEC member shall render his or her final scores for each proposal and submit his or her Proposal Evaluation Form to the Selection Process Facilitator.

5.2.1 The Selection Process Facilitator shall combine the evaluation scores submitted by all PEC members and shall determine the five (5) highest scoring firms (unless otherwise determined) based on the total evaluation scores received. In the event of a tied score for fifth place, all such tied firms shall be included in the short list.

5.2.2 Short List Recommendation. The Selection Process Facilitator shall forward the PEC's short list recommendation to the Interim Chief Operating Officer ("the Interim COO"). The Interim COO, in his or her sole discretion, can either accept the short list recommendation or reject the short list recommendation. If the Interim COO accepts the recommendation, the selection process proceeds as noted below. If the Interim COO rejects the short list recommendation, he or she, in his or her sole discretion, can proceed in any of the following methods: directing the Selection Process Facilitator to recommence the selection process at whatever stage the Interim COO deems appropriate (including the Individual Review stage or the Group Review stage); pursuing the project by any other alternative method permitted under Georgia law; or abandoning the project all together. If the Interim COO elects to pursue the project by an alternative method or abandon the project, DCSD shall provide public notice of this decision.

5.2.3 Notice of Short List. Once the PEC's short list recommendation has been accepted by the Interim COO, the Selection Process Facilitator will notify all submitting firms of whether or not they appear on the short list and shall provide public notice of the short listed firms.

5.2.4 The short listed firms shall then be invited for interviews before the PEC, which will be scheduled within three (3) business days of notification.

6.0 INTERVIEWS AND PRESENTATION

6.1 At the time of its scheduled interview, each short listed firm shall provide additional information about its firm and operations as may be required by DCSD. This additional information shall include, but is not limited to, the following:

6.1.2 Overall Approach, Methodology (30 points):

6.1.2.1 The firm shall provide information regarding its knowledge of local codes and ordinances, as an indication of its ability to deliver quality workmanship in an effective and timely manner.

6.1.2.2 The firm shall demonstrate verbally and graphically its plan for performing the Architectural/Engineering Services, documenting the services to be provided and showing the interrelationship of all parties.

6.1.2.3 The firm shall present their quality assurance program. The program shall illustrate how they will assure professional quality, technical accuracy, and coordination of all services require under their contract.

6.1.3 Project Team (25 points):
The firm shall express the general and specific project related experience and capability of in-house staff and sub consultants and their functions as it relates to this project.

6.1.3.1 Organization Chart: Develop an organization chart as it relates to the Project indicating key personnel and their relationship. **It shall be understood that it is the intent of the District to insist that those key personnel indicated as the project team in this RFQu response actually executes the Project.**

6.1.3.2 If a joint venture, or prime subcontractor arrangement of two (or more) firms, indicate how the work shall be distributed between the associated firms. Describe how the organizational structure will ensure orderly communications, distribution of information, effective coordination of activities and accountability.

6.1.4 Cost Control (25 points):

6.1.4.1 Describe how you develop cost estimates, and how they are updated, providing specific examples of successful recommendations implemented and cost containment strategies utilized to maintain project budgets without sacrificing quality. Describe and explain the benefits to the Owner.

6.1.5 Project Scheduling (20 points):

6.1.5.1 As part of the project approach, the firm shall propose a process for scheduling multiple projects and effectively managing and executing the work in the optimum time. Provide a sample schedule and describe any major milestones for achieving the schedule and any other recommendations that may directly impact the schedule.

6.1.5.2 The firm shall describe any representative current projects and the projected versus the actual schedule for each.

6.2 Interview

6.2.1 The short-listed firms shall be invited for interviews before the PEC. At the time of its scheduled interview, each short-listed firm shall provide additional information about its firm and operations as may be required by DCSD. This additional information shall be identified in the RFQu.

6.2.2 The PEC shall schedule a separate interview for each short-listed firm. As part of its interview, and at the Selection Process Facilitator's discretion, each firm shall make a short oral presentation.

6.2.3 After the PEC has interviewed all the short-listed firms, the PEC shall reconvene for the PEC members to discuss the interviews and review each presentation. At the end of this discussion, PEC members shall use the Presentation Evaluation Forms to record their evaluation of each short listed firm, and then submit the Presentation Evaluation Forms to the Selection Process Facilitator.

6.2.4 The Selection Process Facilitator shall combine the evaluation scores submitted by all PEC members and determine the PEC's ranking of the short-listed firms based upon the total scores assigned to each firm for the presentation stage. If the ranking results in a tied score for the number one or number two ranked firms, additional information shall be requested from the tied firms and presented to the committee. The committee will score the firms based on the responses to the additional information

6.3 Submittal of recommended highest ranked firm. The Selection Process Facilitator shall submit the highest ranked firm recommended by the PEC to the Interim COO for approval. The Interim COO, in his or her sole discretion, shall either accept the results of the PEC's ranking recommendation and forward it to the Board of Education for approval or reject the results of the ranking recommendation. If the Interim COO accepts the ranking recommendation, the approval process continues as noted below. If the Interim COO rejects the results of the ranking recommendation, he or she, in his or her sole discretion, shall proceed with any of the following methods: directing the PEC Selection Process Facilitator to recommence the selection and ranking process at whatever stage the Interim COO deems appropriate (including the Individual Review stage, the Group Review stage, or the Interview process); pursuing the project by any other alternative method permitted under Georgia law; or abandoning the project all together. If the Interim COO elects to pursue the project through an alternative method or abandon the project all together, DCSD shall provide public notice of that decision.

. Upon the Interim COO's approval of the PEC's recommendation, an agenda item shall be prepared and put on the next available agenda for the Board of Education review and approval.

7.0 SELECTION PROCESS:

7.1 The Proposal Evaluation Committee ("PEC") shall be established by the COO. The Interim COO, or his designee, shall approve the members of the PEC, to include the

following:

7.1.1 At least three (3) DCSD staff persons with expertise in facilities design, construction, operation, and/or maintenance, property, surveying and environmental, as recommended by the Interim Chief Operating Officer from their respective divisions, for the purpose of evaluating and scoring only those elements of the responses that relate to facilities design, construction, operation, and maintenance proposals, and on an as needed basis, those that include property, surveying and environmental.

7.1.2 At least one (1) member of the SPLOST CIP staff with expertise in facilities design, construction, operation, and/or maintenance, property, surveying and environmental, as recommended by the Interim Chief Operating Officer, for the purpose of evaluating and scoring only those elements of the responses that relate to facilities design, construction, operation, and maintenance proposals.

7.1.3 Such other staff person(s) as deemed appropriate by the Interim COO, or his designee, in order to ensure that the PEC includes persons with experience and knowledge in the contractual services being sought, for the purpose of evaluating and scoring only those elements of the responses that relate to the person(s)' area of experience and knowledge.

7.1.4 Membership of the PEC may include representation from other public or private entities or others deemed appropriate as recommended by the Interim Chief Operating Officer. The recommendation may be based on project complexity, project cost and staff capacity.

7.1.5 All voting members of the PEC are required to comply with the provisions of Board Policy DJE and the provisions of the Code of Ethics for Public Officers and Employees. No member shall solicit or knowingly accept any gift, gratuity, loan, special discount, entertainment, transportation, lodging, meals, favor or promise of future employment, based upon any understanding that the vote, official action, or judgment of the member would be influenced thereby.

7.2 The Interim Chief Operating Officer, or his designee, shall select a Procurement representative who shall serve as the Selection Process Facilitator to monitor the selection process, ensure compliance with all applicable procedural requirements, limiting discussion which facilitates the procurement process, the facts of the procurement and documentation on file, and will maintain objectivity at all times.

7.3 The Selection Process Facilitator shall be responsible for ensuring that each member is provided information on the project, directs discussion as necessary and determines when the committee may need to vote on any compliance related issues.

7.4 The final rankings as approved by the Board of Education will rank all proposers from highest to lowest scores based on the selection criteria described in the RFQu.

7.5 Group A sites as listed on page 6 of the RFQu will be awarded to the proposer with the highest score. Group B sites as listed on page 6 of the RFQu will be awarded to the proposer with the second highest score. Group C sites as listed on page 7 of the RFQu will be awarded to the proposer with the third highest score.

8.0 SCHEDULE

8.1 **Virtual Pre-submittal conference attendance (mandatory).** It is the firm's responsibility to become fully informed as to the nature and extent of the services required. The virtual pre-submittal conference will be held at **11:00 a.m., EST, Thursday, May 5, 2022** via ZOOM. The RFQu will be reviewed and questions will be addressed.

8.2 Statements of Qualifications must be received electronically at the DeKalb County School District website https://dekalbschoolsga.ionwave.net not later than date and time set forth in the "Advertisement for RFQu for Professional Architectural and Engineering Services for Toney Elementary School Major Building System Replacement". Based on evaluations of Statements of Qualifications, a maximum of five firms may be interviewed, at times and location to be determined at a later time. The order of presentation will be determined at DCSD's sole discretion and the firms so notified.

8.3 The dates and times identified in this RFQu are subject to change. All changes will be posted to the DeKalb County School District solicitation website via addendum as it becomes available for all phases of this project.

9.0 GENERAL INSTRUCTIONS

9.1 Firms are required to register as a supplier using the IONWAVE portal and obtain a username and password.

9.2 The response shall contain manual signature of an authorized representative of the responding firm.

9.3 Responses received after the receipt time noted in the RFQu will not be accepted.

9.4 Firms responding to the RFQu shall be available for presentations and interviews to the DCSD PEC Selection Committee.

9.5 The contents of the proposal of a successful firm may become part of its contractual obligations.

9.6 Excluding items 5.1.4 and 5.2, Proposals shall respond to each item noted in sections 4.0 and 5.0 in the order noted. Identify responses with the same paragraph notation as contained in this RFQu.

9.7 Submittals shall be typed. All corrections made by the proposer prior to the opening shall be initialed and dated by the proposer. No changes or corrections will be allowed after proposals have been unsealed.

9.8 Questions: Any questions concerning the RFQu should be submitted electronically via email to the Procurement Manager at dcsd-op-bidquestion@dekalbschoolsga.org. **Questions submitted to any other email address will not be considered.** The deadline for receipt of vendor questions is **Wednesday, May 11, 2022** at **2:00 p.m. EST.** Questions received after the deadline time will not be considered. Questions received by the deadline time will be answered in writing and posted to the DCSD solicitation website http://dekalbschoolsga.ionwave.net no later than **Wednesday, May 18, 2022** by **2:00 p.m. EST.** No response other than written by the Procurement Manager, will be binding upon DCSD. All supplemental instructions will be in the form

of written Addenda to the RFQu.

9.8.1 Selection committee members, school board members and school board personnel are not to be contacted prior to the Board of Education's decision to approve or reject the final recommendation presented to it by the Interim Chief Operating Officer. **At the discretion of DCSD, failure to comply with this requirement will be grounds for disqualification**.

9.8.2 Specifically, this **NO-CONTACT PERIOD** shall commence on the initial date of the advertisement for Request for Qualifications and continue through and include the date the DeKalb County Board of Education makes its determination to approve or reject the final recommendations.

9.9. Failure to meet any of these requirements may disqualify your firm from consideration.

10.0 TERMS AND CONDITIONS:

10.1. DCSD reserves the right to accept or reject any or all proposals in the best interest of DCSD. DeKalb County School District reserves the right to waive any formalities in the selection process.

10.2 It is mutually understood and agreed that the nature, amount, and frequency of the Services shall be determined solely by Owner and that Owner does not represent or guarantee unto firm that any specific amount of services will be requested or required of firm pursuant to this RFQu.

10.3 Proposals which do not comply with these instructions or that do not include the requested data may not be considered.

10.4 The successful firm shall not discriminate against any person in accordance with Federal, State or Local law.

10.5 It is the sole responsibility of the submitting firm to ensure proposals are received on or before the time and date required, and in the format stated.

10.6 By submission of a response to this RFQu, the Respondent certifies that he/she and his/her employees shall not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of controlled substance or drugs during the performance of the contract.

10.7 By submission of a response to this RFQu, the Respondent certifies that he/she and his/her employees shall not use tobacco products on DCSD property at any time during the performance of this contract.

10.8 Respondents shall fully certify that they, as individuals or as officials of a business entity, have not entered into any agreement, participated in collusion, or otherwise taken any action in restraint of free and competitive responses to this RFQu. Further, Respondents guarantee that their response is not made in conjunction with or on behalf of another party and that they have not been directly or indirectly induced in any manner or taken any action to result in a restriction of trade or in an unfair advantage

10.9 By responding to this RFQu, the offeror certifies that the proposing company and/or its principals have not been suspended, excluded, disqualified, debarred, proposed for debarment, declared ineligible or voluntarily excluded from participation in any transaction by any Federal or State department or agency and that the bidder complies with all applicable orders, rules and regulations related thereto.Further, by responding to this RFQu, the offeror certifies that all lower tier participating individuals and/or company(s) and all respective principals of lower tier participants have not been suspended, excluded, disqualified, debarred, proposed for debarment, declared ineligible or voluntarily excluded from participation in any transaction by any Federal or State department or agency and that the bidder complies with all applicable orders, rules and regulations related thereto.

10.10 DeKalb County School District, Georgia, does not discriminate in admission or access to, or treatment or employment in its programs and activities, on the basis of race, color, religion, age, sex, national origin, marital status, disability, genetic information, sexual orientation, gender identity or expression, or any other reason prohibited by law.

10.11 Any person who is adversely affected by a decision of the DeKalb County School District concerning this procurement, shall adhere to the following Protest Procedures:

10.11.1 **Protests.** A bidder may file a written protest challenging DCSD's compliance with applicable procurement procedures subject to the bidder's compliance with the provisions outlined below. Any such written protest will be resolved in accordance with these provisions.

10.11.2 **Types of Challenges**. Any bidder interested in and capable of responding to a competitive solicitation may file a protest with respect to the competitive solicitation process including, but not limited to, a challenge to specifications or any events or facts arising during the solicitation process. Any bidder submitting a timely bid/proposal in response to a competitive solicitation may file a protest with respect to DCSD's intended or actual contract award including, but not limited to, events or facts arising during the evaluation and/or negotiation process.

10.11.3 **Form of Protest**. At a minimum, the written protest must include the following:

a. the name and address of the protestor;
b. appropriate identification of the solicitation;
c. a statement of reasons for the protest;
d. supporting exhibits, evidence, or documents to substantiate any claims unless not available within the filing time (in which case the offeror must proceed to file the protest during the filing period identified below but state the expected availability of the material); and
e. the desired remedy.

DCSD, at its discretion, may deem issues not raised in the initial protest as waived with prejudice by the protesting offeror.

10.11.4 **Filing Protests**. A protest is considered to be properly filed when it is in writing, signed by a company officer authorized to sign contracts on behalf of the offeror, and is received by the Design and Construction Department. The protest may be sent by any of the following means:

MAIL: Attention: Mr. Richard H. Boyd
Interim Chief Operating Officer
DeKalb County School District
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

FAX: (678) 676-1475

10.11.5 **Type of Protests.** A challenge to the competitive solicitation process must be filed within two (2) business days prior to the closing date and time of the solicitation as identified on the RFQu.

A challenge to an intended or actual contract award must be filed within ten (10) calendar days of the date the Notice of Intent to Award (NOIA) is posted by DCSD. In the event DCSD does not post a NOIA, the protest must be filed within ten (10 calendar days of the date the Notice of Award (NOA) is posted.

If a protest is not filed by the applicable deadline, such failure shall be deemed as a waiver with prejudice of any grounds the bidder may have for protest.

10.11.6 **Stay of Procurement During Protest Review.** When a protest challenging the competitive solicitation process has been timely filed at least two (2) business days prior to the closing date and time, the solicitation shall not close until a final decision resolving the protest has been issued, unless the Facilities Management Department makes a written determination that the closing of the solicitation without delay is necessary to protect the interests of DCSD.

When a protest challenging an intended contract award has been timely filed, DCSD shall not proceed to actual contract award unless the Design and Construction Department makes a written determination that the issuance of a contract or performance of the contract without delay is necessary to protect the interests of DCSD. If it is determined that it is necessary to proceed with contract performance without delay, the bidder/offeror with this contingent contract may proceed with performance and receive payment for work performed in strict accordance with the terms of the contract. The provisions of this paragraph are not applicable to a protest pertaining to events or facts arising during the solicitation process.

10.11.7 **Protest Resolution**. The Facilities Management Department shall review and issue a written decision on the protest within seven (7) business days. This decision shall be deemed final. Available remedies for sustained protests are as follows:

10.11.7.1 If a protest is sustained prior to the closing date and time of the solicitation, available remedies may include, but are not limited to, the following: modification of the solicitation document including, but not limited to, specifications and terms and conditions; extension of the solicitation closing date and time (as appropriate); and cancellation of the solicitation.

10.11.7.2 If a protest of the intended/actual contract award is sustained available remedies may include but are not limited to, the following: revision or cancellation of the NOIA/NOA, re-evaluation and re-award, or re-solicitation with appropriate changes to the new solicitation.

10.11.8 **Costs**. In no event shall a bidder be entitled to recover any costs incurred in connection with the solicitation or protest process, including, but not limited to, the costs of preparing a bid/proposal, the costs of participating in the protest process, or any attorney fees.

10.12 By making a submission, it is understood and agreed that the submitting entity consents to DCSD contacting any parties referenced in the entities response including, but not limited to, all project owners and references herein.

10.13 Submitters acknowledge and agree that the contracting entity will be the Firm name identified in the response to 4.3.1.1.

10.14 Appendix I, is the most current version of the DCSD Standard Form of Contract for Architectural Services. By submitting a response to this RFQu, submitters acknowledge and agree that they have reviewed the contract and have no objection to it. **All responders should thoroughly review the documents prior to submitting a proposal. Any proposed revisions to the terms or language of these documents must be submitted in writing during the question and answer period of the solicitation. All request must be submitted in writing prior to the close of the final questions.** Request for revisions will be reviewed and approved or rejected by legal and legal rulings are final. If submitted or proposed thereafter, such proposed revisions to the terms or language of these documents shall not be considered by the Owner and the Architect/Engineer submittal shall be rejected. No alterations can be made in the contract after award by DCSD.

NOTICE
FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES
FOR HVAC REPLACEMENT

DeKalb County Board of Education announces that Professional Architectural and Engineering Services are required for the project listed below.

PROJECT AND NUMBER:	A/E Services for HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr., HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS - RFQu No. 22-752-030
SERVICES TO BE PROVIDED:	Professional Architectural and Engineering Design Services for HVAC Replacement at multiple sites.
VIRTUAL PRE-SUBMITTAL MEETING**:**	**May 5, 2022, 11:00 a.m. EST**, via ZOOM Attendees must provide the following information by **Wednesday, May 4, 2022, 5:00 p.m. EST:** 1. Individual Name and Title 2. Company Name 3. Telephone Number 4. Email Address Information must be sent to dcsd-op-solicitation@dekalbschoolsga.org A meeting link will be sent to all registered attendees. **Attendance is mandatory.**
DCSD CONTACT:	Belinda Quillet, Procurement Manager Angela Arlene-Myrick, Procurement Specialist
SUBMIT QUALIFICATIONS TO:	http://dekalbschoolsga.ionwave.net
QUALIFICATIONS DUE DATE AND TIME:	May 24, 2022, 2:00 p.m. EST

Requirements: Interested firms are required to comply with all requirements of the Request for Qualification (RFQu). A copy of the RFQu and any and all clarifications issued shall be obtained from the DeKalb County School District web site http://dekalbschoolsga.ionwave.net. Furthermore, all Notices concerning this solicitation and award shall be posted to the aforementioned web site. These Notices shall include, but are not limited to short list meeting dates and times, presentation meeting dates and times, intended decision and decision information.

End of RFQu Document Consisting of 28 Pages

(See Attachments and Appendices Package)

ATTACHMENT A: ARCHITECT/ENGINEER CHECKLIST AND CERTIFICATION

The undersigned, hereby acknowledges having received **Request for Qualifications (RFQu) No. 22-752-030** for **Professional A/E Services for HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr, HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS** containing a full set of documents:

IMPORTANT NOTICE: The omission of any of the required items listed below shall cause the bid submission to be declared non-responsive and to be rejected.

Owner's Standard Forms:		Include with Proposal	Check Box to Confirm Inclusion
Attachment A	Architect/Engineer Checklist and Certification (2 pages)	YES	☐
Attachment B1	Corporate Certificate (1 page)	B1 or B2 or B3 as applicable	☐
Attachment B2	Partnership Certificate (1 page)		☐
Attachment B3	Entity Certificate (1 page)		☐
Attachment C1	Design Fee Form – Bob Mathis ES (5 pages)	YES	☐
Attachment C2	Design Fee Form – Briarlake ES (5 pages)	YES	☐
Attachment C3	Design Fee Form – Chapel Hill ES (5 pages)	YES	☐
Attachment C4	Design Fee Form – Early Learning Center (5 pages)	YES	☐
Attachment C5	Design Fee Form – Edward L. Bouie ES (5 pages)	YES	☐
Attachment C6	Design Fee Form – Marbut ES (5 pages)	YES	☐
Attachment C7	Design Fee Form – Martin Luther King Jr., HS (5 pages)	YES	☐
Attachment C8	Design Fee Form – Montclair ES (5 pages)	YES	☐
Attachment C9	Design Fee Form – Panola Way ES (5 pages)	YES	☐
Attachment C10	Design Fee Form – Pine Ridge ES (5 pages)	YES	☐
Attachment C11	Design Fee Form – Shadow Rock ES (5 pages)	YES	☐
Attachment C12	Design Fee Form – Stephenson HS (5 pages)	YES	☐
Attachment C13	Design Fee Form – Tucker MS (5 pages)	YES	☐
Attachment D	Offeror's and Individuals' Affidavit of Noncollusion (2 pages)	YES	☐
Attachment E	Conflict of Interest Disclosure Affidavit (2 pages)	YES	☐
Attachment F	Consent to Release Information (1 page)	YES	☐
Attachment G	Immigration and Security Certification (2 pages)	YES	☐
Attachment H	No Submittal Response Form (1 page)	N/A	

Other Requirements:	Include with Proposal	Check Box to Confirm
Copy of Business License and Certificates	YES	☐
Certificate of Insurance	YES	☐

Indicate **Addenda(s) Nos.** _____ received **(none unless indicated here).** The Architect/Engineer is responsible for reading and understanding all sections of this RFQu and affirms that the Architect/Engineer shall be bound by all of the terms and conditions contained in this RFQu.

Further, the undersigned, being duly sworn, states on oath that no disclosures of ownership have been withheld from the Board, that the information provided herein is current, and Architect/Engineer and its officers and employees have not entered into any agreement with any other Architect/Engineer or prospective Architect/Engineer or with any other person, firm or corporation relating to any prices or other terms named in this RFQu or any other RFQu, nor has it entered into any agreement or arrangement under which a person, firm or corporation is to refrain from responding to this RFQu.

Name of Architect/Engineer: _____

Signature: _____ Printed Name: _____

Title: _____ Date: _____

Sworn to and subscribed before me this ___ day of _____, 2_____.

Notary Public: _____ My commission expires: __/__/__.

(SEAL)

THE DEKALB COUNTY SCHOOL DISTRICT RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND TO WAIVE INFORMALITIES.

ATTACHMENT B1: CORPORATE CERTIFICATE

STATE OF _____
COUNTY OF _____

I, _____, certify that I am the Secretary of the corporation named as offeror in the foregoing proposal; that _____ who signed said proposal on behalf of the offeror was then _____ of said corporation; that said proposal was duly signed for and in behalf of said corporation by authority of its Board of Directors, and is within the scope of its corporate powers; and that said corporation is organized under the laws of the State of _____.

_____
[signature]

_____
[typed name]

Subscribed and sworn to
before me this ___ day of
_____, 2_____.

(SEAL)

_____
Notary Public

My Commission Expires:
___/___/___

ATTACHMENT B2: PARTNERSHIP CERTIFICATE

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20_____, personally appeared_____ _____, who executed the above proposal, and being first duly sworn, deposes and says that he or she is a general partner in the firm of _____ and that said firm consists of himself or herself and _____ and that he or she executed the foregoing proposal on behalf of said firm for the uses and purposes stated therein, and that no one except the above named members of the firm have any financial interest whatsoever in said proposed contract.

_____
[Affiant's Signature]

_____ Partner

_____ Partner

_____ Partner

_____ Partner

Subscribed and sworn to
before me this ___ day of
_____, 2____.

(seal)

_____
Notary Public

My Commission Expires:
___/___/___

NOTE: If only one partner signs, a Power of Attorney executed by all other partners authorizing him or her to act in the name of the partnership must be attached; otherwise, all partners must sign.

ATTACHMENT B3: ENTITY CERTIFICATE

STATE OF _____

COUNTY OF _____

I, _____, certify that I am the Secretary of the entity named as offeror in the foregoing proposal; that _____ who signed said proposal in behalf of the offeror was then _____ of said entity; that said proposal was duly signed for and on behalf of said entity by due authority, and is within the scope of its legal powers; and that said entity is a _____ organized under the laws of the State of _____.

_____
[signature]

_____
[typed name]

Subscribed and sworn to
before me this ___ day of
_____, 2____.

(SEAL)

_____
Notary Public

My Commission Expires:
___/___/___

DeKalb County School District

Revised ATTACHMENT C1: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Bob Mathis Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Bob Mathis Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$139,366**. This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Bob Mathis Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee (Minimum of 15% of Fee Required)** **$**_____

TOTAL LUMP SUM **$ 139,366**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$ _____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C2: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Briarlake Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Briarlake Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$107,937**. This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Briarlake Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee (Minimum of 15% of Fee Required)** **$**_____

TOTAL LUMP SUM **$ 107,937**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$ _____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C3: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Chapel Hill Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Chapel Hill Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$138,862.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Chapel Hill Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 138,862**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C4: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Early Learning Center**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Early Learning Center HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$137,394.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Early Learning Center HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 137,394**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C5: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Edward L. Bouie Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Edward L. Bouie Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$183,948.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Edward L. Bouie Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 183,948**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C6: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Marbut Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Marbut Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$183,699.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Marbut Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____

- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____

- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____

- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____

- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____

- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 183,699**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C7: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Martin Luther King Jr., High School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Martin Luther King Jr., High School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$528,026.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Martin Luther King Jr., High School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 528,026**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C8: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Montclair Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Montclair Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$144,005.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Montclair Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 144,005**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C9: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Panola Way Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Panola Way Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$173,137.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Panola Way Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 173,137**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C10: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Pine Ridge Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Pine Ridge Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$175,092.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Pine Ridge Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 175,092**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C11: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Shadow Rock Elementary School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Shadow Rock Elementary School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$203,398.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Shadow Rock Elementary School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 203,398**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C12: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Stephenson High School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Stephenson High School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$485,687.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Stephenson High School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 485,687**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

DeKalb County School District

Revised ATTACHMENT C13: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Tucker Middle School**

RFQu No.: **22-752-030**
Project No.: **N/A**
RFQu Due Date: **May 24, 2022**

DeKalb County Board of Education
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

Board of Education:

In compliance with DCSD's Request for Qualifications, the undersigned Architect,

_____
[legal name of Architect]

_____

_____
[address of Architect]

_____
[telephone number of Architect]

_____
[email address of Architect]

having carefully examined the site of the Project and the Owner's Criteria, and having carefully examined the proposed Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect, as supplemented by the Special Supplementary Conditions (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **A/E Services for Tucker Middle School HVAC Replacement** proposes and agrees, if this proposal is accepted, to enter into a contract with the Owner in the exact form provided in the Request for Qualifications and to perform the Design Services and Work in conformance with the Contract Documents, in the time stated therein, for the Contract Price set forth below, and submits the following proposed compensations and fees and other matters set forth below:

a. DCSD has determined that the **maximum** stipulated fee the Architect will receive for this project scope will be **$305,938.** This fee is **all inclusive** and incorporates all reimbursable expenses for this project.

b. The Proposed Design Fee will **NOT** be considered for the Selection Criteria.

c. Below provide your proposed breakdown of the stated fee per the requirements of the Agreement and the Design Review- Minimal Submittal Requirements (Appendix B) with the milestones provided for **A/E Services for Tucker Middle School HVAC Replacement:**

A. **Preliminary Consultation/Examination Report** **$**_____

B. **Schematic Design Phase** **$**_____
- Provide three (3) potential schemes
- Provide schematic design drawings per Appendix B
- Provide project specifications per Appendix B
- Provide cost estimate per Appendix B
- Space and functional program Appendix B
- Life cycle analysis
- Other items identified in Appendix B

C. **Design Development Phase** **$**_____
- Provide design development drawings per Appendix B
- Provide project specifications per Appendix B
- Provide detailed cost estimate per Appendix B
- Geotechnical & surveys per Appendix B
- Final life cycle analysis
- Submittal to GaDOE
- Other items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$**_____
- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshal review
- Submittal to GaDOE

100% Complete CD Phase **$**_____
- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshal review
- Submittal to GaDOE

E. **Sub-Consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee** **$**_____
(Minimum of 15% of Fee Required)

TOTAL LUMP SUM **$ 305,938**

d. The hourly rates as required in Section 11.2. of the Agreement (Appendix I) in the following manner are indicated below. (These hourly rates will be added to the contract for this project):

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour
Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

e. The undersigned Architect hereby acknowledges receipt of the following Addenda:
[insert the number and date of each Addendum; if none, insert "None"]

_____

f. The Architect understands that the Owner reserves the right to reject any or all Proposals, and to waive any technicalities or informalities.

g. The Architect agrees that this Proposal may not be withdrawn for a period of one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals.

h. The undersigned Architect agrees that if it is notified in writing by mail, telegraph, facsimile or hand-delivery of the acceptance of this Proposal, via Notice of Award or otherwise, within one hundred and twenty (120) calendar days after the date and time fixed for receiving said Proposals, the undersigned Architect will execute, within three (3) business days of the date of the notice, a contract for the Design Services and the Work in accordance with the Request for Qualifications in the exact form provided therein for the Contract Price as agreed upon by the Owner and Architect.

i. The undersigned Architect agrees to commence the Design Services under the Owner's form of

contract after its receipt of a written Notice to Proceed from the Owner.

By submission of the Proposal, Architect represents and warrants that:

(1) Architect has read and understands the Proposal Documents and the Proposal is made in accordance therewith;

(2) Architect has read and understands the bidding or proposal documents or contract documents for other portions of the Project, if any, being bid or offered concurrently or presently under construction, to the extent that such documentation relates to the Design Services or the Work for which the Proposal is submitted;

(3) Architect has visited, examined and inspected the site of the Project, obtained first-hand knowledge of existing conditions, the conformation of the ground, the character, quality and quantity of the products needed preliminary to and during the prosecution of the Work, the general and local conditions and all other matters which can in any way affect the Work to be done under the Contract, and become thoroughly familiar with all conditions under which the Work is to be performed and has correlated all the Architect's personal observations and any other facts or conditions that are known to or reasonably knowable by the Architect with the requirements of the Proposal Documents, including without limitation the proposed Contract Documents;

(4) the Proposal is based upon furnishing all of the Design Services and the Work, and other things required by the Proposal Documents; and

(5) all facts stated in the Proposal are true and correct.

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted,

_____
[typed name of Architect]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Architect]

(_____)_____
[business telephone number]

_____
[date of execution]

[If the Architect is a joint venture, utilize the following page of this proposal form for signatures.]

(For Joint Venture Proposals)

By submission of this Proposal, the Architect certifies that this Proposal has been derived independently, without consultation, communication or agreement as to any matter relating to this Proposal with any other Architect or with any competitor. The Architect hereby certifies that this Proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same Project and is in all respects fair and without collusion or fraud. The Architect agrees to abide by all conditions of the Request for Proposal.

Respectfully submitted _____,
[typed name of Joint Venture]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

By: _____
[typed name of Joint Venture partner]

By: _____[seal]
[signature]

_____
[typed name and title]

_____
[address of Joint Venture partner]

(_____)_____
[business telephone number]

_____
[date of execution]

ATTACHMENT D: OFFEROR'S and INDIVIDUALS' AFFIDAVIT OF NONCOLLUSION

(This affidavit to be executed in accordance with O.C.G.A. § 36-91-21(e))

STATE OF _____

COUNTY OF _____

COMES NOW, _____ ("Offeror"),
[Name of Offeror]

appearing by and through _____, its _____
[insert name of individual with authority to bind Offeror] *[title]*

(averring both individually and in his or her representative capacity on behalf of Offeror) (the "Individual and Representative Affiant"), and

_____
[*in these blanks insert the names of all those required to give the oath under O.C.G.A. § 36-91-21(e)]*

_____

_____

_____

_____

_____

_____

(collectively, the "Individual Affiants"), and each of the Individual And Representative Affiant and the Individual Affiants, after first being duly sworn, deposes and says that:

1. He, she or it, as applicable, has not directly or indirectly violated subsection (d) of the Official Code of Georgia Annotated Section 36-91-21, which subsection provides as follows:

> (d) Whenever a public works construction contract for any governmental entity subject to the requirements of this chapter is to be let out by competitive sealed bid or proposal, no person, by himself or herself or otherwise, shall prevent or attempt to prevent competition in such bidding or proposals by any means whatever. No person who desires to procure such work for himself or herself or for another shall prevent or endeavor to prevent anyone from making a bid or proposal therefor by any means whatever, nor shall such person so desiring the work cause or induce another to withdraw a bid or proposal for the work.

2. If the Offeror is a partnership, then the Individual and Representative Affiant, together with the Individual Affiants, constitute all of the partners and any officer, agent or other person who may have represented or acted for them in bidding or proposing for or procuring the contract for the DeKalb County Board of Education A/E Services for HVAC Replacement at Bob Mathis Elementary School, Briarlake Elementary School, Chapel Hill Elementary School, Early Learning Center, Edward L. Bouie Elementary School, Marbut Elementary School, Martin Luther King Jr., High School, Montclair Elementary School,

Panola Way Elementary School, Pine Ridge Elementary School, Shadow Rock Elementary School, Stephenson High School, and Tucker Middle School (the "Project").

3. If the Offeror is a corporation or other entity, then the Individual And Representative Affiant, together with the Individual Affiants, constitute all officers, agents, or other persons who may have acted for or represented the corporation or other entity in bidding for or procuring the contract for the Project.

Further, the Individual And Representative Affiant and the Individual Affiants sayeth not.

This _____ day of _____, 2____

_____
[insert name of Offeror]

and

_____
[insert name of Individual And Representative Affiant]

By: _____, both individually and on behalf of Offeror as its
[signature]

_____
[insert title]

Individual Affiants' signatures and names:

x_____ Name:	x_____ Name:
x_____ Name:	x_____ Name:
x_____ Name:	x_____ Name:
x_____ Name:	x_____ Name:
x_____ Name:	x_____ Name:
x_____ Name:	x_____ Name:

Sworn to and subscribed before me this ___ day of _____, 2____.

Notary Public: _____ My commission expires: __/__/__.

(SEAL)

ATTACHMENT E: CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

I HEREBY CERTIFY, UNDER OATH, that

1. I (*Printed Name*), _____ am the (*Title)* _____ and I am the duly authorized representative of the firm of *(Firm Name)* _____ _____ (the "Firm") for purposes of this Affidavit, whose address is (*Firm Address)* _____ _____, and I possess the legal authority to make this Affidavit on behalf of myself and the Firm, as follows:

2. The following employee(s), officer(s) or agent(s) of the Firm (collectively, "Firm Representative") is/are related, by blood or marriage, to an employee, agent or Board Member of the DeKalb County Board of Education (collectively, "Owner Representative"), as indicated below:

Firm Representative	Owner Representative	Relation
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Except as listed below under "EXCEPTIONS", neither the Firm nor any Firm Representative have any conflicts of interest, whether real or potential, due to kinship, ownership, other clients, other contracts, interests, or otherwise concerning the DeKalb County Board of Education, the Project or any Owner Representative:

   EXCEPTIONS *(fully disclose and completely explain)*

[Continued on Next Page]

4. This disclosure is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a bid, proposal or qualification statement for the same contract or project, and is in all respects without collusion or fraud.

Wherefore, the foregoing disclosure is fully complete and true, and may be relied upon by the DeKalb County Board of Education:

Signature: _____

Printed Name: _____

Firm Name: _____

Date: _____

Sworn to and described before me this _____ day of _____

Personally known: _____

OR Produced Identification: _____

Type of Identification: _____

Notary Public – State of _____

My Commission Expires _____

Affix Notary Seal Here:

ATTACHMENT F: CONSENT TO RELEASE INFORMATION

The undersigned, having submitted a competitive sealed Proposal to the DeKalb County Board of Education in respect of a local government entity public works construction project (or being a partner in a joint venture that has submitted such proposal), hereby authorizes any person or entity having in its possession, custody or control any information regarding the undersigned to fully disclose and make available such information to the DeKalb County Board of Education, its agents, attorneys and other representatives.

This ___ day of _____, 2_____.

_____
[Printed name of person or entity consenting to release of information]

By: _____

Printed name: _____

Printed Title: _____

ATTACHMENT G: IMMIGRATION AND SECURITY CERTIFICATION

If you are providing service, performing work or delivering goods to the DeKalb County Board of Education/DeKalb County School District including, but not limited to schools, warehouses and central offices, the applicable Georgia Security and Immigration Compliance documents found here must be completed, signed, notarized and submitted with your bid/proposal. Failure to provide this document with your bid/proposal will result in the disqualification of the bid/proposal.

1) Offeror/Bidder shall at all times comply with the Georgia Security and Immigration Compliance Act, as amended, O.C.G.A. § 13-10-90 et. seq.

2) In order to insure compliance with the Immigration Reform and Control Act of 1986 (IRCA), D.L. 99-603 and the Georgia Security and Immigration Compliance Act, as amended by the Illegal Immigration Reform Act of 2011, O.C.G.A. § 13-10-90 et. seq. (collectively the "Act"), the Offeror **MUST INITIAL** the statement applicable to Offeror below:

(a) _____ ***(Initial here):*** Offeror declares under penalties of perjury that, Offeror has registered at https://e-verify.uscis.gov/enroll/ to verify information of all new employees in order to comply with the Act; is authorized to use and uses the federal authorization program under the federal work authorization user identification number issued on the date of authorization below; will continue to use the authorization program throughout the contract period; Offeror further warrants and agrees Offeror shall execute and return any and all affidavits required by the Act and the rules and regulations issued by the Georgia Department of Labor as set forth at Rule 300-10-1-.01 et. seq. [**Offerors who initial (a) must attach and return a signed, notarized Contractor Affidavit and Agreement with the Contract if awarded]**;

or

(b) _____ ***(Initial here):*** Offeror/Bidder warrants that he/she does not employ any other persons, and he/she does not intend to hire any employees or to perform the Contract. [**Offerors/Bidders who initial (b) must attach and return a signed, notarized Affidavit of Exception with the Contract if awarded]**;

or

(c) _____ ***(Initial here)*** Offeror/Bidder is an individual who is licensed pursuant to Title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for services to be rendered by such individual and thus does not have to provide an affidavit.

3) _____ ***(Initial here)*** Offeror/Bidder will not employ or contract with any subcontrator in connection with a covered contract unless the subcontractor is registered, authorized to use, and uses the federal work authorization program; and provides Offeror/Bidder with all affidavits required by the Act and the rules and regulations issued by the Georgia Department of Labor as set forth at Rule 300-10-1-.01 et. seq.

4) _____***(Initial here)*** Offeror/Bidder agrees that, if Offeror/Bidder employs or contracts with any sub-contractor in connection with the covered contract under the Act and DOL Rules 300-10-1-.01,

et seq that Offeror/Bidder will secure from each sub-contractor at the time of the contract the sub-contractor's name and address, the employee-number applicable to the sub-contractor, the date the authorization to use the federal work authorization program was granted to sub-contractor; the subcontractor's attestation of the subcontractor's compliance with the Act and Georgia Department of Labor Rule 300-10-1-.01, et seq.; and the subcontractor's agreement not to contract with sub-subcontractors unless the sub-subcontractor is registered, authorized to use, and uses the federal work authorization program; and provides subcontractor with all affidavits required by the Act and the rules and regulations issued by the Georgia Department of Labor as set forth at Rule 300-10-1-.01 et. seq.

5) _____***(Initial here)*** Offeror/Bidder agrees to provide the DeKalb County School District with all affidavits of compliance as required by O.C.G.A. § 13-10-90 *et seq*. and Georgia Department of Labor Rules 300-10-1-.01, et seq within five (5) business days of receipt.

_____ _____
Signature Date

_____ _____
EEV/Basic Pilot Program User Identification Number
Date of Authorization

Firm Name: _____

Street/Mailing Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Email Address: _____

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

_____ DAY OF_____, 20____

_____
Notary Public

My Commission Expires:_____

ATTACHMENT H: NO SUBMITTAL RESPONSE FORM

RFQu Number: **22-752-030** DCSD Project No.: N/A
Title: **A/E Services for HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr., HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS**

If your company will not be submitting a proposal in response to this Request for Qualifications, please complete this form and return or fax, prior to the RFQu due date established within to:

DeKalb County Board of Education (the "Board")
Sam A. Moss Service Center - Procurement Services
Attention: Procurement Manager
1780 Montreal Road
Tucker, Georgia 30084-6705
Fax (678) 676-1475

This information will assist Procurement Services in the preparation of future RFQu's.

Company Name: _____

Contact: _____

Address: _____

Telephone: _____ Fax: _____

Email:_____

Please check reason for a "no submittal."

_____ Specifications 'too tight," geared toward one brand or manufacturer (explain below)
_____ Insufficient time to respond
_____ Specifications unclear (explain below)
_____ We do not offer this service or an equivalent
_____ Our schedule does not permit us to perform
_____ Unable to meet specifications
_____ Unable to meet bond requirements
_____ Unable to hold prices respondent throughout the term of the contract period
_____ Unable to meet insurance requirements
_____ Other_____

Explanation:_____

_____

If submitting this form, **only** this form needs to be returned.

DeKalb County School District

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

Preliminary Consultation

The purpose of the Preliminary Consultation is to confirm the existing conditions and requirements and to develop a plan for the work.

1. Review Scope as provided within the RFQu
2. Review Facility Assessment Report
3. Review As-built Documentation/Building Space Survey
4. Code Review
5. Utilities Review
6. Program/Planning Work Sessions
7. Preliminary Presentation
8. Final Submission

Schematic Design - Minimum Submittal Requirements:

The purpose of the Schematic Design is to confirm that the design solution meets the client's functional needs as defined in the Program for the project. Reviewers focus on site use, layout, adjacency requirements, room sizes, and similar issues.

1. Site plans showing:
    a) Adjacent building structures
    b) Easements and infrastructure/utilities
    c) Topographical features and existing plantings
    d) Vehicular and pedestrian site access and flow
    e) Landscape/ hardscape plan
    f) Grading plan
    g) Draft of storm meter management plan (as needed)
    h) Preliminary site logistics plan
    i) Tree protection plan
2. Floor plans showing:
    a) Double line room layouts with door swings
    b) Public, private and service circulation
    c) Vertical circulation through the facility
    d) Program room numbers and corresponding program areas on the plans special features
    e) Wall ratings and types
3. Elevations:
    a) Identify major elements for facility character

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

b) Graphical identification of proposed materials with shades and shadows to illustrate depth and volume as well as the contextual relationships to the Owner's site as appropriate.

4. Cost information showing:
    a) Preliminary cost comparisons between schemes, if applicable
    b) Cost of special features or phasing premiums
5. A statement of probable construction cost. At a minimum, the cost estimate must address the systems shown below. A breakdown into sub-component systems is encouraged but not required. Each component or sub-component must identify the unit, unit cost, cost per square foot, and the percentage of the total construction cost:
    a) General conditions, profit and overhead
    b) Site work
    c) Foundations
    d) Superstructures
    e) Exterior closures
    f) Roofing
    g) Interior construction and finishes
    h) Conveying
    i) Special construction
    j) Fire protection
    k) Plumbing
    l) HVAC
    m) Electrical
    n) Controls
    o) Communications and security
6. Specifications and Other Information:
    a) Include the proposed table of contents
    b) Provide an outline specification or narrative indicating materials, types of construction, proposed mechanical systems, plumbing systems, fire protection, security systems, and proposed electrical and life cycle analysis investigations
7. A written narrative of the energy and life cycle analysis investigation.
8. An updated project schedule
9. Any special phasing or sequencing
10. Any testing / analysis
11. Any LEED or sustainable design considerations
12. An updated Space and Functional Program specifically identifying any modifications.
13. Life Cycle Cost Analysis.

DeKalb County School District

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

Design Development - Minimum Submittal Requirements

In the Design Development Phase, reviewers are looking at methods of construction, materials, building support systems, and choice of products. Design Development requirements are in addition to Schematic Design Requirements.

1. All comments from the Schematic Design Review Process must be incorporated into the Design Development design review submittal or a written narrative explaining in detail why specific comments were not incorporated must be included.
2. Civil Discipline
   a) Site Grading and Drainage Plan: Show developed drainage concepts, include existing and new contours, drainage structures (numbered for general reference), and spot grade elevations.
   b) Site Utilities Plan: Indicate the plan relationships of existing and proposed utilities. Vertical relationship of the utilities will be noted by plan notations and profiles. Site plan including grading and site utilities, utility connection points, and a storm water management design.
   c) Planting Plan: Illustrate the center points at desired spacing of major plantings. A key will explain the proposed form and design characteristics of the plants (large shade tree, flowering ornamental tree, low evergreen shrub, etc.). An existing tree to remain will have an "o" for its center point. A proposed tree will have an "x" for its center point or appropriate legend indicators.
   d) Design Details: Show the design or detailing to be used in the site development. These details will clarify the relationship of vertical and horizontal surfaces, steps, walls, and pavements, etc., including edge conditions at adjacent surfaces.
3. Architectural Discipline
   a) Site Layout and Materials Plan: Illustrate the design forms and materials to be used. Major dimensions will be indicated. All appearance-related design issues should be addressed, resolved, and shown. LEED and sustainable design and construction should be considered.
   b) Dimensioned floor plans indicating structural bay sizes and overall building dimensions. Floor Plan should show dimensions of major elements and final partition locations, including all openings.
   c) Exterior and core wall sections showing final dimensional relationships, materials, and component relationships.
   d) Floor Plan showing all fixed and loose equipment
   e) Large-scale plans and sections
   f) Room finish schedule identifying all finishes.
   g) Interior and exterior finish and color schedule (exposed finished mechanical and electrical items will be clearly addressed)
   h) Building sections.
   i) Door and hardware schedule showing door, frame, and fire ratings, if any.
   j) Window schedule showing types and sizes.
   k) Preliminary development of details.
   l) Reflected ceiling plan including ceiling grid, light fixtures, and all devices that penetrate or are mounted upon finished ceiling.
   m) Interior movable furniture, office equipment, demountable partitions and system furniture, layouts for all departments and floors, including proposed building signage system.
   n) Gross and net area calculations by department to determine compliance with Program of Requirements.
   o) A thorough outline technical specification, including selected acceptable manufacturers.

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

4. Structural Discipline
   a) Foundation drawings.
   b) Floor plan with all structural members located and sized.
   c) Footing, beam, column, and connection schedules.
   d) Final floor elevations.
5. Plumbing and Mechanical Disciplines
   a) Heating and cooling load calculations for each individual space, including cooling requirements for heat loads generated by office equipment, personal computers, etc.
   b) Mechanical equipment schedule indicating size and capacity.
   c) Plumbing Fixtures Schedule.
   d) Floor plans showing mechanical equipment and plumbing fixtures. All equipment and fixtures should be shown and located.
   e) Floor plans that show main ductwork distribution, branch ductwork, and plumbing piping. All ductwork and piping should be located and sized to coordinate with structural framing system.
   f) All ceiling-mounted devices should be located.
   g) Legend showing all symbols used on drawings.
6. Electrical Disciplines
   a) Floor plans locating all power-consuming equipment with a description of the equipment load characteristics.
   b) Estimate total electric load, confirm Design Manual required excess capacity.
   c) Floor plans showing all major electrical equipment (switchgear, distribution panels, emergency generator, transfer switches, UPS system, etc.), which will be dimensioned and drawn to scale.
   d) Site plan showing preliminary site lighting design with pole and fixture type designations.
   e) Floor plans showing lighting layout, power, telecommunications, and office automation devices and switches with preliminary circuiting.
   f) Estimate interior electrical loads for systems furniture, receptacles, lighting, food service equipment and any other special use areas, etc.
   g) Preliminary Distribution Panel Schedules.
7. Cost Information Showing:
   a) Relocation costs (temporary and permanent)
   b) Contingencies
   c) Temporary services
   d) Confirm scope and budget
   e) Proposed V/E items
8. Other Deliverables
   a) Schedule of Spaces: Provide a comparative schedule of spaces arranged in tabular form, listing the building's various spaces and showing the original square footage allotted in the approved Program for each space. Any deviations from the approved Space and Functional Program, involving square footage or otherwise, must be clearly indicated.
   b) Survey and geotechnical information are required as part of the Design Development Documents.

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

c) Project Specification Manual complete with all Division 01: "General Requirements" sections and technical sections. General Requirements sections unique to the project, such as including temporary facilities and Supplementary Conditions, must be fully developed. With each technical specification section, for each product or material specified, include a photocopy of a cut sheet of the basis of design components and at least two acceptable components specified.

d) Final Life Cycle Cost Analysis.

e) Detailed Cost Estimate building on the estimate previously developed in Schematic Design

f) Information provided outside the initial scope of services and based on subsequent written authorization must be clearly noted.

g) Final site logistics plan showing access, laydown area, traffic re-routing, pedestrian access and flow, fencing, construction parking, etc.

30% Construction Document – Minimal Submittal Requirements

30% Percent Completed Construction Documents deliverables are to include, at a minimum, all Design Development information plus the following:

1. All comments from the Design Development review process must be incorporated into the 30% Construction Document design review submittal or a written narrative explaining in detail why specific comments were not incorporated must be included.
2. Cover Sheet(s)
   a) Name and address of Owner, Architect, Project Number
   b) Vicinity map
   c) Location map
   d) Index to all drawings
3. Site Plan
   e) Abbreviation and symbol glossary
   f) A certified plot plan (sealed by a licensed land surveyor)
   g) A grading plan 1'-0" or 2'-0" increments with appropriate sections
   h) Sediment control and storm water management plans and profiles
   i) Local governing utility standards included in all utility details
   j) Standard details must be modified to suit project conditions. All non-applicable information must be deleted.
   k) Existing and proposed electrical, gas, sewer, water, storm drainage, telephone and TV cable utilities must be identified.
   l) Utility designs must show plan, profile, and all fittings and details required by code and local government standards.
4. Landscape
   a) An overall site plan showing plantings, irrigation and drainage system, site lighting, and all site development features
5. Architectural
   a) A basic floor plan of the entire facility showing minimal detail with a grid or column reference system showing overall building layout dimensions, core spaces, Owner-numbered or named rooms, room square footage, floor opening penetrations, etc. Fire ratings of all partitions, fire doors, etc., should be clearly denoted.
   b) A dimensioned floor plan locating all interior partitions and exterior wall partitions from the grid or column reference system. Floor plan should include room workstation designations, interior and exterior door and window designations.

c) Room wall elevations for all non-typical walls.

d) Casework floor plan complete with schedule, details, and elevations.

e) Interior and exterior window, door and frame schedule, complete with elevations and details for all head, jamb, and sill conditions.

f) Interior and exterior finish and color schedule (exposed finished mechanical and electrical items will be clearly addressed).

g) Details to illustrate transitions between finish materials and construction types. Major building sections in at least two directions. A sufficient number of details to clearly indicate the method of construction for all building components and include, but not be limited to: walls, floors, roofing assemblies, waterproofing systems, insulating systems, interior and exterior finishes, architectural details, interior stairs and elevators.

h) Final locations of major equipment must be shown on the floor plan with associated floor loadings being shown on the structural drawings.

i) Partition-type schedule and section details for all interior, exterior, and floor wall conditions.

j) Roof plan showing all roofing material, roof drains, overflows, access hatches, roof walk pads, roof drainage slopes and elevations, scuppers, skylights, and mechanical and plumbing penetrations. Details must be provided for all edge, parapet, and flashing conditions.

k) All exterior building elevations showing finish materials, exterior door and window openings and designations, lights, louvers, grilles, signage, speakers, and other devices.

l) All structural members included in, or enclosed by the architectural details must be closely coordinated and the size verified by the structural engineer. Details must indicate the framing and furring method wherever appropriate.

m) A reflected ceiling plan showing all grid, access doors, drapery tracks, light fixtures, grills, diffusers, sprinkler heads, security devices, fire alarm devices, intercom system, exit devices and acoustic treatment. Ceiling heights and type should be indicated on the reflected ceiling plan.

n) All mechanical/electrical elements included in or enclosed by the architectural details must be closely coordinated and the size verified by the design engineer. Details must indicate the framing and furring method wherever appropriate.

o) Code Analysis Information such as: fire resistance plans and building code construction type and occupancy information

6. Structural
   a) A dimensioned foundation plan showing and locating in plan and in elevation all footing, foundations, foundation piers, caissons, grade beams, reinforcement with all layouts for masonry, and anchor bolts.

   b) A dimensioned floor plan for each floor, showing all beams, beam sizes, duct and piping penetrations, construction joints, expansion joints, edge conditions, imbedded anchors and frames thickened slabs, recessed slabs stair penetrations, elevator shafts, floor loading, top of structure elevation and reinforcement.

   c) Footing, column, grade beam, caissons, piers, reinforcement, and beam schedules.

   d) Dimensioned to scale details showing all conditions, connections, and structural sizes.

   e) Shear walls clearly shown on plan and schedule if symbol code is used.

   f) Abbreviation and symbol glossary.

   g) Fastener/connection schedule.

   h) Elevations of all footings, elevations to top of all beams, columns, recesses, and floors.

   i) Roof beam plan, elevator hoist beams.

7. Mechanical

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

a) Abbreviation and symbol glossary.

b) Mechanical equipment schedule.

c) Exterior louver schedule, as coordinated with architectural louvers.

d) Floor plans indicating ductwork with sizes, ductwork mechanical devices, beams for floor above with ductwork penetrations.

e) HVAC plan showing final location of all ceiling-mounted mechanical devices, which include but are not limited to: diffusers, return air grilles, and thermostats.

f) Floor plans should indicate housekeeping pads and weight of concentrated loads.

8. Plumbing
   a) Fixture/connection schedule

   b) Abbreviations/symbol glossary

   c) Floor plans indicating domestic hot and cold water, storm, waste, vent, and gas piping plans, including all valves, unions, fixtures, pipe sizes, and riser diagrams, etc.

   d) Areas of concentrated plumbing equipment (hot water heaters, circulating pumps, etc.) must be enlarged from the basic floor plan to not less than ¼-inch = 1'-0" detail in both plan and section views.

9. Electrical
   a) Lighting fixture schedule finalized

   b) Lighting control schedule, switches, emergency lighting

   c) Power riser diagram for interior lighting systems

   d) Abbreviations and symbol glossary

   e) Panel schedules with panel locations shown on the floor plan started

   f) Fan/motor control schedule/diagram

   g) Power riser diagram and main distribution panel layout in large enough scale so each run can be clearly seen.

   h) Floor plan indicating wire management wiring for power, receptacles, voice, video and data communications, including circuiting and connections to systems furniture, etc. started

   i) Separate plans for power, voice, and data must be provided

   j) HVAC plan indicating above-ceiling wiring and circuits for lighting/electrical switches, security, fire alarm, emergency exit lighting and intercom controls, etc. started

   k) Main service entrance connection diagram as verified and coordinated with the governing power utility; locations of services entrances and transformers must be verified with the Architect

10. Statement of Probable Construction Cost
    a) The cost information reported at the conclusion of the 30% Completed Construction Document Stage must be based upon supportive cost information from the updated detailed cost estimate prepared from the Design Development Documents Stage. The detailed estimate must account for the refined information of quantity or product information adjustments required in the development of the details to construct the design and incorporate the Constructability Review comments.

11. Quality Assurance/Quality Control Coordination
    a) All drawing submittal packages are expected to be thoroughly reviewed and coordinated between disciplines utilizing a structured review process in an attempt to minimize changes during construction due to the errors and omissions of the design team. If, during construction, excessive changes due to errors and omissions of the design team are required, the Owner reserves the right to seek reparation for said changes.

DeKalb County School District

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

80% Complete Construction Documents - Minimum Submittal Requirements

80% Percent Completed Construction Documents deliverables are to include, at a minimum, all 30% Submittal information plus the following:

1. All comments from the 30% Construction Document Review Process must be incorporated into the 80% Construction Document design review submittal or a written narrative explaining in detail why specific comments were not incorporated.

2. Civil
   a) All civil documents should be 100% complete.

3. Landscape
   a) Details and sections of all site development features, sidewalks, curbs, paving stones, bollards, ramps, exterior stairs, lawn areas showing seeding methods, etc.
   b) All landscape conditions should be thoroughly detailed.
   c) A symbol glossary
   d) Planting schedule
   e) Seeding schedule
   f) Modify standard details to suit project conditions and delete all non-applicable information

4. Architectural
   a) Interior signage locations must be shown on the floor plan complete with details and schedules.
   b) Casework floor plan complete with schedule, details, and elevations
   c) Interior and exterior window, door and frame schedule, complete with elevations and details for all head, jamb, and sill conditions
   d) Completion of all wall sections, enlarged toilet plans, enlarged floor plans, wall elevations, finish/color floor plans, finish/color boards (both interior and exterior)
   e) Completion of FF&E plans, and vertical circulation plans and sections
   f) Completion of all final roofing and waterproofing details

5. Mechanical
   a) Floor plan indicating the sprinkler and standpipe riser systems, including all required pumps and control devices.
   b) Fire damper schedule and location of dampers on each floor.
   c) Ductwork sound attenuation schedule.
   d) Vibration isolation schedule.
   e) Terminal control box schedule with electrical and air volume requirements.
   f) Chilled water, condenser, refrigerant, fuel oil, steam and gas riser piping floor plans and riser diagrams, and schematics, including pipe sizes. Piping schematics must be in large enough scale to clearly indicate all control devices, valves, unions, and miscellaneous appurtenances.
   g) Areas of concentrated mechanical equipment must be enlarged from the basic floor plan to not less than ¼-inch = 1'-0", illustrating detailed ductwork and equipment within the mechanical room in both plan and section views; coil access and filter access are to be shown to scale as verification of clearance.
   h) Access doors – both wall and ceiling, must be called out at each applicable location as coordinated with the architectural drawings (rated where applicable).

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

i) Duct/piping penetrations of all walls, floors, roofs, beams, columns, and foundations must be coordinated with and verified by the structural engineer. Code complying fire-stopping must be detailed for penetrations through fire-rated assemblies.

j) Locate on the floor plans all controls system equipment and provide a panel and device schedule, indicator and panel graphics complete with sequence of operation and control system program diagram.

6. Plumbing
   a) Piping and insulation jacket dimensions are to be coordinated with architectural finishes and casework; all exposed piping is to be verified with the Architect.
   b) Plan drawing of all water and sanitary branch piping for installation of interior equipment and fixtures.
   c) Typical piping riser schematics for all gravity flow piping systems.
   d) Access panels, doors, and provisions in both walls and ceilings are to be shown on floor plans for all valves, cleanouts, and caps, etc.
   e) Connections to existing and new building utilities must be clearly shown. Requirements of governing utilities must be determined and clearly detailed and shown. Connection details and elevations must be checked and coordinated with applicable civil drawings.
   f) Design details
   g) Piping penetrations of all walls, floors, roofs, beams, columns, and foundations must be coordinated with and verified by the structural engineer. Code complying fire-stopping must be detailed for penetrations through fire-rated assemblies.
7. Electrical
   a) Lighting fixture schedule completed
   b) Lighting control schedule, switches, emergency lighting completed
   c) Panel schedules with panel locations shown on the floor plan completed
   d) Floor plan showing location of all fire alarm device/panel schedule, indicator graphics, riser diagram including activated hardware and pull stations. Confirm activated hardware with hardware schedule.
   e) Floor plan showing location of all intercom devices, panel schedule and location, and program riser diagram.
   f) Floor plan showing location of all security devices, panel schedule and locations, and riser diagram.
   g) Floor plan showing location of all intercom and TV outlets and devices.
   h) Telephone board schedule and riser diagram coordinated to equipment size requirements and connection provisions with the governing telephone utility and Owner requirements.
   i) TV terminal/splitter and riser diagram coordinated as to equipment size requirements and connection provisions to antenna and cable TV system.
   j) Floor plan indicating wire management wiring for power, receptacles, voice, video and data communications, including circuiting and connections to systems furniture, etc. completed
   k) Floor plan indicating power connections to all mechanical equipment.
   l) Power and lighting plans indicating above-ceiling wiring and circuits for lighting/electrical switches, security, fire alarm, emergency exit lighting and intercom controls, etc. completed
   m) Areas of concentrated electrical equipment, and electric vault rooms in particular, must be enlarged from the basic floor plan to not less than ¼-inch = 1'-0" and must be shown in plan and elevation.
   n) Sheet notes must be applicable to each sheet. Standard notes and details must be modified to specific conditions.

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

o) Access to systems must be verified. Doors, panels or other provisions must be called out in all wall and ceiling locations for junction boxes, controls, or any other device requiring access.

p) Raceway penetrations of all walls, floors, roofs, beams, columns, and foundations must be coordinated with and verified by the structural engineer. Code complying fire-stopping must be detailed for penetrations through fire-rated assemblies.

q) A dimensioned floor plan showing wire management system with openings located for voice data, video and electrical and outlet locations. This is more typically done by the electrical engineer

8. Statement of Probable Construction Cost
   a) The cost information reported at the conclusion of the 80% Completed Construction Document Stage must be based upon supportive cost information from the updated detailed cost estimate prepared from the 30% Completed Documents Stage. The detailed estimate must account for the refined information of quantity or product information adjustments required in the development of the details to construct the design and incorporate the Constructability Review comments.
9. Quality Assurance/Quality Control Coordination
   a) All drawing submittal packages are expected to be thoroughly reviewed and coordinated between disciplines utilizing a structured review process in an attempt to minimize changes during construction due to the errors and omissions of the design team. If, during construction, excessive changes due to errors and omissions of the design team are required, the Owner reserves the right to seek reparation for said changes.
10. Other Deliverables
    a) Commissioning final plan
    b) Updated project schedule

100% Complete Construction Documents - Minimum Submittal Requirements

1. Submittal for 100% complete documents will be the same as the 80% submittal requirements with all appropriate 80% review comments from the Owner incorporated within the drawings and specifications.
2. All comments from the 80% Construction Document Review Process must be incorporated into the 100% Construction Document design review submittal or a written narrative explaining in detail why specific comments were not incorporated.

Review, Comment and Approval Submissions to DCSD:

1. Schematic Design Phase (Preliminary Design Submittal for GaDOE)
2. Design Development Phase
3. 30% Construction Documents Phase (Check Set Submittal for GaDOE)
4. 80% Construction Documents Phase
5. 100% Construction Documents Phase (Final Submittal for GaDOE)

Building Permit

1. Submit for Building Permit
2. Submit for L.D. Permit
3. Incorporate Permit Review Comments

DeKalb County School District

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

Bid Negotiations

1. Bid Period
2. Pre-Bid Conference
3. Negotiations & Award
4. Begin Construction

Phasing (as appropriate)

(List Phasing as appropriate

APPENDIX C1

DeKalb County School District Educational Specifications

DeKalb County School District
www.dekalb.k12.ga.us

Elementary School Grades Pre-K to 5

Version: 5/25/2018

Elementary School Grades Pre-K to 5
Educational Specifications

ES	Space Summary	Proposed Spaces			
		58 IU 900 FTE		76 IU 1200 FTE	
		IU	Total SF	IU	Total SF
1	Core Academics	50	47,295	66	62,720
2	Special Education	4	3,860	5	4,860
3	Performing & Visual Arts	2	2,280	3	3,270
4	Media Center (sized for FTE+300)	1	5,235	1	6,215
5	Physical Education	1	5,175	1	8,290
6	Cafeteria & Kitchen (sized for FTE+300)	0	9,100	0	11,027
7	Administration & Guidance	0	5,745	0	6,950
8	Building Services	0	8,190	0	10,600
	Subtotal	58	86,880	76	113,932
	Circulation, common areas etc. at +/-35%		31,571		40,394
	Total	58	118,631	76	154,326
9	Outdoor Spaces				
10	Parking				

IU : Instructional Unit FTE: Full Time Equivalent SF: Square Feet

PLEASE SEE NOTE ON THE INTENDED USE OF THIS DOCUMENT ON THE NEXT PAGE.

NOTE: This document outlines the DeKalb County School District's intended designs for 900-seat and 1200-seat elementary schools. These Educational Specifications address core size standards (i.e., physical education, kitchen, cafeteria, and media center), the program or distribution of classroom types (i.e., general classrooms, special education spaces, , etc.), the size of the classrooms and other spaces, provision of outdoor facilities, and parking requirements, etc. for a new elementary school. Please note that these educational specifications are for the construction of a new elementary school. For other improvements, such as an addition to an existing elementary school, these educational specifications will provide general guidance or "targets" to the architects of record for these type of projects.

1	Core Academics	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
1.1	Pre-K Classroom		1	880	880		2	880	1,760
1.1a	Kindergarten Classroom	9	9	880	7,920	12	12	880	10,560
1.1b	Duplex Toilets (shared vestibule, 2 toilets)		5	150	750		6	150	900
1.2	First Grade Classroom	8	8	880	7,040	11	11	880	9,680
1.3	Second and Third Grade Classroom	15	15	750	11,250	22	22	750	16,500
1.4	Fourth and Fifth Grade Classroom- Standard	8	8	750	6,000	10	10	750	7,500
1.4a	Fourth and Fifth Grade Classroom -Enlarged	5	5	800	4,000	6	6	800	4,800
1.5	Science Lab	1	1	1,000	1,000	1	1	1,000	1,000
1.5a	Science Prep Room / Storage		1	100	100		1	120	120
1.6	Other Classrooms: Discovery, Math, World Languages, ESOL, etc.	4	4	800	3,200	4	4	800	3,200
1.7	Flexible Space - Standard		3	300	900		4	300	1,200
1.7a	Flexible Space - Medium		3	450	1,350		4	450	1,800
1.7b	Flexible Space - Large		3	600	1,800		4	600	2,400
1.8	Book room / IT device storage		2	320	640		2	340	680
1.8a	IT device storage		3	155	465		4	155	620
	Core Academic Subtotal	50			47,295	66			62,720

2	Special Education	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
2.1	Special Ed Classroom	2	2	780	1,560	3	3	780	2,340
2.1a	Duplex Toilets (shared vestibule, 2 toilets)		1	220	220		2	220	440
2.2	Special Ed Classroom	2	2	900	1,800	2	2	900	1,800
2.3	Single toilet with changing room		1	130	130		1	130	130
2.4	Speech Therapy		1	150	150		1	150	150
	Special Education Subtotal	4			3,860	5			4,860

3	Visual & Performing Arts	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
3.1	Music Room	1	1	950	950	1	1	950	950
3.1b	Storage		1	150	150		1	150	150
3.6	Art Lab	1	1	950	950	2	2	950	1,900
3.6a	Visual Arts Storage		1	160	160		1	200	200
3.6b	Kiln Room		1	70	70		1	70	70
	Visual & Performing Arts Subtotal	2			2,280	3			3,270

4	Media Center (sized for FTE+300)	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
4.1	Reading Room	1	1	3,350	3,350	1	1	4,100	4,100
4.1a	Office		1	270	270		1	165	165
4.1b	Conference		1	200	200		1	300	300
4.1c	Secure Storage		1	400	400		1	150	150
4.1d	Maker Space - "Sand Box"		1	300	300		1	800	800
4.1f	Workroom / Storage		1	310	310		1	300	300
4.1g	Media Distribution/ Video Production Studio		1	405	405		1	400	400
	Media Center Subtotal	1			5,235	1			6,215
	DCSD Standard SF Target = 1.09 x GaDOE Minimum								

5	Physical Education	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
5.1	Gymnasium	1	1	4,640	4,640	1	1	4,640	4,640
5.1a	Auxiliary Gym		0		0		1	2,800	2,800
5.1b	Storage		2	175	350		4	140	560
5.1c	Office / Bathroom: PE teachers		1	185	185		2	145	290
	Physical Education Subtotal	1			5,175	1			8,290

DeKalb County School District

Elementary School Grades Pre-K to 5
Educational Specifications

6	Cafeteria & Kitchen (sized for FTE+300)	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
6.1	Cafeteria/Student Seating Area		1	4,150	4,150		1	5,080	5,080
6.1a	Table & Chair Storage, PTA closet		1	220	220		1	320	320
6.1b	Stage		1	1,175	1,175		1	1,207	1,207
6.1c	Storage / Controls		1	175	175		1	225	225
6.2	Kitchen		1	830	830		1	950	950
6.2a	Serving Lines		2	425	850		3	425	1,275
6.2b	Dry Goods Storage		1	375	375		1	450	450
6.2c	Cooler		1	160	160		1	240	240
6.2d	Freezer		1	250	250		1	340	340
6.2e	Dish Wash Area		1	235	235		1	235	235
6.2f	Kitchen Mgr. Office		1	125	125		1	125	125
6.2g	Restroom / Locker room/ Laundry		1	280	280		1	290	290
6.2h	Exterior Can Wash		1	50	50		1	50	50
6.2i	Internal Circulation		1	225	225		1	240	240
	Cafeteria & Kitchen Subtotal	0			9,100	0			11,027
	DCSD Standard SF Target = Cafeteria :1.2 x GaDOE Minimum; Kitchen: 1.15 x GaDOE Minimum								

DeKalb County School District

Elementary School Grades Pre-K to 5
Educational Specifications

7	Administration & Counseling	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
7.01	Reception Lobby		1	510	510		1	510	510
7.01a	Administration Corridor		1	420	420		1	420	420
7.02	Principal's Office with closet, restroom		1	325	325		1	330	330
7.03	Conference Room		1	300	300		1	300	300
7.04	Office (Bookkeeper, Specialist, ITT)		3	160	480		3	160	480
7.05	Mail/Work/Copy Room		1	320	320		1	340	340
7.05a	Administrative Storage		1	165	165		1	185	185
7.05b	Records / Vault Storage		1	155	155		1	175	175
7.06	Testing Workroom with secure storage		1	250	250		1	250	250
7.07	Health Clinic with supply closet, rest room		1	500	500		1	320	320
7.08	Satellite Admin. Suite: Ass't Principal Off.		2	155	310		3	155	465
7.08a	Conference Room		2	200	400		3	200	600
7.09	Counselor's Office		2	160	320		3	165	495
7.09a	Lobby / Waiting		1	150	150		1	100	100
7.09b	Counseling conference room		1	250	250		1	250	250
7.09c	Storage		1	70	70		1	90	90
7.10	Teacher Planning Room /restrooms		1	820	820		2	820	1,640
	Administration & Counseling Subtotal	0			5,745	0			6,950

DeKalb County School District

Elementary School Grades Pre-K to 5
Educational Specifications

8	Building Services	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
8.1	Battery Restrooms		6	665	3,990		8	665	5,320
8.2	Visitor/staff toilet rooms		8	55	440		10	55	550
8.3	Main Custodial Room		1	225	225		2	250	500
8.3a	Branch Custodial Rooms		3	100	300		4	100	400
8.3b	Main Custodial Supply		1	200	200		1	225	225
8.3c	Custodian Office / restroom		1	150	150		1	150	150
8.4	General Building Storage		3	150	450		4	150	600
8.4a	Exterior equipment storage		1	200	200		1	200	200
8.5	Main Mechanical Plant		1	630	630		1	700	700
8.6	Main Electrical Room		1	210	210		1	225	225
8.6a	Branch Electrical Room		7	120	840		9	120	1,080
8.7	Main Dist. Frame MDF		1	235	235		1	250	250
8.7a	Intermediate Dist. Frame IDF		4	80	320		5	80	400
	Building Services Subtotal	0			8,190	0			10,600

9	Outdoor Spaces	Proposed Spaces							
		58 IU 900 FTE				76 IU 1200 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total
9.1	Science Terrace		1	1,000			1	1,000	
9.2	Art Terrace		1	1,000			1	1,000	
9.3	Play ground: Separate structures for Pre-K to 2nd, 3rd to 5th		1				1		
9.4	Play court: 65'x 125'		1	8,125			1	8,125	
9.5	Play field: 1.5 acre minimum; 2 acres target		1				1		

10	Parking								
	2 spaces per IU				116				152

APPENDIX C2

DeKalb County School District Educational Specifications

DeKalb County School District
www.dekalb.k12.ga.us

Middle School Grades 6 to 8

Version: 3/30/2018

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

MS	Space Summary 6-8	Proposed Spaces					
		74 IU 1200 FTE		92 IU 1500 FTE		109 IU 1800 FTE	
		IU	Total SF	IU	Total SF	IU	Total SF
1	Core Academics	56	59,600	70	75,350	84	90,950
2	Special Education	6	5,900	8	7,700	10	9,850
3	Performing & Visual Arts	5	9,240	6	10,840	6	10,920
4	CTAE	3	7,200	3	7,200	3	7,200
5	Media Center (sized for FTE+300)	1	7,110	1	8,130	1	9,480
6	Physical Education	3	26,770	4	28,120	5	31,670
7	Cafeteria & Kitchen (sized for FTE+300)	0	12,095	0	14,095	0	15,670
8	Administration & Guidance	0	7,260	0	7,560	0	8,160
9	Building Services	0	5,790	0	7,630	0	9,470
	Subtotal	74	140,965	92	166,625	109	193,370
	Circulation, common areas etc. at 35%		49,338		58,319		67,680
	Total	74	190,303	92	224,944	109	261,050
10	Outdoor Spaces						
11	Parking						

IU : Instructional Unit FTE: Full Time Equivalent SF: Square Feet

NOTE: This document outlines the DeKalb County School District's intended designs for 1,200-seat, 1500-seat, and 1,800-seat middle schools. These Educational Specifications address core size standards (i.e., physical education, kitchen, cafeteria, and media center), the program or distribution of classroom types (i.e., general classrooms, special education spaces, career tech labs, etc.), the size of the classrooms and other spaces, provision of athletic facilities, and parking requirements, etc. for a new middle school. Please note that these educational specifications are for the construction of a new middle school. For other improvements, such as an addition to an existing middle school, these educational specifications will provide general guidance or “targets” to the architects of record for these type of projects.

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

1	Core Academics	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
1.1	6th to 8th Grade Classroom	36	36	850	30,600	45	45	850	38,250	54	54	850	45,900
1.2	Science Lab	12	12	1,200	14,400	15	15	1,200	18,000	18	18	1,200	21,600
1.2a	Science Prep Room / Storage		6	350	2,100		8	350	2,800		9	350	3,150
1.3	World Language Classroom	3	3	850	2,550	4	4	850	3,400	5	5	850	4,250
1.4	Connections Classroom	4	4	850	3,400	5	5	850	4,250	6	6	850	5,100
1.5	In-School Suspension	1	1	850	850	1	1	850	850	1	1	850	850
1.6	Teacher/Team Planning/Small Group		6	400	2,400		8	400	3,200		10	400	4,000
1.7	Flexible Learning Area / "Break-out" Space		12	200	2,400		15	200	3,000		18	200	3,600
1.8	Instructional Materials/ Secured Storage		6	150	900		8	200	1,600		10	250	2,500
	Core Academic 6-8 Subtotal	56			59,600	70			75,350	84			90,950

2	Special Education	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
2.1	Special Ed Classroom	5	5	850	4,250	7	7	850	5,950	8	8	850	6,800
2.1a	In Program Bathroom (assisted toileting area)		1	100	100		2	100	200		3	100	300
2.2	Home Living Center / Life Skills / Independent Living	1	1	1,200	1,200	1	1	1,200	1,200	2	2	1,200	2,400
2.3	Small Group / Tutor / Resource Room		1	150	150		1	150	150		1	150	150
2.4	Storage / Equipment /Book Room		1	200	200		1	200	200		1	200	200
	Special Education 6-8 Subtotal	6			5,900	8			7,700	10			9,850

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

		Proposed Spaces											
3	Visual & Performing Arts	74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
3.1	Band classroom	1	1	2,200	2,200	1	1	2,200	2,200	1	1	2,200	2,200
3.1a	Office		1	150	150		1	150	150		1	150	150
3.1b	Storage		1	200	200		1	200	200		1	200	200
3.2	Orchestra classroom	1	1	1,700	1,700	1	1	1,700	1,700	1	1	1,700	1,700
3.2a	Office		1	150	150		1	150	150		1	150	150
3.2b	Storage		1	200	200		1	200	200		1	200	200
3.3	Choir classroom	1	1	1,400	1,400	1	1	1,400	1,400	1	1	1,400	1,400
3.3a	Office		1	150	150		1	150	150		1	150	150
3.3b	Storage		1	100	100		1	100	100		1	100	100
3.4	Keyboarding Classroom	1	1	850	850	1	1	850	850	1	1	850	850
3.5	Music Practice Room		3	80	240		3	80	240		4	80	320
3.6	Visual Arts Classroom	1	1	1,600	1,600	2	2	1,600	3,200	2	2	1,600	3,200
3.6a	Visual Arts Storage		1	200	200		1	200	200		1	200	200
3.6b	Kiln Room		1	100	100		1	100	100		1	100	100
	Visual & Performing Arts 6-8 Subtotal	5			9,240	6			10,840	6			10,920

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

		Proposed Spaces											
4	Career, Technology & Agriculture Education	74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
4.1	Business and Computer Science Lab	1	1	1,500	1,500	1	1	1,500	1,500	1	1	1,500	1,500
4.1a	Office		1	150	150		1	150	150		1	150	150
4.1b	Storage		1	150	150		1	150	150		1	150	150
4.2	Family and Consumer Science Lab	1	1	2,200	2,200	1	1	2,200	2,200	1	1	2,200	2,200
4.2a	Storage		1	200	200		1	200	200		1	200	200
4.3	Engineering and Technology Lab	1	1	2,300	2,300	1	1	2,300	2,300	1	1	2,300	2,300
4.3a	Office		1	150	150		1	150	150		1	150	150
4.3b	Workroom		1	350	350		1	350	350		1	350	350
4.3c	Storage		1	200	200		1	200	200		1	200	200
	CTAE 6-8 Subtotal	3			7,200	3			7,200	3			7,200

		Proposed Spaces											
5	Media Center (sized for FTE+300)	74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
5.1	Reading Room	1	1	3,100	3,100	1	1	3,800	3,800	1	1	4,750	4,750
5.1a	Office		2	150	300		2	150	300		2	150	300
5.1b	Conference (seat 12)		1	200	200		1	200	200		2	200	400
5.1c	A. V. Production & Storage		1	900	900		1	1,000	1,000		1	1,100	1,100
5.1d	Small Group Project Rooms / Tutoring		3	120	360		4	120	480		4	120	480
5.1e	Projects Laboratory / Maker Space		1	1,150	1,150		1	1,150	1,150		1	1,150	1,150
5.1f	Workroom / Storage		1	900	900		1	900	900		1	900	900
5.1g	Secure Storage		1	200	200		1	300	300		1	400	400
	Media Center 6-8 Subtotal	1			7,110	1			8,130	1			9,480
	DCSD Standard SF Target = 1.25 x GaDOE Minimum												

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

		Proposed Spaces											
6	Physical Education	74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
6.1	Gymnasium with bleachers	1	1	11,000	11,000	1	1	11,000	11,000	1	1	11,000	11,000
6.1a	Auxiliary Gym		1	6,500	6,500		1	6,500	6,500		1	6,500	6,500
6.1b	Locker Rooms		2	900	1,800		2	950	1,900		2	1,000	2,000
6.1c	Student restrooms and showers		2	300	600		2	350	700		2	400	800
6.1d	Office / Bathroom: PE teachers		2	300	600		2	300	600		3	300	900
6.1e	Storage		3	500	1,500		3	600	1,800		3	700	2,100
6.1f	Laundry		1	170	170		1	170	170		1	170	170
6.2	Weight Room		1	1,000	1,000		1	1,000	1,000		1	1,000	1,000
6.3	Multipurpose Room		1	1,900	1,900		1	1,900	1,900		2	1,900	3,800
6.4	Health Classroom	2	2	850	1,700	3	3	850	2,550	4	4	850	3,400
	Physical Education 6-8 Subtotal	3			26,770	4			28,120	5			31,670

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

7	Cafeteria & Kitchen (sized for FTE+300)	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
7.1	Cafeteria/Student Seating Area		1	6,050	6,050		1	7,300	7,300		1	8,500	8,500
7.1a	Table & Chair Storage		1	500	500		1	600	600		1	700	700
7.2	Kitchen		1	2,000	2,000		1	2,100	2,100		1	2,200	2,200
7.2a	Serving Area		1	900	900		1	1,000	1,000		1	1,100	1,100
7.2b	Dry Goods Storage		1	225	225		1	350	350		1	350	350
7.2c	Cooler/Freezer		1	800	800		1	975	975		1	1,000	1,000
7.2d	Dish Wash Area		1	250	250		1	400	400		1	450	450
7.2e	Kitchen Mgr. Office		1	150	150		1	150	150		1	150	150
7.2f	Restroom / Locker room		1	200	200		1	200	200		1	200	200
7.2g	Exterior Can Wash		1	20	20		1	20	20		1	20	20
7.3	Stage		1	1,000	1,000		1	1,000	1,000		1	1,000	1,000
	Cafeteria & Kitchen 6-8 Subtotal	0			12,095	0			14,095	0			15,670
	DCSD Standard SF Target = Cafeteria :1.3 x GaDOE Minimum; Kitchen: 1.15 x GaDOE Minimum												

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

8	Administration & Counseling	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
8.01	Reception Lobby		1	500	500		1	500	500		1	500	500
8.02	Principal's Office with conference space,closet, restroom		1	460	460		1	460	460		1	460	460
8.03	Assistant Principal Office		3	300	900		3	300	900		4	300	1,200
8.04	Conference Room		2	300	600		2	300	600		2	300	600
8.05	Office (Bookkeeper, Secretary, Attendance)		3	150	450		3	150	450		3	150	450
8.06	Mail/Work/Copy Room		1	500	500		1	500	500		1	500	500
8.07	Administrative Storage (Supplies,General Storage)		2	200	400		2	200	400		2	200	400
8.08	Faculty Lounge with two restrooms		1	900	900		1	900	900		1	900	900
8.09	Health Clinic with supply closet and rest room		1	500	500		1	500	500		1	500	500
8.10	Records /Testing Vault Storage		1	150	150		1	150	150		1	150	150
8.11	Guidance Counselor's Office		5	150	750		5	150	750		5	150	750
8.11a	Reception / Waiting for Counseling		1	100	100		1	100	100		1	100	100
8.12	SRO Office		1	150	150		1	150	150		1	150	150
8.13	Flex Offices		6	150	900		8	150	1,200		10	150	1,500
	Administration & Counseling 6-8 Subtotal	0			7,260				7,560				8,160

DeKalb County School District

Middle School Grades 6 to 8
Educational Specifications

9	Building Services	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
9.1	Battery Restrooms		6	650	3,900		8	650	5,200		10	650	6,500
9.2	Custodial Closet		7	70	490		9	70	630		11	70	770
9.3	Storage		7	200	1,400		9	200	1,800		11	200	2,200
	Building Services 6-8 Subtotal	IU			5,790				7,630				9,470

10	Outdoor Spaces	Proposed Spaces											
		74 IU 1200 FTE				92 IU 1500 FTE				109 IU 1800 FTE			
		IU	Quantity	SF	Total	IU	Quantity	SF	Total	IU	Quantity	SF	Total
10.1	Outdoor Classroom		1	1,000	1,000		1	1,000	1,000		1	1,000	1,000
10.2	Art patio		1	1,000	1,000		1	1,000	1,000		1	1,000	1,000
10.3	Turf Practice Field for football, soccer; 6 lane track		1	145,000	145,000		1	145,000	145,000		1	145,000	145,000

11	Parking
	Target : 3 spaces per IU
	Minimum: 2.5 spaces per IU

HIGH

HIGH SCHOOL DESIGN PROGRAM

DEKALB COUNTY SCHOOL DISTRICT - FEBRUARY 15, 2013 **VERSION 1.1**

HIGH SCHOOL DESIGN PROGRAM
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Section 01 - CLASSROOM TYPE 1

General Description

Classroom Type 1 is comprised of the high school interdisciplinary classrooms: English/Language Arts, Mathematics, Social Studies, World Language and In School Suspension. All Classroom Type I spaces are physically the same in size and contain the same basic equipment to increase flexibility in useage; with the exception of the Computer Labs. School administrators may choose to utilize and assign adjacent classrooms by department so that all classrooms of the same subject matter are adjacent in a single area. Classrooms are used for large and small group activities including group projects, demonstrations, teacher presentations, student presentation, research, individualized and small group computer assisted instruction. Key Adjacency: Locate classrooms in close proximity to the Media Center. Locate computer labs together adjacent to classrooms.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
CR1 1	Classrooms (English, Foreign Language, Math, ISS)	800	42	33600	
CR1 2	Computer Labs	1000	1	1000	
		Total Area SF		34600	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	CR1 1, CR1 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	CR1 1, CR1 2	8' x 4'	1	OP. Center on teaching wall.
TB	CR1 1, CR1 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	CR1 1, CR1 2	12' x 4'	1	Locate above computer stations.
CLK	CR1 1		1	Locate opposite to teaching wall.
WHS	CR1 1 (Foreign Language)		1	
CMP	CR1 1			OP - Reference Instructional Technology Plan.
CMP	CR1 2			OP - Reference Instructional Technology Plan.

MB - Marker Board CLK - Electronic Wall Clock IB - Interactive Board WHS - Wireless Headphone System

TB - Tack Board OP - Owner Provided CMP - Computers (student)

Finishes

Walls:	a All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a All spaces	Provide vinyl composition tile w/ 4 " rubber base in all spaces.
Ceilings:	a All spaces	Provide 2x2 standard acoustical ceiling tile in all classrooms. Provide 2x4 fluorescent fixtures

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size(wxdxh)	Notes
CR1 1	Classrooms	Teachers Cabinet (lockable)		1	3'x2'x7'	Locate opposite exterior wall
		Storage Cabinet (lockable)		1	3'x2'x7'	Locate at window wall
		Book Cases (shelves)	18 LF	6	36"x12"x30"	Locate at window wall
CR1 2	Computer Labs	Teachers Cabinet (lockable)		1	3'x2'x7'	Locate opposite exterior wall
		Storage Cabinet (lockable)		1	3'x2'x7'	Locate at window wall
		Book Cases (shelves)	18 LF	6	36"x12"x30"	Locate at window wall

Utilities

Electrical	Location	
Power:	Classroom Computer Area:	
	CR1 1	Provide 4 x 4 junction box, single gang plaster ring, temporary cover plate, and 3/4 "C stubbed into corridor with bussing, above ceiling.
	CR1 1	Provide three (3) quadraplex receptacles (w/ data).

	CR1 2	Reference Instructional Technology Required Specifications in the Design Guidelines.
Data:	CR1 1, CR1 2	Reference Instructional Technology Required Specifications in the Design Guidelines.
	Teaching Wall:	
Clock:	CR1 1, CR1 2	
Intercom:	CR1 1, CR1 2	
Data:	CR1 1, CR1 2	Provide receptacle and voice/data outlet for Interative Board.
DVD:	CR1 1, CR1 2	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	CR1 1, CR1 2	Provide one (1) television outlet.
Projector:	CR1 1, CR1 2	Provide ceiling mounted receptacle and data outlet for projector.
Other:	CR1 1, CR1 2	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	CR1 1, CR1 2	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1 n/a

HVAC

1 Refer to Design Guidelines for system requirements.

2 Mount IDF cabinets in 5x5 room or place in storage room with proper ventilation heating and cooling.

Acoustics

1 Provide acoustical separation in compliance with ANSI standards for schools.

General Notes

1 Provide locks on all doors.

2 Interactive Board placement to be coordinated with light fixtures and manufacturers requirements. Contractor to provide wiring per electrical drawings and secure to structure as required.

3 Provide exterior window for each classroom, where possible.

4 Interactive Board / Components (Shelf, Projector etc.): Provided and installed by Owner. GC to provide power and data as required for operation of Interactive Board.

5 Computers / Computer Desks: Provided and installed by Owner. GC to provide power and data as required for operation of computers and computer equipment per Instructional Technology requirements.

6 Refer to Design Guidelines for door hardware requirements.

Section 02 - CLASSROOM TYPE 2 - Science Lab

General Description

Classroom Type 2, Science Lab, provides students the opportunity to become active participants of scientific processes through a variety of "hands-on" experiences. Students participate in large and small group activities (discussion, lab demonstrations, field experiences etc.), conduct experiments, utilize computer technology, and listen to and observe demos by instructors. Key Adjacency: Science Lab Storage rooms are shared between two lab areas. Locate Science Labs together in close proximity to general classrooms.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
SC 1	Science Labs	1600	14	22400	
SC 2	Science Prep/Storage	200	7	1400	
		Total Area SF		23800	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
	Labs:			
MB	SC 1	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	SC 1	8' x 4'	1	OP. Center on teaching wall.
TB	SC 1	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	SC 1	12' x 4'	1	Locate above computer stations.
FH	SC 1	48"w x 30"d	1	Provide base cabinets below fume hood.
CLK	SC 1		1	Locate at teaching wall.
EW	SC 1		1	Locate at Teacher Demo Station. Integral w/demo station.
FE	SC 1		1	
SG	SC 1		1	Locate adjacent to Fume Hood.
CMP	SC 1			OP - Reference Instructional Technology Plan.
PTD	SC 1		1	1 per student workstation @ sink area
SD	SC 1		1	1 per student workstation @ sink area
DG	SC 1		1	1 per student workstation
	Prep Rooms:			
FH	SC 2	48"w x 30"d	1	
AC	SC 2	43"x18"x65"	1	
EW/ES	SC 2		1	Stainless steel drench shower.
MFC	SC 2	32"x32"x65"	1	
FE	SC 2		1	
DW	SC 2		1	
RF	SC 2	Full Size	1	Provide one (1) refrigerator per prep room.

MB - Marker Board
TB - Tack Board
CLK - Elec. Wall Clock
IB - Interactive Board
FH - Fume Hood
RF- Residential Refrigerator
CMP - Computers (student)
MFC - Metal Flammable Cabinet
AC - Acid Cabinet
EW-Eye Wash (combined w/sink)
OP - Owner Provided
SD - Soap Dispensers
SG - Safety Goggle Cabinet
EW/ES - Eye Wash, Emergency Shower
DG - Dual gas jets
DW - Dish Washer
PTD - Paper Towel Dispenser

Finishes

Walls: a All spaces — Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.

	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a All spaces	Provide vinyl composition tile w/ 4 " rubber base in all spaces.
Ceilings:	a All spaces	Provide 2x2 standard acoustical ceiling tile in all classrooms.
	b All spaces	Provide 2x4 fluorescent fixtures in all spaces.
Counters:	a	Flat Black Epoxy countertops at casework
Stations:	a	Flat Black Epoxy countertops at seven (7) student lab tables, and one (1) teacher demo station.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size(wxdxh)	Notes
SC 1	Labs	Teacher Cabinet		1	3'x2'x7'	
		Base Cabinet, Upper Cabinet, Work Counter	40 LF	7		Student Workstations w/single bowl sink. (One of seven stations, ADA.)
		Base Cabinet		1		Provide below Fume Hood.
		Teacher Demo Station	12 LF	1		Teacher Demo Station w/ single bowl sink. (ADA Height)
SC 2	Prep Storage *	Wall 1:				
		Teacher Cabinet		1	3'x2'x7'	
		Upper Cabinet	15 LF			
		Base Cabinets				
		Wall 2:				
		Shelves	15 LF		90"wx12"d	Wall mounted, 2 tier above base cabinets. *
		Base Cabinets				
	* All cabinetry to be lockable.					

Utilities

Electrical	Location	Lighting & Communications
Power:	SC 1 - T. Demo Station	Provide conduit stub up for connection to millwork mounted receptacle.
	SC 1, SC 2 - Casework	Provide three (3) quadraplex outlets above counter @ each sink area.
	Classroom Computer Area:	
	SC 1 - Computers	Provide 4 x 4 junction box, single gang plaster ring, temporary cover plate, and 3/4 "C stubbed into corridor with bussing, above ceiling.
	SC 1 - Computers	Provide three (3) quadraplex receptacles (w/ data).
Data:	SC 1 - Computers	Provide two (2) data outlets.
	Teaching Wall:	
Hood:	SC 1	Provide junction box for connection to fume hood.
Clock:	SC 1	Provide receptacle for clock.
Intercom:	SC 1	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	SC 1	Provide receptacle and voice/data outlet for Interative Board.
DVD:	SC 1	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	SC 1	Provide one (1) television outlet.
Projector:	SC 1	Provide ceiling mounted receptacle and data outlet for projector
Other:	SC 1, SC 2	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	SC 1, SC 2	Technology Infrastructure: Reference Instructional Technology requirements in the Design Guideline.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	SC 2	Provide plumbing for eye wash, and emergency shower stations w/ drains.
2	SC 1	Provide gas connections, cold and hot water at workstations and teacher demo table.
3	SC 1, SC 2	Provide acid resistant piping in lab and prep room areas .
4	SC 1	Lab sinks are integral with laboratory provided casework.
5	SC 1	Provide one (1) single sink per each student workstation (total 6);and one (1) single sink at teacher demo table.
6	SC 2	Provide one (1) single sink per each lab prep room.
		HVAC
1	SC 1, SC 2	Provide fume hood. See Design Guidelines for requirements.
2	SC 2	Provide exhaust fan purge button adjacent to fume hood.
3	SC 1, SC 2	Provide limited-range temperature control.
4	SC 1, SC 2	Refer to Design Guidelines for system requirements.
		Acoustics
1	None	
		General Notes
1		Provide locks on all doors.
2		Provide classroom work spaces with valved gas, water and electrical supplies that are controlled through a key control with emergency stop for each work area. The gas soleroid valve for the laboratory gas system should be normally closed and
3		Interactive Board/Components (shelf, projectors etc.) are provided and installed by Owner. GC to provide power and data as required for operation of Interactive Board.
4		Computers/Computer Desk are provided and installed by Owner. GC to provide power and data as required for operation of computers and computer equipment per Instructional Technology requirements.

Section 03 - MEDIA CENTER

General Description

The Media Center serves the entire school population by providing appropriate materials to support and enrich the curriculum. Media Center Activities include individual as well as large and small group instruction, reading, browsing, listening and viewing areas. Establish a prominent and visible main entrance to facilitate security and way finding for users. Provide direct line of sight from the distrubution desk to all student computer areas, for monitoring/supervision purposes. Appropriately located electrical/data outlets throughout the Reading Room to facilitate small group study in various parts of the space. The space should accommodate two full class sizes in two distinct areas of the library; as well as an average class size in the computer area. Provide soft seating options near the periodical area. Natural lighting is a desired amenity; with the option of darkening the space for projection screen/ interactive board presentations. Key Adjacency: The Media Center should be located centrally within the school with ease of access from all classroom wings.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
MC 1	Main Reading Room	5300	1	5300	
MC 2	Conference Room (12 person)	250	1	250	MC 1
MC 3	Offices	150	2	300	MC 1 (Distribution Desk), MC 6
MC 4	Audio/Visual Non-Print Storage	500	1	500	MC 1
MC 5	Media Production Distribution	400	1	400	MC 1, MC 4
MC 6	Workroom	350	1	350	MC 1
MC 6 a	Toilet (internal to Workroom)	50	1	50	MC 6
MC 7	Reading Room	300	1	300	MC 1, MC 2
		Total Area SF		7450	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	MC 1	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	MC 2	8' x 4'	1	OP. Center on presentation wall.
TB		4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	MC 1 (computer area)	12' x 4'	1	Locate above computer stations.
IB	MC 2	3'-6" x 4'	1	OP. Installed by Owner.
PIB	MC 4			OP. Portable Interactive Board.
TB	MC 3, MC 5, MC 6, MC 7	4' x 4'	1	
MB	MC 2, MC 3, MC 5, MC 6, MC 7	4' x 4'	1	
C/BKT	MC 3		1	
CMPR	MC 1		1	
DS	MC 1			Provide book theft detection system at main entry door.
CAM	MC 1			
IE				OP - refer to Instructional Technology requirements.
PS	MC 1	84" x 84"	1	
PTD	MC 6		1	Provide @ sink area.
SD	MC 6		1	Provide @ sink area.
CLK	MC 1		1	
WS	MC 1			
LC	MC 4			OP - refer to Instructional Technology requirements.
MC	MC 4			OP - refer to Instructional Technology requirements.
CMP	MC 1			OP - refer to Instructional Technology requirements.
CMP	MC 1, MC 4			OP - refer to Instructional Technology requirements.

MB - Marker Board CLK- Electronic Wall Clock CMPR - Ceiling Mtd. Projector CMP - Computers (student)

TB - Tack Board	PS - Projection Screen (recessed)	C/BKT - Component Bracket (wall mtd)
IB - Interactive Board	WS - Window Shades (manual)	OP - Owner Provided
PIB - Interactive Board	LC - Laptop Carts	MC - Multi Media Carts
	PTD - Paper Towel Dispenser	SD - Soap Dispensers

Finishes

Walls:	a All Spaces	Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a MC 1, 2, 7	Provide carpet w/ 4" rubber base.
	b MC 3, 4, 5, 6	Provide vinyl composition tile w/ 4 " rubber base in all spaces.
	c MC 6 a	Provide ceramic tile (CT) w/ ceramic base. *
Ceilings:	a All Spaces	Provide 2x2 standard acoustical ceiling tile and 2x4 fluorescent fixtures in all spaces, w/ the exception of the following.
	b All Spaces	Provide minimum 10'-0" ceiling height w/ exception of the following.
	c MC 1	May provide a combination of lighting solutions and ceiling plane configurations/heights if design solutions meet adequate levels of lighting for reading, audio visual, and acoustic purposes.
	d MC 1	Provide projection screen pocket for retractable projection screen.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size(wxdxh)	Notes
MC 2	Conference Room	Storage Cabinet (lockable)		2	3'x2'x7'	
		Built-in Open Shelving Unit *		3	30"x12"x7'	Provide shelving between STC cabinets.
MC 3	Office	Built-in Storage Shelves	8 LF	2	4'x12"x7'	
MC 4	Audio/Visual NPS	Storage Cabinet (lockable)		2	4'x2'x7'	
		Built-in Open Shelving Unit *		8	30"x12"x7'	Provide shelving between STC cabinets.
MC 5	Media Production Dist.	Storage Cabinet (lockable)		2	3'x2'x7'	
		Built-in Open Shelving Unit *		4	30"x12"x7'	Provide shelving between STC cabinets.
		Base Cabinet	13 LF			
		Upper Cabinet	13 LF			
		Work Counter	13 LF			
MC 6	Workroom	Coat Closet (Lockable)		1	3'x2'x7'	
		Base Cabinet, Upper Cabinet	20 LF			Provide double bowl sink

* Note: Built-in Open Shelving Unit (3 shelves - fixed)

Furniture

Space No.	Room Name	Unit Type	Qty	Size(wxdxh)	Notes
MC 1	Main Reading Room	Book Shelves (Tall)	82	36"x12"x82"	# 9 Unit
		Book Shelves (Short)	27	36"x12"x42"	# 15 Unit
		Lighted Lockable Display Case	2	4'x24"x7'	
		Rectangular Tables	15	30" x 60"	Seats 6 persons.
		Round Tables	9	4' diameter	Seats 4 persons.
		Computer Workstation Desks	16	24" x 36"	
		Computer Workstation Chairs	25		
		Circulation Desk-ADA*	1		
		Circulation Desk Chair	1		
		Book Truck	1		
		Atlas Stand	1		
		Dictionary Stand	1		
		Copy Machine Stand	1		
		Mobile Display book truck	1		
MC 7	Reading Room	Book Shelves	16	36"x12"x 42	# 15 Unit

		Round Tables	2	4' diameter	Seats 4 persons

* (Circulation Desk w/modular removable book return unit & depressible shelf.)

Utilities

Electrical	Location	Lighting & Communications
Power:	All Spaces	Provide electrical outlets @ 12' max spacing w/ not less than one (1) duplex receptacle per wall, or as required by code. This is in addition to Instructional Technology Requirements.
	All Spaces	See Instructional Technology Guidelines for specific requirements.
Power:	MC 1	Provide receptacle for clock.
	MC 1	Provide receptacle & TV/RGB outlet for DVD Player.
	MC 1 - Circ. Desk	Provide two (2) quadraplex outlets, and two (2) data outlets.
	Classroom Computer Area:	
	MC 1 - Computers	Provide four (4) floor mounted receptacles.
	MC 6 - Computers	Provide two (2) quadraplex outlets, and one (1) data outlet.
	Offices:	
	MC 3 - Offices	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
Data:	MC 3 - Offices	Provide two (2) data outlets.
Intercom:	MC 2, MC 7	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system
Data:	MC 2	Provide receptacle & voice/data outlet for Interactive Board.
Lighting:	MC 1	Provide combination of large pendant fixtures, downlights and fluorescent indirect/direct lighting.
		Coordinate ceiling mounted projector placement with light fixtures and manufacturers requirements.
		Provide downlight fixtures at gyp board ceiling areas.
Security	MC 1	Security Camera (clg. Mounted): Provide junction box and raceway.
TV:	MC 1	Provide one (1) television outlet. Provide 18"x18"x4" deep junction box 8" AFF. Provide 2 - 2 " conduit in wall to above ceiling and stub out in corridor above ceiling.
Other:	MEDIA CENTER	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	MEDIA CENTER	Technology Infrastructure: Reference Instructional Technology requirements in the Design Guideline.

*Instructional Technology outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	MC 6	Provide one (1) double bowl sink.
2	MC 6 a	Provide one (1) floor-mounted flush valve WC and one (1) lavatory per toilet room. Room shall be ADA compliant.

HVAC

1	All spaces	Provide limited-range individual temperature control in all areas.
2	MC 1	Provide humidity sensor(s).
3	Media Center	Refer to Design Guidelines Division 15 - Mechanical for requirements.

Acoustics

1		Refer to Design Guidelines.

General Notes

Section 04 - ART

General Description

The Art classroom provides instruction for techniques and processes required to create and produce a variety of 2 and 3 dimensional media; including ceramics, sculpture, printmaking, photography, film making, computer art, fiber arts and art criticism. Art education provides students opportunities to see, analyze and research art history, as they develop and practice creative, expressive and critical thinking. An essential feature of the program is to expose students to a wide variety of media, techniques, and processes in a structured learning situation; to enable every student to become artistically literate, creative and a lifelong participant in the fine arts. Key Adjacency: Locate on the First Floor with direct access to the Art Partio.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
ART 1	Art Lab (2-D - Drawing, Painting)	1600	1	1600	First Floor / Direct access to Art Patio
ART 2	Office (1 person)	150	1	150	ART 1
ART 3	Storage	170	1	170	ART 1
ART 4	Art Lab (3-D - Ceramics, Sculpture)	1600	1	1600	First Floor / Direct access to Art Patio
ART 5	Kiln Room (1 kiln)	150	1	150	ART 4
ART 6	Office (2 person)	150	1	150	ART 4
ART 7	Storage		1	170	ART 4
		Total Area SF		3990	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	ART 1	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	ART 1	8' x 4'	1	OP. Center on teaching wall.
TB	ART 1	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	ART 1	12' x 4'	1	Locate above computer stations.
DC	ART 1, ART 4	36x12x74	1	
SHLV	ART 5	36x12x72	6	Provide free standing floor-ceiling shelving, 2 units
KN	ART 5		1	Provide digital kiln w/ shelves and stilts.
SK2	ART 1		2	
SK2	ART 4		3	
PTD	ART 4		1	Provide one (1) per sink.
SD	ART 4		1	Provide one (1) per sink.
SR	ART 4		1	OP
DSH	ART 1, ART 4			
CLK	ART 1, ART 4		1	
DR	ART 1, ART 4		1	OP
TB	ART 1, ART 4	4' x 4'	1	
MB	ART 1, ART 4	4' x 4'	2	
CMPR	ART 1, ART 4		1	OP
PS	ART 1, ART 4		1	OP
C/BKT	ART 1, ART 4		1	
IB	ART 1, ART 4	3'-6" x 4'	1	OP. Installed by Owner on Teaching Wall.
CMP	ART 1, ART 4			OP - Refer to Instructional Technology requirements.

MB - Marker Board
TB - Tack Board
CLK - Electronic Wall Clock
SR - Slab Roller
DSH - Darkening Shades
SK2 - Double bowl sink
CMPR - Ceiling Mtd. Projector
OP - Owner Provided
PS - Projection Screen
DC - Display Case w/ Spotlights
SHLV - Shelving (stainless steel)
IB - Interactive Board

KN - Kiln (digital)	CMP - Computers (student)	C/BKT-Component Bracket (wall mtd.)
	PTD - Paper Towel Dispenser	SD - Soap Dispensers

Finishes

Walls:	a	All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b	All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a	ART 1, 3, 4, 5	Provide vinyl composition tile (VCT), w/ 4" rubber base.
	b	ART 2, ART 6	Provide carpet w/ 4" rubber base.
Base:	a	All spaces	Provide rubber base all spaces.
Ceilings:	a	All Spaces	Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces.
	b	All Spaces	Provide 2x4 fluorescent fixtures.
	c	All Spaces	Provide minimum 9'-4" ceiling height in all other spaces.
	d	ART 1, ART 4	Provide minimum 10'-0" ceiling height in art labs.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
ART 1, 4	2 D, 3 D - Art Labs	Upper Cabinet	20 LF	6	30"x12"x30"	
		Work Counter	20 LF		24" d	Epoxy resin counter top.
		Built-in shelving		1	12" d	Provide overhead shelving (open) between Teacher Cabinet and Upper Cabinet casework units.
		Teacher Cabinet		1	3'x2'x7'	Lockable
		Storage Cabinet		1	3'x2'x7'	Lockable
		Drying Racks (Vertical)		1	43"x24"x36"	GC to coordinate racks w/ casework.
		Drying Racks (Horizontal)		1	53"x24"x36"	GC to coordinate racks w/ casework.
ART 4	3 D - Art Lab	Base Cabinet Types:	20 LF			
		Sink Cabinet (Handicap Unit)		3	30"x24"x30"	Provide double bowl sink, ADA compliant
		Base Cabinet (2 door)		1	30"x24"x30"	
		Base Cabinet (3 drawer)		2	16"x24"x30"	
		Sink Cabinet (Handicap Unit)		2	30"x24"x30"	Provide double bowl sink, ADA compliant
		Base Cabinet (2 door)		2	30"x24"x30"	
		Base Cabinet (3 drawer)		2	16"x24"x30"	
ART 5	Kiln Room	Built-in shelving ?		2	12" d ?	Provide floor-ceiling shelving, 2 units

Utilities

Electrical	Location	Lighting & Communications
Power:	ART 5 - Kiln Room	~~Provide non-fused disconnect for kiln.~~ Provide outlets as required for kiln and ventilation system, in addition to rough-in for future second kiln and ventilation system. Coordinate exact connection type with kiln vendor prior to rough-in.
	Classroom Computer Area:	
	ART 1, 4 - Computer	Provide 4 x 4 junction box, single gang plaster ring, temporary cover plate, and 3/4 "C stubbed into corridor with bussing, above ceiling.
	ART 1, 4 - Computer	Provide three (3) quadraplex outlets, and one (1) data outlet.
	Offices:	
Power:	ART 2 - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
Data:	ART 2 - Office	Provide two (2) data outlets.
Intercom:	ART 1, 2, 4, 6	Provide push button 4 x 4 box, single gang plaster ring and 3/4"C stubbed into ceiling for intercom system.
	Teaching Wall:	
Clock:	ART 1, ART 4	Provide receptacle for clock.
TV:	ART 1, ART 4	Provide receptacle and TV/RGB outlet for DVD Player.
Data:	ART 1, ART 4	Provide receptacle and voice data outlet for Interactive Board.
Lighting:	ART 1, ART 4	Coordinate ceiling mounted projector placement with light fixtures and manufacturers requirements.
Other:	ART 1 thru 6	~~Intercom: Provide Aiphone Model Series. Refer to Design Guideline Division 16 for lighting and other electrical systems~~ requirements.
	ART 1 thru 6	Refer to Instructional Technology Required Specifications in the Design Guideline Appendix for technology infrastructure, power, data, cabling, and voice/data requirements.

~~*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.~~

Plumbing

1	ART 1	Provide multiple double bowl sink locations, w/solids interceptor; allowing space for basket removal. Provide two (2) double sinks. One (1) sink to be ADA accessible.
2	ART 4	Provide multiple double bowl sink locations, w/solids interceptor; allowing space for basket removal. Provide three (3) double sinks. One (1) sink to be ADA accessible.

HVAC		
1	All spaces:	Provide limited-range individual temperature control in all areas. Refer to Design Guidelines for HVAC system requirements.
2	ART 4	Exhaust for kiln provided by Owner. Installation by General Contractor. GC to provide wall sleeve and cap for exhaust outlet. Confirm size with manufacturer prior to installation.
3	ART 4	Provide exhaust vent for enameling kiln and soldering area; to be on a 12 hour manual timer. ?
4	General	Refer to Design Guidelines for system requirements.
Acoustics		
1	All spaces	~~Refer to Design Guidelines.~~ Provide acoustical separation in compliance with ANSI standards for schools.

General Notes

1. Casework: Provide above counter GFCI outlets.
2. Windows / Daylighting: Provide exterior windows for each classroom w/access to exterior art patio. Provide daylighting control / shading to avoid direct sunlight into classrooms.
3. Refer to Design Guidelines for window system and glazing requirements.
4. Interactive Board / Components (Shelf, Projector etc.): Provided and installed by Owner. GC to provide power and data as required for operation of Interactive Board.
5. Computers / Computer Desks: Provided and installed by Owner. GC to provide power and data as required for operation of computers and computer equipment per Instructional Technology requirements.

Section 05 - MUSIC

General Description

The Music curriculum offers Exploratory Music, Band, Orchestra, Chorus and Keyboard. The music curriculum provide students opportunities to express themselves by performing, describing, creating, and responding to music. Music classes are taught in classrooms that are specifically designed for music instruction. Key Adjacency: Locate Music Suite within close proximity to the Stage and Auditorium facilities, on the ground level.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Intrumental Music (IM) - Band / Orchestra:				
IM 1	Band Room	2200	1	2200	Toilet Facilities, Exterior Access
IM 2	Storage - Uniform	400	1	400	IM 1
IM 3	Storage - Band Equipment	400	1	400	IM 1
IM 4	Practice Rooms	100	2	200	IM 1
IM 5	Office (Band Director)	150	1	150	IM 1
IM 6	Music Library	150	1	150	
IM 7	Orchestra Room	2000	1	2000	
IM 8	Storage - Orchestra Equipment	400	1	400	IM 7
IM 9	Band/Music Corridor (internal circulation)	140	1	140	
		IM Subtotal		6040	
	Choral Music (CM) - Choral / Keyboarding:				
CM 1	Chorus Classroom	1800	1	1800	IM 1, IM 7
CM 2	Chorus Equipment Storage	200	1	200	CM 1
CM 3	Office (Choral)	150	1	150	CM 1
CM 4	Keyboard Classroom	800	1	800	
CM 5	Music Library	150	1	150	CM 4
CM 6	Practice Rooms	100	2	200	CM 4
CM 7	Storage - Uniform	200	1	200	IM 9, Auditorium Stage
		CM Subtotal		3500	
		Total Area SF		9540	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	IM 1, 7 / CM 1, 4	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	IM 1, 7 / CM 1, 4	8' x 4'	1	OP. Center on teaching wall.
TB	IM 1, 7 / CM 1, 4	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	IM 1, 7 / CM 1, 4	12' x 4'	1	Locate above computer stations.
MBWL	IM 1, 7 / CM 1, 4	4' x 12'	1	
TB	IM 1, 7 / CM 1, 4	4' x 4'	2	
TB	IM 5, IM 6 / CM 3	4' x 4'	1	
CMP	CM 4			OP - Refer to Instructional Technology requirements.
IB	CM 4		1	OP - Refer to Instructional Technology requirements.
CLK	IM 1, 7 / CM 1, 4		1	
PR	CM 1		set	
ISC	IM 1	Variety		Coordinate size/quantity w/ Owners requirements

ISC	IM 2			29x29x 84	3	
ISC	IM 2			27x29x 84	2	
ISC	IM 2			27x29x 84	3	
ISC	IM 4 a			48x29x 84	1	
ISC	IM 4 b			48x29x 84	3	
ISC	IM 8			29x29x 84	2	
WF	CM 1				1	

AP	IM 1, 7 / CM 1,4, 6				Provide on all walls as design allows.

TB - Tack Board	AP - Acoustical Panels	OP - Owner Provided	IB - Interactive (Smart) Board
CLK - Electronic Wall Clock	PR - Portable Risers	CMP - Computers (student)	C/BKT-Component Bracket (wall mtd)
MBWL - Marker Board w/ lines		WF - Water Fountain (see FF&E)	ISC-Instrument Storage Cabinets (Wenger)

Note: Coordinate size and quantity of Instrument Storage Cabinets w/ Owners requirements.

Finishes

Walls:
a Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred. All walls to extend to underside of deck. All walls to be constructed of CMU. Do not field paint acoustical panels.

Floors:
a Provide carpet in all spaces w/ 4" rubber base

Ceilings:
a Provide 2x2 standard acoustical ceiling tile in all spaces.
b Provide 2x4 fluorescent fixtures in all spaces with exception of IM 2, Uniform Storage.
c Sound transmission between music suite and other spaces. Reference Design Guideline Division 1, Acoustical Standards.
d IM2 open to structure. (OPS) Provide strip fluorescent fixture suspended from structure.
e Provide min 14' - 0" ceiling height Chorus Classroom, CM 1.
f Provide min 18' - 0" ceiling height in Band Room IM 1, and Orchestra Room IM 7.
g Provide min 10' - 0" ceiling height in all other spaces.

Casework

Space No.	Room Name	Unit Type		Qty	Size (wxdxh)	Notes
IM 1	Band Rehearsal Room	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Built-in Book Shelves	36 LF	12	3'x1'x26"	
		Instrument Storage Cabinets		4		
IM 2	Storage - Uniform	Shelf and Coat Rod				
IM 3	Equipment Storage	Instrument Storage Cabinets		20		
IM 6	Music Library	Bookshelves		6		
IM 7	Orchestra	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Built-in Book Shelves	9 LF	3	3'x2'x7'	w/ adjustable shelves
CM 1	Chorus Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Built-in Book Shelves	24 LF	8	3'x2'x7'	w/ adjustable shelves
CM 2	Storage Room	Built-in Book Shelves	24 LF	8	3'x2'x7'	w/ adjustable shelves
CM 4	Keyboard Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Book Shelves		2		
CM 5	Music Library	Book Shelves		13		

Utilities

Electrical	Location	Lighting & Communications
Power:	General	Provide electrical outlets @ 12' max spacing w/ not less than one (1) duplex outlet per wall.
	Teaching Wall:	
Power:	IM 1, IM 7 / CM 1, 4	Provide receptacle for clock.
	IM 5 - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
Intercom:	IM 1, 5, 6, 7 / CM 1, 4	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	IM 1, IM 7 / CM 1, 4	Provide receptacle and voice/data outlet for Interactive Board.
	IM 5 - Office	Provide two (2) data outlets.

DVD:	CM 4	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	CM 4	Provide one (1) television outlet
Projector:	IM 1, IM 7 / CM 1, 4	Provide ceiling mounted receptacle and data outlet for projector
Other:	MUSIC SUITE	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	MUSIC SUITE	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing	
1	Provide plumbing as required for dual drinking fountain.

HVAC		
1	All spaces:	Provide limited-range individual temperature control in all areas. Refer to Design Guidelines for HVAC system requirements.
2	MC 1	Provide humidity sensor(s). Refer to Design Guidelines for system requirements.
3	General	Refer to Design Guidelines for system requirements.
Acoustics		
1	IM 1,4,7 / CM 1,4, 6	Provide wall-mounted acoustical panels(factory finished) w/concealed attachment. Coordinate w/locations of receptacle appliances.
2	IM 1, IM 7, CM 1, 4	Provide doors without grilled louvers. Provide sound seals at all classroom doors.
3	IM 1, IM 7, CM 1, 4	Avoid parallell walls within classrooms to limit echo; or provide wall mounted acoustical panels.
4	IM 1, IM 7, CM 1, 4	Provide CMU sand filled partition between adjacent music classrooms.
5	IM 1, IM 7, CM 1, 4	Extend wall acoustic treatment to top of structure.
6	IM 1, IM 7, CM 1, 4	Provide sound batt insultation above walls and ceiling tile.
7	IM 1, IM 7, CM 1, 4	Sound transmission between music suite and other spaces, including corridors, and rooms above and below the Music Classroom should meet ANSI standards.

General Notes	
1	Provide interior window between IM 1, and Office (Band Director), IM 5.
2	Provide interior window between IM 6, and IM 7.
3	Refer to Design Guidelines for window system and glazing requirements.
4	Refer to Design Guidelines Division 8 for door width requirements.
5	Provide double doors to IM 1, IM 7 and CM 1 and CM 4.
6	Provide single 42" doors for access into Music Practice and Storage Rooms to facilitate movement of large instruments.
7	Need interior windows in IM 4 and CM 6 to music classrooms.

Section 06 - DRAMA

~~(Base on Arabia Mountain HS & Tucker HS. May substitute Black Box Theater design per Owner.)~~

General Description

The nature of drama instruction calls for traditional classroom activities as well as group and paired learning activities which require space in which to form these types of groupings. Students engage in role-play and simulation which also requires performance space. The drama classroom meets the needs of a full instructional unit; and serves as a classroom for drama instruction, training on the use of theatrical equipment and after school rehearsals. Key Adjacency: Locate near the Music Suite and the Auditorium.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
DR 1	Classroom	1520	1	1520	
		Total Area SF		1520	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
CLK	DR 1		1	
OPS	DR 1		1	Provide suspended ceiling mounted shelf for IB projector
MP	DR 1		1	OP. Installed by Owner.
MB	DR 1	4'x4'	2	Locate @ both sides of IB, at teaching wall.
TB	DR 1	4'x4'	2	Locate on walls perpendicular to teaching wall.
IB	DR 1	5'- 6" x 4'	1	OP. Installed by Owner on Teaching Wall.
CMP	DR 1			OP - Refer to Instructional Technology requirements.

TB - Tack Board MP - Metal Platform (portable) OPS - Overhead Projector Shelf C/BKT-Component Bracket (wall mtd)

MB - Marker Board IB - Interactive Board CMP - Computers (student)

CLK - Electronic Wall Clock

Finishes

Walls:	a	All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b	All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a	All spaces	Provide vinyl composition tile w/ 4 " rubber base in all spaces.
Ceilings:	a	All spaces	Provide 2x2 standard acoustical ceiling tile in all classrooms.
	b	All spaces	Provide 2x4 fluorescent fixtures

Casework

Space No.	Room Name	Unit Length	Qty	Size (wxdxh)	Notes
DR 1	Classroom	Teachers Cabinet (lockable)	1	3'x2'x7'	Locate at teaching wall
		Book Shelves	6	36"x12"x30"	Locate opposite teaching wall

Utilities

Electrical	Location	Lighting & Communications
Power:		
Intercom:	DR 1 - Teaching Wall	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	DR 1 - Teaching Wall	Provide receptacle and voice/data outlet for Interative Board.
DVD:	DR 1 - Teaching Wall	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	DR 1 - Teaching Wall	Provide one (1) television outlet
Projector:	DR 1 - Teaching Wall	Provide ceiling mounted receptacle and data outlet for projector

Plumbing

1	n/a	

HVAC

1	All Spaces	Provide limited-range temperature control.
2	General	Refer to Design Guidelines for system requirements.

Acoustics		
1	All Spaces	Classrooms and other core learning spaces must achieve minimum STC rating of 35.
2	All Spaces	Refer to Design Guidelines.
General Notes		
1		Provide locks on all doors.

Section 07 - HEALTH & PHYSICAL EDUCATION

General Description

The Physical Education curriculum provides students opportunities fo participate in PE programs geared to their needs and abilities, to develop physical fitness, sportsmanship and safe practices. Students are involved in individual, dual and team games, self-testing activities, health/wellness instruction, conditioning exercises, coeducational activities and lifetime skills. The gym is also used for intramural, extramural, school and community functions and assemblies. Total required ~~gym seating capacity for ___~~Bleacher seating capacity for 1600. Key Adjacency: Separate from academic areas with access to playfields, and parking facilities.

Bleacher seating capacity = 1600 ~~/ Total Gymnasium seating capacity = _____?~~

Activity / Space

Space No.		Room Name	NSF	Qty	TSF	Adjacency
PE 1		Gymnasium:				
	a	Main Gym	16000	1	16000	
	b	Mezzanine Track (5 lane)	6200	1	6200	Above bleachers at Mezzanine level
	c	Visitors Locker Room	250	1	250	
PE 2		Boy's:				
	a	P.E. Locker Room	900	1	900	PE 2 b, PE 2 c
	b	Showers	300	1	300	
	c	Toilet	300	1	300	PE 2 b
	d	Janitor Closet	40	1	40	PE 2 b
	e	Athletic Locker Room	1800	1	1800	PE 2 b, PE 2 c
	f	Locker Room Common Area (internal circulation)	500	1	500	PE 2 a, PE 2 f
PE 3		Girl's:				
	a	P.E. Locker Room	800	1	800	PE 3 b, PE 3 c
	b	Showers	600	1	600	(6 regular stalls / 2 ADA stalls)
	c	Toilet	0	1	0	PE 3 b
	d	Janitor Closet	40	1	40	PE 3 b
	e	Athletic Locker Room	1080	1	1080	PE 3 b, PE 3 c
	f	Locker Room Common Area (internal circulation)	500	1	500	
PE 4		Coach / Support Areas:				
	a	Coach Workroom	400	2	800	PE 4 b
	b	Coach Office (incl./ toilet, shower)	290	6	1740	
	c	Laundry	300	1	300	
	d	PE Office (Boy's & Girl's) incl. closet	400	2	800	
	e	Training Room (incl. /1 toilet, shower)	400	2	800	
PE 5		Storage:		1	0	
	a	Storage - athletic (outdoor)	350	1	350	
	b	Storage - athletic	875	1	875	
	c	Storage - physical education	424	1	424	
	d	Storage - athletic	794	1	794	
			PE Subtotal		36193	
PE 6		Wellness:				
	a	Health Service Lab	1187	1	1187	
	b	Health Classroom	823	2	1646	PE 6 c
	c	Multi-Purpose Room	2706	1	2706	PE 6 a
		Multi-Purpose Room Storage Closet	239	1	239	Access thru PE 6 c
			Health Subtotal		5778	

Total Area SF	41971

Equipment

The following items are to be specified in the 125

Item	Room Location	Size (WxHxD)	#/RM	
MB	PE 6 a, PE 6 b	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	PE 6 a, PE 6 b	8' x 4'	1	OP. Center on teaching wall.
TB	PE 6 a, PE 6 b	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	PE 6 a, PE 6 b	12' x 4'	1	Locate above computer stations.
TB	PE 4a, PE 4b, PE 4c, PE 4d, PE 6a, PE 6b, PE 6c	4' x 4'	1	

TB	PE 4a		4' x 8'	1	
MB	PE 4a, PE 4b, PE 4c, PE 4d, PE 6a, PE 6b, PE 6c		4' x 4'	1	
MB	PE 4a		4' x 8'	1	
IB	PE 6 b			1	OP Portable
WP	PE 1b			15	Provide @ column corners.
CMP	PE 6 b			4	
SC	PE 2b, 3b, 4e			1	
FEN	PE 5 a, PE 5 b, PE 5 d			1	Security/demarcation fencing for storage areas.
FEN *	PE 2 e, PE 3 e				Fence divider from top of lockers to bottom of ACT ceiling
HD	PE 4 d			1	
SP	PE 1 a			4	
CLK	PE 6 a, PE 6 b, PE 6 c			1	
FEC	PE 1b (3), PE 5a, PE 4c			1	
DDF	PE 2f, PE 3f, PE 6a, PE 1 a (2)			1	Locate @ Girls/ Boys corridor adj. to locker room.
MSK	PE 2d, PE 3d			1	
MI	PE 2c, PE 3c, PE 4e		48" x 36"	1	3' - 4" to bottom
SK	PE 2c, PE 3c, PE 4b, PE 4e			1	
SKI	PE 4 c				
MH	PE 2d, 3d			1	
SD	PE 2c, PE 3c, PE 4b, PE 4e				Wall mounted.
PTD	PE 2c, PE 3c, PE 4b, PE 4e				Wall mounted.
REF	PE 4 e				
SS	PE 2b, PE 3b, PE 4 b, PE 4e (1)			2	
SE	PE 1a				Goals, Nets, Poles etc.
FP	PE 1a			1	Fabric Partition
MS	PE 4c		36x24x88	5	
MS	PE 5c		36x24x88	17	
MS	PE 5d		36x24x88	28	
MS	PE 5a		36x24x88	35	
MS	PE 5b		36x24x88	28	
W/D	PE 4c			1	
WHPL	PE 4e			1	OP. Provided by Athletic Dept.
IM	PE 4e			1	OP. Provided by Athletic Dept., or 3rd party
EE	PE 6a				OP. Provided by Tech Education
SB	PE 1a			2	OP
BG	PE 1a			6	Mount to structure.
GPA	PE 1a			1	
BL	PE 1a			600	Ref. General Note section.
Lockers					
PEL	PE 2a		12"x12"x12"	163	Boys PE locker quantity
ATL	PE 2e			137	Boys Athletic locker quantity
PEL	PE 3a		12"x12"x12"	171	Girls PE locker quantity
ATL	PE 3e			85	Girls Athletic locker quantity

CL	PE 4b	24"x22"x72"	4	Coach office locker quantity - single tier
PEL	PE 4d	12"x12"x72"	4	Boy's PE Office locker
PEL	PE 4b, PE 4d	12"x12"x72"	4	Girl's PE Office locker
PEL	PE 1c	12"x12"x72"	4	Visitors Locker Room

MB - Marker Board	MSK - Mop Sink	BL - Bleachers (Folding)	SE - Sports Equipment
TB - Tack Board	MH - Mop Holder	BG - Basketball Goal (retractable)	FP - Fabric Partition Court System
CLK - Electronic Wall Clock	SK - Sink	W/D - Washer, Dryer (individual)	DDF - Dual Drinking Fountain
IB - Interactive Board	SKI - Sink (industrial)	REF - Refrigerator w/ice maker	MS - Metal Shelving
PEL - PE Lockers	WP - Wall Pads	WHPL - Whirlpool	SB - Electronic Score Board Equipment
ATL - Athletic Lockers	MI - Mirrors	IM - Ice Machine	GPA - Gym PA System
CL - Coach Lockers	EE - Exercise Equipment	SC - Curtain Rod / Shower Curtain	CMP - Computers (student)
FEC - Fire Extinguisher Cabinet	OP - Owner Provided	SS - Shower Seat	FEN - Fencing (Chain Link Partitions)
	HD - Heart Defibrillator	SD - Soap Dispenser	FEN * - Fencing (Chain Link Partitions)
		PTD - Paper Towel Dispenser	SP - Speakers (ceiling mounted)

Finishes

Walls:	a	All Spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred. All wals to extend to underside of deck. Walls to be constructed of CMU.
	b	PE 1c, PE 1g, PE 4e, PE 2b,c,d,PE 2a,3a, PE 2e, 3e, PE 4b	Epoxy paint on CMU @ locker room, toilet, shower areas.
Floors:	a	PE 1a	Provide Wood Flooring / VCT. Provide VCT in corridor around perimeter of Main Gym.
	b	PE 1b	Provide Fluid Applied Synthetic Sports Flooring w/ striping.
	c	PE 5a, PE 6c	Provide heavy duty Rubber Sports Flooring. Provide VCT in PE 6c storage closet.
	d	PE 1c, PE 1g, PE 2a, 3a, PE 2e, 3e, PE 4c	Provide Epoxy Floor Coating.
	e	PE 2d, 3d, PE5a, 5b, 5c, 5d	Sealed Concrete
	f	PE 4a, 4b, 4d, 4e, PE 6b	Provide vinyl composition tile (VCT), w/ 4" rubber base.
	g	PE 2b,2c, PE 3b,3c, PE 4b, PE 4e	Provide ceramic tile (CT) w/ ceramic base in toilet/shower areas.
Base:	a	All spaces *	Provide rubber base all spaces, with exception of ceramic tiled areas.
Ceilings:	a	All Spaces:	Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces, w/ following exceptions.
	b	All Spaces:	Provide 2x4 fluorescent fixtures with the exception of the following:
	c	PE2b, 3b PE 4 b, 4 e	Provide downlights at GYB soffit areas.
	d	PE 1 a	Exposed structure, open to above.
	e	PE 1 a	Provide large pendant fixtures.
	f	PE 2d, 3d, 1c, 4c, PE 5a, 5b, 5c, 5d	Open to structure (OTS) - janitor closets, locker rooms
	g	PE 4d	Open to structure (OTS) - closet only.
	h	PE 1a, PE 5c, PE 6?	Provide surface mounted fluorescent fixtures.
	i	PE2b, 3b PE 4 b, 4 e	Provide Gypsum Board (WR GWB) in shower areas only.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
PE 4e	Training	Upper Cabinet	9 LF	4		
		Work Counter				
		Base Cabinet		3		
		Base Cabinet		1		w/ single bowl sink
PE 1b	Mezzanine Track	Wood Cap (42" Metal Guard Rail)				

PE 1c	Visitor's Locker Room	Bench	1
PE 4e	Training Room - Toilet	Bench	1
PE 2a	PE Locker Room	Bench	3

PE 3a	PE Locker Room	Bench	4		
PE 2e, 3e	Athletic Locker Room	Bench	3		
PE 4b	Coach's Office -Toilet	Bench	1		
PE 4d	PE Office	Shelf and Coat Rod	1		
PE 1a	Main Gym	Wall Pads	13		
PE 6c	Multipurpose	Wall Pads	22		Provide around room perimeter. (3 walls)
PE 1b	Mezz Track	Wall Pads	15		Provide @ columns and corners.
PE 6a	Health Service Lab	Wall Pads	18		
PE 6a	Health Service Lab	Mirror Panels	7		Provide at Teaching Wall.
PE 6c	Multipurpose	Mirror Panels	5		
PE 1a	Main Gym	Acoustical Panels			Ref. Acoustics section below.
PE 6b	Health Classroom	Teacher Cabinet (Lockable)	1		
PE 6b	Health Classroom	Book shelves	6	36x12x26	
PE 6b	Health Classroom	Storage Cabinet (Lockable)	1		

Provide benches as part of locker manufacturers package.

Utilities

Electrical	Location	Lighting & Communications
Power:	General	Provide electrical outlets @ 12' max spacing w/ not less than one (1) duplex outlet per wall.
Power:	PE 6a, 6b	Provide receptacle for clock @ Teaching Wall.
	Hall of Fame/Corridor, PE 1a	Provide junction box with cover for connection to bleachers by supplier. Install bleacher controller and fuse panel on corridor side of partition.
	PE 1a, 1b - Mezzanine	Provide annunciation devices (speaker/strobe)w/ wire guards.
	PE 1a	Provide safety disconnect swith for goal hoist motor if not provided integral to equipment
	PE 1a	Provide junction boxes for power, data, intercom and scoreboard connections to scorer's table. Provide interconnecting cabling to meet requirements of owner provided systems. Locate boxes to coordinate w/ bleachers.
	PE1a	Coordinate exact locations of wall receptacle with wall pads.
	PE 4b, PE 4d - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	PE 4c	Provide safety switch for washer and for dryer.
Detector:	PE 6a	Provide junction box and raceway for alarm motion detectors.
Intercom:	PE 4a, 4b, PE2a, 2e, PE 3a, 3e, PE 4d, PE 6a, 6b	Coordinate exact locations of wall receptacle with wall pads.
	PE 4b, 4e, 4d, PE 6b	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Fire Alarm:	PE 5a, PE 5d	Provide wall mounted horn or strobe, as required.
Projector:	PE 6a, 6b	Provide ceiling mounted receptacle and data outlet for projector
Teaching Wall @ Teachers Desk:		
Data:	PE 6a, 6b	Provide receptacle and voice/data outlet for Interactive Board.
	PE 4b, PE 4d - Office	Provide two (2) data outlets.
DVD:	PE 6b	Provide receptacle and TV/RGB outlet for DVD Player.
TV:		Provide one (1) television outlet
Other:	HEALTH & PE	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	HEALTH & PE	Technology Infrastructure: Reference Instructional Technology requirements in the Design Guideline.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	PE 4e	Provide single bowl sink
2	PE 4c	Provide deep industrial sink and floor drain for washer.

HVAC

1	PE 4c	Provide dryer exhaust.
2	General	Refer to Design Guidelines for system requirements.

Acoustics

1	Main Gym: Provide wrapped acoustical panels at upper level of gymnasium.

General Notes

1. Casework: Provide above counter GFCI outlets.
2. Exercise/Gym Equipment: Tech Education to provide exercise and other required equipment.
3. Main Gym Roof: Provide painted Structural Truss
4. Mezzanine Track: Provide painted steel railing at mezzanine.
5. Main Gym, Volleyball: Provide flush metal sleeve in court floor for insertion of volleyball net pole. (Typical of 2 for each court.)
6. Main Gym, Volleyball: Provide court striping (2" wide stipe typical).
7. Main Gym, Basketball: Provide court striping (2" wide stipe typical. 8" boundary stripe.)
8. Main Gym, Basketball: Provide ceiling mounted retractable basketball goal assembly above court.
9. Main Gym, Bleacher Capacity: Provide sixteen hundred (1600) folding electric operated gymnasium bleachers. Specifications to match DCSD standards.
10. Main Gym: Total Seat Count = 1600
11. Mezzanine Track: Provide 42" metal guardrail with wood cap - 3/4 " vertical steel pickets @ 3.75" spacing. Gate and locking mechanisms to match DCSS standards.
12. Mezzanine Track: Provide wire guards for Gymnasium lighting and exit signs.
13. Provide interior window between PE 4d and PE 1.

Section 8 - SPECIAL EDUCATION
(Severe & Profound)

General Description

Classrooms for Special Education provide services to students with varying disabilities in the least restrictive environment. Disabilities served include Autism (AU), Behavioral Disorders (BD), Learning Disabilities (LD), Hearing Impaired (HI), Language Impaired (LI), Mild Intellectual Disabilities (MI), Visually Impaired (VI), Traumatic Brain Injury (TBI) and Other Health Impairments (OI). Classrooms are configured according to standards established for regular classrooms, but for smaller numbers of students that can be self-contained (inter-related classroom.) Key Adjacency: Locate adjacent to other general classrooms, near exits.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Special Needs Suite (SPED 1 thru SPED 2)				
SPED 1	Suite Classroom (w/o kitchenette)	800	1	800	SPED 1a
SPED 1a	Suite Classroom (w/ kitchenette)	800	1	800	SPED 1
SPED 2	Adaptive Toilet (shared)	150	1	150	Shared bet. SPED 1 & SPED 1a
SPED 3	Office (Intinerant)	150	1	150	SPED 1 & SPED 1a
SPED 4	Classrooms (General)	800	6	4800	General Education Classroom Wing
		Total Area SF		6700	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	SPED 1, SPED 1 a	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	SPED 1, SPED 1 a	8' x 4'	1	OP. Center on teaching wall.
TB	SPED 1, SPED 1 a	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	SPED 1, SPED 1 a	12' x 4'	1	Locate above computer stations.
MB	SPED 1, 1a, SPED 4	4' x 4'	2	Locate opposite to teaching wall.
TB	SPED 1, 1a, SPED 4, SPED 3	4' x 4'	1	Locate opposite to teaching wall.
IB	SPED 1, SPED 1a	5'- 6" x 4'-0"	1	OP. Installed by Owner on Teaching Wall.
SK	SPED 1a		1	
PTD	SPED 1a		1	Provide @ kitchenette sink area.
SD	SPED 1a		1	Provide @ kitchenette sink area.
STR	SPED 1a		1	Locate opposite to teaching wall.
EH	SPED 1a		1	
REF	SPED 1a	3'x31"x5'-8"	1	Locate opposite to teaching wall.
CLK	SPED 1, SPED 1a, SPED 2		1	
W/D	SPED 2		1	
CS	SPED 2	3' w x 2' d	1	Locate adjacent to wall-hung lavatory. Mtg. height 18".
TDD	SPED 2		1	Mounting height 4'-0" to slot.
TH	SPED 2		1	Mounting height 2'-5" to center of roll.
GB	SPED 2		1 pr.	Floor mounted. Locate to either side of water closet.
GB	SPED 2		1	Mounting height 2'-10".
MI	SPED 2	18" x 36"	1	Mounting height 6' - 2" to top
SD	SPED 2		1	Mounting height 3' - 4" to top
SC	SPED 2		1	Mounting height 5'-0".
SS	SPED 2		1	Mounting height 18" inside shower.
TEL	SPED 1a		1	OP
CMP	SPED 1, SPED 1 a, SPED 4			OP - Refer to Instructional Technology requirements.

MB - Marker Board		88	TDD -Towel Dispenser Disposal	W/D - Washer, Dryer (stackable)
TB - Tack Board		100	TH - Toilet Tissue Dispenser	REF - Refrigerator w/ice maker ??
IB - Interactive Board (NIC)		124	GB - Grab Bars (ambulatory)	SC - Curtain Rod & Shower Curtain
OP - Owner Provided		125	CMP - Computers (student)	C/BKT - Component Bracket (wall mtd)
WR - Waste Receptacles	SK - Sink		CLK - Electronic Wall Clock	EH - Exhaust Hood
TEL - Telephone			SD - Soap Dispenser	PTD - Paper Towel Dispenser
	OPS - Overhead Projector Shelf			

Finishes

Walls:	a All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.

Floors:	a	SPED 1a, 3	Provide vinyl composition tile w/ 4" rubber base.
	b	SPED 1a	Provide vct in kitchenette portion of classroom only.
	c	SPED 1a, 1	Provide carpet w/ rubbber base in classrooms.
	d	SPED 2	Provide ceramic tile (CT) w/ ceramic base

Ceilings:	a	Provide 2x2 standard acoustical ceiling tile in all spaces.
	b	Provide 2x4 fluorescent fixtures in all spaces.
	c	Provide minimum 9'-0" ceiling height in SPEC 3, SPED 2.
	d	Provide minimum 10'-0" ceiling height in all other spaces.

Counters:	a	SPED 1a

Stations:	a	Flat Black Epoxy countertops at student and teacher demo station

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
SPED 1	Suite CR	Teachers Cabinet (lockable)		1	3'x2'x7'	Locate opposite exterior wall
		Storage Cabinet (lockable)		1	3'x2'x7'	Locate at window wall
		Cubbies	8 LF	4	13"x12"x12"	Locate at window wall
		Book Case		1	30"x12"x30"	Locate at window wall adj. to cubbies.
SPED 1a	Suite CR	Teachers Cabinet (lockable)		1	3'x2'x7'	Locate at window wall
		Storage Cabinet (lockable)		2	3'x2'x7'	Locate opposite exterior wall
		Cubbies (12" deep?) *	8 LF	14	13"x12"x12"	Locate at window wall. Double stack.
		Book Case		1	30"x12"x30"	Locate at window wall adj. to cubbies.
		Upper Cabinet	16 LF	6		Provide cut-out for contractor furnished stove-top and refrigerator.
		Work Counter	13 LF			
		Base Cabinet	13 LF	4		
		Base Cabinet		1		w/ double bowl sink
SPED 4	Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	Locate opposite exterior wall
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Book Cases		6	36"x12"x30"	
SPED 2	Toilet (shared)	Work Table (Freestanding)		1		Provide a freestanding work table to support a sitting person. Provide washer/dryer.
		Adjustable Shelves	9 LF	3	3'w x 2'd	

* Cubbie Openings 13" w x 12"d x 12"h

* All casework plastic laminate unless otherwise noted.

Utilities

Electrical	Location	Lighting & Communications
Power:	SPED 1, 1a, 4	Provide receptacle for clock.
	SPED 3 - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	Classroom Computer Area:	
	SPED 4	Provide three (3) quadraplex receptacles, and two (2) data outlets @ ____ " AFF.
	Teaching Wall:	
Intercom:	SPED 1, 1a, 4, 3	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	SPED 1, 1a, 4	Provide receptacle and voice/data outlet for Interactive Board.
	SPED 3 - Office	Provide two (2) data outlets.
DVD:	SPED 1, 1a, 4	Provide receptacle and TV/RGB outlet for DVD Player.

TV:	SPED 1, 1a, 4	Provide one (1) television outlet.
Projector:	SPED 1,1a,4,3	Provide ceiling mounted receptacle and data outlet for projector.
Other:	SPEC ED	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	SPEC ED	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	SPED 2	Provide one (1) ADA shower, one (1) single sink.
2	SPED 2	Adaptive Toilet: Provide adaptive sink, grab bar, wheelchair accessible shower, changing station, shelves on wall.
3	SPED 1a	Provide one (1) double bowl sink.

HVAC

1	General	Refer to Design Guidelines for system requirements.
2	SPED 1a	Provide exhaust hood over cooking area equipment.

Acoustics

1	Classrooms and other core learining spaces must achieve minimum STC rating of 35.
2	Refer to Design Guidelines for system requirements.

General Notes

1. Refer to Design Guidelines for hardware.
2. Interactive (Smart) Board placement to be coordinated with light fixtures and manufacturers requirements. Contractor to provide wiring per electrical drawings and secure to structure as required.
3. Provide exterior window for each classroom, where possible.
4. SPED 3: Provide interior window in Office, adjacent to Spec Ed Suite Classrooms SPED 1a and SPED 1.
5. Interactive Board / Components (Shelf, Projector etc.): Provided and installed by Owner. GC to provide power and data as required for operation of Interactive Board.
6. Computers / Computer Desks: Provided and installed by Owner. GC to provide power and data as required for operation of computers and computer equipment per Instructional Technology requirements.

Section 09 - AUDITORIUM

General Description

The Auditorium is a multi-purpose instructional space shared by the entire school and community; suitable for performing arts instruction, performances in music, dance and drama. This space must provide adequated seating for school and community assemblies, large classes and musical/theatrical production. Proper lighting, sound and acoustic treatments should be incorporated into the design. The Auditorium should support flexible scheduling allowing for large and small groups rehearsing, performing, listening and viewing. The use of the Auditorium provides students with opportunities to apply skills needed for the management of various performing arts formats and technologies such as directing, producing, stage management and operation of theatre lights and sound. Key Adjacency: Locate on the ground level in close proximity to a main entrance. Locate near the Music Suite and the Drama department.

Auditorium Seating Capacity: 600 seats, plus required wheelchair spaces per ADA.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
AUD 1	Auditorium:				
AUD 1 a	Auditorium & Pit	6000	1	6000	AUD 9 a
AUD 1 b	Auditorium Entrance Vestibules	0	2	0	AUD 1 a
AUD 1 c	Auditorium Spiral Access Stair Room	0	1	0	AUD 1 a
AUD 1 d	Suspended Catwalk	0	1	0	AUD 1 a
AUD 2	Costume Room	250	1	250	AUD 4
AUD 3	Storage Room	200	1	200	AUD 4
AUD 4	Stage	1700	1	1700	AUD 1 a, AUD 5
AUD 5	Scene Shop & Storage	1000	1	1000	AUD 4 / w/ direct access to outdoors
AUD 6	Dressing Room (Boy's & Girl's)	250	2	500	AUD 4
AUD 7	Toilet Room (single toilet)	70	1	70	AUD 6
AUD 8	Mechanical Mezzanine:				
AUD 8 a	Auditorium Control Room	200	1	200	AUD 1a / @ rear of auditorium
AUD 8 b	Dim Panel Room	0	1	0	Enter via AUD 8a
AUD 9	Auditorium / Gym Support Spaces (shared):				
AUD 9 a	Lobby (Hall of Fame) / Corridor	0	1	0	AUD 1b
AUD 9 b	Concessions	300	1	300	AUD 1b, AUD 9a
AUD 9 c	Concession Storage Closet (internal to Concessions)	50	1	50	Enter via 9b, Concessions
AUD 9 d	Ticketing	150	1	150	AUD 1b, AUD 9a
AUD 9 e	Womens Toilet (6 regular stalls / 1 ADA stall)	420	1	420	AUD 1b, AUD 9a
AUD 9 f	Mens Toilet (2 stalls, 4 urinals, 1 ADA stall)	420	1	420	AUD 1b, AUD 9a
AUD 9 g	IDF Room	0	1	0	
		Total Area SF		11260	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
AWP	AUD 1a	Varies		Locate at rear of Auditorium.
AC	AUD 1a	Varies		(See Finishes section below)
CW	AUD 1a	Varies	1	(See General Notes section below)
AS	AUD 1a		600	Auditorium Seating Total
SHD	AUD 4		3	Provide smoke hatch doors
FE	AUD 1a		2	Locate fire extinguisher cabinets on side walls.
HCL	AUD 1a		1	

DRL	AUD 6		5	Provide lockers as part of locker manufacturers package.
CD	AUD 5		1	
CD	AUD 4		1	
MD	AUD 9 b, AUD 9 d			
STR	AUD 1c		1	Provide pre-manufactured steel spiral stair w/locking gate.
TDD	AUD 7		1	
TH	AUD 7			
GB	AUD 7			
MI	AUD 7	18" x 36"	1	
WR	AUD 7		1	OP
MI	AUD 6	60" x 36"	2	
MI	AUD 9e, 9f	48" x 36 "	2	
SK	AUD 6, AUD 9b		1	
WMP	AUD 1a		1	Mount at rear wall of Auditorium.
RP	AUD 1a		1	Provide dropdown projection device mounted to structure.
PS	AUD 4			Locate at midpoint of stage.
REF	AUD 9 b		1	
IM	AUD 9 b		1	OP. Provided by 3rd party.
DDF	AUD 9 a		1	
REF	AUD 9 b		1	
MS	AUD 3, AUD 5, AUD 9 c			
CLK	AUD 9 a			

REF - Refrigerator w/ice maker	DDF - Dual Drinking Fountain	AS - Auditorium Seating	AWP - Acoustical Wall Panels
STR - Spiral Stair	MI - Mirrors	CD - Overhead Coiling Door	AC - Acoustical Clouds
CW - Suspended Catwalk	TH - Toilet Tissue Dispenser	MD - Motorized Door	HCL - Handicapped Chair Lift
SHD- Smoke Hatch Doors	MI - Mirrors	IM - Ice Machine	TDD -Towel Dispenser
RP - Clg. Mtd. Retractable Projector	GB - Grab Bars	REF - Refrigerator w/ice maker	MS - Metal Shelving
WMP - Wall Mounted Projector	SK - Sink	WR - Waste Receptacles	CLK - Electronic Wall Clock
PS - Projection Screen	FE - Fire Extinguisher	SD - Soap Dispenser	PTD - Paper Towel Dispenser

Finishes

Walls:	a	All Spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.	
	b	AUD 1a	Painted GWB	
	c	AUD 1a	Stain Grade Paneling w/ reveals.	
Floors:	a	AUD 1a	Heavy Duty Rubber Flooring	Provide at upper & lower seating areas
	b	AUD 1a	Carpet	Provide at Auditorium aisles
	c	AUD 1b	Carpet	Provide at auditorium entrance vestibules
	d	AUD 8a	Carpet	Media Booth
	e	AUD 4	Black painted masonite.	Provide at stage platform
	f	AUD 5, 1c, 3, 8a, 8c	Sealed Concrete	Provide at Scene shop
	g	AUD 2, 6, 9b, 9c, 9d, 9g	Provide vinyl composition tile (VCT).	
	h	AUD 9e, 9f, AUD 7	Provide ceramic tile (CT) w/ ceramic base *	
	i	AUD 9a	Epoxy Terrazzo	
Base:	a	All spaces *	Provide rubber base all spaces, with exception of ceramic tiled areas.	
Ceilings:	a	All Spaces:	Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces except those listed below.	
	b	AUD 1a, AUD 4	Open to structure.	

c	AUD 1a	Provide gypsum board acoustical clouds at ceiling plane, mounted to structure.				

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
AUD 5	Stage	Wood Nosing		200 sf		Provide rounded wood nosing at front edge of stage.
AUD 1a	Auditorium	Wood Cap				Provide at top of Auditoriium wall, at upper level seating areas.
AUD 1a	Auditorium	Acoustical Wall Panels				Locate at rear wall of Auditorium.
AUD 6	Dressing	Wall 1:				
		Counter Top	11 LF			w/ single bowl sink.
		Base Cabinet	9 LF			
		Wall 2:				
		Counter Top (open beneath)	25 LF			
AUD 1b	Vestibule	Display Cases		2		Provide display cases per vestibule.
AUD 9 b	Concessions	Wall 1:				
		Upper Cabinet	13 LF			
		Work Counter				Leave space for refrigerator.
		Base Cabinet	10 LF			w/ single bowl sink
		Wall 2:				
		Upper Cabinet	10 LF			
		Work Counter				
		Base Cabinet				
		Wall 3:				
		Base Cabinet	18 LF			Provide built in counter top w/base cabinets @ motorized door.
		Wall 4:				
		Built-in shelves (3 tier)	15 LF	3		Provide base cabinets w/ built-in wall mounted shelves (5' long) above.
		Base Cabinet	3 LF			
AUD 9 d	Ticketing	Upper Cabinet	23 LF			Provide plastic laminate countertop w/ base & wall cabinets.
		Base Cabinet	23 LF			
		Work Counter	10 LF			Provide built in counter top w/base cabinets @ motorized door.
		Base Cabinet	4 LF			
AUD 9 a	Lobby (Hall of Fame)	Lighted Trophy Cases		10		Corridor
AUD 1a	Auditorium	Stain Grade Wood Paneling				

Utilities

Electrical	Location	Lighting & Communications
Power:	AUD 9d	Install raise/lower switch furnished with motor operated door. Provide safety disconnect switch for motor if not provided integral w/ equipment.
	AUD 9a, Hall of Fame/Corridor	Provide junction box with cover for connection to bleachers by supplier. Install bleacher controller and fuse panel on corridor side of partition.
	AUD 1d	Mount electrical receptacles to catwalk.
	AUD 8b	Provide Dimming panel HDP, EMER transfer system panel, Dimming panel TDP, XFMR T-TDP.
	AUD 1a, AUD 5	Provide junction box and raceway for alarm motion detectors.

	AUD 5	Provide keyed up/down switch for operation of motorized projector device.
	AUD 1a, AUD 4	Provide annunciation devices (speaker/strobe)w/ wire guards at walls of stage.
	AUD 5, AUD 9d	Install raise/lower switch furnished with motor operated door and connect as directed by equipment supplier. Provide safety disconnect switch for motor if not provided integral with equipment.
	AUD 9g	Provide sleeves w/bushings stubbed into corridor, above ceiling. Provide painted fire rated plywood backboard.
	AUD 1a, AUD 9a	Provide receptacle for clock.
Intercom:	AUD 4	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	AUD 9b	Provide receptacle and voice/data outlet above counter.
Lighting	AUD 6	Provide vanity light fixture above counter. Mount above mirror in dressing room.
	AUD 1a	Provide surface mounted stair lights (Linear Strip fixture) at side walls adj. to stairway, @ upper level seating area.
	AUD 1a	Provide pendant fixtures @ lower level seating area.
	AUD 1a	Auditorium: Coordinate construction of acoustical gypsum board "clouds" with placement of theatrical lighting systems.
	AUD 3, 4, 5, 1a	Provide surface mounted fluorescent fixtures.
	AUD 4, AUD 1d	Provide theatrical fixtures.
	AUD 8b	Provide transformers and circuit breaker boxes to serve specified auditorium fixtures, in Dim Panel Room.
	AUD 8a	Provide toggle switch to control LED fixtures.
	AUD 8a	Provide dimming system master control switch.
Other:	AUDITORIUM	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	AUDITORIUM	Technology Infrastructure: Reference to Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	AUD 6, AUD 9b	Provide single bowl sink
2	AUD 9b	Provide concession sink
3	AUD 9e, 9f	Provide toilet accessories as required.

HVAC

1	AUD 1a	Paint auditorium return air grille to match adjacent Auditorium wall.
2	AUD 4	Provide roof mounted smoke hatch doors over stage.
3	AUD 9a	Provide mechanical mezzanine above main corridor.
4	All Spaces	Provide limited-range temperature control.
5	General	Refer to Design Guidelines for system requirements.

Acoustics

1	AUD 1a	Provide acoustical wall panels.
2	AUD 1a	Provide acoustical cloud panels (suspended) at Auditorium ceiling.

General Notes

1	Auditorium: Provide motorized drop down projection device.
2	Auditorium: Provide windows in media booth, located at rear wall of Auditorium.
3	Casework: Provide above counter GFCI outlets, at AUD 7, dressing rooms.
4	Scene Shop: Provide one (1) overhead coiling door at building exterior.
5	Stage: Provide one (1) overhead coiling door between Stage and Scene Shop.
6	Stage: Provide depressed stage to receive painted MDF flooring.
7	Auditorium: Coordinate construction of acoustical gypsum board "clouds" with placement of theatrical lighting systems.
8	Catwalk: Suspend catwalk from structure. Provide attachment for theatrical lighting welded to structural "T". Coordinate w/ theatre consultant.
9	Media Booth: Provide min. 10'-0" width for projector slot.

Section 10 - ADMINISTRATION

General Description

The Administrative Suite provides support to the instructional program, assistance to teachers, staff and students, and serves as an information and public relations center to the community. It is the main welcome/administrative center for parents, community, and visitors. The reception/guest waiting area is the sole sign-in security check point for all visitors. Highly accessed Administrative functions such as the highly as the Clinic and Attendance office may be located near the core Administrative Suite, with direct corridor access to assist with the control of student traffic to and from these areas. Key Adjacency: Locate at Main Entrance of school with full view of building front.

Activity / Space

Space No.	Room Name		NSF	Qty	TSF	Adjacency
	MAIN ADMINISTRATION SUITE (1st floor-Main Entry)					
ADM 1	Reception Lobby	10	600	1	600	
ADM 2	Principal's Office (incl./ clos	14	330	1	330	Provide 2 exit routes / ADM 3
ADM 2 a	Closet		20	1	20	ADM 2
ADM 2 b	Toilet		50	1	50	ADM 2
ADM 3	Conference Room	19	420	1	420	
ADM 4	Attendance Office	21	150	1	150	ADM 7 w/ direct access to corridor
ADM 5	Book Keeper Office		150	1	150	
ADM 6	Vault/Records Rm.		150	1	150	ADM 5
ADM 7	Clinic	29	250	1	250	ADM 4 w/ direct access to corridor
ADM 7 a	Toilet (internal to Clinic)	33	50	1	50	ADM 7
ADM 8	Toilet Rooms (Staff)		50	2	100	ADM 9 w/ access from lounge
ADM 9	Lounge		200	1	200	
ADM 10	Mail Room		250	1	250	ADM 11
ADM 11	Workroom	38	250	1	250	
ADM 12	Intercom Equipment Alcove		0	1	0	Locate on staff side of reception desk
ADM 13	Admin Suite Corridor (internal circulation)		0	1	0	
ADM 17	Testing Room		385	1	385	
ADM 18	Test Storage	42	100	1	100	
ADM 19	Data Room	45	145	1	145	
			Suite Subtotal		3600	
	WORKROOMS: (Provide 1 per floor)					
ADM 14	Faculty Workroom	50	450	5	2250	
ADM 14 a	Toilet (internal to Workroom	55	50	10	500	Two (2) toilets per workroom
			Workroom Subtotal		2750	
ADM 15	SATELLITE ADMINISTRATION SUITES: (Provide 1 per floor)					
ADM 15 a	Assistant Principal Office		150	3	450	
ADM 15 b	Administrative Assistant Office		150	3	450	
ADM 15 c	Conference Room	63	350	3	1050	
			Satellite Subtotal		1950	
	MISCELLANEOUS OFFICES:					
ADM 16	Coach Office (Soccer)		150	1	150	
	Plant Engineer Office		150	1	150	Locate adjacent to Main Mechanical Rm.
	Security Resource Officer (SR	79	150	1	150	Locate adjacent to exit.
	Asst. Principal Office (2nd fl.)		150	1	150	
	Office (Golf & Tennis)		150	1	150	
			Total Area SF		9050	

Note: See Section 13 for IT Office (CTSS), BS 13

Equipment

The following items are to be specified in the b		100			
Item	Room Location	124	Size (WxH)	#/RM	
TB	ADM 14	125	4' x 4'	2	
TB	ADM 1, ADM 2, ADM 4, ADM 5, ADM 7, ADM 10		4' x 4'	1	
TB	ADM 1, ADM 11		8' x 4'	1	
MB	ADM 3, ADM 4, ADM 10		4' x 4'	1	
MB	ADM 11		8' x 4'	1	
IB	ADM 3			1	OP. Installed by Owner on Teaching Wall.
C/BKT	ADM 1			?	
REF	ADM 9			1	Full size refrigerator.
IE	ADM 12			1	OP
TCC	ADM 1			1	OP
PM	ADM 1			2	OP
SM	ADM 1			2	
SM	ADM 2			1	
VM	ADM 9			2	OP
DS	ADM 6			1	
CLK	ADM 1			1	
ITEL	ADM 1, ADM 2			1	OP
FEC	ADM 13			1	
CMP	ADM 1, 7, 9, 10, 11, 14, All Offices				OP - refer to Instructional Technology requirements
CP	ADM 11			2	OP
AMD	ADM 1				
PTD	ADM 7, ADM 9, ADM 11				
SD	ADM 7, ADM 9, ADM 11				

MB - Marker Board	IE - Intercom Equipment	DS - Drop Safe	REF - Refrigerator w/ice maker
TB - Tack Board	SM - Surveillance Monitor	TCC - Time Control Clock	VM - Vending Machines
SC - Storage Cabinet	FEC - Fire Extinguisher Cab.	ITEL - Intercom Telephone	CMP - Computers (Admin.)
OPS - Overhead Projector Shelf	CLK - Electronic Wall Clock	AMD - Alarm Motion Detector	C/BKT-Component Bracket (wall mtd)
IB - Interactive Board	TEL -Telephone	OP - Owner Provided	TV/Bkt - Wall Mounted TV Bracket
	CP - Copier (floor model)	PM - Plasma Screen Monitor	Video/Bkt-Recorder bracket (wall mtd.)
		SD - Soap Dispenser	PTD - Paper Towel Dispenser

Finishes

Walls:	a All Spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
Floors:	a All Spaces	Provide carpet w/ rubbber base in all spaces w/the exception of the following.
	b ADM 7, 9, 11, 13	Provide vinyl composition tile (VCT), w/ 4" rubber base.
	c ADM 2b, ADM 7a, ADM 8,	Provide ceramic tile (CT) w/ ceramic base. *
Ceilings:	a All Spaces:	Provide 2x2 standard acoustical ceiling tile in all spaces.
	b All Spaces:	Provide 2x4 fluorescent fixtures in all spaces.

Casework

Space No.	Room Name		Unit Length	Qty	Size (wxdxh)	Notes
ADM 1	Reception Lobby	Work Counter	22 LF			Work Counter w/ solid surface top shelf, L-shaped w/ lockable base cabinets. (Built-in reception desk w/ lower lockable cabinets.)
ADM 2 a	Principal's Closet	Storage Cabinet (lockable)		1	3'x2'x7'	

ADM 3	Conference Room	Base Cabinet, Work Counter	11 LF			Provide built-in base cabinets w/ built-in adjustable shelves above.
		Built-in Adjustable Shelves		4	12" d	
ADM 4	Asst. Principal's Office	Storage Cabinets		2		
ADM 5	Book Keeper's Office	Built-in Storage Shelves	8 LF		12" d	Mounting Height to bottom of shelving, 4' - 6" AFF. (Leave space for 4-drawer high, vertical file below.)
ADM 6	Vault/Records Rm.	Built-in Storage Shelves	12 LF		12" d	Mounting Height to bottom of shelving, 4' - 6" AFF. (Leave space for 4-drawer high, vertical file below.)
			6 LF		12" d	Provide 6 shelving units, approximately 3 W x 2 H openings per unit.
ADM 7	Clinic	Upper Cabinet	8 LF			
		Work Counter				
		Base Cabinet				Provide single bowl sink
ADM 9	Lounge	Base Cabinet	8 LF			Provide single bowl sink. Leave open space for refrigerator.
		Upper Cabinet	11 LF			
		Work Counter				
ADM 10	Mail Room	Work Counter	31 LF			
		Base Cabinet				Provide double bowl sink.
		Built-in Shelving	10 LF	3	27"x12"x30"	Provide shelving units above base cabinet.
		Mail Slots	8 LF			Provide 150, (2-3/4"w x 6" h) vertical slot mail boxes for faculty. Locate on top of base cabinet.
ADM 11	Workroom	Upper Cabinet	18 LF			
		Work Counter				
		Base Cabinet				Provide single bowl sink
ADM 12	Intercom Equip. Alcove	Upper Cabinet	8 LF			
		Base Cabinet				
ADM 14	Faculty Workroom	Upper Cabinet	20 LF			
		Work Counter				
		Base Cabinet				Provide single bowl sink
AUD 15 a	Asst. Principal Office	Storage Cabinet		1	3'x2'x7'	
AUD 15 b	Secretarial Suite	Storage Cabinet		1	3'x2'x7'	

Utilities

Electrical	Location	Lighting & Communications
Power:	ADM 1	Provide receptacle for clock.
	ADM 1	Supply reception desk devices from wall mounted junction boxes.
	ADM 2	Provide receptacle and TV/RGB outlet for DVD Player.
	ADM 2, 4, 5, 15a, 15b	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	ADM 9	Provide power/data for one (1) computer.
	ADM 11	Provide power for floor model copiers.
	ADM 12	Intercom FAAP
	Teaching Wall:	
	ADM 15a, 15b,	Provide two (2) quadraplex outlets, and one (1) data outlet.
Intercom:	ADM 4, 5, 7, 9, 10, 11,	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.

	15a, 15b	
Security:	ADM 1	Provide junction box and raceway for alarm motion detectors.
Telephone:	ADM 1, ADM 2	Intercom Administrative Telephone. Coordinate exact location w/ intercom system.
Data:	ADM 3, ADM 11	Provide receptacle and voice/data outlet for Interactive Board.
	ADM 2, 4, 5, 15a, 15b	Provide two (2) data outlets.
Lighting:	ADM 1	Provide pendant fixtures.
	ADM 1	Provide override control for time clock control, and lighting fixtures. Switch shall override automatic control for no more than 2 hours and the area being controlled shall be annunciated.
Other:	ADMINISTRATION	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	ADMINISTRATION	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing		
1	ADM 7, 9, 11, 14	Provide single bowl sink
2	ADM 10	Provide double bowl sink
HVAC		
4	All Spaces	Provide limited-range temperature control.
5	General	Refer to Design Guidelines for system requirements.
Acoustics		
1		Refer to Design Guidelines for system requirements.

General Notes

1. Casework: Provide above counter GFCI outlets.
2. Intercom Equipment Alcove: Location for Built-in Central PA System
3. Reception-Surveillance Monitors: Mount above built-in book shelves
4. Toilet Accessories: Provide standard accessories for single toilets. (Waste Receptacles NIC)
5. Provide an alcove to house intercom equipment adjacent to and secured behind the reception desk.

Section 11 - COUNSELING

General Description

The Counseling suite provides guidance and counseling as an integral part of the instructional program designed to promote the social and emotional cognitive development of each student. Activities include, but are not limited to, individual, and small group counseling, crisis counseling, staff and parent conferences, staff development, and coordination of special school events. Key Adjacency: Centrally locate, in close proximity to the main corridor and main entrance to school. Locate adjacent to and separate from the Administrative Suite.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
CSG 1	Counselor Lobby	500	1	500	
CSG 2	Head Counselor Office	150	1	150	
CSG 3	Registrar Office	174	1	174	
CSG 4	Counselor Offices	174	2	348	
CSG 5	AP Office (Instruction)	150	1	150	CSG 12
CSG 6	Vault / Records Room	150	1	150	
CSG 7	Conference Room (10 person)	350	1	350	CSG 1
CSG 7a	Closet	20	1	20	CSG 7
CSG 8	Career Center	150	1	150	CSG 1
CSG 9	Toilet Room	50	1	50	
CSG 10	Counseling Suite Corridor (internal circulation)	0	1	0	
CSG 11	Graduation Specialist Office	150	1	150	
CSG 12	Testing Room (new addition)	0	1	0	

Total Area SF	2192

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item			Size (WxH)	#/RM	
TB	CSG 1, 2, 3, 4, 5, 8, 11	#	4' x 4'	1	
MB	CSG 2, 3, 4, 5, 7, 11	#	4' x 4'	1	
SM	CSG 2, CSG 3, CSG 4			16	
	CSG 7	#		1	OP
CLK	CSG 1	#		1	
CP	CSG 10	#		1	OP
VF	CSG 6		18"x27"x52"	16	OP
CMP	CSG 1, 8, 12, All Offices				OP - refer to Instructional Technology requirements
PTR	CSG 8			1	OP
PTD	CSG 7	#		1	
SD	CSG 7	#		1	

MB - Marker Board	SM - Surveillance Monitors	CLK - Electronic Wall Clock	VF - Vertical Files (4 dwr.)
TB - Tack Board	OP - Owner Provided	CMP - Computers (Admin.)	C/BKT-Component Bracket (wall mtd)
IB - Interactive Board	CP - Copier (floor model)	PTR - Printer	OPS - Overhead Projector Shelf
		SD - Soap Dispenser	PTD - Paper Towel Dispenser

Finishes

Walls:	a	All Spaces:	Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.
Floors:	a	All Spaces:	Provide carpet w/ rubbber base in all spaces with the exception of the following.
	b	CSG 9	# Provide ceramic tile (CT) w/ ceramic base. *

Ceilings: a All Spaces: # Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces.

Casework

Space No.	Unit Type	#	Unit Length	Qty	Size (wxdxh)	Notes
CSG 1	Base Cabinet, Work Counter		9 LF			Work Counter w/ solid surface top shelf, L-shaped w/ lockable base cabinets.
CSG 3	Base Cabinet, Work Counter		9 LF			Built-in base cabinets and counter top.
						Built-in 12" deep shelving overhead
CSG 6	Vault / Records Room		26 LF			Built-in 12" deep open shelving on 3 walls.

			Mounting Height to bottom of shelving, 4' - 6" AFF. (Leave space for 4-drawer high, Vertical file below.)
CSG 7	Base Cabinet, Upper Cabinet, Work Counter	13 LF	Provide double bowl sink.
CSG 7a	Shelf and Coat Rod	7 LF	
CSG 8	Base Cabinet, Upper Cabinet, Work Counter	19 LF	Provide two (2) built-in upper cabinets on either side w/open bookshelves in between; on two walls of space.

Utilities

Electrical	Location	Lighting & Communications
Power:	CSG 2, 3, 4, 5 - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	Teaching Wall:	
	CSG 1	Provide receptacle for clock.
	CSG 1, 2, 3, 4, 5, 7, 11	Provide two (2) quadraplex outlets, and one (1) data outlet.
Intercom:	CSG 1, 2, 3, 4, 5, 7, 11	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	CSG 7 - Conference	Provide receptacle and voice/data outlet for Interactive Board.
	CSG 2, 3, 4, 5, 11 - Office	Provide two (2) data outlets.
TV:	CSG 2, 3, 4, 5, 11 - Office	Provide one (1) television outlet with one (1) duplex outlet, and one (1) data outlet.
Other:	COUNSELING	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	COUNSELING	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	Provide double bowl sink.	

HVAC

1	All Spaces	Provide limited-range temperature control.
2	General	Refer to Design Guidelines for system requirements.

Acoustics

1		Refer to Design Guidelines for system requirements.

General Notes

1. Casework: Provide above counter GFCI outlets.
2. Toilet Accessories: Provide standard accessories for single toilets.

Section 12 - SCHOOL NUTRITION

General Description

The Nutrition program provides breakfast and lunch each day for students, teachers, administrators and visitors to the school. Multiple Lunch seatings occur between 10:00 am to 1:00 pm to feed the school population. The Cafetorium also serves as the school auditorium/multi functional space; with a stage for presentations and other large school functions. (i.e. Recognition Honors and Awards programs, school stage productions, district/community meetings, open house curriculum nights.) Key Adjacency: Within close proximity to the Main entrance lobby of the school located on a major corridor. Note: Minimum space requirements to accommodate 1600 FTE (84 IU's) enrollment.

Overall cafetorium student seating capacity = 1600 FTE / 3 periods

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Kitchen Area:				
KIT 1	Preparation Kitchen	1600	1	1600	
KIT 2	Cooler (walk-in)	200	1	200	
KIT 3	Freezer (walk-in)	400	1	400	KIT 2
KIT 4	Dry Storage	500	1	500	KIT 3
KIT 5	Office	150	1	150	KIT 1
KIT 6	Staff Area:				
KIT 6 a	Locker / Laundry Room	150	1	150	
KIT 6 b	Toilet	50	1	50	KIT 6 b
KIT 7	Servery	1200	1	1200	KIT 1
KIT 8	Dish Wash	350	1	350	KIT 1, CAF 1
KIT 9	Can Wash Room (exterior)	60	1	60	
		Kitchen Subtotal		4660	
	Cafeteria:				
CAF 1	Cafeteria (Student Dining)	7800	1	7800	KIT 7
CAF 2	Storage (Table & Chair)	100	2	200	CAF 1
CAF 3	Vending Area	0	1	0	CAF 1
		Cafeteria Subtotal		8000	
		Total Area SF		12660	

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (wxdxh)	#/RM	
TB	KIT 5	4' x 4'	1	(See Casework Section below)
CLK	CAF 1		3	Double face.
PS	CAF 1		1	Provide recessed pocket.
OPS	CAF 1		1	
C/BKT	CAF 1		1	
BCH	KIT 6 a			(See Casework Section below)
SL	KIT 6 a	12"x36"x12"	7	Staff Lockers - 2 tier
MP	CAF 1		1	
DRB	KIT 1			Locate at entry door to Kitchen. (exterior)
MD	KIT 7			
CMR	KIT 1			Locate at entry to Cafeteria
CST	KIT 7	28"x28"x36"	6	
VM	CAF 3		5	OP

DDF		CAF 1			1	
ACU		KIT 1			1	Locate at entry door to Kitchen. (exterior)
ACU		KIT 2, KIT 3			1	Locate at entry doors to cooler and freezer.
HSK		KIT 7			2	
HSK		KIT 1, KIT 8			1	
HSK		KIT 8			1	

FSK	KIT 1	138"x30"x35"	2	Locate at vegetable prep table
FSK	KIT 1	72"x24"x35"	1	Locate at prep table
FSK	KIT 1	72"x30"x35"	1	Locate at prep table
PSK	KIT 8	167"x30"x35"	3	
FEC	KIT 7, CAF 1		1	
FE	CAF 1		2	
EH	KIT 1		1	
CH	KIT 8		1	
MS	KIT 2		14	Provide walk-in shelving units as specified.
MS	KIT 3		18	Provide walk-in shelving units as specified.
MS	KIT 4		24	Provide storage shelving units.
CR	KIT 4		1	As specified.
DR	KIT 4		1	As specified.
W/D	KIT 6a		Set	
IM	KIT 1	30"x33"x76"	1	
HRL	KIT 7			As specified.
HR	KIT 1		1	
CMP	KIT 5			OP - Refer to Instructional Technology requirements

TB - Tack Board	CMR -Security Camera	FSK - Floor Sink	HRL - Hand Railing
SL - Staff Lockers	CST - Cashier Stand	PSK - Pot & Pan Floor Sink	HR - Hose Reel
BCH - Bench (Locker Rm.)	VM - Vending Machines	HSK - Hand Sink	CLK - Electronic Wall Clock
W/D - Washer, Dryer	DRB - Door Bell	EH - Exhaust Hood	DDF - Dual Drinking Fountain
IM - Ice Maker w/ bin	FE - Fire Extinguisher	CH - Condensate Hood	OPS - Overhead Projector Shelf
MD - Motorized Door	DR - Dunnage Rack	CR - Can Rack	C/BKT-Component Bracket (wall mtd)
ACU - Air curtain, unheated	MS - Metal Shelving	FEC - Fire Extinguisher Cabinet	PS - Motorized Projection Screen
	OP - Owner Provided	CMP - Computers (Admin.)	MP- Motorized Projection (Drop Down)

* Reference Design Guidelines for complete list of Preparation Kitchen, Servery and Dishwash equipment.

* Reference Design Guidelines for complete list of toilet and laundry accessories.

* Provide all necessary utilities for equipment listed above and in Design Guidelines.

Finishes

Walls:	a	All Spaces	Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.
	b	All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a	KIT 1, 4, 5, 6a, 7, 8	Provide quarry tile.
	b	KIT 2, KIT 3, KIT 9	Sealed Concrete w/ rubber base.
	c	KIT 6b,	Provide ceramic tile (CT) w/ ceramic base.
	d	CAF 1,2,3	Provide vinyl composition tile (VCT), w/ rubber base.
Ceilings:	a	All Spaces:	Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces, w/ exceptions listed below.
	b	CAF 2	Open to structure (OTS) - storage closets. Provide fluorescent strip lighting suspended from structure.
	c	CAF 1	Open to stucture (OTS) w/combination gypsum board soffit @ perimeter of space w/ can lighting.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
KIT 6a	Locker / Laundry Rm.	Bench		2		

Utilities

Electrical	Location	Lighting & Communications
Power	CAF 1	Provide receptacle for clock.
	KIT 1, CAF 1	Provide junction box and raceway for alarm motion detectors at kitchen side of entry door.
	KIT 1	Provide doorbell system for kitchen area.

KIT 5	Provide one (1) duplex power outlet, and one (1) voice data outlet at each desk area.

	KIT 7	Install raise/lower switch furnished with motor operated door and connect as directed by equipment supplier. Provide safety disconnect switch for motor if not provided integral w/equipment.
	Front of Cafeteria:	
Projector:	CAF 1	Provide ceiling mounted receptacle and data outlet for projector.
	CAF 1	Provide keyed up/down switch for operation of motorized projector screen.
	CAF 1	Provide two (2) quadraplex receptacles, and two (2) data outlets for presentation purposes.
Cashier:	KIT 1	Provide dual channel power pole to house both power and communications cabling.
Intercom:	KIT 7, KIT 8	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system
	CAF 1	Provide annunciation devices (speaker/strobe)
Data:	By Space:	See utilities as listed by space.
Lighting:	All Spaces:	Provide 2x4 recessed fluorescent lights in all spaces with exceptions listed below.
	CAF 1	Provide linear fluorescent strip fixtures.
	CAF 1	Provide recessed lighting.
	CAF 2	Provide 4' fluorescent strip fixture w/ wire guard.
Security:	KIT 1 - Entries	Provide security cameras.
DVD:	PE 6b	Provide receptacle and TV/RGB outlet for DVD Player.
TV:		Provide one (1) television outlet
Other:	NUTRITION	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	NUTRITION	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

	Plumbing	
1	KIT 1, KIT 7, KIT 8	Provide hand sinks, wall mounted. (1 of 2 hand sinks in KIT 1, to be ADA.)
2	KIT 1	Provide floor sink at vegetable prep table.
3	KIT 1	Provide prep table with sink.
4	KIT 8	Provide pot & pan sink.
5	KIT 9	Provide freeze proof mixing faucet with hot and cold water, hose outlet and floor drain.
6	KIT 1	Provide floor drain near ice dispenser
7	KIT 1	Provide hose reel w/spray.
8	KIT 1 (cooking area)	Provide one (1) floor drain each at the kettle and skillet equipment cooking areas.
9	KIT 1 (cooking area)	Provide one (1) hub drain at kettle assembly area .
10	KIT 1 (cooking area)	Provide one (1) hub drain at gas convection steamer.
	HVAC	
1	KIT 6 a	Provide dryer exhaust.
2	KIT 1	Provide exhaust hood over cooking area equipment.
3	KIT 8	Provide condensate hood over dishwasher equipment.
	Acoustics	
1	General:	Refer to Design Guidelines for system treatment.
2	KIT 1, CAF 1	Extend CMU walls to structural deck around cafeteria and kitchen.
	General Notes	
1	KIT 5	Provide interior window in office.
2	KIT 7	Provide hand railing at cashier entrance/exit locations.

Section 13 - BUILDING SERVICES

General Description

Building Services (building infrastructure) spaces support the instructional programs by providing a comfortable, healthy, safe and attractive environment where students can learn and others can work with minimal distractions. These areas include custodial, main building storage, mechanical / electrical equipment, data / telephone equipment and restroom facilities essential components needed to maintain the school infrastructure and operations.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Storage:				
BS 1	Book Storage	600	3	1800	
BS2	Laptop Cart Storage Room				Locate 1 per floor (50 carts per school)
BS2	General Building Storage	250	6	1500	Locate adjacent to each B/G Restroom
	Custodial: (Maintenance Rooms)				
BS 3	Maintenance Rooms (Custodial)				
a	Maintenance Room	70	1	70	
b	Maintenance Room	70	2	140	
c	Maintenance Room (exterior)	180	1	180	
BS 4	Branch Custodial Closets				Locate 2 per floor or 1 per CR wing
a	Janitor Closet (w/ hot water heater)	40	8	320	
b	Janitor Closet - cafeteria corridor	0	0	0	
c	Janitor	0	0	0	
d	Janitor - cr wing - triangle	0	0	0	
e	Janitor - cr wing - triangle	0	0	0	
f	Janitor - cr wing - triangle	0	0	0	
g	Janitor	0	0	0	
h	Janitor	0	0	0	
	Building Mechanical & Electrical Services:				
BS 5	Main Mechanical Rooms				
a	Main Mechanical Room	875	2	1750	
b	Main Mechanical Room	0	0	0	
	Branch Mechanical Rooms				
a	Cafeteria - Mechanical Room	300	1	300	
b	Elevator - Mechanical Equipment Room	80	1	80	
c	Elevator - Mechanical Equipment Room	70	1	70	
d	Gym - Mechanical Equipment Room	200	1	200	
BS 7 a	Mechanical Attic	0	1	0	
b	Mezz. Access Rooms	200	1	200	
b	Mess. Access Rooms	75	1	75	
c	Mechanical Yard (outdoor)	0	1	0	
BS 8	Emergency Generator Room	350	1	350	
BS 9	Main Electrical Rooms				
a	Main Electrical Room	250	4	1000	
b	Main Electrical Room	0	0	0	
c	Main Electrical Room	0	0	0	
	IDF	0	0	0	Access from BS 9c
BS 10	Branch Electrical Rooms				

	a	Elec. Room	75	7	525	
	b	Elec. Room	0	0	0	
	c	Elec. Room	0	0	0	
	d	Elec. Room	0	0	0	
	e	Elec. Room	0	0	0	
	f	Elec. Room - next to computer lab	0	0	0	
	g	Elec. Room	0	0	0	
BS 11		Main Distribution Frame (MDF) Room	0	0	0	
BS 12		Intermediate Distribution Frame (IDF) Room				
	a	IDF - 2nd cafeteria	75	5	375	
	b	Data Room	0	0	0	
	c	Data Room	0	0	0	
	d	Data Room - next to computer lab	0	0	0	
	e	IDF	0	0	0	
		MIS				
BS 13		IT Office (CTSS)	150	1	150	
BS 14		IT Server Room	150	1	150	
		Restrooms:				
BS 15		Boy's - Student Restrooms @ classroom wings	350	6	2100	
BS 16		Girl's - Student Restrooms @ classroom wings	350	6	2100	
BS 17		Cafeteria - Girls's Restroom	250	1	250	
BS 18		Cafeteria - Boy's Restroom	250	1	250	
		Miscellaneous:				
BS 19		Corridors	0	0	0	
Note:		Loading Dock / Compactor Area (outdoor)	0	0	0	(See Section 14.1 - Outdoor Spaces)

Total Area SF	13935

Miscellaneous Restrooms (See referenced sections):	
Media Center - Toilet	See Section 03
Gym-Boy's Restrooms	See Section 07
Gym-Girl's Restrooms	See Section 07
Special Ed Suite - Toilet	See Section 08
Auditorium - Women's Toilet	See Section 09
Auditorium - Men's Toilet	See Section 09
Auditorium - Single Toilet	See Section 09
Staff - Workroom Toilets @ classroom wings	See Section 10
Staff Toilets - Admin. Suite	See Section 10
Principal's Toilets - Admin. Suite	See Section 10
Toilet Room - Counseling Suite	See Section 11
Toilet Room - Counseling Suite	See Section 11
Cafeteria - Staff Toilet	See Section 12
CT:Health Science - Toilet	See Section 16.2

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
RS	BS 19			Quantity as required.
FEC	BS 19			As required per code.

ML		BS 19				See note below.
DDF		BS 19				As required per code.
MSK		BS 4			1	
SF		BS 2 a, BS 2 b				
MS		BS 1, BS 2, BS 3, BS 4				
CLK		BS 19				Double faced.
MB		BS3, BS 4			1	
WR		BS 19				OP
PM		BS 19				
CMP		BS 13			1	
CW		BS 19				

RS - Room Signage	ML - Metal Lockers	CLK - Electronic Wall Clock	MB - Mop and Broom Holder
FEC - Fire Extinguisher Cabinets	MS - Metal Shelving	WR - Waste Receptacles	PM - Plasma Screen Monitors
OP - Owner Provided	CMP - Computer (Admin.)	CW - Clearstory	MSK - Mop Sink
			DDF - Dual Drinking Fountain

Note: Metal Lockers: Provide 2-tier double locker w/built-in combination locks and cant strip (typ.)

Finishes

Walls:	a	All Spaces	Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.
Floors:	a	BS 13	Carpet
	b	BS 2, BS 3a-c, BS 4 - 10, BS 12 a - g	Sealed Concrete
	c	BS 1, BS 14, BS 19	Provide vinyl composition tile (VCT) w/ 4" rubber base.
	d	BS 15, 16, 17, 18	Provide ceramic tile (CT) w/ ceramic base *
Base:	a	All spaces *	Provide rubber base all spaces, with exception of ceramic tiled areas.
Ceilings:	a	All Spaces:	Provide 2x2 standard acoustical ceiling tile (ACT) in all spaces except those listed below.
	b	BS 3, 5, 8,9,10,12	Provide exposed structure. (Open to structure.)
	c	All Spaces:	Provide 2x4 fluorescent fixtures in all spaces, with the exception of the following.
	d	BS 3, 5, 8,9,10,12	Provide surface mounted fluorescent strip fixtures.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
BS 20 a,b,c	Corridor - CR wing	Bulletin Board Display Case		2	4'w x3"d	Provide display cases w/ lockable glass door.
BS 20 g	Corridor - Gym Hall	Trophy Cases (Lighted)	40 LF	10	4'w x78"h	

Utilities

Electrical	Location	Lighting & Communications
Power:	BS 3 a-c	Provide one (1) duplex outlet. At all other areas provide all necessary power required by mechanical and electrical equipment.
	BS 6b, BS 10	Provide duct detectors in branch electrical rooms.
	BS 15,16,17,18	Provide receptacle for lavatories. Coordinate exact location w/equipment provided. Receptacle to be installed behind sink access panel.
	BS 14	Provide six (6) quadaplex receptacles, two (2) data outlets, and two (2) special purpose receptacles.
Fire Alarm:	BS 2a, 2b	Provide wall mounted horn or strobe, as required.
	BS 19	Provide receptacle for clock.
Intercom:	BS 13	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	BS 6b	Provide data outlet.
Other:	BUILDING SERVICES	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	BUILDING SERVICES	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	BS 15,16,17,18	Provide number of fixtures in restrooms as required by code for population served. Provide one (1) wall hydrant in each multi-fixture restroom. All toilets rooms shall be ADA compliant.
2	BS 3, BS 4	Provide floor sinks in main and branch custodial closets w/hot and cold water.
3	General:	Provide electric water coolers distributed throughout building as required by code for population served.

HVAC

1. Refer to Design Guidelines for HVAC system requirements.
2. Provide limited range temperature control in BS 6b, Elevator-Mechanical Equipment Room.
3. Provide dedicated control in MDF and IDF rooms.

Acoustics

1 Provide full height CMU walls around equipment rooms and sound isolation mounts for equipment subject to vibration to achieve sound containment.

General Notes

1 In BS3, Custodial Maintenance Rooms shall accommodate the storage and recharging of custodial equipment including the propane and battery powered equipment. Electrical service for recharging as well as any code required fire zone isolation and ventilation shall be provided. Charging and storage provisions are required on each level of a multi-level facility.

Section 14.1 - OUTDOOR SPACES

General Description

Outdoor Areas (Outdoor Spaces and Site Facilities) include topics such as landscaping, site circulation for cars and buses, parking accommodations, emergency access around the building, building service, the location of portable classroom units. Requirements for these areas and others are discussed in Division 2 - Site of the Design Guidelines.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
OS 1	Outdoor Educational Spaces		1	0	
OS 2	Outdoor Art Work Space		1	0	Art Labs
OS 3	Loading Dock / Compactor Area		1	0	Kitchen - Main Exit
		Outdoor Subtotal		0	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
BOL	OS 3	As Required		Provide adjacent to compactor to define area.

BOL - Bollards w/ cable railing

Finishes

Walls:	a		
Floors:	a	OS 2	Provide concrete plaza area.
Ceilings:	a		

Casework

Space No.	Room Name	Unit Type	Qty	Size(wxdxh)	Notes
1	n/a				

Utilities

Electrical	Location	Lighting & Communications
	OS 1, OS 2, OS 3	
	OS 3	
Other:	OUTDOOR SPACES	
	OUTDOOR SPACES	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	Provide hose bib at outdoor artwork space, OS 2.

HVAC

1	n/a

Acoustics

1	n/a

General Notes

1	Provide concrete plaza area adjacent to art lab area.

Section 14.2 - SITE FACILITIES

General Description

Outdoor Areas (Outdoor Spaces and Site Facilities) include topics such as landscaping, site circulation for cars and buses, parking accommodations, emergency access around the building, building service, the location of portable classroom units. Requirements for these areas and others are discussed in Division 2 - Site of the Design Guidelines.

Activity / Space

Space No.	Room Name		NSF	Qty	TSF	Adjacency
SF 1	Softball Field			1	0	
SF 2	Baseball Field			1	0	
SF 3	Softball Dugout	10	180	1	180	
SF 4	Baseball Dugout	14	180	1	0	
SF 5	Football Field / combines with track			1	0	
SF 6	Track - 8 Lane			1	0	
SF 7	Multi-Purpose Practice Field	19		1	0	(Field includes soccer & lacrosse)
SF 8	Tennis Courts	21		2	0	
SF 9	Track Shot and Discus Areas			1	0	Now in the end zones of the footabell field.
SF 10	Concessions / Press Box combo *		600	1	600	Shared between softball & baseball fields.
SF 10 a	Storage	29				
SF 10 b	Equipment Storage	33				
SF 11	Batting Cage (Baseball Field) *			1	0	
SF 12	Maintenance Storage Facility			1	0	
SF 13	Outdoor Sports Storage			1	0	
		38			780	

* Provide SF 10 and SF 11 only if replacing existing.

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	42	Size (WxH)	#/RM	
SB	SF 1, SF 2	45		1	OP
BC	SF 1, SF 2			1	
BF	SF 1, SF 2			1	
	SF 1, SF 2, SF 5, SF 7, SF 8	50			
AB	SF 3, SF 4	55		1	
SK	SF 10			1	
IM	SF 10			1	
REF	SF 10			1	
CD	SF 10			1	
CLK	SF 10	63		1	
FEN					
BL	SF 1 (Homeside and Visitor)			2	Seats 100 persons homeside, 100 persons visitor side
BL	SF 2 (Homeside and Visitor)			2	Seats 100 persons homeside, 100 persons visitor side
BL	SF 5 (Homeside and Visitor)			2	Seats 100 persons homeside, 100 persons visitor side
BL	SF 7 (Homeside and Visitor)	79		2	Seats 100 persons homeside, 100 persons visitor side
BL	SF 8 (Homeside and Visitor)			2	Seats 100 persons homeside, 100 persons visitor side
DF	SF 1, SF 2, SF 5, SF 7, SF 8			1	

SB - Score Boards FEN - Fencing & Gates REF - Refrigerator w/ice maker DF - Drinking fountain (Horse trough)

BL - Bleechers (aluminum) SK - Sink IM - Ice Machine CD - Overhead Coiling Door

WS - Wind Screens			88	AB - Aluminum Bench (pre-fab)
BC - Batting Cage			100	

Finishes

Walls:	a	SF 3, SF 4	125
	b	SF 10	
Floors:	a	SF 1, 2, 5, 7 ?	Turf on fields to be synthetic or irrigated, no sprinklers. Need hydration on all fields.
	b	SF 10	Provide sealed concrete floor in SF 10 concessions.
Ceilings:	a	SF 10	Provide plywood painted ceiling in SF 10 concessions.

Casework

Space No.	Room Name	Unit Type	Qty	Size(wxdxh)	Notes
SF 10	Concessions	Upper Cabinet (single door)			w/ 1 adjustable shelf.
		Countertop			Continuous at all base cabinets.
		Base Cabinet			
		Base Cabinet (double door)			w/ sink (double bowl).

Utilities

Electrical	Location	Lighting & Communications
Power:	SF 2, SF 3	Provide electrical service at batting cages.
	SF 10	Provide electrical outlets @ 12' max spacing w/not less than one (1) duplex outlet per wall. In concessions, provide 110 V and/or 220 V outlets to operate (1) refrigerator, one (1) ice machine, one (1) microwave.
	SF 10	
	SF 3, SF 4	Provide four (4) multiple duplex outlets. Locate one at each end of dugout, and two (2) on back wall of dugout.
Intercom:		
Data:		
Other:	SITE FACILITIES	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	SITE FACILITIES	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1. Provide hot and cold water in Concessions.
2. Provide stainless steel double sink in SF 10 concessions w/ hot and cold water.
3. Provide water spigot at the baseball and softball dugout SF 3 and SF 4.
4. Provide floor drain in SF 10 concessions.

HVAC

1. Refer to Design Guidelines for system requirements.
2. Provide surface mounted heater and ventilation fan with thermostatic control in SF 10 concessions.

Acoustics

1. n/a

General Notes

1. Provide athletic fencing to secure all playfields

Section 14.3 - STADIUM

General Description

Based on Fulton County stadium model (Bethany Road HS), by request of DeKalb CIT.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Home Side:				
STAD 1	Ticket Booth	95	1	95	
STAD 2	Concessions	490	1	490	
STAD 3	Public Toilets	280	2	560	
STAD 4	Referee's Room (w/ Toilet and Shower)	470	1	470	
STAD 5	Custodial Service Room	90	1	90	
STAD 6	Electrical Room	150	1	150	
STAD 7	Bleacher Seats (2,500 seats each @ 24" wide)	24,866	1	24866	
STAD 8	Press Box	600	1	600	
	Visitor Side:				
STAD 9	Ticket Booth	95	1	95	
STAD 10	Concessions	340	1	340	
STAD 11	Public Toilets	280	2	560	
STAD 12	Custodial Service Room	45	1	45	
STAD 13	Electrical Room	145	1	145	
STAD 14	Bleacher Seats (1200 seats each @ 24" wide)	9,800	1	9800	
STAD 15	Track - 8 Lane	0	1	0	See Design Guidelines
STAD 16	Public Address Storage in Press Box	25	1	25	
STAD 17	Outdoor Equipment Storage	1,130	1	1130	
		Total Area SF		39461	

Reference Section 14.2 for athletic playfields.

Equipment

The following items are to be specified in the base contract unless noted otherwise.

	Room Location	Size (WxH)	#/RM	
IM	STAD 2, STAD 10		1	
PT	STAD 2, STAD 3, STAD 4, STAD 10, STAD 11		1	
MS	STAD 5, STAD 12, STAD 17	3'x7'	5	Shelving units are 12" deep.
SD	STAD 3, STAD 4		1	Locate at each lavatory.
ED	STAD 3, STAD 11		1	
JTH	STAD 3, STAD 11		1	Locate at each WC.
MI	STAD 3, STAD 4, STAD 11		1	Locate at each lavatory.
ND	STAD 3, STAD 11		1	Locate at each women's stall.
WR	STAD 4		1	
TH	STAD 4		1	
RH	STAD 4		1	
CR	STAD 4		1	
SH	STAD 4		1	
MBS	STAD 5, STAD 12		1	
MBS	STAD 17		3	

JB	STAD 17		6'w	1	Anchor to floor, for tools.
SK	STAD 2, STAD 10			1	
SSK	STAD 5, STAD 12			1	
USK	STAD 1, STAD 2, STAD 9, STAD 10			1	

EH	STAD 1, STAD 2, STAD 9, STAD 10			1	
LDR	STAD 8, STAD 17			1	Provide roof access ladder.
AB	STAD 7				Seat 2,500.
AB	STAD 14				Seat 1,200.
WB	STAD 17			1	
WS	STAD 3, STAD 11, STAD 17			1	

JB - Steel Job Box	PT - Paper Towel Dispenser	JTH - Jumbo Toilet Tissue Holder	SK - Sink (double bowl)
ED - Electric Hand Dryer	SD - Soap Dispenser	ND - Napkin Disposal	SSK - Slop sink
MI - Mirror	MBS - Mop/Broom Strip	NDD - Napkin Disposal Cab.	USK - Utility sink
WR - Wall mtd. Wast receptacles	SH - Soap Dish	IM - Ice Maker	WS - Water Spigot
MS - Metal Shelves	TH - Toilet Tissue Holder	AB - Aluminum Bench	EH - Electric Heating Unit
	CR - Shower Curtain Rod	WB - Work Bench	LDR - Ladder

* See General Notes for additional information on built-in equipment.

Finishes

Walls:	a	Provide paint finish. Refer to Design Guidelines for sheen. Water base, low VOC paints are preferred.
Floors:	a	Provide sealed concrete floor in all areas except those listed below.
Ceilings:	a	Provide plywood painted ceiling in all exterior buildings.
	b	Provide 2x2 standard acoustical ceiling tile in all STAD 8.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
STAD 2, 10	Concessions	Sink Cabinet	Wx24x30"	1		All cabinets to be lockable.

Utilities

Electrical	Location	Lighting & Communications
Power:	STAD 2, STAD 10 (Concession cooking area.)	Provide electrical outlets @ 12' max spacing w/not less than one (1) duplex outlets per wall. In concessions, provide 110V and/or 220V outlets to operate one (1) refrigerator, one (1) ice machine, one (1) microwave, one (1) drink cooler, one (1) hot dog machine, and one (1) pop corn machine.
	STAD 6	Provide necessary power requirements for fully controlled stadium lighting (MUSCO) and security lighting with controls located in the home electrical room.
	STAD 8	Provide three (3) duplex outlets, om addition to basic requirements, at each partitioned room. Provide necessary power requirements for public address system.
Data:	STAD 8	Provide one (1) dual data outlet in each partitioned room. Provide necessary data/power for CCTV capability.
Telephone:	STAD 8	Provide one (1) telephone outlet for land line in each partitioned room and connection to school phone system in public address partitioned room.
Other:	STADIUM	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	STADIUM	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing		
1	STAD 3, 11, 17	Provide water spigot.
2	STAD 2, STAD 10	Provide stainless steel double bowl sink w/ hot and cold water.
3	STAD 2, STAD 10	Provide floor drain.
4	STAD 5, STAD 12	Provide slop sink with hot and cold water spigot with bucket holder.
5	STAD 17	Provide one (1) utility sink with hot and cold water spigot.

HVAC		
1	STAD 2, STAD 10	Provide ventilation fan with thermostat control.
2	STAD 1, 2, 9, 10	Provide one (1) electric heating unit.
3	STAD 8	Provide heating and air conditioning. Winterize by drainage or some other means.

Acoustics

1	None

General Notes

1	STAD 2	Provide adjacent fenced area where possible for cook area.
2	STAD 8	Partition Home Side Press Box accordingly: Home Team Room 12' x 18'; Visiting Team Room 12'x18'; Clock Official Room 12'x6'; Public Address Room 12'x12'. Each room to have door access. Provide sliding windows 4' high with each 4'x4' sliding unit panel, and provide 12' writing ledge below windows. Also provide one (1) ladder affixed to wall in home team room leading to roof hatch for access to roof for filming.
3	STAD 17	Provide loft, 10'w x 35' l x 9' h, with wall mounted ladder access and hatch in the floor. In addition, provide 10' work bench with installed vise and lateral locking drawers, anchor to the floor.
4	STAD 2, STAD 10	Provide lockable serving room and lockable bulk storage room.
5	STAD 1, 9, 2, 10	Provide 12' wide interior and counter at window.
6	STAD 7, STAD 14	Provide aluminum benches.

Section 15.1 - BUSINESS & COMPUTER SCIENCE

General Description

Business & Consumer Science programs prepare students to become productive members of the business community and to enter a post-high school institution after graduation. Students develop competencies in finance, legal operations of business, administrative support, information management, international business, entrepreneurship, and management. Activities in the lab include XXXX. Georgia Performance Standards for these programs are located at www.georgiastandards.com. Key Adjacency: Career Technology Labs.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
BCS 1	Business Lab	1800	4	7200	
BCS 1 a	Supply Closet	200	4	800	BCS 1 b
BCS 1 b	Office	150	4	600	BCS 1
BCS 2	Business Classroom	1600	1	1600	BCS 1
		Total Area SF		10200	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	BCS 1, BCS 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	BCS 1, BCS 2	8' x 4'	1	OP. Center on teaching wall.
TB	BCS 1, BCS 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	BCS 1, BCS 2	12' x 4'	1	Locate above computer stations.
MB	BCS 1, BCS 2	4' x 4'	2	
TB	BCS 1, BCS 2	4' x 4'	2	
IB	BCS 1, BCS 2		1	OP. Installed by Owner on Teaching Wall
CLK	BCS 1		1	Locate at teaching wall.
SHLV	BCS 1a	4'wx12" d	8	
OPS	BCS 1		1	Ceiling mount.
CMP	BCS 1, BCS 2			OP - Refer to Instructional Technology requirements.
CMP	BCS 1, BCS 2		28	

MB - Marker Board
TC - Teacher Cabinet
OPS - Overhead Projector Shelf
CMP - Computers (student)
OP - Owner Provided
C/BKT-Component Bracket (wall mtd)
CLK - Electronic Wall Clock
TEL -Telephone
SHLV - Shelving (metal)

*Note: Locate Computers @ perimeter of room at counters; and in middle of room at desks.

Finishes

Walls:	a All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a BCS 1, 1a, BCS 2	Provide vinyl composition tile w/ 4 " rubber base in all spaces.
	b BCS 1b	Provide carpet tile w/4" rubber base.
Ceilings:	a All Spaces:	Provide 2x2 standard acoustical ceiling tile.
	b All Spaces:	

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
		Teachers Cabinet (lockable)		1	3'x2'x7'	
BCS 1	Business Lab	Storage Cabinet (lockable)		1	3'x2'x7'	Teaching Wall
		88		2	4'x4'	Locate at teaching wall, flanking IB.

		100		1	4'x4'	Locate at teaching wall.
		124	61 LF			
		125				Locate on 3 walls @ perimeter of room.
BCS 1b	Office	131		1	3'x2'x7'	

		Marker Board		2	4'x4'	(Built into systems furniture.)
		Tack Board		1	4'x4'	(Built into systems furniture.)
BCS 2	Business Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Storage Cabinet (lockable)		1	3'x2'x7'	
		Base Cabinet	98 LF			
		Upper Cabinet	52 LF			
		Computer Counter-top			Refer to Instructional Technology requirements.	

Utilities

Electrical	Location	Lighting & Communications
Power:	Classroom Computer Area:	
	BCS 1	Provide 4 x 4 junction box, single gang plaster ring, temporary cover plate, and 3/4 "C stubbed into corridor with bussing, above ceiling.
	BCS 1	Provide three (3) quadraplex receptacles, and two (2) data outlets @ ____ " AFF.
	BCS 1	Provide power poles as required based on furniture plans.
	BCS 1b - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	Teaching Wall:	
Clock	BCS 1, BCS 2	Provide receptacle for clock.
Intercom:	BCS 1, BCS 2	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	BCS 1, BCS 2	Provide receptacle and voice/data outlet for Interactive Board.
	BCS 1b - Office	Provide two (2) data outlets.
	BCS 1, BCS 2	Provide sufficient data outlets to support 34 computers. (1 of 34 to be Voice Over Internet Protocol - VOIP.)
DVD:	BCS 1, BCS 2	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	BCS 1, BCS 2	Provide one (1) television outlet
Projector:	BCS 1, BCS 2	Provide ceiling mounted receptacle and data outlet for projector
Security:	BCS 1	Provide junction box and raceway for alarm motion detectors.
Other:	BUS. & COMPUTER	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	BUS. & COMPUTER	Technology Infrastructure: Reference MIS Required Specifications in the Design Guideline.

*MIS Required Specifications outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing	
1	n/a

HVAC	
1	Refer to Design Guidelines for system requirements.

Acoustics

1	Classrooms and other core learning spaces must achieve minimum STC rating of 35.
2	Refer to Design Guidelines for system requirements.

General Notes

Section 15.2 - ENGINEERING & TECHNOLOGY

General Description

Engineering & Technology program comprised of the (1) Engineering Lab and (2) Engineering, Graphics & Design Lab programs, provides students the opportunity to develop technological literacy through an activity-based study of past, present, and future technological systems and their resources, processes and impact on society. Technology education utilizes computer and educational technology in the delivery of content related to systems of communication, energy/power transportation, production, and bio-related technologies. Activities in the lab include XXXXXXXXXXXXX. Georgia Performance Standards for these programs are located at www.georgiastandards.com. Key Adjacency: Career Technology Labs.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
	Engineering:				
ETECH 1	Engineering & Technology Lab	3000	1	3000	(Incl. Training & Instructional areas.)
ETECH 1a	Office	150	1	150	
ETECH 1b	Storage Room	150	1	150	Clean supplies
ETECH 1c	Supply Room	150	1	150	New request - dirty supplies
ETECH 1d	Robotics /CNC - need requirements	250	1	250	
ETECH 2	Prototyping Lab - need requirements	1800	1	1800	
		Engineering Subtotal		5500	
	Engineering, Graphics, and Design				
ETECH 2a	Supply Storage	200	1	200	
ETECH 3	Engineering, Graphics & Design Lab (CAD)	1800	1	1800	
ETECH 3a	Office	150	1	150	
ETECH 4	Rapid Prototyping Room		1	0	Has 5 machines, need data & power
		E.G.D. Subtotal		2150	
		Total Area SF		7650	

Equipment

The following items are to be specified in the I 45

Item	Room Location	Size (WxH)	#/RM	
MB	ETECH 1, ETECH 2, ETECH 3	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
	ETECH 1, ETECH 2, ETECH 3	8' x 4'	1	OP. Center on teaching wall.
TB	ETECH 1, ETECH 2, ETECH 3	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	ETECH 1, ETECH 2, ETECH 3	12' x 4'	1	Locate above computer stations.
MB	ETECH 1, ETECH 3	4' x 4'	2	
MB	ETECH 2	8' x 4'	1	
TB	ETECH 1, ETECH 3, ETECH 3a	4' x 4'	1	
IB	ETECH 1, ETECH 3		1	OP. Installed by Owner on Teaching Wall.
CLK	ETECH 1, ETECH 3		1	Locate at teaching wall.
FE	ETECH 1, ETECH 2		1	
PCR	ETECH 1		6	Ceiling Mounted. (Training area of lab.)
PCR	ETECH 2		3	Ceiling Mounted.
MC	ETECH 1, ETECH 2, ETECH 3		1	Ceiling Mounted.
PP	ETECH 1		11	Instructional area of lab.
PP	ETECH 3		12	
MS	ETECH 1a		4	
SHLV	ETECH 2a	3' x 7'	4	OP. Freestanding metal tower units w/ adjust. shelving.

SHLV		ETECH 1b			3' x 7'	7	OP. Freestanding metal tower units w/ adjust. shelving.
PS		ETECH 1d				1	
CD		ETECH 2				1	
EW		ETECH 2				1	OP. Wall mounted.

FAC	ETECH 1, ETECH 2	131			1	
GC	ETECH 2, ETECH 3				1	
FC	ETECH 2				1	
SK	ETECH 2, ETECH 3				1	
PTD	ETECH 2, ETECH 3				1	
SD	ETECH 2, ETECH 3				1	
MSK	ETECH 2, ETECH 3				1	New Request for deep utilitarian sink.
TD	ETECH 2				1	
SD	ETECH 2				1	
AC	ETECH 2 ?				1	OP. Installed by General Contractor
DC	ETECH 2 ?					OP. Installed by General Contractor
SS	ETECH 1b				6	
SS	ETECH 2				17	
OPS	ETECH 1				1	Ceiling mount.
Video/Bkt	ETECH 1				1	
CMPD	ETECH 1 (Training area), ETECH 3					OP - Refer to Instructional Technology requirements.
CMP	ETECH 1 (Instructional area)					OP - Refer to Instructional Technology requirements.

MB - Marker Board	MC-Medicine Cabinet (NIC?)	OPS - Overhead Projector Shelf	IB - Interactive Board
TB - Tack Board	PCR - Power Cord Reel	CLK - Electronic Wall Clock	CMP - Computers (student)
TC - Teacher Cabinet	FE - Fire Extinguisher	EW-Eye Wash (combined w/sink)	CMPD - Cpmputer Desks
SC - Storage Cabinet	DC - Dust Collector	OP - Owner Provided	SHLV-Shelving (metal tower units) - 12"d
PP - Power Poles	AC - Air Compressor	SK - Sink (porcelain)-Hand?	C/BKT-Component Bracket (wall mtd)
MS - Metal Shelving (industrial)	PS - Platform Stage (wooden)	MSK - Mop Sink - Custodial?	TV/Bkt - Wall Mounted TV Bracket
	SS - Safety Switch	TD - Towel Dispenser (paper)	Video/Bkt-Recorder bracket (wall mtd.)
FAC - First Aid Kit	FC - Flammable Cabinet	SD - Soap Dispenser	CD - Overhead Coiling Door
	MS - Metal Shelves	GC - Goggle Cabinet	
		PTD - Paper Towel Dispenser	SD - Soap Dispensers

NOTES: a	ETECH 1b, ETECH 2	Refer to Design Guidelines for list of required lab equipment for the Materials & Processing Lab and Storage Room, as provided by the DeKalb Career Technology department.
b	Air Compressor / Dust Collector	Architect to locate equipment in self-contained room apart from, but adjacent to lab.

Finishes

Walls: a	All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
b	All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors: a	All spaces:	Provide vinyl composition tile w/ 4 " rubber base in all spaces~~, w/ the exception of the following~~.
Ceilings: a	All spaces:	Provide 2x2 standard acoustical ceiling tile.
b	All spaces:	Provide 2x4 fluorescent fixtures in all spaces, with the exception of the following.
c	ETECH 1d	Provide 2x4 fluorescent fixtures and track lighting in ETEC 1d, Video Studio.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
ETECH 1	Engr. & Tech. Lab	Computer Work Counter				Training Area: Provide work counter around perimeter of room to support 14 Computers.
ETECH 1a	Office	Storage Cabinet (lockable)		1	3'x2'x7'	
ETECH 3a	Office	Storage Cabinet (lockable)		1	3'x2'x7'	
ETECH 1c	Control Room	Work Counter		1		

ETECH 1d	Video Room	Video Desk	1	
ETECH 3	CAD Lab	Book Case	4	Low, 3 shelf units.

Utilities

Electrical	Location	Lighting & Communications
Power:	ETECH 1a, 3a - Offices	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	ETECH 2	Provide required power and data for lab equipment as specified in the equipment list. Refer to Design Guidelines.
	ETECH 2	Provide ceiling hung cord reel for power.
	ETECH 2, ETECH 1b	Provide fused disconnect switch at equipment areas.
	ETECH 1c	Provide two (2) quadraplex receptacle outlets, and two (2) voice/data outlets above work countertop.
		Provide one (1) duplex receptacle outlet, and one (1) voice/data outlet @ wall opposite work counter.
		Provided electrical outlets @ 4' max. spacing w/ not less than two (2) per wall.
	ETECH 1d	Provide two (2) quadraplex receptacle outlets, and two voice/data outlets above work countertop adjacent to video desk.
		Provide one (1) duplex receptacle outlet, and one (1) voice/data outlet at wall opposite video desk area.
	Classroom Computer Area:	
	ETECH 1 (Instruct'l. Area)	Provide power and data drops for thirty (28) computers.
	ETECH 1 (Training Area)	Provide power and data drops for fourteen (15) computers.
	ETECH 1	Provide power poles.
	Teaching Wall:	
Clock:	ETECH 1, 2, 3	Provide receptacle for clock.
Intercom:	ETECH 1, 1a, 3, 3a	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	ETECH 1	Provide receptacle and voice/data outlet for Interactive Board.
	ETECH 1a, 3a - Offices	Provide two (2) data outlets.
DVD:	ETECH 1	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	ETECH 1	Provide one (1) television outlet
Projector:	ETECH 1	Provide ceiling mounted receptacle and data outlet for projector.
Other:	ENGR. & TECH.	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	ENGR. & TECH.	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing		
1	ETECH 2	Provide single bowl sink adjacent to eye wash.
2	ETECH 2	Air Compressor system provided by Owner. Installation by General Contractor.
3	ETECH 2	Provide sanitary and vent piping for floor drains as required.
4	ETECH 2	Provide cold / hot water lines and sanitary piping for eye wash station. Provide air admittance valve.
5	ETECH 1, 2, 3	Provide cold / hot water / sanitary and vent piping for sink.
HVAC		
1	General	Refer to Design Guidelines for system requirements.
2	ETECH 2	Dust collection system provided by Owner. Installation by General Contractor. GC to provide wall sleeve and cap for exhaust outlet. Confirm size with manufacturer prior to installation.

Acoustics

1	Classrooms and other core learining spaces must achieve minimum STC rating of 35.
2	Refer to Design Guidelines for system requirements.

General Notes

1. Provide locks on all doors.
2. Provide interior window between ETECH 2, Materials & Processing Lab and ETECH 1, Engr. & Technology Lab.

3 Provide interior window between ETECH 1c (Control Room) and ETECH 1d (Video Room). Window dimensions: 6'w x 3" h>

4 Provide a raised platform (+ 6") at rear of room at ETECH 1d.

5 Provide or install the suspended shelf (celing mounted) for the Interactive board projector in ETECH 1,2,3.

Section 15.3 - FAMILY & CONSUMER SCIENCE

General Description

The Family & Consumer Science program offers a unique focus on the inter-relationships between families and work; and prepares students for family life, work life, and careers. The lab is organized into several kitchen areas (student demo areas) resembling and including standard appliances as provided in a home environment, for "hands on" instruction; in addition to a classroom lecture space in view of the teacher demo area. Reference Georgia Performance Standards for these programs located at www.georgiastandards.com. Key Adjacency: Located adjacent to other Career Technology Labs on ground level in close proximity to exits for convenient installation of large equipment, and delivery of supplies.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
FCS 1	Lab	1800	1	1800	
FCS 2	Classroom	0	0	0	FCS 1
FCS 3	Office	150	1	150	FCS 1
FCS 4	Storage Room	150	1	150	FCS 1
		Total Area SF		2100	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	FCS 1, FCS 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	FCS 1, FCS 2	8' x 4'	1	OP. Center on teaching wall.
TB	FCS 1, FCS 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	FCS 1, FCS 2	12' x 4'	1	Locate above computer stations.
MB	FCS 2	4' x 4'	2	
MB	FCS 1		1	
TB	FCS 1	4' x 4'	1	
IB	FCS 2		1	OP. Installed by Owner on Teaching Wall.
CLK	FCS 2		1	Locate at teaching wall.
SK2	FCS 1		4	Student Kitchen Demo areas.
SK1	FCS 1		1	Teacher Demo Workstation
PTD	FCS 1		3	
	FCS 1		3	
EH	FCS 1		4	Student Kitchen Demo areas.
EH	FCS 1		1	Teacher Demo Workstation
CT	FCS 1		1	Teacher Demo Workstation
RGE	FCS 1		4	Student Kitchen Demo areas.
REF	FCS 1		2	
TRC	FCS 1		1	
DW	FCS 1		2	Student Kitchen Demo areas.
DR	FCS 4		1	
WA	FCS 4		1	
FE	FCS 1		1	
FE	FCS 4		1	
SHLV	FCS 4	3'w x 15"d	8	Freestanding metal shelving.
OPS	FCS 1		1	Ceiling mount.
CMP	FCS 2			OP - refer to Instructional Technology requirements.

TB - Tack Board FE - Fire Extinguisher SH - Shelves TRC - Trash Compactor

MB - Marker Board

TC - Teacher Cabinet

CT - Demo Table w/ Cook Top

REF - Refrigerator

RGE - Elec./Gas Range, ADA

CLK - Electronic Wall Clock

AMD - Alarm Motion Detector

CMP - Computers (student)

OP - Owner Provided

PTD - Paper Towel Dispenser

SD - Soap Dispenser

DR - Dryer

WA - Washer

IB - Interactive Board

OPS - Overhead Projector Shelf

C/BKT-Component Bracket (wall mtd)

Finishes

Walls:	a	All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b	All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a	FCS 1, FCS 2, FCS 3	Provide vinyl composition tile w/ 4 " rubber base in all spaces, w/ the exception of the following.
	b	FCS 1	Provide quarry tile w/ coved bull nose quarry tile base.
Ceilings:	a	All spaces:	Provide 2x2 standard acoustical ceiling tile.
	b	All spaces:	Provide 2x4 fluorescent fixtures.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Notes	
FCS 1	Lab	Teacher Cabinet		1	3'x2'x7'	
		Storage Cabinet		1	3'x2'x7'	
		Base Cabinet	76 LF	1		Provide four (4) double bowl sinks and one (1) Teacher Demo workstation w/single bowl sink and cooktop with hood.
		Upper Cabinet	74 LF	1		
		Work Counter		1		
FCS 2	Classroom	Teacher Cabinet		1	3'x2'x7'	
		Book Shelves		4	3' w x 12"d	Low units @ window wall.

Utilities

Electrical	Location	Lighting & Communications
	Student & Teacher Demo Areas:	
Power:	FCS 1	Provide one (1) junction box for kitchen hood. Coordinate exact location with equipment provided at Student Kitchen Demo Areas & Teacher Demo Workstation.
	FCS 1, FCS 2	Provide all necessary power and data for equipment listed above.
	FCS 1	Provide ___(?) quadraplex receptacle outlets, above work counters at Student Kitchen Demo Area, Base Cabinet.
	FCS 3 - Office	Provide one (1) quadraplex receptacle (w/data) adj to desk area and one (1) quadraplex receptacle (w/data) on rear wall.
	Classroom Computer Area:	
	FCS 2	Refer to Instructional Technology requirements.
	Teaching Wall:	
Clock:	FCS 2	Provide receptacle for clock.
Intercom:	FCS 2, FCS 3	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Security:	FCS 2	Provide junction box and raceway for alarm motion detector.
Data:	FCS 2	Provide receptacle and voice/data outlet for Interactive Board.
	FCS 3 - Office	Provide one (1) data outlet adj to each quadraplex receptacle at desk and rear wall.
DVD:	FCS 2	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	FCS 2	Provide one (1) television outlet.
Projector:	FCS 2	Provide ceiling mounted receptacle and data outlet for projector.
Other:	FAMILY & CONSUMER	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	FAMILY & CONSUMER	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	FCS 1	Provide four (4) double bowl sinks at Studen Kitchen Demo areas at perimeter of lab.
2	FCS 1	Provide one (1)single bowl at stand alone Teacher Demo Workstation.
3	FCS 1	Provide all necessary plumbing requirements for equipment listed above.
4	FCS 1	Provide two (2) floor drains. (One (1) @ each kitchenette area.)
5	FCS 4	Provide one (1) floor drain.

HVAC		
1	FCS 1	Provide exhaust hood at each stove in lab area.
2	FCS 4	Provide dryer exhaust.
	* Refer to Design Guidelines for HVAC system requirements.	

Acoustics

1	n/a

General Notes

1	Provide locks on all doors.
2	Provide interior window between FCS 3 (Office) and FCS 1.

Section 15.4 - JROTC

General Description

The purpose of Junior ROTC (JROTC) is to instill the concepts of leadership, scholarship, and citizenship in students through classroom instruction, uniforms inspection, and close order drill. Students learn and practice leadership skills by directing other students during classroom sessions. The Arms Room stores drill and air rifles used for extracurricular activities. (Color Guard, Drill Team, Rifle Team). Uniform Storage provides all student uniform materials, normally for 125% of the student load, to ensure all cadets are in uniform. Classroom design supports three levels of JROTC classes taught simultaneously; enabling each classroom period (100 students per class period) to function independently while remaining part of the whole unit. Provide capability to separate the two required classrooms by an operable partition providing the opportunity for all students to assemble in a single space. Key Adjacency: _____?

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
JROTC 1	Classroom	1500	1	1500	JROTC 3
JROTC 2	Office	150	1	150	JROTC 1
JROTC 3	Classroom	1500	1	1500	JROTC 1
JROTC 4	Cadet Office	150	1	150	
JROTC 5	Office	200	1	200	JROTC 3
JROTC 6	Arms Room (Weapons Storage)	100	1	100	
JROTC 7	Materials Storage	200	1	200	JROTC 4
JROTC 8	Uniform Storage (incl. 2 dressing stalls)	400	1	400	JROTC 1, JROTC 3
		Total Area SF		4200	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	FCS 1, FCS 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	FCS 1, FCS 2	8' x 4'	1	OP. Center on teaching wall.
TB	FCS 1, FCS 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	FCS 1, FCS 2	12' x 4'	1	Locate above computer stations.
MB		4' x 4'		
TB		4' x 4'		
IB	JROTC 1, JROTC 3		1	OP. Installed by Owner on Teaching Wall.
	JROTC 1, JROTC 3		1	Locate at teaching wall.
CTR	JROTC 8		?	
DB	JROTC 8		2	
FEC	JROTC 8		1	
UCR	JROTC 8			OP
SHLV	JROTC 7	3'w x 15" d	18	Freestanding metal shelving.
FCV	JROTC 7	2"w x 30" d	4	
GTC	JROTC 1, JROTC 3		1	OP
CMP	JROTC 1, JROTC 3			OP - refer to Instructional Technology requirements.

TB - Tack Board	CTR - Curtain Rod	SHLV - Shelving (metal)	CMP - Computers (student)
MB - Marker Board	DB - Dressing Bench	CLK - Electronic Wall Clock	C/BKT-Component Bracket (wall mtd)
IB - Interactive Board		GTC - Glass Trophy Case	FCV - File Cabinets (vert.)
		UCR - Uniform Clothes Rack	FEC - Fire Extinguisher Cabinet

Finishes

Walls:	a All spaces	Provide paint finish. Refer to Design Guidelines for sheen. Water base, zero VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a JROTC 1, 3, 6, 7, 8	Provide vinyl composition tile w/ 4 " rubber base in all spaces, w/ the exception of the following.
	b JROTC 2, 4, 5	Provide carpet tile w/4" rubber base.

Ceilings:	a All Spaces	Provide 2x2 standard acoustical ceiling tile in all spaces, with the exeption of JROTC 8.
	b All Spaces	Provide 2x4 fluorescent fixtures in all spaces, with the exception of JROTC 8.

c	All Spaces	Provide minimum 10'-0" ceiling height in all spaces, with the exception of JROTC 8.
d	JROTC 8	Open to structure (OTS)
e	JROTC 8	Provide surface mounted fluorescent fixtures.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
JROTC 8		Built-in shelves (Adjustable)	54 LF	14	4'x12"x8'	Shelf unit dimensions. L-shaped configuration. 4 shelves high
JROTC 8	Uniform Storage	Dressing Benches		2		Dressing Benches w/mounted robe hook.
JROTC 8	Uniform Storage	Uniform Clothes Rack				
JROTC 1, 3	Classroom	Teachers Cabinet			3'x2'x7'	

Utilities

Electrical	Location	Lighting & Communications
Power:	Classroom Computer Area:	
	JROTC 1, JROTC 3	Provide power and data drops for four (4) student computers, wall mounted.
	JROTC 1, JROTC 3	Provide 4 x 4 junction box, single gang plaster ring, temporary cover plate, and 3/4 "C stubbed into corridor with bussing, above ceiling.
	JROTC 1, JROTC 3	Provide three (3) quadraplex receptacles, and one (1) data outlets @ ____ " AFF.
	JROTC 2, 5 - Office	Provide one (1) duplex receptacle, one (1) quadraplex receptacle, one (1) data outlet adjacent to desk; duplicate on wall opposite desk.
	Teaching Wall:	
Clock:	JROTC 1, JROTC 3	Provide receptacle for clock.
Intercom:	JROTC 1, 2, 3, 4, 5	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Data:	JROTC 1, JROTC 3	Provide receptacle and voice/data outlet for Interactive Board.
	JROTC 2, 5 - Office	Provide two (2) data outlets.
DVD:	JROTC 1, JROTC 3	Provide receptacle and TV/RGB outlet for DVD Player.
TV:	JROTC 1, JROTC 3	Provide one (1) television outlet
Projector:	JROTC 1, JROTC 3	Provide ceiling mounted receptacle and data outlet for projector.
Other:	JROTC	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	JROTC	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	None.

HVAC

1	Refer to Design Guidelines for HVAC system requirements.

Acoustics

1	n/a

General Notes

1	Provide locks on all doors.
2	Provide interior window in offices, JROTC 2 and JROTC 4.

Section 16.1 - CULINARY ARTS

General Description

The Culinary Arts program prepares students for employment in food industry careers such as; food production and services, food science, nutrition, and hospitality. Included in the course of study are skills in such areas as career planning, food safety and sanitation, accident and injury prevention, kitchen basics, use and care of commercial utensils and equipment, preparation of commercial food items, the art of service, controlling costs, food management functions, and customer relations. In addition to classroom and laboratory work, students will participate in work-based learing experiences. Successful students will receive a Prostart certificate from the National Restaurant Association. Students must meet demanding criteria in order to be places in an internship or apprenticeship. Georgia Performance Standards for these programs are located at www.georgiastandards.com. Reference for room layout, equipment and casework configuration. Key Adjacency: XXXXXXXXXX?

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
CA 1	Lab	2150	1	2150	
CA 2	Classroom	0	1	0	CA 1
CA 3	Office	150	1	150	CA 1
CA 4	Pantry	220	1	220	CA 1
CA 5	Linen Storage	100	1	100	CA 1
		Total Area SF		2620	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	CA 1, CA 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	CA 1, CA 2	8' x 4'	1	OP. Center on teaching wall.
TB	CA 1, CA 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	CA 1, CA 2	12' x 4'	1	Locate above computer stations.
MB	CA 2	4' x 4'	2	
TB	CA 1, CA 2	4' x 4'	1	
IB	CA 2		1	OP. Installed by Owner on Teaching Wall.
CLK	CA 2		1	Locate at teaching wall.
DR	CA 5		1	
WA	CA 5		1	
	CA 4		1	
MS	CA 4		7	
PDP	CA 1		8	
OPS	CA 2		1	Ceiling mount.
CMP				OP - refer to Instructional Technology requirements.
AMD	CA 2		1	
FE	CA 1		2	
IM	CA 1		1	
FSS	CA 1, CA 2			
EH	CA 1		1	
HSK	CA 1		3	
PTD	CA 1			As required.
SD	CA 1			As required.
PPS	CA 1		1	
FS	CA 1		2	
HR	CA 1		1	Wall mount.

TB - Tack Board
MB - Marker Board
OPS - Overhead Projector Shelf
CLK - Electronic Wall Clock
FSS - Fire Suppression System
MS - Metal Shelving (industrial)

IM - Ice Maker

FE - Fire Extinguisher
HSK - Hand Sink (wall mount)
PPS - Pot & Pan Sink
FS - Floor Sink
OPS - Overhead Projector Shelf
CMP - Computers (student)

IB - Interactive Board
EH - Exhaust Hood
AMD - Alarm Motion Detector
PDP - Pull down reel power cord
C/BKT-Component Bracket (wall mtd)
Video/Bkt-Recorder bracket (wall mtd.)

* Reference Design Guidelines for complete list of prostart kitchen equipment.

Finishes

Walls:	a Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.	
Floors:	a CA 2, 3, 4, 5	Provide vinyl composition tile w/ 4 " rubber base.
	b CA 1	Provide 6" x 6" quarry tile w/ coved bull nose quarry tile base.
Ceilings:	a CA 2, CA 3, CA 5	Provide 2x2 standard acoustical ceiling tile (ACT).
	b CA 1, CA 4	Provide 2x2 stainless steel ceiling tile.
	c All Spaces	Provide 2x4 fluorescent fixtures in all spaces.
	d CA 3, CA 4, CA 5	Provide minimum 9'-4" ceiling height.
	e CA 1, CA 2	Provide minimum 10'-0" ceiling height in lab and classroom areas.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
CA 2	Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	
CA 4	Pantry	Base Cabinet	18 LF			Provide lockable base cabinet.
		Upper Cabinet	18 LF			Provide lockable upper cabinet.
		Work Counter	18 LF			
CA 5	Linen Storage	Base Cabinet	11 LF			Provide lockable base cabinet.
		Upper Cabinet	11 LF			Provide lockable upper cabinet.
		Work Counter	11 LF			

Utilities

Electrical	Location	Lighting & Communications
Power:	CA 1	Provide junction box for kitchen exhaust hood.
	CA 3 - Office	Provide one (1) quadraplex receptacle (w/data) adj to desk area and one (1) quadraplex receptacle (w/data) on rear wall.
	Teaching Wall:	
Clock:	CA 2	Provide receptacle for clock.
Intercom:	CA 2, CA 3	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Security:		Provide junction box and raceway for alarm motion detectors , ceiling mounted.
Data:	CA 2	Provide receptacle and voice/data outlet for Interactive Board.
	CA 3 - Office	Provide one (1) data outlet adj to each quadraplex receptacle at desk and rear wall.
DVD:	CA 2	Provide receptacle and TV/RGB outlet for DVD Player.
Projector:	CA 2	Provide ceiling mounted receptacle and data outlet for projector.
Fire Alarm:	CA 4	Provide ceiling mounted horn or strobe.
Other:	CULINARY ARTS	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	CULINARY ARTS	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology requirements outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1. Provide all necessary plumpbing for equipment listed in GDOE and DeKalb Design Guidelines.
2. Provide sanitary and vent piping for floor drains as required in CA 1 (4), and CA5 (1).

HVAC

1. Refer to Design Guidelines for HVAC system requirements.
2. Provide all necessary HVAC for equipment listed in GDOE guidelines.
3. Provide dryer exhaust in CA 5.
4. Provide exhaust hood over cooking area equipment in CA 1.
5. Provide condensate hood over potwasher equipment in CA 1.

Acoustics

1 Refer to Design Guidelines for HVAC system requirements.

General Notes

1 Provide locks on all doors.

2 Provide interior window in office, CA 3.

3 Coordinate all kitchen equipment locations.

Section 16.2 - HEALTH SCIENCE

General Description

Health Science prepares students for professional careers in Pharmacy, Nursing, EMT, Medical Lab Technology, Medical Information Technology, Public Health, and Dental Technology. Health Science students study the various systems within the human body, disease, health care programs, and medical ethics. Georgia Performance Standards for these programs are located at www.georgiastandards.com. Reference for room layout, equipment and casework configuration. Key Adjacency: Physical Education and Science Labs.

Activity / Space

Space No.	Room Name	NSF	Qty	TSF	Adjacency
HS 1	Lab (incl. Nurses Station)	2080	1	2080	
HS 1 a	Patient Cot Areas	0	3	0	HS 1
HS 2	Classroom	0	1	0	HS 1
HS 3	Office	150	1	150	HS 1
HS 4	Toilet	100	1	100	HS 1
HS 5	Kitchen / Laundry	150	1	150	HS 1
		Total Area SF		2480	

Equipment

The following items are to be specified in the base contract unless noted otherwise.

Item	Room Location	Size (WxH)	#/RM	
MB	HS 1, HS 2	4' x 4'	2	Locate at opposite ends of IB on teaching wall.
IB	HS 1, HS 2	8' x 4'	1	OP. Center on teaching wall.
TB	HS 1, HS 2	4' x 4'	1	Locate adjacent to MB on teaching wall.
TB	HS 1, HS 2	12' x 4'	1	Locate above computer stations.
TB	HS 1, HS 2	4' x 4'	1	
MB	HS 1, HS 2	4' x 4'	1	
IB	HS 2		1	OP. Installed by Owner on Teaching Wall.
CLK	HS 2		1	Locate at teaching wall.
TH	HS 4		1	
GB	HS 4		1	
ND	HS 4		1	
	HS 4		1	
SC	HS 4		1	
SS	HS 4		1	
MI	HS 4		1	
DR	HS 5		1	
WA	HS 5		1	
REF	HS 5		1	
DW	HS 5		1	
RGE	HS 5		1	
EH	HS 5		1	
FE	HS 5		1	
SK	HS 4		1	
SK	HS 5		1	
HSK	HS 1a		3	
HSK	HS 1		3	
USK	HS 5		1	

TDD		HS 4			1	
SD		HS 4			1	
PTC		HS 1a			3	
PCT		HS 1a			3	
OPS		HS 2			1	Ceiling mount.

AMD	HS 2	1	Ceiling mount.
CMP	HS 2		OP - refer to Instructional Technology requirements.

TB - Tack Board	DR - Dryer	TH - Toilet Tissue Dispenser	CMP - Computers (Student)
MB - Marker Board	WA - Washer	GB - Grab Bars	REF - Refrigerator (w/ ice maker)
BC - Book Cases	FE - Fire Extinguisher	ND - Napkin Disposal Cabinet	C/BKT-Component Bracket (wall mtd)
CLK - Electronic Wall Clock	PTC - Patient Cot	NDD - Napkin Disposal Cab.	Video/Bkt-Recorder bracket (wall mtd.)
IB - Interactive Board	PCT - Patient Curtain/Track	TDD -Towel Dispenser Disposal	OP - Owner Provided
SK - Sink	DW - Dish Washer	SS - Shower Seat	SC - Curtain Rod & Shower Curtain
HSK - Hand Sink (wall mount)	RGE - Elec./Gas Range, ADA	MI - Mirrors 18 " w x 36" h	SD - Surface mtd. Soap dispenser
USK - Utility Sink	EH - Exhaust Hood	AMD - Alarm Motion Detector	PTD - Paper Towel Dispenser
			SD - Soap Dispenser
* Reference Design Guidelines for complete list of kitchen/laundry equipment.			OPS - Overhead Projection Screen

Finishes

Walls:	a All Spaces	Provide paint finish. Refer to Design Guideline for sheen. Water base, low VOC paints are preferred.
	b All spaces	All walls to extend to underside of deck. Walls to be constructed of CMU.
Floors:	a All Spaces	Provide vinyl composition tile w/ 4 " rubber base in all spaces w/ the following exceptions.
	b HS 3	Provide carpet w/ 4" rubber base.
	c HS 4	Provide ceramic tile (CT) w/ ceramic base.
Ceilings:	a All Spaces	Provide 2x2 standard acoustical ceiling tile (ACT).
	b All Spaces	Provide 2x4 fluorescent fixtures.
	c HS 1a	Provide minimum 8'-0" ceiling height.
	d HS 3, HS 4, HS 5	Provide minimum 9'-4" ceiling height.
	e HS 1, HS 2	Provide minimum 10'-0" ceiling height in lab and classroom areas if adjoined if adjoined.

Casework

Space No.	Room Name	Unit Type	Unit Length	Qty	Size (wxdxh)	Notes
HS 1	Lab	Work Counter (w/sinks):		1		
		Base Cabinet (lockable)	22 LF			Provide upper and base cabinets w/ two (2) single bowl sinks.
		Upper Cabinet (lockable)	22 LF			
HS 1	Lab	Nurses Station:		1		Provide L-shaped reception desk (w/ solid surface counter top. Provide cabinets w/ one (1) single bowl sink and solid surface work counter.
		Base Cabinet (lockable)	8 LF			
		Upper Cabinet (lockable)	8 LF			
HS 2	Classroom	Teachers Cabinet (lockable)		1	3'x2'x7'	
		Book Cases		6	3'x12"x30"	
HS 4	Toilet	Built-in shelves (wooden)	3 LF	1	36"x12"x44"	Locate in alcove adjacent to shower area. Mounting height, 3"-4" AFF.
		(3 shelf unit)				
HS 5	Kitchen / Laundry	Base Cabinet (lockable)	12 LF			(1) utility sink.

Utilities

Electrical	Location	Lighting & Communications
Power:	HS 5	Provide junction box for kitchen exhaust hood.
	HS 3 - Office	Provide one (1) quadraplex receptacle (w/data) adj to desk area and one (1) quadraplex receptacle (w/data) on rear wall.
	Classroom Computer Area:	
	HS 2	Refer to Instructional Technology requirements and Design Guidelines.
	Teaching Wall:	
Clock:	HS 2	Provide receptacle for clock.
Intercom:	HS 2, HS 3	Provide push button 4 x 4 box, single gang plaster ring and 3/4 "C stubbed into ceiling for intercom system.
Security:	HS 2	Provide junction box and raceway for alarm motion detectors , ceiling mounted.

Data:	HS 2	Provide receptacle and voice/data outlet for Interactive Board.
	HS 3 - Office	Provide one (1) data outlet adj to each quadraplex receptacle at desk and rear wall.
DVD:	HS 2	Provide receptacle and TV/RGB outlet for DVD Player.
TV:		Provide one (1) television outlet.
Projector:	HS 2	Provide ceiling mounted receptacle and data outlet for projector.

Other:	HEALTH SCIENCES	Intercom / Fire Alarm / Motion Sensor: Reference Division 16 - Electrical in the Design Guideline.
	HEALTH SCIENCES	Technology Infrastructure: Reference Instructional Technology requirements.

*Instructional Technology outline technology infrastructure (i.e. power, data, cabling, voice/data) requirements for rooms within the school.

Plumbing

1	Provide all necessary plumbing for equipment listed in GDOE guidelines….or…DeKalb Design Guidelines.	
2	HS 1	Provide domestic CW, HW, and sanitary piping and vent for three (3) sinks listed below.
		Work Counter: Provide two (2) single bowl sinks.
		Nurses Station: Provide one (1) single bowl sink.
3	HS 1a	
		Patient Cot Areas: Provide one (1) single bowl sink per each cot area. Provide domestic CW,HW,sanitary piping.
4	HS 4	Provide domestic CW, HW, and sanitary piping for shower; and sanitary piping for floor drain.
5	HS 5	Provide domestic CW, HW, and sanitary piping and vent for one (1) kitchen sink.
		Provide domestic CW, HW, and sanitary piping and vent for one (1) utility sink.
		Provide CW for ice maker in refrigerator, shut -off valve and backflow preventer.
		Provide HW for dishwasher, shut -off valve and backflow preventer.
		Provide domestic CW, HW, and sanitary piping and vent for one (1) washer.
		Provide domestic CW, HW, and sanitary piping for shower; and sanitary piping for floor drain.

HVAC

1. Refer to Design Guidelines for HVAC system requirements.
2. Provide all necessary HVAC for equipment listed in GDOE guidelines.
3. Provide dryer exhaust in HS 5.
4. Provide exhaust hood over cooking range in HS 5.

Acoustics

1. Refer to Design Guidelines for system requirements.

General Notes

1. Provide locks on all doors.
2. Provide interior window in office, HS 3.

APPENDIX A

HIGH SCHOOL - Square Footage Summary

APPENDIX A - REAL INVENTORY NUMBERS (need to populate) 9.25.11

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
Section 01	Classroom Type I - (Eng./World Lang./Math/SS + ISS)	80 IU's	84 IU's					FTE 1600 (84 IU's)		
CR1 1	English	12	12	4	700	12	8400	800	12	9600
CR1 1	World Language	5	5	7	700	5	3500	800	5	4000
CR1 1	Mathematics	12	11	10	700	13	9100	800	11	8800
CR1 1	Social Studies	12	11	14	700	9	6300	800	11	8800
CR1 1	In School Suspension	3	3	600	700	1	700	800	3	2400
CR1 2	Computer Labs	1	1	1000	940	3	2820	1000	1	1000
	Total NSF	45	43	19			30820			34600
Section 02	Classroom Type II - (Science)			21						
CR2 1	Science Labs			1200	1117	12	13404	1600	14	22400
CR2 2	Prep/Storage Room			0	370	6	2220	200	7	1400
	Total NSF	12	14	29			15624			23800
EDUCATIONAL COMMON SPACES				33						
Section 03	MEDIA CENTER									
MC 1	Main Reading Room				3011	1	3011	5300	1	5300
MC 2	Conference Room				328	1	328	250	1	250
MC 3	Offices			38	Duplicate?	2	#VALUE!	150	2	300
MC 4	Audio / Visual Non-Print Storage				536	1	536	500	1	500
MC 5	Media Production / Distribution				395	1	395	400	1	400
MC 6	Workroom				336	1	336	350	1	350
MC 6 a	Toilet			42	50	1	50	50	1	50
MC 7	Reading Room			45	321	1	321	300	1	300
	Total NSF	1	1	7125			#VALUE!			7450
Section 04	ART									
	Art Lab (2-D)			50	Duplicate?	1	#VALUE!	1600	1	1600
ART 2	Office (1 Person)			55	198	1	198	150	1	150
ART 3	Storage				165	1	165	170	1	170
ART 4	Art Lab (3-D)				1412	1	1412	1600	1	1600
ART 5	Kiln Room				165	1	165	150	1	150
ART 6	Office (2 Person)				198	1	198	150	1	150
	Total NSF	1	2	63			#VALUE!			3820
Section 05	MUSIC									
	INSTRUMENTAL (Band / Orchestra)									
IM 1	Band Room				2219	1	2219	2200	1	2200
IM 2	Storage - Uniform				307	1	307	400	1	400
IM 3	Storage - Band Equipment			79	443	1	443	400	1	400
IM 4	Practice Rooms				144	2	288	100	2	200
IM 5	Office (Band Director)				139	1	139	150	1	150
IM 6	Music Library				138	1	138	150	1	150
IM 7	Orchestra Room				821	1	821	2000	1	2000
IM 8	Storage - Orchestra Equipment			88	443	1	443	400	1	400
IM 9	Band/Music Corridor (internal circulation)			100	139	1	139	140	1	140
	Instrumental Subtotal	1	2	124	SubTotal NSF		4937			6040
	CHORAL (Choral / Key Boarding)			125						
CM 1	Chorus Classroom				1414	1	1414	1800	1	1800
CM 2	Chorus Equipment Storage				114	1	114	200	1	200
CM 3	Office				105	1	105	150	1	150
CM 4	Keyboard Classroom				731	1	731	800	1	800
CM 5	Music Library				207	1	207	150	1	150
CM 6	Practice Rooms				183	2	366	100	2	200
CM 7	Storage - Uniform				60	1	60	200	1	200
	Choral Subtotal	1	2	1800	SubTotal NSF		2997			3500
	Total NSF	2	4	1924			7934			9540

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
Section 06	DRAMA									
DR 1	Classroom				1537	1	1537	1520	1	1520
	Total NSF	1	1	1500			1537			1520
Section 07	PHYSICAL EDUCATION									
	Gymnasium:									
PE 1	a. Main Gym				16721	1	16721	16000	1	16000
	b. Mezzanine Track				6223	1	6223	6200	1	6200
	c. Visitors Locker Room				278	1	278	250	1	250
	Boy's:									
PE 2	a. P.E. Locker Room				894	1	894	900	1	900
	b. Showers				146	1	146	300	1	300
	c. Toilet				240	1	240	300	1	300
	d. Janitor Closet				37	1	37	40	1	40
	e. Athletic Locker Room				1810	1	1810	1800	1	1800
	f. Locker Room Common Area (internal circulation)				640	1	640	500	1	500
	Girls:									
PE 3	a. P.E. Locker Room				756	1	756	800	1	800
	b. Showers				634	1	634	600	1	600
	c. Toilet (incl. in shower area)				0	1	0	0	1	0
	d. Janitor Closet				37	1	37	40	1	40
	e. Athletic Locker Room				1089	1	1089	1080	1	1080
	f. Locker Room Common Area (internal circulation)				450	1	450	500	1	500
	Coach / Support Areas:									
PE 4	a. Coach Workroom				439	2	878	400	2	800
	b. Coach Office (incl./toilet & shower 92 sf)				292	6	1752	290	6	1740
	c. Laundry				289	1	289	300	1	300
	d. PE Office (Boy's & Girl's) incl. 45 sf closet				449	2	898	400	2	800
	e. Training Room (Boy's & Girl's)(incl./ 1 toilet & shower 92 sf				374	2	748	400	2	800
PE 5	Storage:									
	a. Storage - athletic (outdoor)				350	1	350	350	1	350
	b. Storage - athletic				875	1	875	875	1	875
	c. Storage - physical education				424	2	848	424	1	424
	d. Storage - athletic				794	1	794	794	1	794
	PE Subtotal	1	1	25000	SubTotal NSF		37387			36193
PE 6	Wellness:									
	a. Health Service Lab				1187	1	1187	1187	1	1187
	b. Health Classroom				823	2	1646	823	2	1646
	c. Multi-Purpose Room				2706	1	2706	2706	1	2706
	Multi-Purpose Room Storage Closet				239	1	239	239	1	239
	Health Subtotal	2	2	600			5778			5778
	Total NSF	3	3	25600			43165			41971
OTHER ESSENTIAL CLASSROOMS										
Section 08	SPECIAL EDUCATION (Severe and Profound)									
	Special Needs Suite (SPED 1 thru SPED 3):									
SPED 1	Suite Classrooms (w/o kitchenette)				543	1	543	800	1	800
SPED 1 a	Suite Classrooms (w/ kitchenette)				543	1	543	800	1	800
SPED 2	Adaptive Toilet (shared)				147	1	147	150	1	150
SPED 3	Office (Itinerant)				129	1	129	150	1	150
SPED 4	Classrooms (Incl. General & Vision Resource Rm.)				700	4	2800	800	6	4800
	Total NSF	6	6	600			4162			6700
SUPPORT SPACES										

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
Section 09	AUDITORIUM									
	Auditorium:									
AUD 1	a. Auditorium & Pit				5949	1	5949	6000	1	6000
	b. Auditorium Entrance Vestibules				0	2	0	0	2	0
	c. Auditorium Spiral Access Stair Room				0	1	0	0	1	0
	d. Suspended Catwalk				0	1	0	0	1	0
AUD 2	Costume Room				254	1	254	250	1	250
AUD 3	Storage Room				231	1	231	200	1	200
AUD 4	Stage				1690	1	1690	1700	1	1700
AUD 5	Scene Shop & Storage				969	1	969	1000	1	1000
AUD 6	Dressing Room (Boy's & Girls)				248	2	496	250	2	500
AUD 7	Toilet Room (shared)				72	1	72	70	1	70
	Mechanical Mezzanine:									
AUD 8	a. Auditorium Control Room				250	1	250	200	1	200
	b. Dim Panel Room				0	1	0	0	1	0
	Auditorium / Gym Support Spaces (shared):									
AUD 9	a. Lobby (Hall of Fame) / Corridor				0	1	0	0	1	0
	b. Concessions				255	1	255	300	1	300
	c. Concession Storage Closet				60	1	60	50	1	50
	d. Ticketing				349	1	349	150	1	150
	e. Women's Toilet				409	1	409	420	1	420
	f. Men's Toilet				424	1	424	420	1	420
	g. IDF Room				0	1	0	0	1	0
	Total NSF	0	0	15000			11408			11260
Section 10	ADMINISTRATION									
	Main Administration Suite (1st floor-Main Entry)									
ADM 1	Reception Lobby				730	1	730	600	1	600
ADM 2	Principal's Office				358	1	358	330	1	330
ADM 2 a	Closet				21	1	21	20	1	20
ADM 2 b	Toilet				49	1	49	50	1	50
ADM 3	Conference Room				428	1	428	420	1	420
ADM 4	Attendance Office				176	1	176	150	1	150
ADM 5	Book Keeper Office				196	1	196	150	1	150
ADM 6	Vault/Records Rm.				76	1	76	150	1	150
ADM 7	Clinic				239	1	239	250	1	250
ADM 7 a	Toilet				49	1	49	50	1	50
ADM 8	Toilet Rooms (Staff)				50	2	100	50	2	100
ADM 9	Lounge				223	1	223	200	1	200
ADM 10	Mail Room				270	1	270	250	1	250
ADM 11	Workroom				274	1	274	250	1	250
ADM 12	Intercom Equipment Alcove (incl. in workroom)				0	1	0	0	1	0
ADM 13	Admin Suite Corridor (int. circ.)				0	1	0	0	1	0
ADM 17	Testing Room							385	1	385
ADM 18	Test Storage							100	1	100
ADM 19	Data Room							145	1	145
					SubTotal NSF		3189			3600
	Workrooms:									
ADM 14	Faculty Workroom				448	4	1792	450	4	1800
ADM 14 a	Toilet				50	8	400	50	8	400
ADM 14	Faculty Workroom (Security Resurce Officer)				426	1	426	450	1	450
ADM 14 a	Toilet (Security Resource Officer)				50	2	100	50	2	100
ADM 15	Satellite Administration Suites:									
ADM 15 a	Assistant Principal Office (2nd fl.)				115	1	115	150	1	150
ADM 15 b	Administrative Assistant Office				657	1	657	150	1	150

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
ADM 15 c	Conference Room				383	1	383	350	1	350
ADM 15 a	Assistant Principal Office (3rd fl.)				361	1	361	150	1	150

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
ADM 15 b	Administrative Assistant Office				319	1	319	150	1	150
ADM 15 c	Conference Room				0	1	0	350	1	350
ADM 15 a	Assistant Principal Office (4th fl.)				124	1	124	150	1	150
ADM 15 b	Administrative Assistant Office				131	1	131	150	1	150
ADM 15 c	Conference Room				423	1	423	350	1	350
	Miscellaneous Offices:									
ADM 16	Coach Office (Soccer)				118	1	118	150	1	150
	Plant Engineer Office				113	1	113	150	1	150
	Security Resource Officer (SRO)				118	1	118	150	1	150
	Asst. Principal Office (2nd fl.)				122	1	122	150	1	150
	Office (Golf & Tennis)				140	1	140	150	1	150
					SubTotal NSF		5842			5450
	Total NSF	0	0	4000			9031			9050
Section 11	COUNSELING									
CSG 1	Counselor Lobby				578	1	578	500	1	500
CSG 2	Head Counselor Office				180	1	180	150	1	150
CSG 3	Registrar Office				174	1	174	174	1	174
CSG 4	Counselor Offices				174	2	348	174	2	348
CSG 5	AP Office				180	1	180	150	1	150
CSG 6	Vault / Records Room				150	1	150	150	1	150
CSG 7	Conference Room (incl . Closet)				201	1	201	350	1	350
CSG 7 a	Closet				76	1	76	20	1	20
CSG 8	Career Center (open area)				162	1	162	150	1	150
CSG 9	Toilet Room				46	1	46	50	1	50
CSG 10	Counseling Suite Corridor (internal circulation)				0	1	0	0	1	0
CSG 11	Graduation Specialist (relocated from Administration)				154	1	154	150	1	150
CSG 12	Testing Room								1	0
	Total NSF						2249			2192
Section 12	SCHOOL NUTRITION									
	Kitchen Area:									
KIT 1	Preparation Kitchen				1823	1	1823	1600	1	1600
KIT 2	Cooler (Walk-in)				0	1	0	200	1	200
KIT 3	Freezer (walk-in)				0	1	0	400	1	400
KIT 4	Dry Storage				474	1	474	500	1	500
KIT 5	Office				146	1	146	150	1	150
KIT 6	Staff Area:									
KIT 6 a	Locker / Laundry Room				151	1	151	150	1	150
KIT 6 b	Toilet				47	1	47	50	1	50
KIT 7	Servery				3178	1	3178	1200	1	1200
KIT 8	Dish Wash				289	1	289	350	1	350
KIT 9	Can Wash Room (exterior)				67	1	67	60	1	60
	Kitchen Subtotal	0	0	4000	SubTotal NSF		6175			4660
	Cafeteria:									
CAF 1	Cafeteria (Student Dining)				7292	1	7292	7800	1	7800
CAF 2	Storage (Table /Chair)				85	2	170	100	2	200
CAF 3	Vending Area (incl. in Cafeteria)				0	1	0	0	1	0
	Cafeteria Subtotal	0	0	7619	SubTotal NSF		7462			8000
	Total NSF	0	0	11619			13637			12660
BUILDING - MECHANICAL, ELECTRICAL, TOILETS, STORAGE										
Section 13	BUILDING SERVICES (J.M. List)									
	Storage:									
BS 1	Book Storage				406	1	406	600	3	1800

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
BS 2	General Building Storage (new)				0	1	0	250	6	1500
	Custodial (Maintenance Rooms):									
BS 3	a. Maintenance Room				82	1	82	70	1	70
	b. Maintenance Room				62	2	124	70	2	140
	c. Maintenance Room (exterior)				182	1	182	180	1	180
	Branch Custodial Closets:									
BS 4	a. Janitor Closet				37	1	37	40	8	320
	b. Janitor Closet-cafeteria corridor				70	1	70	0	0	0
	c. Janitor				49	1	49	0	0	0
	d. Janitor - cr wing - triangle				24	1	24	0	0	0
	e. Janitor - cr wing - triangle				24	1	24	0	0	0
	f. Janitor - cr wing - triangle				24	1	24	0	0	0
	g. Janitor				49	1	49	0	0	0
	h. Janitor				37	1	37	0	0	0
	Building Mechanical & Electrical Services:									
	Main Mechanical Rooms									
BS 5	a. Main Mechanical Room				1058	1	1058	875	2	1750
	b. Main Mechanical Room				684	1	684	0	0	0
BS 6	Branch Mechanical Rooms									
	a. Cafeteria - Mechanical Room				334	1	334	300	1	300
	b. Elevator - Mechanical Equipment Room				82	1	82	80	1	80
	c. Gym - Mechanical Room				64	1	64	70	1	70
	d. Gym - Mechanical Room (Boiler Room)				224	1	224	200	1	200
BS 7	a. Mechanical Attic				0	1	0	0	1	0
	b. Mezzanine Access Rooms				198	1	198	200	1	200
	b. Mezzanine Access Rooms				75	1	75	75	1	75
	c. Mechanical Yard (outdoor)				0	1	0	0	1	0
BS 8	Emergency Generator Room				368	1	368	350	1	350
	Main Electrical Rooms									
BS 9	a. Main Electrical Room				260	1	260	250	4	1000
	b. Main Electrical Room				229	1	229	0	0	0
	c. Main Electrical Room (224 + IDF 48)				224	1	224	0	0	0
	Data Room				48	1	48	0	0	0
BS 10	Branch Electrical Rooms									
	a. Electrical Room				63	1	63	75	7	525
	b. Electrical Room				90	1	90	0	0	0
	c. Electrical Room				83	1	83	0	0	0
	d. Electrical Room				75	1	75	0	0	0
	e. Electrical Room				75	1	75	0	0	0
	f. Electrical Room				75	1	75	0	0	0
	g. Electrical Room				63	1	63	0	0	0
BS 11	Main Distribution Frame (MDF) Room				136	1	136	0	0	0
BS 12	Intermediate Distribution Frame (IDF) Room									
	a. Data Room				75	1	75	75	5	375
	b. Data Room				75	1	75	0	0	0
	c. Data Room				75	1	75	0	0	0
	d. Data Room				75	1	75	0	0	0
	e. Data Room				75	1	75	0	0	0
	MIS:									
BS 13	IT Office (CTSS)				140	1	140	150	1	150
BS 14	IT Server Room				136	1	136	150	1	150
	Restrooms:									
BS 15	Boy's - Student Restrooms @ classroom wings				303	6	1818	350	6	2100
BS 16	Girl's - Student Restrooms @ classroom wings				303	6	1818	350	6	2100
BS 17	Cafeteria - Girl's Restroom				244	1	244	250	1	250

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
BS 18	Cafeteria - Boy's Restroom				238	1	238	250	1	250
	Miscellaneous:									
BS 19	Corridors (See Section D, Public Commons)				0	1	0	0	0	0
Note:	Loading Dock / Compactor Area (outdoor)								0	0
Total NSF							10385			13935
CAREER TECHNOLOGY & OPTIONAL PROGRAMS										
Section 15	BASIC CAREER TECHNOLOGY									
Section 15.1	BUSINESS & COMPUTER SCIENCE									
BCS 1	Business Lab				1744	4	6976	1800	4	7200
	a. Supply Closet				225	4	900	200	4	800
	b. Office				114	4	456	150	4	600
BCS 2	Business Classroom (2 CR's combined)				1410	1	1410	1600	1	1600
	Total NSF	5	4	1800			9742			10200
Section 15.2	ENGINEERING & TECHNOLOGY									
ETEC 1	Engineering & Technology Lab				1844	1	1844	3000	1	3000
	a. Office				118	1	118	150	1	150
	b. Storage Room				137	1	137	150	1	150
	c. Control Room				121	1	121	150	1	150
	d. Video Room				250	1	250	250	1	250
ETEC 2	Materials & Processing Lab				1238	1	1238	1800	1	1800
	a. Supply Storage				148	1	148	200	1	200
ETEC 3	Engineering, Drawing & Design Lab (CAD)				1280	1	1280	1800	1	1800
	a. Office				160	1	160	150	1	150
ETEC 4	Rapid Prototyping Room								1	0
	Total NSF	1	1	3600			5296			7650
Section 15.3	FAMILY & CONSUMER SCIENCES									
FCS 1	Lab				1806	1	1806	1800	1	1800
FCS 2	Classroom (incl. in lab)				0	1	0	0	0	0
FCS 3	Office				114	1	114	150	1	150
FCS 4	Storage Room				168	1	168	150	1	150
	Total NSF	1	1	2100			2088			2100
Section 15.4	JUNIOR ROTC									
JROTC 1	Classroom				1528	1	1528	1500	1	1500
JROTC 2	Office				108	1	108	150	1	150
JROTC 3	Classroom				1619	1	1619	1500	1	1500
JROTC 4	Cadet Office				424	1	424	150	1	150
JROTC 5	Office				287	1	287	200	1	200
JROTC 6	Arms Room (Weapons Storage)				122	1	122	100	1	100
JROTC 7	Materials Storage				447	1	447	200	1	200
JROTC 8	Unitform Storage				1365	1	1365	400	1	400
	Total NSF	1	2	2800			5900			4200
	Grand Total NSF	8	8	10300			23026			24150
A	Sub-Total Basic Programs: (Net SF)	**79**	**82**	**77779**			**#VALUE!**			**202648**
Section 16	OPTIONAL PROGRAMS (CT)									
Section 16.1	Culinary Classroom									
CA 1	Lab				2151	1	2151	2150	1	2150
CA 2	Classroom (incl. in Lab)				0	1	0	0	1	0
CA 3	Office				108	1	108	150	1	150
CA 4	Pantry				223	1	223	220	1	220
CA 5	Linen Storage				111	1	111	100	1	100
	Total NSF	1	1	2430			2593			2620

APPENDIX A - REAL INVENTORY NUMBERS (need to populate) 9.25.11

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
Section 16.2	Health Science									
HS 1	Lab				2084	1	2084	2080	1	2080
HS 1 a	Patient Cot Areas				0	3	0	0	3	0
HS 2	Classroom (incl. in Lab)				0	1	0	0	1	0
HS 3	Office				108	1	108	150	1	150
HS 4	Toilet				101	1	101	100	1	100
HS 5	Kitchen / Laundry				156	1	156	150	1	150
	Total NSF	1	1	1995			2449			2480
B	Sub-Total Optional Programs: (Net SF)	2	2	4425			5042			5100
C	Tota (A+B): Basic + Optional Programs (Net SF)	81	84	82204			#VALUE!			207748
D	Public Commons:									
	Entrance Vestibule						0			0
	Main Lobby						0			0
	Corridors						0			0
	Stairs						0			0
	Elevator						0			0
					Subtotal NSF		0			0
	Walls and Circulation @ .345 Net Building Area						#VALUE!			96400
E	GRAND TOTAL (C x Grossing Factor 1.345%): Total Building Gross Sq. Footage						#VALUE!			279421
Section 14	OUTDOOR AREAS									
Section 14.1	OUTDOOR SPACES									
OS 1	Outdoor Educational Spaces				0	1	0	0	0	0
OS 2	Outdoor Art Work Space				0	1	0	0	0	0
OS 3	Loading Dock / Trash Compactor Area				0	1	0	0	0	0
	Total NSF						0			0
Section 14.2	SITE FACILITIES									
SF 1	Softball Field				0	1	0	0	0	0
SF 2	Baseball Field				0	1	0	0	0	0
SF 3	Softball Dugout				0	1	0	0	0	0
SF 4	Baseball Dugout				0	1	0	0	0	0
SF 5	Football Field (combines with track				0	1	0	0	0	0
SF 6	Track - 8 lane				0	1	0	0	0	0
SF 7	Multi-purpose Practice Field				0	1	0	0	0	0
SF 8	Tennis Courts				0	2	0	0	0	0
SF 9	Track Shot and Discus Areas				0	1	0	0	0	0
SF 10	Concessions / Press Box combo *				0	2	0	0	0	0
SF 11	Batting Cage *				0	1	0	0	0	0
SF 12	Maintenance Storage Facility				0	1	0	0	0	0
SF 13	Outdoor Sports Storage				0	1	0	0	0	0
	Total NSF						0			0
Section 14.3	STADIUM: (Home Side)									
STAD 1	Ticket Booth				0	1	0	0	0	0
STAD 2	Concessions				0	1	0	0	0	0
STAD 3	Public Toilets				0	2	0	0	0	0
STAD 4	Referee's Room (w/toilet & shower)				0	1	0	0	0	0
STAD 5	Custodial Service Room				0	1	0	0	0	0
STAD 6	Electrical Room				0	1	0	0	0	0
STAD 7	Bleacher Seats				0	1	0	0	0	0
STAD 8	Press Box				0	1	0	0	0	0
	STADIUM: (Visitors Side)									
STAD 9	Ticket Booth				0	1	0	0	0	0
STAD 10	Concessions				0	1	0	0	0	0

HIGH SCHOOL - Square Footage Allocations (4/14/11 / 5/30/11) 07.28.11 ed spec meetings, 09/4/11 - finished, Rev. 9.26.11, 10.11.11, 10.24

Activity / Space		DOE Minumum			State Inventory Plans (THS)			Proposed		
Space No.	Room Name	80 IU's	84 IU's	TSF	NSF	Qty	TSF	NSF	Qty	TSF
GENERAL CLASSROOMS		1525 FTE	1600 FTE	2	FTE 1525 (80 IU's)			FTE 1600 (84 IU's)		
			A	B	C	D	E	F	G	H
STAD 11	Public Toilets				0	2	0	0	0	0
STAD 12	Referee's Room (w/toilet & shower)				0	1	0	0	0	0
STAD 13	Custodial Service Room				0	1	0	0	0	0
STAD 14	Electrical Room				0	1	0	0	0	0
STAD 15	Bleacher Seats				0	1	0	0	0	0
STAD 16	Press Box				0	1	0	0	0	0
					Subtotal NSF		0			0
	Total NSF						0			0

APPENDIX B

HIGH SCHOOL - Furnishings, Fixtures & Equipment (Provided by DCS)

		ROOM NAME															SIZE			NOTES
		Social Studies Classroom		2		Math Computer Lab		World Language Classroom		Reading Lab / Testing Room		Language Arts Classroom		Computer Writing Lab		In -School Suspension Classroom				
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk	1		7		1		1		1		1		1		1				
	Task Chair	1		10		1		1		1		1		1		1				
	File Cabinet			14																
	Student Chair	6		2		32		4		30		6		28						2 - 6 Chairs / 2 - 4 Chairs ??
	Student Combo Desk	28		28				30				30				15				
	Student Table			19		16								16						14 - 16 Student Tables
	Cot and/or Couch			21																
	Coat Rack																			
	Round Table	1 *		1 *						4		1 *								Round Table Optional *
	Administrative:			29																
	Administrative Desk			33																
	Credenza / Return																			
	Task Chair																			
	Guest Chair																			
	File Cabinet			38	Duplicate?															
	Book Case																			
	Rd. Table																			
				42																
				45																
				50	Duplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet *	2		63		1		2		2				1		1				
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle	1		1		1		1		1		1		1		1				
	Podium Lecturn	1										1								
	Counter Top Refrigerator			79																
	Refrigerator																			
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)			88																
	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation	1		1		1		1				1		1		1				
	Student Computer Workstation	4		2		28		4				6		28						2-4 or 20-6, Student Workstations
	Computer Headphones							30												
	Computer Microphones							30												
	Computer Station Earphones											X								
	Laptop Mobile Carts					X								X						
	Printer/Scanner Workstation					1				1				1						
	Intercom System																			
	Interactive Board	1*		1*		1*		1*		1*		1*		1*		1*				Includes ceiling mtd. LCD Projector *
	Telephone																			
	Large Paper Cutter																			
	Copier Machine																			

		ROOM NAME															SIZE			NOTES
		Biology / General Lab		2		Chemistry Laboratory														
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk	1		7		1														
	Task Chair	1		10		1														
	File Cabinet			14																
	Student Chair	30		30		30														
	Student Chair																			
	Student Combo Desk			19																
	Cot and/or Couch			21																
	Coat Rack																			
	Round Table																			
	Administrative:			29																
	Administrative Desk			33																
	Credenza / Return																			
	Task Chair																			
	Guest Chair																			
	File Cabinet			38	Duplicate?															
	Book Case																			
	Rd. Table																			
				42																
				45																
				50	Duplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet*			63																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle	1		1		1														
	Podium Lecturn																			
	Counter Top Refrigerator			79																
	Refrigerator																			
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)			88																
	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation	1		1		1														
	Student Computer Workstation	2		2		2														
	Printer/Scanner Workstation																			
	Intercom System																			
	Interactive Board	1*		1*		1*														Includes ceiling mtd. LCD Projector *
	Telephone																			
	Large Paper Cutter																			
	Copier Machine																			

		ROOM NAME															SIZE			NOTES
		Main Reading Room		2		Video Production / Distribution Studio		Conference Room		Audio-Visual Non-Print Storage		Workroom								
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk			7		1														
	Task Chair			10		1														
	File Cabinet			14																
	Student Chair																			
	Student Combo Desk																			
	Student Table			19																
	Cot and/or Couch			21																
	Coat Rack																			
	Round Table																			
	Administrative:			29																
	Administrative Desk			33																
	Credenza / Return			1																
	Task Chair			1																
	Guest Chair			2		12														4 - 12 Chairs
	File Cabinet			38	Duplicate?															
	Book Case																			
	Rd. Table																			
	Library Clerk Desk											1								
	Library Clerk Chair			42								1								
	Private Office/Reception:			45																
	Guest Chairs											4								
	Lounge Chair																			
	Rd. Conference Table			50	uplicate?															
	Conference Table			55				1												
	Conference Credenza							1*												Conference Credenza Optional *
	Conference Chairs							14												10 - 14 Chairs
	Rectangular Work Table																			
	Sq. Work Table					3				1		3								Provide work table.
	Round Work Table			63																
	Side Chairs									4										
STORAGE	Bookcase			1																
	Lateral File Cabinet																			
	Legal File Cabinet *			79																
	Letter File Cabinet *			1																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle			1				1												
	Podium Lecturn			88																
	Counter Top Refrigerator			100																
	Refrigerator			124																
	Microwave Oven			125																
	Coffee Maker																			
	Copy Machine w/Stand	1																		Provided by DCS Instruction
	Book Trucks	X																		Provided by DCS Instruction
	TV / DVD (wall mounted)	1																		Provided by DCS Instruction
	Laminator w/ Cabinet																			
	LCD TV 20"																			
	Overhead Projector																			
	DEKALB - MIS																			
TECHNOLOGY	Computer Workstation	1*		1		2						2								Provide computer at Circ. Desk*
	Student Computer Workstation	15						1												
	Laptop Mobile Carts																			
	Printer/Scanner Workstation	2		1								1								1 B&W Printer, 1 Color Printer
	Intercom System							1*												
	Interactive Board	1*																		Includes ceiling mtd. LCD Projector *
	Telephone																			
	Large Paper Cutter																			
	Copier Machine																			

		ROOM NAME															SIZE			NOTES
		Visual Arts Lab		2																
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk	1		7																
	Task Chair	1		10																
	File Cabinet			14																
	Student Chair	32																		
	Student Combo Desk																			
	Student Table			19																
	Cot and/or Couch			21																
	Coat Rack																			
	Student Art Table	14																		
	Teacher Work Table	1		29																
	Round Table			33																
	Administrative:																			
	Administrative Desk																			
	Credenza / Return																			
	Task Chair			38	Duplicate?															
	Guest Chair																			
	File Cabinet																			
	Book Case																			
	Rd. Table			42																
				45																
				50	Duplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet *			63																
EQUIPMENT	Trash Receptacle	1																		
	Art Easel	15																		
	Drying Rack	1																		
	Clay Storage Bins	X		79																
	Tote Tray Cabinets	X																		Provided by DCS Instruction
	Damp Cabinets	X																		Provided by DCS Instruction
	Flat Work Storage Cabinet	X																		Provided by DCS Instruction
	Exhaust Fan	X																		Provided by DCS Instruction
	Digital Video Camera	X		88																Provided by DCS Instruction
	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation	1																		
	Student Computer Workstation	2																		
	Computer Headphones																			
	Computer Microphones																			
	Laptop Mobile Carts																			
	Printer/Scanner Workstation	1																		
	Intercom System																			
	Interactive Board	1*																		Includes ceiling mtd. LCD Projector *
	Telephone																			
	Large Paper Cutter																			
	Copier Machine																			

		ROOM NAME															SIZE			NOTES
		General Music		2		Teacher's Office (Band Room)		Orchestra Room												
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk	1		7		1		1												
	Task Chair	1		10		1		1												
	File Cabinet			14																
	Student Chair	100		150				150												Posture Chairs
	Adjustable Stool			50 *				50 *												Adjustable Stools Optional *
	Student Combo Desk			19																
	Student Table			21																
	Cot and/or Couch																			
	Coat Rack																			
	Round Table			29																
	Administrative:			33																
	Administrative Desk	1						1												
	Credenza / Return																			
	Task Chair	1						1												
	Guest Chair			38	Duplicate?															
	File Cabinet	1																		
	Book Case	1																		
	Rd. Table																			
				42																
				45																
				50	Duplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet *	2		63		1		1												
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle	1																		
	Director Stand	1																		
	Director Chair			79				1												DCS Instruction
	Podium Lecturn																			
	Standing Risers	X																		DCS Instruction
	Seated Risers	X																		DCS Instruction
	Music Stands/ Director Stand	X		X				X												DCS Instruction
	Acoustic Piano w/dust cover	X		88																DCS Instruction.
	Piano			100				2												DCS Instruction.
	VCR/Stereo w/surround Sound			124				X												
	MIDI Keyboard	X		125																DCS Instruction
	Special Music Equipment	X																		DCS Instruction
	Sound System	X																		DCS Instruction
	Mixer, Microphones	X																		DCS Instruction
	Portable Music Storage Rack	X																		DCS Instruction
	Portable Equipment Cabinet	X																		DCS Instruction
	Overhead Projector																			
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation	X		1				1												
	Student Computer Workstation	X																		
	Printer/Scanner Workstation																			
	Intercom System																			
	Interactive Board	1*																		Includes ceiling mtd. LCD Projector *
	Telephone																			
	Large Paper Cutter																			
	Copier Machine																			

		ROOM NAME																SIZE			NOTES
		Classroom		2																	
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair (18")																				
	Student Combo Desk																				
	Student Table			19																	
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk	1		33																	
	Credenza or Return																				
	Task Chair	1																			
	Guest Chair	2																			
	File Cabinet	1		38	Duplicate?																
	Book Case	1																			
				42																	
				45																	
				50	uplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet*			63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle	1																			
	Solid Waste Compactor																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Computer Workstation	1																			
	Student Computer Workstation																				
	Printer/Scanner Workstation	1*																			Teacher Printer Workstation *
	Security Camera																				
	Microfiche Reader / Printer																				
	Fax Machine																				
	Intercom System																				
	Interactive Board																				
	Cable TV Connection																				
	Telephone																				
	Large Paper Cutter																				
	Copier Machine (small)																				

		ROOM NAME															SIZE			NOTES
		Athletic Coach Office	Health Lab	2																
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk		1	7																
	Task Chair		1	10																
	File Cabinet		1	14																
	Student Chair		35	4																2 - 4 Chairs
	Student Combo Desk																			
	Student Tables		16	19																14 - 16 Chairs
	Cot and/or Couch			21																
	Coat Rack																			
	Round Table																			
	Administrative:			29																
	Administrative Desk	1		33																
	Credenza or Return																			
	Task Chair	1																		
	Guest Chair	8																		
	File Cabinet	1	1	38	Duplicate?															
	Book Case	1		2																
	Small Table																			
	Round Table			1 *																Table Optional *
				42																
				45																
				50	uplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet*			63																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle	1	1	1																
	Counter Top Refrigerator																			
	Refrigerator			79																
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)																			
	Laminator w/ Cabinet			88																
	LCD TV 20"			100																
	Overhead Projector			124																
				125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation	1	1	1																
	Student Computer Workstation		2																	
	Printer/Scanner Workstation	1		X																
	Security Camera	1		X																Provided by DCS Security
	Microfiche Reader / Printer																			
	Fax Machine																			
	Intercom System																			
	Interactive Board		1*																	Includes ceiling mtd. LCD Projector *
	Cable TV Connection																			
	Telephone																			
	Large Paper Cutter																			
	Copier Machine (small)																			

		ROOM NAME																SIZE			NOTES
		Self Contained (Interrelated)		2		Office		Speech Therapy Room		Impacted / Gifted Classroom											* Self Contained (Orthopedically Impaired or Intellectual Disabilities)
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk	1		7		1		1		1											
	Task Chair	1		10		1		1		1											
	File Cabinet			14																	
	Student Chair	6		16				8		24											2-6 / 2-4 / 4-16 /4-8 Chairs
	Student Combo Desk	15		12																	
	Student Table	1		19						10											
	Kidney Table			21				1													
	Coat Rack																				
	Round Table			3																	
	Administrative:			29																	
	Administrative Desk			33																	
	Credenza / Return																				
	Task Chair																				
	Guest Chair																				
	File Cabinet			38	Duplicate?																
	Book Case																				
	Rd. Table																				
				42																	
				45																	
				50	Duplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet *			63		1		1		1											
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle	1		1				1		1											
	Podium Lecturn																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Teacher Computer Workstation	1		1				1		1											
	Student Computer Workstation	4		4				4		4											2-4 or 2-6, Student Workstations
	Computer Headphones																				
	Computer Microphones																				
	Computer Station Earphones																				
	Laptop Mobile Carts																				
	Printer/Scanner Workstation			1				1		1											
	Intercom System																				
	Interactive Board	1*		1*																	Includes ceiling mtd. LCD Projector *
	Telephone																				
	Large Paper Cutter																				
	Copier Machine																				

		ROOM NAME																SIZE			NOTES
				2																	
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Teacher:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair (18")																				
	Student Combo Desk																				
	Student Tables			19																	
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk			33																	
	Credenza or Return																				
	Task Chair																				
	Guest Chair																				
	File Cabinet			38	Duplicate?																
	Book Case																				
	Roll & Fold Student Tables																				
	Round Faculty Tables																				
				42																	
				45																	
				50	uplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet*			63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle																				
	Solid Waste Compactor																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Computer Workstation																				
	Student Computer Workstation																				
	Printer/Scanner Workstation																				
	Security Camera																				
	Microfiche Reader / Printer																				
	Fax Machine																				
	Intercom System																				
	Interactive Board																				
	Cable TV Connection																				
	Telephone																				
	Large Paper Cutter																				
	Copier Machine (small)																				

		ROOM NAME															SIZE	NOTES
		Reception Area	Principals Office	2	Asst. Principal's Office	Book Keeper Office	Vault / Records Room	Clinic	Staff Workroom / SRO Office	Admin Suite (Lead)	Toilet Room	Lounge	Mail Room	Workroom (Main)	Teacher Workroom	Intercom Equip. Alcove		
	DEKALB - FF&E																W L D	
																	Dimensions	
	Classroom:			4														
	Teacher Desk			7				1	1									
	Task Chair			10				1	1									
	File Cabinet			14				1										
	Student Chair							6										4 - 6 Chairs
	Cot and/or Couch							1										
	Coat Rack			19				X										
	Round Table			21														
	Administrative:																	
	Administrative Desk									1								
	Credenza / Return			29						1								
	Task Chair			33						1								
	Guest Chair								2	1								
	File Cabinet									1								
	Book Case								1	1								
	Rd. Table			38	Duplicate?					1								
	Private Office/Reception:																	
	Reception Chair	1																
	Guest Chairs	12																
	File Cabinets	2		42														
	End Table	2		45								4						2-4 Tables
	Magazine Table	1																
	Sofa	1										1						* Sofa Optional
	Executive Desk w/ Bridge	1		50	uplicate?													
	Executive Desk			55	1													
	Executive Credenza	1			1													
	Hutch w/Doors	1			1													
	Tack Board / Task Light	1			1													
	Swivel High Back Chair	1																
	Swivel Mid Back Chair			63	1													
	Office Guest Chairs		4		4													2 - 4 Chairs
	Dining Guest Chairs											15						10 -15 Chairs
	Guest Chairs														24			12 - 24 Chairs
	Lounge Chair											4						2 - 4 Chairs
	Rd. Conference Table		1	79	1													For Office
	Rd. Dining Table											3						2-3 Tables
	Conference Table			1														
	Conference Credenza			1														
	Conference Chairs			15														
	Rectangular Work Table			88									1					
	Sq. Work Table			100											4			2-4 Tables
	Round Work Table			124											3			1-3 Tables
	Side Chairs			125									4					2 - 4 Chairs
	Bookcase		1		1													
	Lateral File Cabinet		1		2													
	Legal File Cabinet *						6											2 - 6 / * Lockable and Fire Proof
	Letter File Cabinet*						6	10	1									2 - 6 / * Lockable and Fire Proof
	Walkie Talkie Radios		1															
	Trash Receptacle		1		1			1	1	1		4	2		2			
	Counter Top Refrigerator							1										
	Refrigerator											1						
	Microwave Oven											1						
	Coffee Maker											1						
	Vending Machine (Drink)											1						
	Vending Machine (Snack)											1						
	Laminator w/ Cabinet														1			
	LCD TV 20"														1			
	Overhead Projector														1			
	Large Paper Cutter												1					
	Copier Machine												1		1			
	Scantron Machine												1					
	DEKALB - MIS																	
	Computer Workstation	1	1		1			1							6			2-6 Workstations

TECHNOLOGY	Printer/Scanner Workstation	1	1		1			1							3					
	Intercom System	1																		
	Interactive Board		1*	1*																Includes ceiling mtd. LCD Projector *
	Surveillane Equipment								X											
	Security Cameras								X											
	Telephone			1																

		ROOM NAME															SIZE			NOTES
		Reception Waiting Area (Lobby)	Attendance Office	2	Counselor Office	Records Room	Conference Room	Career Center												
	DEKALB - FF&E																W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk			7																
	Task Chair			10																
	File Cabinet			14																
	Student Chair																			
	Cot and/or Couch																			
	Coat Rack			19																
	Administrative:			21																
	Administrative Desk	1	1	1	1															
	Credenza or Return	1			1															
	Task Chair	1	1	29	1															
	Guest Chair	8	16	33	4	2		12												4-8 Chairs / 4-16 Chairs/2-4 Chairs
	File Cabinet	1	2	2																
	Book Case	1	1	1	1			3												1-3 Bookcases
	Small Table	1																		Small Table Optional *
	Round Table			38	uplicate?															Round Table Optional *
	Private Office/Reception:																			
	Reception Chair																			
	Guest Chairs																			
	File Cabinets			42																
	End Table			45																
	Display Rack	1						4												2-4 Display Racks
	Sofa																			
	Executive Desk w/ Bridge			50	uplicate?															
	Executive Desk			55																
	Executive Credenza																			
	Hutch w/Doors																			
	Tack Board / Task Light				1															
	Swivel High Back Chair																			
	Swivel Mid Back Chair			63																
	Office Guest Chairs																			
	Dining Guest Chairs																			
	Guest Chairs						10													4 - 10 Side Guest Chairs Optional *
	Lounge Chair																			
	Rd. Conference Table			79																
	Rd. Dining Table																			
	Conference Table						1													
	Conference Credenza						1													
	Conference Chairs						14													8 - 14 Chairs
	Rectangular Work Table			88																
	Sq. Work Table			100		1 *														Work Table Optional *
	Round Work Table			124				3 *												1-3 Round or Square Tables *
	Side Chairs			125																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *					6														3 - 6 / * Lockable and Fire Proof
	Letter File Cabinet*					6														3 - 6 / * Lockable and Fire Proof
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle	1	1	1	1		1	1												
	Counter Top Refrigerator																			
	Refrigerator																			
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)																			
	Laminator w/ Cabinet																			
	LCD TV 20"																			
	Overhead Projector																			
	DEKALB - MIS																			
OGY	Computer Workstation	1	1	1	1			2 *												2-4 Computer Workstations
	Printer/Scanner Workstation	1	1	1	1			1												
	Microfiche Reader / Printer					1														
	Fax Machine					1														

TECHNOL	Intercom System																			
	Interactive Board						1*													Includes ceiling mtd. LCD Projector *
	Cable TV Connection						1													
	Telephone																			
	Large Paper Cutter																			
	Copier Machine (small)					1														

		ROOM NAME																SIZE			NOTES
		Cafeteria Manager		2																	
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair, (18")			X																	1/3 anticipated school enrollment *
	Student Combo Desk																				
	Student Tables			19																	
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk	1		33																	
	Credenza or Return																				
	Task Chair	1																			
	Guest Chair	2																			2 - 4 Chairs
	File Cabinet	1		38	Duplicate?																
	Book Case	1																			
	Roll & Fold Student Tables			30*																	25-30 Roll & Fold Student Tables*
	Round Faculty Tables			10*																	4-10 Faculty Tables *
				42																	
				45																	
				50	uplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet*			63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle	1		8 *																	5-8, 55 Gallon Trash Receptacles *
	Solid Waste Compactor			1																	
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Computer Workstation	1																			
	Student Computer Workstation																				
	Printer/Scanner Workstation	1																			Teacher Printer Workstation
	Security Camera																				
	Microfiche Reader / Printer																				
	Fax Machine																				
	Intercom System																				
	Interactive Board																				
	Cable TV Connection																				
	Telephone																				
	Large Paper Cutter																				
	Copier Machine (small)																				

		ROOM NAME																SIZE			NOTES
		IT Office (CTSS) / 2																			
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair (18")																				
	Student Combo Desk																				
	Student Tables			19																	
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk	1		33																	
	Credenza or Return																				
	Task Chair	1																			
	Guest Chair	2																			
	File Cabinet	1		38	Duplicate?																
	Book Case	1																			
	Roll & Fold Student Tables																				
	Round Faculty Tables																				
				42																	
				45																	
				50	uplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet*			63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle	1																			
	Solid Waste Compactor																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Computer Workstation	1																			
	Student Computer Workstation																				
	Printer/Scanner Workstation	1*																			Teacher Printer Workstation *
	Security Camera																				
	Microfiche Reader / Printer																				
	Fax Machine																				
	Intercom System																				
	Interactive Board																				
	Cable TV Connection																				
	Telephone																				
	Large Paper Cutter																				
	Copier Machine (small)																				

		ROOM NAME															SIZE			NOTES
	DEKALB - FF&E			2													W	L	D	
																	Dimensions			
FURNITURE	Classroom:			4																
	Teacher Desk			7																
	Task Chair			10																
	File Cabinet			14																
	Student Chair (18")																			
	Student Tables																			
	Cot and/or Couch			19																
	Coat Rack			21																
	Round Table																			
	Administrative:																			
	Administrative Desk			29																
	Credenza or Return			33																
	Task Chair																			
	Guest Chair																			
	File Cabinet																			
	Book Case			38	uplicate?															
	Roll & Fold Student Tables																			
	Round Faculty Tables																			
				42																
				45																
				50	uplicate?															
				55																
STORAGE	Bookcase																			
	Lateral File Cabinet																			
	Legal File Cabinet *																			
	Letter File Cabinet*			63																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle																			
	Solid Waste Compactor																			
	Counter Top Refrigerator			79																
	Refrigerator																			
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)			88																
	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Computer Workstation																			
	Student Computer Workstation																			
	Printer/Scanner Workstation																			
	Security Camera																			
	Microfiche Reader / Printer																			
	Fax Machine																			
	Intercom System																			
	Interactive Board																			
	Cable TV Connection																			
	Telephone																			
	Large Paper Cutter																			
	Copier Machine (small)																			

		ROOM NAME																SIZE			NOTES
		Office		2																	
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair			28																	
	Student Combo Desk																				
	Student Table			19																	14 - 16 Student Tables
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk	1		33																	
	Credenza / Return																				
	Task Chair	1																			
	Guest Chair	2																			
	File Cabinet			38	Duplicate?																
	Book Case																				
	Rd. Table																				
				42																	
				45																	
				50	Duplicate?																
				55																	
STORAGE	Bookcase			2																	
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet *	1		63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle			1																	
	Podium Lecturn																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Teacher Computer Workstation			1																	
	Student Computer Workstation			28																	
	Laptop Mobile Carts																				
	TV & DVD/VCR Player			1																	Wall mounted TV-DVD/VCR Player
	Digital Camera, Scanner			1																	
	Printer/Scanner Workstation			2																	
	Intercom System																				
	Interactive Board			1*																	Includes LCD Projector *
	Telephone	1		1																	
	Large Paper Cutter																				
	Copier Machine																				

		ROOM NAME																SIZE			NOTES
		Office		2																	
	DEKALB - FF&E																	W	L	D	
																		Dimensions			
FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair			28																	
	Student Combo Desk																				
	Student Table			19																	
	Cot and/or Couch			21																	
	Coat Rack																				
	Round Table																				
	Administrative:			29																	
	Administrative Desk	1		33																	
	Credenza / Return																				
	Task Chair	1																			
	Guest Chair	2																			
	File Cabinet			38	Duplicate?																
	Book Case			2																	
	Rd. Table																				
				42																	
				45																	
				50	Duplicate?																
				55																	
STORAGE	Bookcase																				
	Lateral File Cabinet																				
	Legal File Cabinet *																				
	Letter File Cabinet *	1		63																	
EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle			1																	
	Podium Lecturn																				
	Counter Top Refrigerator			79																	
	Refrigerator																				
	Microwave Oven																				
	Coffee Maker																				
	Vending Machine (Drink)																				
	Vending Machine (Snack)			88																	
	Laminator w/ Cabinet			100																	
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Teacher Computer Workstation			1																	
	Student Computer Workstation			30																	
	Laptop Mobile Carts																				
	TV & DVD/VCR Player																				
	Scanner			1																	
	Color Jet Printer			1																	
	Color Laser Printer			1																	
	"D" Size CAD Printer			1																	
	Networking			X ?																	
	Intercom System																				
	Interactive Board			1*																	Includes LCD Projector *
	Telephone																				
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		ROOM NAME															SIZE			NOTES
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FURNITURE	Classroom:			4																
	Teacher Desk			7																
	Task Chair			10																
	File Cabinet			14																
	Student Chair			28																
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	Student Table			19																
	Cot and/or Couch			21																
	Coat Rack																			
	Round Table																			
	Administrative:			29																
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	Credenza / Return																			
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STORAGE	Bookcase																			
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	Letter File Cabinet *	1		63																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle			1																
	Podium Lecturn																			
	Counter Top Refrigerator			79																
	Refrigerator																			
	Microwave Oven																			
	Coffee Maker																			
	Vending Machine (Drink)																			
	Vending Machine (Snack)			88																
	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation			1																
	Student Computer Workstation																			
	Computer Headphones																			
	Computer Microphones																			
	Computer Station Earphones																			
	Laptop Mobile Carts																			
	TV & DVD/VCR Player			1																
	Intercom System																			
	Interactive Board			1*																Includes ceiling mtd. LCD Projector *
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	Letter File Cabinet *	1		63																
EQUIPMENT	Walkie Talkie Radios																			
	Trash Receptacle			1																
	Podium Lecturn																			
	Counter Top Refrigerator			79																
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	Laminator w/ Cabinet			100																
	LCD TV 20"			124																
	Overhead Projector			125																
	DEKALB - MIS																			
TECHNOLOGY	Teacher Computer Workstation			1																
	Student Computer Workstation			28																
	Printer/Scanner Workstation			3*																2-Printer / 1-Scanner Workstation*
	Digital Camera			1																
	Dedicated Server			X																
	Laptop Mobile Carts																			
	TV & DVD/VCR Player			1																
	Intercom System																			
	Interactive Board			1*																Includes ceiling mtd. LCD Projector *
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FURNITURE	Classroom:			4																	
	Teacher Desk			7																	
	Task Chair			10																	
	File Cabinet			14																	
	Student Chair																				
	Student Combo Desk			150*																	50-150 Student Combo Desks *
	Student Table			19																	
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	Round Table																				
	Administrative:			29																	
	Administrative Desk	3		33																	
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	Task Chair	3																			
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	Glass Trophy Case			X																	Provided by Career Technology
	Fire Arms			88																	Provided by Career Technology
	Uniforms			100																	Provided by Career Technology
	LCD TV 20"			124																	
	Overhead Projector			125																	
	DEKALB - MIS																				
TECHNOLOGY	Teacher Computer Workstation			2																	
	Student Computer Workstation			2																	
	Printer/Scanner Workstation																				
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	Dedicated Server																				
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	File Cabinet			14																	
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	Student Computer Workstation			?																	
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	Interactive Board			?																	Includes ceiling mtd. LCD Projector *
	Telephone																				
	Large Paper Cutter																				
	Copier Machine																				

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	Teacher Desk			7																	
	Task Chair			10																	
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	Cot and/or Couch			21																	
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EQUIPMENT	Walkie Talkie Radios																				
	Trash Receptacle			1																	
	Podium Lecturn																				
	Counter Top Refrigerator			79																	
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	Coffee Maker																				
	LCD TV 20"																				
	Overhead Projector			88																	
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	DEKALB - MIS			124																	
TECHNOLOGY	Teacher Computer Workstation			125																	
	Student Computer Workstation			10																	
	Printer/Scanner Workstation			1																	
	Digital Camera			X																	
	Dedicated Server																				
	Laptop Mobile Carts																				
	TV & DVD/VCR Player			1																	
	Intercom System																				
	Interactive Board			1*																	Includes ceiling mtd. LCD Projector *
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APPENDIX C

HIGH SCHOOL - Space Layout Drawings

Sheet #	Sheet Title
C-1	Classroom: 9th -12th Grade - Plan & Elevation Drawing (32 Students)
C-2	Science Lab: 9th -12th Grade - Plan Drawing (32 Students)
C-3	Art Lab: 9th -12th Grade
C-4	xxxxxxxxxxx

APPENDIX D

HIGH SCHOOL - Space Relationship Diagrams

Sheet #	Sheet Title
D-1	xxxxxxxxxxxx
D-2	xxxxxxxxxxxx
D-3	xxxxxxxxxxxx
D-4	xxxxxxxxxxxx

Design Guidelines for Facility Construction

VERSION 2018.04.04

Department of Design and Construction
Operations Division

Sam Moss Service Center
1780 Montreal Road
Tucker, GA 30084

These Design Guideline requirements reflect DeKalb County School District's (DCSD) experience in building and operating schools. They are provided to assist Design Professionals in preparing contract documents for new schools, additions, and renovation projects. The aim is to balance the need for instructional functionality with aesthetics, accessibility, operability, sustainability, and security so that all students, staff, and community members feel welcome and safe.

The Design Guideline requirements are organized in sixteen (16) divisions similar to the Master Format industry standard specification divisions. Technical specifications for each DCSD project shall be prepared by and be the legal responsibility of the Design Professional of Record. This document serves as a guideline to the project designer of minimum performance standards and expectations the District has for school construction. They are not intended to be complete technical specifications. The Design Professional shall be responsible for incorporating these requirements into the appropriate contract documents. Any deviation from these guidelines must be approved in writing by DCSD staff.

All requirements noted shall be assumed to apply to every school type, unless specifically noted. DCSD or its designee shall be solely responsible for establishing and maintaining the DeKalb County School District Design Guidelines.

Design Professionals shall coordinate use of these Design Guideline requirements with related documents and regulations, including, but not limited to:

- Georgia Department of Education (GaDOE) Architectural Review Documents: GaDOE requires that Construction Documents for DCSD projects comply with GaDOE standards and be submitted for formal review. These standards and review requirements are posted on the GADOE Facilities Services Resources website: http://www.GaDOE.org/Finance-and-Business-Operations/Facilities-Services/Pages/Facilities-Services-Resources.aspx. Drawing submittals require coordination with the current GADOE "Curriculum and Space Needs" form for each project. These forms will be provided by GADOE through the DCSD Program Manager.
- Georgia Department of Education (GDOE) Grants Administration Documents: At projects where GADOE will provide funding, additional documentation is required. These documents are also posted on the GADOE Facilities Services Resources website.

The following DeKalb County School District (DCSD) guiding documents are posted on the DCSD website (www.dekalbschoolsga.org):

- Local Five-Year Facilities Plan
- DeKalb County School District (DCSD) Educational Specifications: Educational Specifications provide descriptions of typical programmed spaces for each of the three main types of schools: Elementary, Middle and High. These Design Guidelines describes construction requirements applicable to all types of schools.

DIVISION 1 – GENERAL

01.01 Facility Planning

1. **Grades to be Housed:** Typical new schools in the DeKalb County School District shall be designed to house the following grade levels:
    a. Elementary: Kindergarten (K), First (1st), Second (2nd), Third (3rd), Fourth (4th) and Fifth (5th) grades.
    b. Middle: Sixth (6th), Seventh (7th) and Eighth (8th) Grades.
    c. High: Ninth (9th), Tenth (10th), Eleventh (11th) and Twelfth (12th) Grades.

2. **Building Capacity:** The District's Planning Department will determine the Full Time Equivalent (FTE) Capacity for new schools in the DeKalb County School District.

3. **Building Core:** The "core" consists of ancillary spaces that support the classroom instructional spaces. These include the Cafeteria, Kitchen and Media Center. The GADOE has issued rules setting forth minimum floor areas for such spaces, based upon FTE. Thus, provision for expansion must begin with planning for a "core" large enough to support the largest practical FTE contemplated for a given site. Typical new schools in the DeKalb County School District shall be designed with the following core capacity:
    a. Elementary Future FTE: plan for minimum 40% increase
    b. Middle Future FTE: plan for minimum 30% increase
    c. High Future FTE: plan for minimum 25% increase

4. **Future Expansion:** Any new design for DCSD facilities should be configured with future growth in mind, to allow for expansion with a minimum amount of alteration of the original structure or site. For new buildings or major additions, indicate area for future expansion on the architectural site plan.

01.02 Room Numbers

DeKalb County School District requires incorporation of a single room numbering system for all drawings, schedules and signage installed on the building, including: All architectural submittal drawings

1. GADOE Inventory Drawings
2. Door and Finish Schedules
3. HVAC Equipment, Automated Temperature Controls and Energy Systems
4. Signage on the building

To achieve this, the Architect shall develop a logical building and room numbering system at the Schematic Planning stage. The sequence of room numbers shall be assigned based on ease of locating rooms in the completed building. In order to direct students, staff and visitors, the sequence shall start at the Main Entrance and progress in a logical sequence throughout the building. Random numbering of rooms is not acceptable.

Room numbers shall be all numeric as required for GADOE Inventory. Major room numbers at multi-story buildings shall be 4 digits starting with the floor level, and progress around the building in sequence (Room number 1211 indicates 1st floor, 2nd wing or Corridor, 11th room). Small spaces within major rooms or suites shall be identified with the major room number plus numeric suffix (# 1211.1).

Where possible use whole thousands for wings or corridors (1200) and use postal odd-even progressive numbers down corridors (odd on right (1211), even on left (1212). All spaces must be numbered including corridors, stairs, elevators, and service rooms. Stairs, elevator and service rooms may be numbered as a suffix of the corridor leading to them. One story buildings shall be similar, but may use 3 digits when identification of the story is not needed. Room numbers at additions shall extend existing Inventory Drawing numbers without repeats.

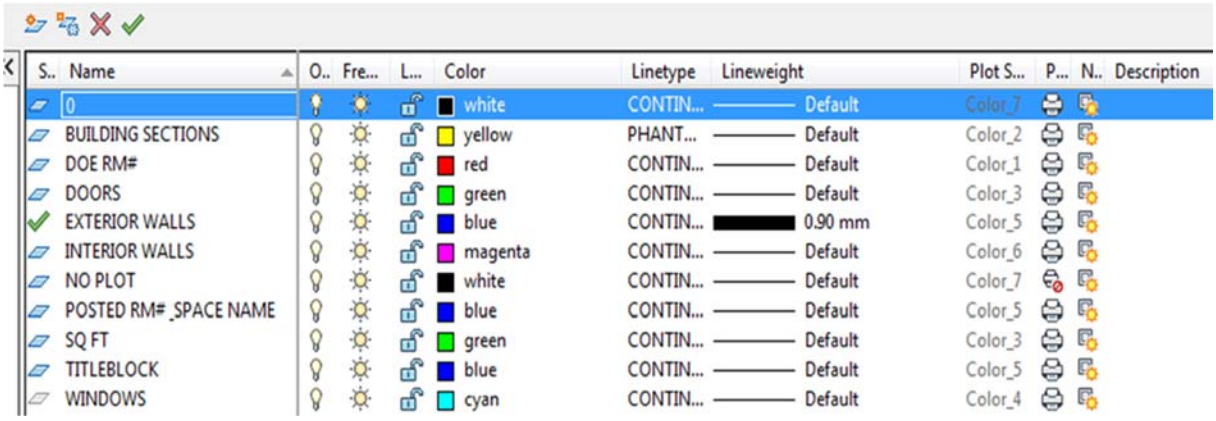
Architect shall present building and room numbering system to DCSD for review and approval before incorporating them into the construction documents. After room numbers are approved they shall not be casually altered without specific approval of DCSD Facilities Services Department. See Division 10 - Room Signage.

01.03 GADOE Inventory Drawings

For all new buildings and additions, the Architect shall prepare Inventory Drawings. These documents are required by the GADOE for the Local Facility Plan, and are used by DCSD for convenient reference. Inventory Drawing standards include:

Deliver the Inventory Drawings to DCSD, formatted and saved in AutoCAD 2010.

The following layer list should be used:



S..	Name	O..	Fre...	L...	Color	Linetype	Lineweight	Plot S...	P...	N..	Description
	0				white	CONTIN...	Default	Color_7			
	BUILDING SECTIONS				yellow	PHANT...	Default	Color_2			
	DOE RM#				red	CONTIN...	Default	Color_1			
	DOORS				green	CONTIN...	Default	Color_3			
	EXTERIOR WALLS				blue	CONTIN...	0.90 mm	Color_5			
	INTERIOR WALLS				magenta	CONTIN...	Default	Color_6			
	NO PLOT				white	CONTIN...	Default	Color_7			
	POSTED RM# _SPACE NAME				blue	CONTIN...	Default	Color_5			
	SQ FT				green	CONTIN...	Default	Color_3			
	TITLEBLOCK				blue	CONTIN...	Default	Color_5			
	WINDOWS				cyan	CONTIN...	Default	Color_4			

1. Building walls shall be drawn in a simplified 2-D drawing format using Auto CAD and show only the net exposed surface of walls. (i.e., no hatching or interior chases)
2. Show windows as a single Cyan Line without spandrels or sills.
3. Show doors and swing as single lines similar to walls without thresholds or heads.
4. Eliminate unnecessary detail features which may interfere with the readability of text at the prescribed sheet size.
5. Identify all spaces, including corridors, stairs, elevators, and service rooms, with room name, room number and net area.
6. Standard sheet size = 11” x 17” without border
7. Do not use more than one sheet per floor level.

8. All text must be readable without magnification when printed on 11” x 17 sheet. Use following Fonts and colors to better distinguish room identification:

Font styles:

Georgia

Stylus BT

9. Net Room Areas shall be calculated based on the inside face of walls.
10. Gross building areas shall be calculated to the exterior surface of exterior walls. Do not include overhangs.
11. Provide separate area calculations for mechanical mezzanines and canopies.
12. Text shall be individually positioned for each space for best readability.
13. Additions shall be identified with a yellow phantom line border and a title box showing GADOE Building Number, Year when first occupied, and Gross Area.
14. Refer to typical existing Inventory Drawings for required Schedules, Tables and overall Format.

01.04 Fire Evacuation Plans

For all new buildings and additions, the Design Professional shall prepare evacuation plans in accordance with DeKalb County Fire Marshal regulations. Upon construction completion, these plans will be mounted on interior walls throughout the facility to direct building occupants to exits.

1. For phased projects, intermediate evacuation plans are required for each phase.
2. Plans shall show simplified floor plan in black, with exit routes in red, on white background.
3. Deliver the Fire Evacuation Plans to DCSD in .pdf format at 11” X 17”.
4. To properly mount the plans, the Design professional shall specify a protective acrylic frame, and locate mounting locations for contractor to install.

01.05 Proprietary Specifications

1. Technical Specifications shall generally be performance-based and include a minimum of 3 acceptable manufacturers actively bidding in Georgia. These shall be reviewed by DCSD or its designee in order to confirm acceptability.
2. It is the desire of DeKalb County School District to utilize proprietary specifications for items for which there are less than three acceptable manufacturers or for items for which new purchases must be of the same manufacturer as existing to achieve system wide compatibility and economical use of funds in the maintenance of the systems. The current list of approved items is in the appendix to this document.
3. The DCSD designee will furnish a letter of justification for each project, which must be submitted with final documents to the Georgia Department of Education. The Design Professional shall verify that the latest and most current document is used in Contract Documents.

01.06 Applicable Codes and Building Standards

The Design Professional is responsible for ensuring that all designs for DCSD projects comply with all applicable building codes. We depend on the expertise of our design professionals to support and protect our community.

ADA and DCSD

1. All new school construction for DCSD must be designed and constructed in full compliance with all requirements of the current edition Americans with Disabilities Act (ADA) and the Georgia Accessibility Code. For major additions and renovations, areas of non-compliance throughout the entire existing building should be assessed by the design professional, even if outside the scope of work. A brief synopsis of this information, along with proposed future solutions, should be included in the designer's preliminary report.
2. For remodeling, enlarging a toilet stall for ADA-compliance will often result in fewer fixtures available at the school, which has adverse effects. Any proposed reduction to the overall number of water closets, urinals, or lavatories must be approved early in the project in writing by the DCSD Design Manager.

3. Frequently overlooked items related to ADA compliance include:
    - At least one bench in each locker room shall provide back support
    - All electric water coolers (not just those in corridors) or other items that project from the wall must be recessed or otherwise protected for compliance.
    - Provide contrast nosings at all stair treads.
    - The number of accessible parking spaces to be provided is determined by the aggregate total of all spaces provided on the school site.
    - Renovations to an existing restroom shall include proper location of all toilet accessories.
    - Provide stable, accessible route (concrete walkway preferred) to all play areas and play equipment.

01.07 Acoustic Standards

The Design Professional shall be responsible for incorporating appropriate acoustic design measures into the Construction Documents. Follow GADOE guidelines and current industry standards such as ASHRAE and ANSI Standard S12.60 guidelines regarding acoustic design of classrooms. Building areas requiring special acoustic attention include but are not limited to stage area, auditorium, gymnasium, cafeteria and music areas.

Design considerations include:

- Sound quality: controlling excessive reverberation, eliminating or minimizing echoes, and shaping rooms to create uniform sound field in audience areas.

- Minimizing impact of equipment noise and vibration when locating mechanical equipment: Maximum noise emissions of equipment shall be specified. To avoid vibration transfer, provide adequate isolation of all equipment with moving parts from the building structure.
- Addressing noise intrusion from plumbing and impact noise from lockers, basketball backboards, etc. into acoustically sensitive rooms.
- Speech privacy shall be provided at offices, conference rooms and speech therapy rooms.
- Provide sound attenuation in corridors ("Commons") in student queuing areas leading to Cafeteria and Gymnasium entrances.

01.07 Close-out Process

Close-out procedures shall be incorporated into the project from the start of design. The Design Professional shall coordinate with the Capital Improvements Program team to establish expectations regarding documentation.

1. Provide Operation and Maintenance Manual Notebooks for all systems and equipment no later than (30) days prior to Project Substantial Completion Date.
2. Provide keys, valve schedules, attic stock materials, instruction confirmations and as-built drawings no later than the Project Substantial Completion Date. Deliver keys directly to Owner.
3. Provide all required warranties, inspection reports, governing certificates and other remaining required items within thirty (30) days following the project Substantial Completion Date. Provide all warranties in a separate 3-ring binder with warranties organized by CSI designation.
4. Provide itemized list of Kitchen equipment with brand, model and serial number for each piece along with cost.
5. Technical Specifications shall address requirements for training sessions for owner orientation and instruction for all building equipment and systems. Minimally, these shall include:
    a. Providing a training schedule spreadsheet for distribution to Owner at least one week before training.
    b. Providing a video record of all trainings for future reference.

01.08 DCSD: An Environmentally Conscious School System

DeKalb County School Board Policy EBL adopted in 2008, defines the District's goal to "establish and maintain an environmentally conscious school system." This policy is available for viewing on our website, www.dekalbschoolsga.org. It is the District's policy to promote healthy and sustainable educational environments through the design, construction, operations, and maintenance of its facilities. Architects, engineers, and contractors should review, discuss, and work with the District to establish the goals in this respect for each project at the beginning of the design and construction phase.

DeKalb County School District recognizes the environmental impact of its buildings and the importance of green design and green building practices. Architects and engineers are encouraged to incorporate energy performance in the design process and design energy efficient buildings to achieve high performance buildings that will lower the schools overall operating and maintenance costs.

DIVISION 2 - SITE

02.01 Site Design: Circulation

1. For new facilities and major renovations, the Design Professional shall develop a master plan which provides for the programmed needs defined by DeKalb County School District including considerations for future expansion to the core capacity. In addition, classroom areas should be configured so as to allow for expansion with a minimum amount of alteration of the original structure or site.
2. For additions to existing facilities, the Design Professional shall provide DCSD with an overall as-built site plan showing entire extent of site, including all existing and new structures, paving, and site improvements.
3. Every school site shall be designed with a minimum of two (2) vehicular entrances in and out, preferably from two separate streets.
4. Site traffic circulation shall be designed with separate car and bus traffic routes that should not conflict. Layout shall not require driving service vehicles through parking lots to access the service areas; provide direct access to service area from bus loop or other main site circulation driveway.
5. Provide walkway access from adjacent streets, parking, bus loading and sports facilities. Walkways at high traffic areas shall be sized and located to avoid trampling of adjacent lawns and landscaping especially at building entrances and at heavily traveled routes to play areas.
6. Provide gates or bollards to restrict vehicular access onto entrance and other major walkways. Review specific requirements for traffic gates with DCSD. Consider gates at drives leading to athletic areas, bus parking, marching band practice areas and entrances.

7. Future Portable Classrooms:
    a. For new buildings, site design shall include pre-planned level areas for the future location of portable classroom units, in the following minimum quantities:
        i. Elementary: 12 classrooms
        ii. Middle: 12 classrooms
        iii. High: 24 classrooms

    b. Design of the site shall identify area(s) for placement of portable classroom units without impacting parking, play fields and other required amenities. Portable areas shall be adjacent to classroom wings if site constraints and conditions permit. Coordinate portable location with future building expansion areas to avoid relocation of portables when the building is expanded. Building service utilities (electricity, gas, water) shall not be located under the footprint of future portable locations. Avoid locating site drainage lines and inlet structures under and within portable building sites. A fire hydrant must be located within 400’ of all portable classroom building sites.
    c. Portables should be located as close to the school building as permitted by code. Architect shall verify separation requirements with the permitting authority and with DCSD Facility Services Department during the preliminary design phase of each school. Portables are typically located a minimum of 17’ apart, face to face, to accommodate required stairs, ramps and sidewalks.
    d. DCSD uses several different sizes/configurations of portable classrooms. All portable classrooms must be accessible, per ADA requirements. Portables are built to a Type V-B construction classification and are designed and approved for educational occupancy.
    e. Soil bearing capacity in the portable area shall be 3,000 psf minimum.

f. The building electrical service shall be sized to accommodate the additional portable loads. A “spare” breaker shall be installed to power a future distribution panel near the portable site(s) to provide electrical service to the portables. Conduits of sufficient size, as required to serve the remote future portable classroom distribution panel, shall be installed from the main electrical distribution panel and capped until needed. Intercom, security and other systems shall be expandable for the number of additional portable classrooms noted above.

8. Auto Parking and Student Drop-off / Pick-up
    a. The total number of automobile parking spaces provided shall be the number required by local zoning code, or the following, whichever is greater:
        i. Elementary = 2 parking spaces per Instructional Unit
        ii. Middle = 3 parking spaces per Instructional Unit
        iii. High = 6.6 parking spaces per Instructional Unit. Where space permits, provide an area without intermediate curbs within the paved parking area for marching band practice, approximately the size of a football field.
    b. Appropriate number of accessible parking spaces will be provided, in accordance with ADA requirements and the Georgia Accessibility Code. Consider placement of a portion of the required number of accessible (HC) parking spaces directly adjacent to main entrance building, so that users do not have to traverse traffic lanes to enter building.
    c. Clearly define crosswalks (painted and/or raised) from parking areas to all building entrances.
    d. Provide a designated separate automobile drive and drop-off / pick-up area with appropriate stacking space for waiting cars. Consider using speed humps at automobile drives to reduce speeding. Review location of proposed speed humps which may impact bus traffic with DCSD Director of Transportation.

9. School Bus Parking, Drives and Loading / Unloading Areas
    a. For all new schools, provide covered main bus loading area and covered handicapped-accessible special education bus loading adjacent to appropriate building entrance. Consider locating special education bus loading area as close to special education classrooms as practicable. Access to and from the Special Education bus area shall be approximately level without extensive ramps or lifts.
    b. Provide curbside bus loading-unloading adjacent to High School Stadiums with appropriate turning radius and grades. Paint auto parking overlay at bus staging area for additional activity parking.
    c. Bus parking, covered loading-unloading areas, and driveway layout shall be reviewed and approved by DCSD Executive Director of Transportation, to ensure appropriate turn radii and grades for bus drives.

10. Loading Docks
    a. For new schools and / or major kitchen renovations at Elementary and Middle Schools, provide 6” curb loading areas adjacent to Kitchen and General Storage / Receiving area with 36” curb cut and ramp to grade.
    b. For new schools and / or major kitchen renovations at High Schools, provide standard height raised loading dock at adjacent to Kitchen and General Storage / Receiving area.
    c. See Division 16 for delivery doorbell requirements at receiving areas.

02.02 Sitework Details

1. Paving and Surfacing
    a. Heavy-duty asphalt paving asphalt paving shall be used in all parking and driveway areas. Lighter duty pavement may be considered for automobile parking areas that are well isolated from bus or truck traffic.
    b. Asphalt and graded aggregate base thicknesses shall be standardized and so illustrated in paving cross-sections, detailed in civil engineering design drawings. Final asphalt top shall be in place before bus run through.
    c. Surfacing at Playgrounds shall be rubber mulch.
2. Site Signage (Road, Parking, and Drive Entrance)
    a. Appropriate metal signage shall be included in the contract per code and local requirements. The position of parking and traffic signage shall be included in the site design and Construction Documents. Provide way-finding signage for major facilities such as visitor parking, building entrance, parent and bus drop-offs, stadium, ball fields, etc. Identify restrictions on use of parking spaces such as handicapped, staff, visitors, students, etc. Provide signage clearance from curbs to prevent bus "tail swing" from damaging signposts. Similar clearance needs to be maintained for bus canopy posts. Mount signage on building walls and columns where possible.
    b. Provide space at entrances for standard building identification sign furnished and installed by DCSD.
    c. Coordinate signage design with DCSD Executive Director of Transportation.

3. Marquee Sign
    a. For all new schools, the DCSD standard marquee sign, an electronic screen on a masonry base, will be provided. DCSD graphic standards shall be used, and DCSD logo shall be included along with school logo. See appendix.
    b. Appropriate location for shall be determined by Design Professional and indicated on site plan. General contractor shall provide power and data from building to sign.
4. Trash Compactor
    a. Trash Compactor basis of design shall be Marathon Equipment Ramjet, Model # RJ-250SC-30, with the following minimum specifications:
        i. Power Unit (electrical): Operating Power Available: 3 PHASE/460
        ii. Plumbing: Connection on both sides
        iii. Capacity: 30 cubic yards
        iv. Overall Size, approximate dimensions: Length: 256 "(21'-4"); Height: 104"(8'-8"); Width: 98" (8' - 2")
        v. Features: Remote on 13' cord, pressure gauge on 15' cord, guides and stops, double door doghouse, fullness package, and auto start.
    b. Compactor/container shall have the capability of being transported from site to site.
    c. Review space required for dumpsters and compactors with DCSD Facilities Services Department.

5. Fences and Gates
    a. Unless otherwise specifically approved by DCSD, all permanent fences and gates shall be black vinyl coated chain link construction. Typical fencing shall be 11 Gauge core wire and 9 gauge finish thickness. Provide appropriate black vinyl coated post and gates, installed in accordance with Chain Link Fabrication Manufacturers Association criteria.

b. General site fencing shall be 6’-0” high with appropriately located gates. Storm retention areas shall be fenced with the same material per local requirements.
c. Gates shall be provided at school driveways to limit access during certain time periods.
d. Perimeter and other fencing shall be installed as needed to provide safety and security of the students, teachers and staff. Exact location of fencing will be determined on-site by DCSD in order to preserve natural areas and undisturbed buffers.
e. Fencing and wind screens at sports fields shall be of the height and locations described in the relevant sections of these guidelines. Fences shall be black vinyl coated chain link construction of appropriate gauge and mesh for the height required with appropriate black vinyl coated post and gates, installed in accordance with Chain Link Fabrication Manufacturers Association criteria. Wind Screens shall be forest green.
f. Provide security fencing around any exterior equipment that is installed at ground level. (I.e. Freezer/Cooler, condensing units, generators, etc.)

02.03 Landscaping Notes

1. Trees/Plants/Ground Cover
    a. In general, use low maintenance ground cover; minimize grass/sod. Landscape designer is encouraged to look at alternatives and use the most practical application for each area. Use mulch around buildings. Provide raised curb or other devices to restrict washing of mulch onto adjacent paved walks and drives. Low maintenance ground covers may be used in low-traffic areas and on slopes as appropriate.
    b. Pine straw mulch for adequate coverage, no more than 4” deep, shall be provided at all new tree and shrub plantings.
    c. New landscaping shall be maintained by the Contractor for no less than 60 days, prior to a request for inspection and acceptance by DCSD.
    d. Comply with tree ordinances and provide additional buffers as may be directed by the municipality or jurisdiction. Review proposed new shrubs and trees with DCSD Facilities Services Department.
2. Lawns and Grasses
    a. All general areas to be grassed shall be hydro-seeded with Common Bermuda or Fescue depending on the planting season. Wood fiber mulch shall be included when hydro-seeding slopes greater than 3:1. Lawns and grass shall be watered and maintained for a period of no less than 60 days, prior to a request for inspection and acceptance by DCSD. Lawns and grass shall be fully established and receive a minimum of 2 cuts prior to inspection.
    b. Provide adequate seedbed preparation – 4” tilled topsoil or amended organic soil.
    c. Specify rock hounding in two directions to pick up stones greater than 1.5” diameter.
    d. Areas to be planted with sod vs. seed need to be identified on the drawings. Typically, all areas close to the building or inside a perimeter drive should be sod.
    e. Consider the use of “Terra-mat” or sod on excessive slopes.
    f. Architect/Engineer shall consult with DCSD Facilities Services to obtain approval for proposed Lawn specifications prior to issuing final Drawings.

3. Landscaping Irrigation System for Planting
    a. Landscape plantings shall be designed and installed to eliminate the need for landscape planting irrigation. DCSD allows irrigation for playing fields only.
    b. See Division 15 MECHANICAL, Plumbing Fixtures, for Exterior Hose Bib requirements.

02.04 Site Design Notes for School Athletic Facilities

1. Landscaping Irrigation System
    a. Commercial grade sprinkler irrigation system with 120 V, automatic operation shall be provided for the grass playing and practice fields at Middle and High Schools only. Do not provide irrigation at Elementary School play fields.
    b. Architect/Engineer shall consult with DCSD Facilities Services and obtain approval for proposed irrigation system prior to issuing final drawings.
2. Stadium Notes
    a. All major renovations to stadiums shall include a synthetic turf, rubber infill system. Base system will include single letter logo at midfield; school name in one end zone and mascot name in the other; single letter color; and striping and markings for football (white), soccer (yellow) – reference marks only the six yard end boxes; men's and women's lacrosse (red) – reference marks only.
        i. Acceptable manufacturers are Sprint Turf, Sports Turf, and Matrix Turf.
    b. All major renovations to stadium track and field shall have layouts in accordance with competition standards of the Georgia High School Association and the national Federation of State High School Associations. Each field shall include the following:
    c. Where possible, field orientation should be with long dimension along north/south axis.
    d. Provide areas for field events including paved areas for pole vault, high jump, long jump with sand pit.
    e. Polyurethane surfacing system running track (8 Lanes).
    f. Provide concrete pads for shot put and discus field events.
    g. See Division 11 EQUIPMENT for Athletic Equipment

3. High school Track and Field : All major renovations to high school track and field shall have layouts in accordance with competition standards of the Georgia High School Association and the national Federation of State High School Associations.
    a. Track shall be a polyurethane surfacing system similar to Sports Track 300 or Beynon Sports Surfaces, BSS-300. The elastomeric polyurethane shall be red in color with line striping and event markings in accordance with current National Federation of State High School Associations standards and guidelines. Provide minimum of 6 track lanes; 8 where space permits.

4. Middle School Track and Field : Middle school track and field areas shall be constructed to appropriate grading and grassing standards but are not required to meet competition standards of the Georgia High School Association and the national Federation of State High School Associations. Each track and field shall include the following:
    a. Irrigated grass field inside running track.
    b. Slope field to area drains at corners.
    c. Asphalt running track with painted lanes.
        i. 400 meter track with 6 lanes where space permits.
        ii. 300 meter track with 5 lanes where space is limited.
    d. Paved H/C access from building.
    e. Paved areas for high jump and long jump with sand pit.
    f. See Division11 EQUIPMENT for Athletic Equipment.

5. High School Baseball Field: High School baseball Fields shall have layout in accordance with competition standards of the Georgia High School Association and the national Federation of State High School Associations. Field shall include the following:
    a. Orientation with home plate at southwest and second base at northeast.
    b. Field size: 330’ long at R / L foul lines x 380’ deep at center of outfield, where space permits.
    c. Outfield and diamond of natural grass turf with irrigation system
    d. Warning track
    e. Infield playing surface with 80% sand, 20% clay
    f. Pitching mound raised 10” with pitching rubber
        i. Weather proof water spigot within ground box behind pitcher’s mound.
        ii. 110-volt electrical duplex outlet within weatherproof in ground box behind pitcher’s mound.
    g. Fencing 10’ high ; backstop located 60’ behind home plate - height as required for safety
    h. Two concrete block dugouts
    i. Two bullpens (one at each side, inside fence)
    j. One batting cage with 110V electrical outlets for pitching machine (outside fence)
    k. Scoreboard located between center and left field; See Division 11 EQUIPMENT for Scoreboard.
    l. Two sets of bleachers, 5 rows high, 10’ deep x 21’ long, anchored to concrete pads; See Division 13 SPECIAL CONSTRUCTION for Portable Bleachers.
    m. Field Lighting; See Division 16 ELECTRICAL for Sports Field Lighting.
    n. Shared Baseball / Softball Concession / Restrooms / Storage; See Division11 EQUIPMENT for Concession Equipment.

6. Middle School Baseball Field: Middle school baseball field areas shall be constructed to appropriate grading and grassing standards but are not required to meet competition standards of the Georgia High School Association and the national Federation of State High School Associations. Each field shall include the following:
    a. Orientation with home plate at southwest and second base at northeast.
    b. Field size: 330’ long at R / L foul lines x 380’ deep at center of outfield, where space permits.
    c. Grass outfield with irrigation system
    d. Appropriate drainage towards outfield
    e. Skinned earth between bases
    f. Infield playing surface with 80% sand, 20% clay
    g. Pitching mound raised 10” with pitching rubber
    h. Fencing 10’ high; backstop located 60’ behind home plate - height as required for safety
    i. One set of bleachers, 5 rows high, 10’ deep x 21’ long, anchored to concrete pads; See Division 13 SPECIAL CONSTRUCTION for Portable Bleachers.

7. High School Softball Field: High School softball Field shall be designed in accordance with competition standards of the Georgia High School Association and the national Federation of State High School Associations. Field shall include the following:
    a. Orientation with home plate at southwest and second base at northeast.
    b. Field size: 200’ long at R / L foul lines x 200’ deep at center of outfield

c. Outfield of natural grass turf with irrigation system
d. Warning track
e. Infield playing surface with 80% sand, 20% clay
f. Pitching mound level with infield with pitching rubber
    i. Water spigot within weather proof in ground box behind pitcher's mound.
    ii. 110-volt electrical duplex outlet within weather proof in ground box behind pitcher's mound.
g.
h. Fencing 10' high; backstop located 25' behind home plate- height as required for safety
i. Double first base
j. Two concrete block dugouts
k. Two bullpens (One at each side, inside fence)
l. One batting cage with 110V electrical outlets for pitching machine (Outside fence)
m. Scoreboard located between center and left field; See Division 11 EQUIPMENT for Scoreboard
n. Two sets of bleachers, 5 rows high, 10' deep x 21' long, anchored to concrete pads; See Division 13 SPECIAL CONSTRUCTION for Portable Bleachers
o. Field Lighting See Division 16 ELECTRICAL for Sports Field Lighting
p. Shared Baseball / Softball Concession / Restrooms / Storage; See Division 11 EQUIPMENT for Concession Equipment

8. Middle School Softball Field: Middle school softball field shall be constructed to appropriate grading and grassing standards but are not required to meet competition standards of the Georgia High School Association and the national Federation of State High School Associations. Field shall include the following:
    a. Orientation with home plate at south-southwest and second base at north-northeast
    b. Field size: 200' long at R / L foul lines x 200' deep at center of outfield
    c. Grass infield and outfield with irrigation system
    d. Appropriate drainage towards outfield
    e. Skinned earth between bases
    f. Pitching mound level with infield
    g. Fencing, 8' high; backstop located 25' behind home plate, 20' high

9. High School Practice Field: High school practice field is intended for physical education instruction and used for multiple sports. It shall be constructed to appropriate grading and grassing standards but is not required to meet competition standards of the Georgia High School Association and the national Federation of State High School Associations. Practice field shall include the following:
    a. Orientation with long dimension north and south
    b. 78 yards wide x 120 yards long
    c. Grass turf with irrigation system
    d. Provide netting where necessary to prevent damage from balls entering adjacent areas.
    e. Fixed Football goalpost and movable soccer goals. See Division 11 EQUIPMENT for goalpost and goals.

10. Middle School Practice Field: Middle school practice field is intended for physical education instruction and used for multiple sports. If site allows, it shall be constructed to appropriate

grading and grassing standards but is not required to meet competition standards of the Georgia High School Association and the national Federation of State High School Associations. Practice field shall include the following:

a. Orientation with long dimension north and south
b. 78 yards wide x 120 yards long
c. Grass turf with irrigation system
d. Provide netting where necessary to prevent damage from balls entering adjacent areas.
e. Fixed Football goalpost and movable soccer goals; See Division 11 EQUIPMENT for goalpost and goals.

11. Elementary School Multi-purpose Field: Elementary School multi-purpose field is intended for informal outdoor activities and elementary level sports. It shall be constructed to appropriate grading and grassing standards. The multi-purpose field shall include the following:
    a. Approximately 2 acres adjacent to the gym if site configuration will allow.
    b. Well drained grass turf without irrigation system. Ensure that building and site drainage and/or detention systems do not impact the play area.

12. High / Middle School Tennis Courts: For new facilities, provide a minimum of two (2) tennis courts at each middle school and a minimum of four (4) at each high school. Tennis courts shall have layouts in accordance with competition standards of the Georgia High School Association and the national Federation of State High School Associations.
    a. Contrasting light and dark green surface between court and remaining play area
    b. Regulation size with orientation with baselines of courts perpendicular to north-south axis.
    c. Fencing 10’ high, 20’ from baseline, 12’ from sidelines
    d. Windscreens except at bleachers
    e. 110v duplex electrical outlet at each end of the bank of courts.
    f. At high schools, provide one set of bleachers anchored to a concrete pad at west end of courts. See Division 13 SPECIAL CONSTRUCTION for Portable Bleachers.

DIVISION 3 CONCRETE

03.01 Concrete Walkways

Sidewalks and plazas shall be concrete.

03.02 Compactor / Dumpster Pads

For new buildings and major renovations to kitchens, concrete pads shall be placed in the service area to accommodate one compactor for garbage and one dumpster for recycling. At new High Schools, these pads can be incorporated into the concrete area at the loading dock. Drains must be provided, and shall be designed in compliance with all applicable codes. Provide heavy duty reinforced concrete slab that extends a minimum of 40’ in front of the dumpster pad to resist wear from garbage trucks turning their wheels to maneuver for dumpster pick up.

Dumpster and compactor areas shall be visually shielded, in a manner compatible with the architectural design of the building.

Dumpster and compactor areas shall be easily accessible by sidewalk so that custodial carts can be used to transport trash to the dumpster. The top of the dumpster shall be accessible, in a location adjacent to

a loading area or dock so that trash can be thrown into the top of the dumpster. Where the dumpster is not adjacent to a loading dock, a ramp to the back or sides of the dumpsters shall be provided.

03.300 Cast-in-Place Concrete

At DCSD stadiums, any work done to refurbish stadium seating, rest rooms, parking access, concession area, etc. shall be ADA compliant. Consideration should be given to providing accessible viewing areas in multiple locations ("Home" and "Visitor") of stadium seating.

Stadium Seating: Existing structure for stadium bench seating is concrete. For major stadium renovations, existing conditions shall be fully assessed and analyzed by a structural engineer with expertise in concrete prior to design of refurbishment of stadium.

03.350 Concrete Finishes

Special attention should be given to proper curing and finishing of any slabs to receive flooring. Follow flooring manufacturer's requirements regarding flatness and moisture parameters.

DIVISION 4 MASONRY

04100 Mortar and Grout

Only one mortar color should be used on the exterior masonry at each new school.

04210 Brick Masonry

Brick veneer shall be used as the exterior building material of choice for all DCSD projects.

For new construction, changes in brick types, sizes, color, texture and orientation shall be kept to a minimum. Color(s) shall be recommended by the Design Professional and must be approved by DCSD Design and Construction.

For additions and alterations to existing brick exterior walls, care must be taken to properly blend old and new construction. In most cases, matching of existing brick is impossible. Include instructions to contractor to salvage old brick for patching that may be required. Designers are encouraged to use obviously contrasting materials where new construction joins existing. Make changes to veneer at inside corners wherever possible.

As a natural material, brick can have a considerable variegation of colors. When installing, alternate bricks from multiple packs to ensure proper color blending and avoid "pooling" of color.

04220 Concrete Unit Masonry

Concrete unit masonry is preferred for the interior wall material for new construction. Bull-nosed block shall be used for all outside corners, above the first course. Split-faced block shall not be used unless specifically requested by the DCSD.

Concrete unit masonry partitions are required at the following locations, unless specifically approved by DCSD Design and Construction:

1. Corridors and other high traffic areas
2. Gymnasium, Auditorium, Stage, Cafeteria and Kitchen

3. Main Mechanical and Electrical Rooms
4. Hall restrooms and other high abuse areas
5. Locker Rooms
6. Mechanical and electrical closets

Concrete unit masonry partitions can be used for Vaults and the adjacent Office used for bookkeeping (Extend to roof or cap with concrete slab.) Rated gypsum board partitions may be used in lieu of CMU at Vault and adjacent office area.)

DIVISION 5 METALS

05120 Structural Steel

Structural steel framing systems shall generally be used for new school construction and additions, in lieu of load-bearing masonry construction.

05500 Metal Fabrications

05500 2.3 Steel Ladders OR 05510 Aluminum Ladders

All areas of all roofs should be easily accessible to maintenance staff with permanently installed stairs and/or ladders, designed for interior access when practical. These access points must be protected from access by students. Exterior access must be caged / locked to prevent theft.

1. Prefinished aluminum preferred over painted steel.
2. Interior ladders provided for roof or mezzanine access shall be a ship's type ladder.
3. Vertical or exterior ladders from the ground are not acceptable for required access to the roof. Limit the use of vertical fixed ladders to small areas projecting above the main roof.
4. Ladders and stairs shall be equipped with appropriate guard and handrails.

05500 2.4 Steel Railings OR 05521 Aluminum Railings

1. For ease of maintenance, factory finishes on all metal handrails, posts, pickets, and guardrails are preferred over painted finishes. At a minimum, provide factory-finished handrails (clear aluminum is ideal).
2. Gates at guard rails between Interior track and bleachers in high school gyms shall be self-storing.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

6.01 Plastic Laminate

1. General use counter tops shall be plastic laminate material. One-piece countertops with integral coved backsplash, bull nosed edges and minimal number of seams shall be specified. Color(s) to be selected by the Design Professional and approved by DeKalb County School District. Consider

2. Basis of design is Wilsonart.

6.02 Casework: Custom casework shall only be used where manufactured casework will not serve the intended use. Plastic laminate shall be used as appropriate. Do not specify wood or laminate casework or shelving in janitor's closets.

DIVISION 7 THERMAL & MOISTURE PROTECTION

07110 Waterproofing and Damp- proofing

1. Appropriate waterproofing, damp-proofing and vapor retarders shall be specified by the Design Professional.
2. Avoid parapet wall penetrations.

07210 Insulation and Fireproofing

Appropriate insulation and fireproofing shall be specified by the Design Professional to provide a safe, energy efficient, comfortable building, and to meet building codes.
Enclose space under first level of all stairs to prevent misuse of space for storage or misconduct.

07520 Membrane Roofing

Modified bitumen,"cool roof" roofing shall be used for low slope roofs. The use of parapets should be minimized. Insulation value shall be minimum R-19.

07612 Pre-formed Metal Roofing

Metal roofing shall be used on high-slope roofs. Steel is preferred, aluminum is acceptable.

07620 Flashing

1. Follow manufacturer's recommendations when specifying through wall flashing and installation accessories.
2. Use copper, stainless or rubberized asphaltic flashing with an adhesive backing for through wall flashings at sills, beams and lintels. Avoid PVC products unless they are specifically recommended by their manufacturers for through wall flashing applications.
3. Metal flashing products may be laminated with other materials such as asphalt or waterproof papers to reduce galvanic corrosion where necessary.
4. Specify manufactured mortar nets over the horizontal run of through wall flashing to catch mortar dropping and allow water to filtrate easily downward through the net material to the flashings and out the weeps.
5. Provide weeps immediately upon the horizontal leg of the through wall flashing at the exterior wall construction element at sills, beams and lintels.

07710 Manufactured Roof Specialties

Internal roof drains should be avoided where possible. Concealed gutters will not be allowed. External gutters shall be used where possible. Use PVC or cast iron downspouts in areas subject to abuse. If exposed, protective boots shall be used to prevent downspout conductors from damage. Downspout transition fittings shall be seamless or welded fittings.

07720 Roof Hatch

Appropriately located roof hatches shall be provided as needed for access to low slope roof areas.

DIVISION 8 DOORS & WINDOWS

08.01 Doors

1. Door Size Notes
    a. Unless otherwise specified, new doors shall be 36” wide.
    b. Pairs of 36” doors with removable mullions shall be provided at service entrances, throughout major circulation corridors and for access into large rooms such as the Cafeteria, Stage, Gym and Media Center in order to facilitate delivery of bulky objects.
    c. Single 42” doors shall be provided at Kitchens from the delivery corridor, for access to Bulk Storage Room, Serving Area and Cafeteria. Single 42” doors shall be provided for access into Music Practice and Storage Rooms to facilitate movement of large instruments. Single 42” doors shall be provided for access to all areas with laundry equipment. Consider the use of single 42” doors to provide access into Special Education Suite (Classrooms and Adaptive Toilet), facilitating movement of wheelchairs.
    d. Overhead roll-up doors shall be provided as appropriate for access to Shops, Stage Scenery Areas, Mechanical Rooms and Storage Rooms to facilitate movement of bulky objects. Lock must be accessible from both sides.
    e. Unless otherwise specified, door height at new construction shall be 80” minimum. Door height at renovations shall match existing. Height of doors and frames shall be selected for best value and efficiency.
    f. Removable mullions shall be non-keyed type. Vertical rods shall not be used.

2. Door Stiles and Rails: All aluminum, hollow metal and wood doors shall be constructed with 6” stiles, 8” top rails and 10” bottom rails. Doors pairs with exit devices shall have center non-keyed, removable mullions.
3. Door Materials
    a. Wood doors shall be specified for general interior use. No plastic shall be used.
    b. Metal doors shall be used on the exterior and interior of the building where appropriate for greater security.
    c. Provide heavy duty door and hardware at Vaults and Record Rooms.
4. Door Lights
    a. Provide factory installed small vertical door lights at typical doors to classrooms and other frequently used doors. Larger door lights and hollow metal sidelights should be used at the following:
        i. Administration
        ii. Counseling
        iii. Media Center
        iv. Gymnasium
        v. Cafeteria
        vi. Teacher Work Room
    b. Provide an observation light at the Kitchen delivery door constructed of security glass designed to resist break-ins.

08.410 Aluminum Curtain wall and Storefront Systems

a. Aluminum storefront systems shall be used at primary entrances to the building. Hollow metal frames shall be used for entrance doors.

b. In lieu of painted hollow metal frames, consider prefinished aluminum storefront systems for interior window walls.

5. Rollup Grilles and Shutters
    a. If used between Serving Lines and Cafeteria:
        i. Provide electrically operated roll-up grilles in lieu of solid roll-up doors to allow for air circulation.
        ii. Locate key operated control on Serving Line side.
        iii. Do NOT provide supplemental latches or dead-bolts. Grilles shall be secured by the weight of the grille.
    b. Consider use of security grilles across corridors to separate building into zones, limiting access to certain parts of the building after hours. If used:
        i. Provide electrically operated roll-up grilles at corridor separation zones. These shall be in addition to emergency smoke doors that may be required by code.
        ii. Locate key operated control on both sides. Provide security latch operated by key, accessible from both sides.
    c. Where required by Educational Specifications, provide manual operated solid roll-up shutters with security latch operated by turn knob on room side.
6. Hardware
    a. Appropriate finish hardware shall be specified by the Design Professional for review and approval by DeKalb County School District. Provide lever handles throughout in accordance with ADA.
    b. See APPENDIX to Design Guidelines – Door Hardware.
7. Windows
    a. Architects are encouraged to incorporate windows for natural lighting into as many building spaces as practical. Architect shall provide a cost-benefit analysis of cost savings provided by proposed window lighting compared to their impact on HVAC installation and operating cost.
    b. All exterior window frames shall be aluminum. Steel window frames are not acceptable at exterior walls. Current DCSD standards do not allow for operable windows.
    c. Minimum Requirements:
        i. Elementary: Windows are required at all general instruction classrooms.
        ii. Middle: Windows are desired at all general instruction classrooms when feasible.
        iii. High: Windows are required at all general instruction classrooms adjoining exterior walls.
        iv. Interior window frames shall be aluminum storefront or hollow metal and shall be provided at offices where supervision of adjacent areas is required. Do not provide interior windows at Locker Rooms.
        v. Provide interior window(s) in the Kitchen Manager's Office to allow observation of workers in the Kitchen and vendors during deliveries.
8. Glazing: General exterior glazing shall be insulated, double thickness. Provide tempered / laminated glass as required by code. Avoid use of wire glass. Use tinted glass for sun control in lieu of blinds at large and inaccessible windows at Clerestories, Lobbies, Corridors, Media Centers, Cafeterias, Gymnasiums and similar spaces.

DIVISION 9 FINISHES

09.250 Gypsum Board Systems

Gypsum Board wall systems are acceptable for interior partitions at light duty spaces such as admin areas, and may be considered for partitions between classrooms and labs. Use of concrete masonry unit walls is preferred whenever possible.

1. Exposed layers at walls shall be abuse resistant type. Use fire code type material as required by code.
2. Bull nose corner beads shall be used at typical outside corners. Corner guards, in lieu of bull nose corners, may be used at the Administrative and Guidance areas.
3. Do not use gypsum board wall systems in any wet or damp locations.
4. At firewalls, rated gypsum board may be used above concrete unit masonry walls starting at 10'-0" above finish floor where the wall will not be susceptible to vandalism or abuse.
5. Fiberglas reinforced (FRP) panels are unacceptable for use in DCSD projects without express consent from Design and Construction.

09.850 Acoustical Systems

1. Sound batts shall be used to reduce the sound transmission of the wall system as needed. Acoustical separation shall meet requirements of

Resilient Tile Flooring

Typical floor finish, except where specialized finishes are called for, shall be Vinyl Composition Tile (VCT). Size of VCT shall be 12" x 12" x minimum 1/8". Basis of design is Excelon, Imperial Series by Armstrong. Color and patterns shall be specified by the Design Professional and approved by DeKalb County School District. Colors shall be manufacturer's standard colors, chosen with ease of maintenance in mind. Solid color floor tile shall be used for accent areas only. Consider use of flexible terrazzo tile similar to "Fritztile" in corridors, lobbies, and high traffic areas. To add aesthetic interest to the building, the Design Professional is encouraged to use patterns and color, especially in corridors and lobbies.

Coordinate the sequence for cleaning and waxing VCT floors with DCSD Coordinator of Environmental Services and Coordinator of Warehouse. Schedule cleaning and waxing of VCT floors at Corridors, Cafeteria and other designated areas after furniture is delivered. Base shall be 4" black or very dark color rubber cove base. Provide matching-color transition strips adjacent to other floor materials.

Carpet

At locations where the Educational Specifications call for carpet, tiles are preferred over roll goods, particularly in high traffic areas. Specify electrostatic backing to eliminate curling of carpet tiles at the edges.

Standard of quality, construction and appearance for carpet tiles is based on "Diffuse" and "Disperse" by Shaw Industries.

Standard of quality, construction and appearance for broadloom carpet is based "Expose" or "Blog" by Shaw Industries.

Standard of quality, construction and appearance for walk-off mat is based on Crayon 01957 Vinyl Cushion Tufted Textile (VCTT) by Tandus Flooring.

Wood Athletic Flooring

High School and Middle School Gym flooring shall be solid maple wood strip athletic flooring system. Minimum thickness shall be 7/8", No.2 or better grade maple.

The flooring system shall be specifically made for athletic flooring applications.

Flooring shall include multi-purpose court markings and custom designed school logo approved by DCSD.
Provide recessed supports for three volleyball nets at all middle and high school gyms.
Provide event floor covering at wood floors which are also used for auditorium and other assembly functions.
Flooring for new auditorium stages, dance rooms, and drama rooms shall be wooden sprung floors.

Synthetic Athletic Flooring
Synthetic athletic flooring shall be installed in all new Elementary School Gyms. Product shall be equal to Mondosport I by Mondo USA or SportGrain Plus by Connor Sports Flooring.

Indoor Track Athletic Flooring
Indoor track flooring shall be polyurethane flooring over Rubberized Base with continuous striping for three lanes.
Basis of design: Robbins Sports Surfaces - Pulastic - 2000

Weight Room Athletic Flooring
Weight Room Athletic Flooring shall be recycled rubber material formed into tiles, 24”x 24” x min. 3/8” with interlocking tabs, free-laid without adhesive.
Basis of design: Mondo Highjolt

Quarry Tile
Dark Red Quarry Tile with deep charcoal gray grout shall be used at Kitchen, Walk-in Cooler & Freezer, Dry Storage, Serving Courts, Custodial wet areas. Grout joints shall not be sealed in kitchen floors.

Ceramic Tile
At rest rooms, unglazed Ceramic tile is acceptable for use as flooring. Glazed ceramic tile, minimum 54” high on all restroom walls, is preferred for use as wainscot material. To add aesthetic interest, consider accent patterns or strips. Color shall be selected by Design Professional and approved by DeKalb County School District. Colors of tile and grout shall be selected with ease of maintenance and long term appearance in mind. Grout must be sealed.

Terrazzo
For new construction, terrazzo may be considered for high traffic areas such as corridors and lobbies. Consideration must be given to slip prevention at all entrances.

Sealed Concrete
Sealed Concrete flooring is acceptable at service areas such as storage, mechanical and electrical rooms. Decorative stained concrete shall not be used in occupied areas.

Suspended Ceilings
Unless noted otherwise, 2’ x 2’ ceiling grids with 2’ x 2’ x 5/8” suspended acoustical ceiling tiles shall be used for all general use areas of the building. Standard ceiling tile shall be square edge, non-directional, fissured design, 5/8”.
Basis of design: Cortega 770 by Armstrong.
Basis of design for ceiling tile in wet areas shall be Ceramaguard 607 by Armstrong.

Cafeteria – hard, washable tile needs to be installed around high HVAC vents in cafeterias, similar material to that used in the kitchen
Suspension System throughout shall be 15/16" exposed tee aluminum system. Basis of design: Prelude XL by Armstrong.
Ceiling system furnished shall include all industry-standard accessories required for installation.
Exposed structure and ductwork may be considered in art labs, stages, and drama rooms.
When determining ceiling heights, consider maintenance of lighting and finishes. Maximum height must be within reach of ladders or lifts readily available to DCSD maintenance staff.

Non-accessible Ceilings
Use "hard" – painted gypsum board - ceilings in student restrooms and locker rooms. Ceiling access panels need to be installed to access valves, smoke detectors, etc. Minimum size shall be 24" x 24" if personnel access is required (i.e. more than hand access to reach a valve).

Sound Attenuation Blanket
Sound attenuation blankets may be used above suspended ceilings in order to obtain acceptable sound transmission levels. See Acoustical Standards in Division 1 of these Design Guidelines.

Exterior Painting
Exterior painting shall be in accordance with the manufacturer's recommendations for the paint used and the material being painted. Color shall be selected by Design Professional and approved by DeKalb County School District. In general, materials with factory applied paint, coatings, or integral color should be specified in order to reduce maintenance costs.
Basis of Design: Duron "Weather Shield" one coat, flat White paint for exterior painting.

Interior Painting
Interior painting shall be in accordance with the manufacturer's recommendations for the paint used and the material being painted. Semi-gloss shall be used unless otherwise approved. Color shall be selected by Design Professional and approved by DeKalb County School District. In general, materials with factory applied paint, coatings, or integral color should be specified in order to reduce maintenance costs.
Basis of Design: Pittsburgh Pure Performance Interior walls – color: Antique (Porter Paints) Zero VOC – semi gloss. Interior metal doors and frames - Advantage Hi Gloss Exterior (Porter Advantage 900 High Gloss) Low VOC.

DIVISION 10 SPECIALTIES

10100 Visual Display Boards

Display of student work is integral to 21st Century School Design. Flexible systems for hanging art and academic work should be integrated into classrooms, entrance, and corridors. Visual Display boards and related accessories shall be included in the Construction Contract. See Educational Specifications for location, quantity and size.

1. Marker boards shall be factory laminated 3-ply construction with porcelain enameled low-gloss face sheet, 3/8" particle board core and aluminum sheet backing, with factory-applied

aluminum trim. Basis of Design: Claridge Products and Equipment, Inc.; Series 1 LCS marker board.

A. Provide aluminum frame with chalk tray and 1" map rail with accessory clips for flags and maps.
B. Provide appropriate special screened graphics at math and music rooms.
C. Provide manual sliding marker boards at science labs.

2. Tack boards shall be 1/4" thick, plastic-impregnated cork sheet, natural cork color, factory laminated to ¼" thick particle board backing, with factory applied aluminum trim. Basis of Design: Claridge Products and Equipment, Inc.; Series 1 Cork Bulletin Board.

10165 Toilet Partitions

Consideration of privacy and sightlines is important to rest room design. Toilets and urinals shall not be visible from the corridor through an open doorway. This includes reflection of toilets and urinals in mirrors. Toilet partitions and urinal screens shall be provided at multi-person restrooms in all new and renovated restrooms at all grade levels.

1. Partitions and screens shall be solid plastic, high density polyethylene. Basis of Design: Scranton products. Partition color to be selected from manufacturer's standard colors.
2. Continuous hinges shall be used at all stall doors.
3. Stall doors shall utilize a gap-free interlocking door-stile configuration so that there are no sight lines into the toilet stall.
4. Partitions shall be floor mounted and overhead braced. Avoid cross braces which children could climb on or swing from.
5. Hardware shall be heavy duty extruded aluminum or stainless steel.
6. Wall brackets for partitions and screens shall be extruded aluminum, continuous "double T" type.
7. Floor mounted and overhead braced screens shall be provided between urinals.
8. Masonry partitions shall not be used.

10350 Flagpole

For new schools, provide 30' high, ground set aluminum tapered flagpole, with an external halyard, in a prominent location at the front of the building.

10400 Identifying Devices

Appropriate way finding and room identification signage shall be provided, including Braille information in accordance with the ADA. All graphics should comply with the DeKalb. Consideration should be given to providing graphics to ease navigation around the building. Engaging colors, wall graphics, floor patterns are encouraged.

1. Provide easy to read directional signage at Lobbies, Corridors, Stairways, Elevators and other special components to aid students, staff, and visitors in navigating the building.
2. Typical Classrooms, Labs and Multi-purpose rooms shall be identified by room number only, for future flexibility in use. Room numbering must comply with those listed in the Georgia DOE's records.
3. Permanent special purpose rooms and suites (Administration, Counseling, Media Center, Gymnasiums, Cafeteria, Staff Dining, Kitchen, Restrooms, Electrical, Mechanical, Custodial, IDF, etc.) should be identified by name and number, but not individual rooms within suites that may be subject to re-assignment.
4. Cafeteria Serving Lines shall be identified with easy to read graphics as well as functional room number for identification. Submit graphics to Executive Director of School Nutrition for review and approval.

10500 Metal Lockers

1. Corridor Lockers
   For new buildings and major additions at middle and high schools, provide metal double tier lockers in the corridors for student use. Basis of design: List Industries, Inc.
   1. Provide number of lockers equal to 110% of the "Design" FTE plus corridor space to increase the number of lockers to the "core" capacity.
   2. Each locker shall be approximately 12" wide x 12" deep x 36" high x double tier (72" total unit height)
   3. Lockers shall be equipped with Multi-point automatically locking spring bolt and built-in key-controlled, three-number dialing combination lock with changes made automatic with a control key. Provide A.D.A. compliant keys locks on 1% of all lockers ordered. Provide master locks.
   4. Utilize welded construction with 16 gauge bodies, 14 gauge doors with stiffeners and 18 gauge backs.
   5. Door shall have piano hinges, fastened with screws, not welded.
   6. Doors and frame (body) of lockers shall be painted one color.
   7. Locker colors may alternate or be different in different parts of the building.
   8. Specify manufacturers standard paint colors unless use of custom colors is requested and specifically approved by DCSD.
   9. Utilize a painted metal "Z" base in lieu of raised concrete (or other material), eliminating the need for resilient base finish.
   10. Extend VCT floor finish below lockers to allow for their future removal.
   11. Enclose the ends of a bank of lockers with masonry wing walls; enclose tops with gypsum board walls.
   12. Provide attic stock of additional doors of each color specified for future replacement.

2. Theater Dressing Room Lockers
   New theater dressing rooms in high school auditorium areas. Each locker shall be approximately 12" wide x 12" deep x 36" high x double tier (72" total unit height) similar to Student Corridor Lockers.

3. Staff Lockers
    1. Custodial Staff Lockers
       Each locker shall be approximately 12” wide x 15” deep x 72” high single tier. Locker Construction shall be similar to Student Corridor Lockers.
    2. Kitchen Staff Lockers
       Each locker shall be approximately 12” wide x 12” deep x 36” high x double tier (72” total unit height) similar to Student Corridor Lockers.

4. Athletic Lockers
    a. Sides and intermediate partitions shall be expanded metal for ventilation.
    b. Lockers shall be equipped with Multi-point automatically locking spring bolt and pad-lock lug.
    c. Provide three-number dialing combination pad-locks with a master key for 110% of lockers in five tier units.
    d. Utilize welded construction with 16 (13) gauge bodies, 14 (16) gauge doors with stiffeners and 18 gauge backs.
    e. Doors shall have piano hinges, fastened with screws, not welded.
    f. Doors and frame (body) of lockers shall be painted one color selected from manufacturers standard paint colors.
    g. Provide additional doors as attic stock for future replacement.
    h. Provide appropriate number of laminated maple locker room benches. At least one bench shall have an attached back support OR be located against a wall, per ADA requirements.
    i. Physical Education Lockers
       Provide six–tier and double-tier lockers for new and renovated middle and high schools PE Locker Rooms in the quantities indicated in the DCSD Educational Specifications.
        1. Lockers in six-tier units shall each be approximately 12” wide x 12” deep x 12” high (72” total unit height).
        2. Lockers in double tier units shall each be 12” wide x 12” deep x 36” high (72” total unit height).
    j. Team Lockers
       Provide single-tier lockers at each of the Boys and Girls Team Locker Rooms at new or renovated high schools. Coordinate quantity with Principal and Athletic Staff at each school. Lockers shall be 15” wide x 18” deep x 72” high.
    k. Football Lockers
       Provide athletic style metal lockers at Football Team Room. Lockers shall be 18” wide x 22”deep x 72” high open front with combination seat and foot locker and 12” Security box.
    l. PE Staff Lockers
       Locker Construction shall be similar to Student Corridor Lockers with built-in combination locks. Provide master locks. Provide the following size lockers:
        1. Middle School PE Staff: single tier lockers 12” wide x 15” deep x 72” high at each Male and Female PE Staff Area.

2. High School PE Staff: single tier lockers 15” wide x 21” deep x 72” high at each Male and Female PE Staff Area

10522 Fire Extinguishers

Provide fire extinguishers in sizes and locations as required by code. Provide recessed extinguisher cabinets with door alarms in all locations that are accessible to students.

FOR FURTHER REVIEW: DCSD Safety Specialist

10530 Prefabricated Canopies

Appropriate aluminum canopies shall be provided at bus and auto drop-off areas, as well as cafeteria loading areas as needed. Ideally, pedestrian canopies should provide continuous protection from the weather, from the building exit to curb, extending over vehicles so that students can load in safely. Buses and delivery vehicles provide special challenges to design – the canopies need to provide maximum coverage while maintaining clearance for vehicles. Height requirements, “tail swing” clearances, and maneuvering space for bus and truck traffic shall be carefully considered.

1. Drainage needs to be controlled and piped as necessary to prevent flow across sidewalks.
2. Include lighting under canopies to provide adequate illumination for evening activities and security.

FOR FURTHER REVIEW: DCSD Executive Director of Transportation.

10675 Metal Storage Shelving

Provide adjustable industrial heavy duty metal shelving in all Storage and Custodial Rooms in the quantities indicated in the DCSD Educational Specifications. Wood or laminate shelving shall not be used. Typical shelving units shall be 36” wide x 85” high x depth appropriate for the intended use (12”, 18” or 24”). Shelves for book storage shall be 12” deep. Provide 7 shelves per unit (including base and top) to allow approximately 12” clear vertically per shelf.

10800 Toilet Accessories

1. Provide surface mounted, heavy duty stainless steel commercial quality restroom and bath accessories.
2. Coordinate toilet paper, paper towel, and soap dispenser requirements with DCSD Environmental Services.
3. Safety glass mirrors: provide one long mirror per restroom, and one lavatory mirror per lavatory.
4. Electric hand dryers can only be used in administrators and teacher’s restrooms – not student restrooms. Architect shall specify type of Hand Dryers subject to review and approved by DCSD Facility Services before issuing Project Manual.
5. The following accessories will be Owner-Furnished, Contractor-Installed:
    1) Soap Dispenser: Gojo Model FMX-12. Locate soap dispensers adjacent to lavatories.

2) Paper Towel Dispenser: Continental 630, White or Stainless

DIVISION 11 EQUIPMENT

11110 Commercial Equipment

Provide a heavy duty commercial grade appliance suited to this application where the project scope includes a washer/dryer for athletic uniforms.

11310 Residential Appliances

11410 Food Storage Equipment

11512 Library Stack Systems

11531 Laboratory Fume Hood

11662 Gymnasium Equipment

11665 Gymnasium Dividers

11400 Food Service Equipment

Efficient, safe, and sanitary kitchens are of paramount importance to the District's students and staff. Designers are encouraged to consult early and often with representatives of the School Nutrition Department.

1. Kitchen Equipment shall be incorporated into the Scope of Work for all new school projects.
2. The Design Professional shall be responsible for employing a qualified professional Kitchen Designer to develop appropriate Kitchen Design and Construction Documents.
3. Drawings, Specifications, and equipment descriptions shall be submitted to DeKalb County School Nutrition Department and DCSD Plant Services for review and approval.
4. All new kitchens shall have all natural gas equipment. Gas-powered appliances shall have electronic ignition only. Standing pilots are not acceptable.
5. Walk-in freezer and cooler units shall have digital temperature controls and electronically commutated motors (ECM). Outside units shall have scroll compressor with ECM condenser fan motor.
6. See Appendix XXX for list of Basis of Design manufacturers and models. This list is subject to change: please verify equipment with School Nutrition Department for each project.

11470 Darkroom Equipment

1. Light blocking, revolving door for primary pedestrian access is preferred, in addition to a secondary pedestrian door with light-tight gasketing to allow service and ADA access to the area.
2. Ventilation equipment needs to be designed to handle vapor emissions of the darkroom chemicals.

3. Enlarger stations shall be provided, with at least one designed for ADA accessibility. Specifications shall be submitted to DCSD Visual Art Coordinator and Facility Services for review and approval.

11511 Book Theft Protection Equipment

At corridor exit(s) from the Media Center, provide a complete book theft detection system with alarm, Radio Frequency Identification (RFID) tags, and RFID detuners/deactivators, to assist in preventing unauthorized removal of a library's materials. Basis of Design: Strata EX system by Checkpoint, distributed by 3M.

1. Must meet ADA requirements (36" corridor width), with flexible mounting options (direct mount or base plate)
2. Include integrated audio and visual alarms to alert staff when an item containing a secured tag is detected.
3. Include integrated digital display to monitor alarm counts, ingoing and outgoing patron traffic, and diagnostics.
4. Provide option of real-time access to statistics and aggregated customized reports.
5. Include configurable alarm settings based on direction of travel (in/out).
6. Include capacity to provide self-checkout stations, security gates, and automated check-in.
7. Include "3M Digital Library Assistant", a handheld device that reads RFID tags on books and other materials. RFID readers to be located at the circulation desk and self-service kiosk.
8. Include pop-up alarm notification.

11515 Kilns

Provide kiln in dedicated room with proper fire separation and ventilation system, per all applicable codes.

11521 Projection Screens

1. Basis of design shall be Da-Lite Screen Co. Inc.'s "Cosmopolitan Electrol".
2. Provide motorized screens at new auditorium and cafetorium stages.
    a. Provide additional drop header to set bottom of screen 2'-0" above stage floor.
    b. Screen shall be mounted immediately in front of the stage curtain.
    c. Screen shall be designed for rear projection system.
3. Provide motorized screen at new and renovated Media Centers.
    a. Screens shall be recessed in the ceiling suspended from structure above only if ceiling is low enough and daylighting is controlled enough for optimal viewing. Mount on wall or provide portable screen if visibility is compromised by ceiling mount.

11610 Theater and Stage Equipment

For new high school construction, the Design Professional is encouraged to employ the services of a qualified professional Stage Equipment Designer to develop appropriate Design and Construction Documents for Auditorium, Drama Labs and other performance studios.

Provide lighting, sound systems, curtains, stage monitors, projectors and other equipment appropriate for the specific program.

Provide a Catwalk at High School Auditoriums for access to front overhead stage lighting above audience seating. Drop lighting access is unacceptable.

Drawings and Specifications shall be submitted to DeKalb County School District Drama Coordinator and Facilities Services for review and approval.

See Division 16 ELECTRICAL - Theatrical Lighting Systems

See DIVISION 15 for further details.

11660 Athletic Equipment

The Design Professional shall be responsible for developing appropriate Design and Construction Documents for Middle and High School Athletic Equipment subject to review and approval by DCSD Coordinator of Health and PE and by the Supervisor of Interscholastic Athletic Programs.

Provide a heavy duty commercial grade appliance suited to this application where the project scope includes a washer/dryer for athletic uniforms.

Exterior Equipment:
Basis of design, Gill Athletics

1. Football Goalpost: # F305, 8’ off-set, 23’-4” between 20’ uprights.
2. Track and Field Equipment at High School Stadiums:
    a. Long Jump / Triple Jump, # 441TS Take-Off Board System
    b. Pole Vault Box: #500, # 503 Lid (steel)
    c. Shot Put Circle Toe Board: #360
    d. Discus Circle: #367
3. Soccer Goal: # 477100, Portable Aluminum Soccer Goal with tie downs and wheels for portability.
4. Basketball:
    a. Goals: Heavy-duty, fixed type with nylon net.
    b. Backboard: Heavy-duty rectangular steel.
    c. Minimum 4-1/2” diameter steel pipe with 5’-0” gooseneck extension.

11662 Gymnasium Equipment

Basketball Equipment

1. Goal Type: Electrically operated retractable, overhead supported single center post with sway bracing, forward folding type for main court and cross courts.
2. Superstructure: Manufacturer’s standard design for attachment to building structure with precision die-formed fittings.
3. Hoist operations: Manufacturer’s one HP (minimum) electric winch; self-locking worm-gear type, capable of holding backstop at any position when raising or lowering. Control by wall mounted key switch.

4. Safety Lock: Manufacturer's safety lock, inertia sensitive lock type, capable of locking backstop in any position at any time in storage or during raising or lowering cycle due to sudden surge in speed – typical for all backstops.
5. Finish on exposed metal components: Manufacturer's powder coat finish. Color selected by Architect from Manufacturer's standard colors and approved by DCSD Design and Construction Department.
6. Backboards: Rectangular design, ½" thickness tempered glass panel in gasketed extruded aluminum frame with bolt-on padding along bottom edge and up sides 10' minimum; fired vitreous enamel markings conforming to official requirements. 42" high by 72" wide.
7. Basketball Goals: steel rod rim welded to mounting bracket with enamel finish and nylon netting. Provide breakaway type goals for main court backstops. All goals shall be designed to absorb shock loads due to slam dunking or hanging on the rim.

Wrestling Equipment
Provide wrestling mats with storage system.

Volleyball and Badminton Equipment
1. Nets with removable support posts shall be provided.
2. Gym Floor sleeves for Volleyball and Badminton post:
    a. Sleeve diameter: 3-1/2" inside diameter.
    b. Cover plate: Chrome plated cover assembly with swivel type hinge and removable key.
    c. Installation: Cast into concrete footing and floor slab for flush mounting with wood floor system.

Gymnasium wall and column protection
1. Bonded foam filled over OSB backing board with fire retardant liner and vinyl coated nylon cover.
2. Panel thickness: Minimum 2 inches.
3. Wall panel size: 2'-0" wide by 6'-0" high.
4. Column pad size: Custom fabricated to fit around columns; height to match wall panels. For elementary school gymnasiums, provide continuous protection at full circumference of room.
5. Color: As selected by the Architect from Manufacturer's standard colors and approved by DCSD Facilities Services Department.

11664 Scoreboards
Provide complete Scoreboard systems (Basis of design: Electro-Mech Scoreboard Company) at the following locations:
1. High School Main Gym: Provide 2, Model #2770
2. Middle School Gym: Provide 2 , Model #2330
3. High School Stadium: Provide 1 , Model #3585
4. High School Baseball: Provide 1, Model #1580
5. High School Softball: Provide 1, Model #1580

11681 Playground Equipment
Basis of Design: Kid Builders System by Little Tikes Commercial, Play Power Farmington, Inc.,
1. All new play structures shall provide accessibility to users with differing physical abilities. Where possible, this shall include ramps to provide wheelchair access to some upper platforms. Play Equipment installer shall be approved by the equipment manufacturer.

2. Play equipment will be provided in two separate structures – “pods”, to provide a variety of experiences and to allow different classes to play.
    a. Play “Pod”: This unit focuses on imaginative active play and student interaction.
    b. Athletic “Pod”: This unit focuses on developing upper-body strength and personal fitness.
3. Adequate numbers of play events shall be provided to support the number of students per school.
4. Playground surfacing shall be rubber mulch, with modular plastic curbs. Consider rubberized unitary surfacing should budget allow.

11810 Facility Maintenance Equipment

1. A separate space for floor equipment recharging station/garage shall be provided to keep self-propelled and other custodial equipment from obstructing mechanical rooms. The designated area shall be equipped with electrical service sized to meet the demands of the recharging equipment. Any appropriate fire separation and ventilation shall be provided.
2. Commercial duty, residential sized washer and dryer are needed in each building to wash custodial mop heads, dust mops and cleaning cloths.

Concession Equipment

1. Concession facilities shall be provided at the following locations as identified in the Educational Specifications:
    a. Middle School Gym
    b. High School Main Gym
    c. High School Auditorium
    d. High School Stadium
    e. High School Baseball / Softball area
2. Concessions facilities shall include the following utilities and equipment.
    a. Lockable Serving Room with adjacent Lockable Bulk Storage Room.
    b. Standard overhead florescent lighting.
    c. Ventilation fan with thermostatic control.
    d. Heat at exterior locations to protect pipes from freezing.
    e. Counter with serving window.
    f. Lockable base and wall storage cabinets.
    g. Double sink with hot and cold running water.
    h. Ice machine with 75 pound capacity furnished and installed as part of the construction contract. Drain pipe shall not be located in pathway.
    i. Floor drain, located near ice machine.
    j. 200 amp electrical service to support 110V/220V outlets for appliances furnished by others. Appliances shall be limited to refrigerator, microwave oven, drink cooler, hot dog machine, hot dog warmer, popcorn machine and other light duty appliances. Heavy duty appliances such as cooking ranges and fryers which require hoods and fire protection equipment are specifically prohibited.

DIVISION 12 FURNISHINGS

12.01 Sun Control

1. Provide blinds at typical classroom and lab exterior windows. Interior blinds shall be 1” aluminum horizontal slats. Basis of design shall be Levolor Riviera.
2. Interior windows, provided as described in the Educational Specifications for supervision purposes, shall not have blinds except where specifically approved by DCSD.
3. Cordless blinds shall be provided in pre-K, kindergarten, and special education classrooms.
4. Sun control at large windows and clerestories must be addressed. At high and inaccessible windows at Clearstories, Lobbies, Corridors, Media Centers, Cafeterias, Gymnasiums and similar spaces.In media centers and cafeterias, sun light must be modulated to prevent glare, and to darken the rooms for video/projection presentations. Tinted glass may be used for sun control in lieu of blinds

12.02 Manufactured Casework

1. Manufactured Casework includes but is not limited to:
    a. Classroom and office vertical storage cabinets, base cabinets with counter tops and wall cabinets.
    b. Miscellaneous specialty cabinets and shelving, such as storage for props in stage and drama areas.

2. Construction:
    a. Cabinet bodies shall be standard high pressure plastic laminate finish over industrial grade particle board.
    b. Cabinet backs shall be minimum ¼” commercial standard CS-251 tempered hardboard or minimum 3/8” high performance 47 lb. density particle board.
    c. Cabinet sub-base shall be of a separate and continuous ladder-type platform design, leveled and floor mounted prior to cabinet body placement. Material shall be exterior grade plywood. No cabinet sides to floor will be allowed. Base front shall be finished with 4” high black extruded rubber cove base with pre-molded corners to match room base.
    d. Countertops shall be 1” deeper than base cabinet and 1-1/2” thick with high pressure plastic laminate finish.
    e. Countertops for computers shall be 30” deep and be equipped w/ grommets and wire management below.
    f. Countertops without sinks shall have particle board core and water resistive adhesive.
    g. Countertop with sinks shall be constructed with calibrated plywood and non-soluble glue to thickness indicated.
    h. Counter backsplash shall match countertop construction.
    i. Drawer fronts and hinged doors shall be overlay style with higher pressure laminate exterior and interior liner and matching 3mm PVC edging.
    j. Shelving behind doors shall be high pressure plastic laminate on particle board core with matching 3mm PVC edging. Shelves behind doors up to 27” wide shall be ¾” thick and 1” thick if over 27” wide up to 36” wide. Open shelving shall be 1” thick. No shelving shall exceed 36” unsupported width.

k. Shelving shall be adjustable and supported by side panels with concealed fasteners capable of supporting the specified content.

3. Hardware:
    a. Hinges shall be adjustable 5-knuckle, institutional grade, and 2-3/4" overlay type with hospital tip. Anchor hinges with engineered screws (no wood screws)
    b. Hinges shall be stainless steel with satin finish
    c. Pulls for drawers and swing doors shall be ADA compliant one piece semi-recessed molded contour finger pulls
    d. Catches shall be nylon roller or friction type.
    e. Drawer slides shall be heavy duty, side mounted type, equipped with heavy duty ball bearing nylon wheels and automatic positive stops.
    f. Locks shall be half mortise design with only round cylinder exposed, five tumbler cylinder, keyed separately with master key: satin finish.
    g. Shelf clips shall be heavy duty design to hold shelf in place.
4. Accessories: Provide accessories appropriate to the cabinet's function.

5. Warranty: Provide manufacturer's standard 5-year warranty against defects in material and workmanship.
6. Basis of Design Product: LSI Casework, Line L44.

12.03 Science Casework and Laboratory Equipment

1. Basis of design shall be Kewaunee Scientific Corporation, Signature Series.
2. Provide modular laboratory casework, including tops, ledges, filler panels, knee space panels, supporting structures and miscellaneous items of equipment as specified or scheduled. Casework shall minimally include:
    a. Demonstration tables
    b. Student tables
    c. Storage cabinets
3. Science Casework and related furniture shall be of oak construction. Base cabinets and case units shall be lipped style construction having drawer heads and hinged doors with radius edges, overlapping cabinet and case openings on all edges. Face frame construction cabinets or cases are not acceptable.
4. Cabinets shall be constructed with flush interiors having no offsets, to maximize drawer and cupboard space and for ease of maintenance.
5. Cabinets shall be assembled using blind mortised and tenoned (or rabbeted) joints, glued and screwed together in accordance with best cabinet maker methods. Pinned or doweled construction is not acceptable. All exposed joints shall be closely fitted and tight, showing no open joints.
6. All exposed corners shall be rounded.
7. Counter and table tops shall be 1" thick, chemical resistant, solid monolithic molded modified epoxy resins with surface coating; black color.
8. Hardware shall be stainless steel with satin finish.
9. Provide manufacturer's standard 5-year warranty against defects in material and workmanship.
10. Equipment shall typically include:
    a. Peg boards
    b. Lockable storage for hazardous materials

c. Safety eyewash stations. Station must have floor drain.
d. Fume hoods, equipped with worktop, base cabinet and specified accessories.
e. Utility service outlet accessory fittings, electrical receptacles and switches shall be listed in the Specifications, equipment schedules or shown on Drawings as mounted on the laboratory furniture.
f. Laboratory sinks, cup sinks or drains troughs, overflows, and sink outlets with integral tailpieces.

12.04 Darkroom Casework

Provide darkroom enlarger stations with drawer dividers to provide light safe drawers. Darkroom enlarger station countertops and table tops shall be 1" thick, chemical resistant, solid monolithic molded modified epoxy resins with surface coating; black color.

12.05 Music Casework

Casework shall be designed for appropriate storage of music instruments, stands, sheet music and teaching aids. Casework shall be constructed of industrial grade particle board with plastic laminate finish selected from manufacturer's standard finishes. Musical instrument storage cabinets and racks shall be specifically designed and engineered for the storage and protection of the instruments stored, shall meet specified minimum performance standards, shall be chip and abrasion resistant under normal usage, and shall protect instruments from damage under normal school use. Each individual compartment shall have a welded steel grill door with non-binding, 180 degree, five knuckle safety tip hinges and a one-piece finger pull / padlock hasp with integral door stop feature and no moving parts. Hardware finish shall be white epoxy powder coat. Provide manufacturer's standard 5-year warranty against defects in material and workmanship.

Basis of Design Product: LSI Corporation of America, Inc. 8200 Series or Musical Instrument Storage System by TMI Systems Design Corporation.

12.06 Library Shelving and Casework

Layout shall be presented to the Director of Media Services with a detailed analysis of sight lines for security control. Obtain written approval before coordinating related electrical and data outlets.

(media center furnishings currently being updated.)

12.07 Floor Mats and Frames

For new schools and renovations to existing main entries, incorporate flooring designed to increase safety and decrease dirt infiltration. Consider floor grilles in recessed frames, walk-off mats, and/or heavy-duty carpeting in the vestibule and entrance lobby. As schools often want an entrance mat with their school logo, consider including with contract, so that it can be properly incorporated into overall design.

12.08 Auditorium Seating

1. Basis-of-Design Product: Hussey Seating Company; Quattro Chair System

2. Seating shall be fixed upholstered multiple seating with self-raising seat mechanisms. All seating components shall be provided by a single manufacturer. Seating Layout shall be designed with standards spaced laterally in rows so that end standards are in alignment from first to last row, regardless of whether aisles converge or are of constant width, and so that sightlines are optimized. Seating with integral lighting shall not be used. Provide appropriate accommodations for wheelchairs in accordance with ADA.

12.09 Telescoping Bleachers

1. Provide telescoping bleachers at middle and high school Gymnasiums.
2. The bleacher system shall consist of motor operated, multi-tiered, closed deck seating rows operating on the telescoping principal, and stacking vertically in minimal floor area when not in use.
3. The structural system shall be engineered to withstand all applicable design loads associated with the intended use.
4. Provide non-marring rubber tire wheels designed for wood or synthetic floors and sized appropriately for the specific bleacher.
5. Provide self-storing railings at all exposed bank ends and elevated sections.
6. Coordinate Bleacher layout with ADA requirements for wheelchair seating.
7. Decking and steps shall be plywood.
8. Provide vinyl curtains where necessary to restrict access below bleachers.
9. Motor Operation:
    a. Provide integral automatic electro-mechanical propulsion system engineered specifically for the requirements of the bleacher system.
    b. All wiring within the seating bank, as well as all service wiring to the units shall be provided, including remote control panel or pendent control.
    c. Motors shall be three phase and accessible from the front of the bleachers.
    d. Controls: Start, stop, forward and reverse in a single control unit together with appropriate safety limiting features.
10. Provide manufacturer's standard 5-year warranty against defects in material and workmanship.
11. Basis of Design: Hussey Seating Company; Model MAXAM, Model MXM 26 Series.

12.10 Site Furnishings

1. Provide a bike rack at all new schools.
2. Designers are encouraged to design inviting outdoor spaces for the students and the community. Consider integrating the design of benches, trash receptacles, and outdoor tables with the overall design of the project.

DIVISION 13 SPECIAL CONSTRUCTION

13341 Exterior Bleachers

1. Provide aluminum bleachers at high school baseball fields, softball fields and tennis courts complete with bench seats, and all related appurtenances, fittings and accessories. Attach bleachers to a concrete slab extending to walkway system.
    a. 5 rows high, 10' deep x 21' long
    b. 42" central aisle with steps
    c. Appropriate guardrails
    d. Access ramps and space(s) for wheelchair shall be provided, per ADA.
    e. Basis of design: Dant Clayton Alum-A-Stand.

DIVISION 14 CONVEYING SYSTEMS

14210 Electric Traction Elevator

Provide passenger elevator(s) as needed to comply with A.D.A. requirements. Elevators should be of practical size with basic, easily maintained finishes. Elevators in school settings are often (mis)used to carry freight, causing frequent break-downs and expensive maintenance, so a heavier-duty model is desired. Doors should be sized to accommodate a stretcher in the event of an emergency.

1. Basis of Design: KONE EcoSpace. Manufacturers that require proprietary tools for maintenance are not acceptable.
2. Provide key controlled access, cab telephone, and tie-in to fire alarm system.
3. All controls shall be open access, non-proprietary controls.
4. Provide a gearless traction elevator with machine room-less application.
5. Provide the appropriate number of elevators with a minimum rated capacity of 3,500 lbs., with manufacturer's recommended speed for the particular installation.
6. Main power supply shall be 208, three-Phase, with a separate equipment grounding conductor.
7. Car lighting power supply shall be 120 Volts, single-phase, 15 Amp, 60 Hz.
8. Machine room-less controller(s) shall be located adjacent to the hoist-way at the top landing in a controller space.
9. Machine and Governor
    a. The machine shall be AC, gearless, mounted at the top of the hoist-way.
    b. Provide a tension type generator.
    c. In the hoist way, provide an emergency stop watch in the pit and terminal stopping switches.
    d. In addition, components shall include buffers, car and counter weight, positioning system, guiderails and attachments, coated steel belts, steel governor rope, and hoist-way entrances.
10. Car Components
    a. Include car frame, steel cab, emergency car lighting, emergency pulsating lighting, fan, handrails, threshold, emergency exit contact, roller guides, platform, and certificate frame.
    b. Finishes for the car front and car door shall be stainless steel.
    c. Provide an aluminum egg crate suspended ceiling.
    d. Submit interior cab finishes to the DeKalb County School District for written approval.
11. Signal Devices and Fixtures
    a. A car operating panel shall be provided which contains all push buttons, key switches, and message indicators for elevator operation.
    b. The emergency call button shall be connected to a bell that serves as an emergency signal.
    c. Provide buttons with raised numbers and Braille markings, to comply with ADA.
    d. The help button shall initiate two way communications between the car and a location inside the building and switching over to another location if the call goes unanswered.
    e. Provide hall fixtures with necessary push buttons and key switches for operations.
    f. Provide elevator car position indicator, car lantern, and chime.

14420 Wheelchair Lifts

New building design should not include mechanical solutions, other than enclosed elevators, for ADA accessibility. Vertical platform lifts can be considered for renovations only, if ramps or other ADA acceptable devices are impractical. Inclined stair lifts shall not be used.

1. Basis of design: Garaventa
2. Provide a vertical platform lift with a minimum rated load capacity of 750 lb., a travel speed of 9 fpm, lifting height as required by the design condition, and a minimum platform size of 37" X 51" with a non-skid surface.
3. Capacity of the motor shall be not less than 3/4 horse power with instant reversing motor.
4. Colors selection(s) shall be submitted to DCSD.
5. Control switches shall be provided at accessible locations on the upper and lower elevations.
6. Install a runway enclosure to prevent obstructions from entering the underside of the platform lift, when the lift is above the lowest elevation. If it is not practical to install a runway enclosure, the platform lift shall be equipped with an obstruction panel that will stop the downward travel if an obstruction is encountered.
7. Provide an illuminated emergency stop alarm switch to signal for assistance in the event of an emergency.
8. Provide 42"high gates with a combination mechanical lock and positive opening electric contact at the upper and lower levels. Platform panels must be 42" in height.

DIVISION 15 MECHANICAL

Kitchen Hood

1. Double shell design consisting of an inner exhaust canopy with minimum 86% supply air ratio, constructed of heavy gauge stainless steel exterior.
2. Hood shall be installed per NFPA 96, with 96" clearance from floor to bottom edge of hood.
3. Hood shall have fire suppression ("Ansul") system, wired to the main fire alarm panel, installed in cabinet on end of hood. Complete electrical and gas shut-offs shall be located at hood. pe and Fittings

Piping and Drains

1. All mechanical piping and equipment supports exposed to the elements shall be primed, painted, and clearly labeled to mark their service.
2. Victaulic piping shall be Schedule 40 only, and must be installed by factory-trained installers. Couplings shall have rubber stops.
3. All gas piping used in kitchen shall be hard black piping. Flexible connections are acceptable on drops; however, no quick disconnects shall be used.
4. Vent stacks shall be located sufficiently far away from air intakes of HVAC equipment to prevent drawing odors back into the building.

5. To prevent sewer gas odors from being pulled into roof top units a 25' separation shall be maintained between sewer vents and HVAC fresh air intakes.
6. Domestic Water pipe shall be Type L copper with lead-free joints, chrome plated brass or copper where exposed.
7. Domestic water supply lines from street main / meter to the building shall be copper with progress fittings (preferred) or Schedule 80 ductile cast iron (no PVC) with thrust blocks and tracer wire.
8. No saddle tees shall be permitted.
9. Provide T fitting at water supply to Custodial Sinks, Kitchen dish machines, and pot sinks for installation of sanitizing chemicals.
10. Drain and vent pipes from middle and high school science labs to acid dilution tanks shall be acid resistant polypropylene or CPVC. All other drain pipes shall be cast or ductile iron to resist mechanical cleaning.
11. In all science lab prep rooms, water taps and electrical service shall be installed for distilled / ionized water production equipment.
12. A grate with a funnel to prevent splashing shall be provided at floor drains that receive discharge water from sinks that require an air gap, such as food handling sink in the kitchen.
13. Provide barrier to rodent infiltration where pipes penetrate from the exterior.
14. Provide pressure reducing valve (PRV) in boiler room.

Reduced Pressure Zone Assemblies

Reduced Pressure Zone assemblies for back-flow prevention shall be installed as required by code for all new facilities and major renovations. Pressure reducing valve and backflow preventer shall be located in the main meter vault.

Design Professionals please note: even if a project's scope of work does not involve plumbing, the DeKalb County code officials may require upgrading existing facilities to meet this requirement in order to obtain a Building Permit or Certificate of Occupancy for any work done at the facility.

Grease Interceptors

For all new or renovated kitchens, grease interceptors shall be installed on the exterior of the building in a readily-accessible location. Design professional must coordinate with DeKalb County Watershed Management's Fats, Oils and Grease (FOG) Management program.

Traps

1. All traps must be located for ease in access for maintenance. Do not conceal in wall.
2. Trap primers shall be solenoid type, with direct digital control by the energy management system. Do NOT use pressure drop primers. PROPRIETARY Standard of Design: ASCO RedHat Solenoid Valve 24volt /60 Hz coil, 8210G094.

Plumbing Fixtures

2234.015	American Standard	"Madera" Elongated Flush Valve Toilet
3043.001	American Standard	"Madera" 17" ht. Elongated Flush Valve Toilet
C106C	Comfort Seats (JSC)	Commercial Elongated Open Front Toilet Seat
6541.511	American Standard	Allbrook Urinal (Waterless urinals shall not be used)
111 XL	Sloan	Regal Flushometer - toilet
186 XL	Sloan	Regal Flushometer –urinal

V-500-AA	Sloan	3/4" x 15" Vacuum Breaker (Retrofit urinals)
0355.012	American Standard	"Lucerne" Wall-hung Lavatory
629203C	Watts	Grid Drains
B-0871 T & S	Cast Brass Centerset 4" Faucet (Low flow aerators) (ADA compliant: use on all lavs)	
102 E-Z	Lav Guard 2	Under Sink Pipe Covers
EZS8	Elkay	Water Cooler – Lt. Granite (Retrofit)
EZSTL8C	Elkay	Bi-level Water Cooler – Lt. Granite (New)

Sinks:

1. Kitchen : Prefer T&S Brass Kitchen faucets.
2. Custodial Sinks: floor type with hot and cold water and hose connection on mixing valve.
3. Wash fountains / stations: Basis of design: Bradley Co.
4. Kitchen hand wash sink shall have touch less, low voltage or foot operated faucet controls. Basis of design: T&S Brass
5. Art Room Sinks: stainless steel, deep and wide without dividers, equipped with gooseneck faucets, equipped with plaster traps. Basis of design for trap: Zurn solid interceptor Z-1181.

Hose Bibs:

1. Interior: Provide a key operated hose bib at each multi stall restroom. Mount on wall below a lavatory.
2. Exterior: Provide freeze-protected hose bibs in key-access wall boxes spaced approximately 200' around the building perimeter. Provide one bib at each outdoor art lab space.
3. Exterior Play Fields: Provide freeze-protected hose bibs in key-access ground boxes adjacent to all play fields.

Water Heaters:

Preferred manufacturers are Rheem and Rudd. Provide hot water at Adult Restrooms, Kitchens, Custodial sinks, Work Room sinks, Gym, "Lab" (Science, Career Tech, and Art) demonstration and clean-up sinks, and all showers. Provide hot water in all clinic areas and at any sinks where adults are providing diapering and/or toileting assistance for special needs students. Provide hot water at student battery restroom closest to cafeteria. Provide anti-scalding devices on all sinks in areas accessible to students. Provide cold water only at any student lavatories and Classroom sinks not listed above.

Water Fountains:

Provide electric water coolers in locations, quantities and design in compliance with all codes. Provide "bubbler" water fountains attached to sinks in duplex restrooms in new kindergarten and first grade elementary school classrooms. Water fountains attached to sinks do NOT count towards Georgia Department of Education minimum drinking fountain requirements.

Fire Protection

1. All new school facilities and additions constructed for DCSD shall be protected with an automatic fire sprinkler system, per currently adopted Life Safety Code, NFPA 13 and Georgia state modifications. Sprinkler system and other fire protection equipment shall be provided in accordance with building codes and local requirements.
2. For additions, consideration should be given to retrofitting a fire suppression system in the existing structure to integrate protection of the entire facility.
3. Coordinate design of sprinkler system with design of built-in furniture and storage units such as music instrument storage units.

4. Install pressure reducing stations as required if main water pressure fluctuates and exceeds fire protection system working pressure.
5. Smoke detector devices need to be installed in a manner that preserves accessibility for maintenance.
6. Require in the specifications for the subcontractor to program systems a minimum of two times in coordination with the Owner's direction. Prior to each programming, the subcontractor is to prepare a draft outline of the program for the Owner's review.
7. Adjacent to riser locations, fire protection designer should provide key plan, showing which lines serve particular part of building. Plan should be mounted in protective frame for quick reference in an emergency.

Heating, Ventilation and Air Conditioning

1. Due to their ever-increasing complexity, it is imperative that building mechanical systems interface correctly to provide safe and efficient operations for the life of the building. All building mechanical and electrical system construction shall be thoroughly checked for proper operation. Full commissioning is recommended.

2. Architect and engineers shall design HVAC system with total life cycle costs in mind, using most practical approach for each project. Submit calculations for sizing HVAC units to DCSD for review and approval. DCSD maintenance staff shall fully approve all mechanical components.
3. HVAC shall be provided in classroom areas by water source heat pumps or self-contained wall mounted units (basis of design: Bard Manufacturing).
4. Water source heat pumps units shall be resettable from temperature sensor or thermostat, not from disconnects.
5. Water source heat pumps shall be extended range type with expansion valves. Cap tubes are not acceptable.
6. Separate packaged units shall provide HVAC at the following spaces:
    a. Auditorium
    b. Administrative Offices
    c. Counseling Offices
    d. Media Center
    e. Cafeteria
    f. Kitchen
    g. Dry Storage
    h. Gyms and P.E. Areas, including coach's offices
    i. Cafeteria manager's office
    j. Network Server Rooms
    k. Security Camera End Equipment Room
    l. Other rooms with temperature sensitive equipment (i.e., telephone equipment, Stadium Press Box)

Areas Requiring Special Considerations for HVAC

1. Locker room air conditioning and ventilation shall be designed to address humidity and odor control.
2. Media Center HVAC:
    a. Office and work room and conference rooms shall be placed on independently controlled, separate zones.

b. Active humidity control shall be included in the media center HVAC design. A “moisture miser” or ERU shall be installed in Media Center RTU.

3. All corridor, stair and elevator HVAC units shall have ducted return air, taking care to pressurize space.
4. All computer based electronic equipment that should be located in an air conditioned space. Do not locate telephone, MDF, IDF equipment or security camera head-end racks in Mechanical or Electrical Rooms. Locate telephone equipment in a separate room or in a combination room with MDF, IDF equipment and security camera head-end racks, all of which require similar constant year-round temperature control. Heating and cooling for these rooms must be capable of maintaining ambient temperatures as required, independently of the operation of the main building HVAC systems. Consider designing this system to accommodate additional heat load (30% more than current load) created by equipment that may be added to these rooms in the future.
5. Independently controlled, ductless split cooling systems shall be supplied for main server rooms to provide cooling separate from the building system. Power for this system shall be tied to emergency panel for generator back up.
6. Art Suite Kiln and Dark Room ventilation shall be designed to address the special conditions in these spaces. Where possible, locate these spaces on exterior walls for convenient venting. Art Suite air shall exhaust directly to the exterior and shall not re-circulate into the building return air system. Acceptable manufacturers: Vent-A-Kiln; Barry Blower; ILG

HVAC Ionization

Acceptable manufacturer: Global Plasma Systems

Equipment

Exhaust fans shall be provided per code.

Acceptable manufacturers: Greenheck, Cook, Jennaire, Gaylord, Halton, CaptiveAire

Kitchen Hood shall be a double shell design, constructed of stainless steel, consisting of an inner exhaust canopy with minimum 86% supply air ratio. (See Division 11)

Cooling Towers must include basin heater; open loop tower with heat exchanger, stainless steel. No sand filters are allowed. Heat tape shall be provided on all make-up water lines.

PROPRIETARY manufacturer: Evapco

Water treatment (include 2 year service agreement)

Preferred provider: Superior Water Services, Inc.

All boilers shall be hot water tube type with factory start-up. Three-way mixing valve must be installed on all boiler loops with the actuator supplied by CCI.

Acceptable manufacturers: Ajax; Rite; Apac

Chillers shall be air-cooled, with factory start-up and 5-year service plan included.

PROPRIETARY manufacturer: Carrier Corporation

Water loop pumps shall be installed in a manner that preserves service access.

Acceptable manufacturers: Bell & Gossett, Flo-Fab, Patterson, Taco, Inc. and Armstrong

Dehumidification Units

PROPRIETARY manufacturer: Munters Corporation

Energy recovery units shall be provided.

PROPRIETARY manufacturer: Munters Corporation

Heat Exchanger shall be plate and frame type and must be located in a mechanical room; no exterior installation is allowed.

PROPRIETARY manufacturer: Sondex Inc.
Flow Controls and Balancing Valves for Supply and Return Line Assemblies
Acceptable manufacturers: Flow Design, Inc., Griswold, Bell & Gossett

Automated Temperature Controls and Energy Management System
Proprietary Product: Direct digital control system sole source is STAEFA TALON. Submit listing of control points for approval by DeKalb County School District.
Building automation system controls shall be Web Control by CCI only.
Media Center shall be equipped with humidity sensors.
See DIVISION 16 ELECTRICAL for non-revenue metering connected to building automation system.

Roof-Top Unit Security
All new roof top units (RTU's) shall be protected by a steel cage constructed of vertical and horizontal support bars with expanded metal reinforcements. The preferred manufacturer and product is AC Armor's Commercial Armor, www.acarmor.net. All RTU Security Cages shall consist of the following:

1. Custom solutions to fit each individual roof top unit
2. 1-inch, 14-gauge tube steel framing
3. Fully Mig welded
4. ¾-inch square solid steel stem system
5. #9 expanded metal mesh covering access to copper coils
6. Fully serviceable access panels
7. 1/8-inch threaded tabs
8. 3/8-inch theft resistant bolts with access tool to secure unit
9. 1.25-inch theft resistant bolts to secure 5-inch cross anchors
10. 4-inch square steel base plates at each leg to ensure proper load distribution with ¼-inch thick roofing pads under each base plate
11. There shall be no modification to the roofing system or impact to the roofing warranty
12. Primed and painted for rust prevention

HVAC Security System shall be installed on all new exterior HVAC units. Basis of Design: Warning Watchdog Alarm System.

DIVISION 16 ELECTRICAL

1. **Electrical Panels:** Placement of electrical panels in areas normally accessible to students, particularly corridors, is to be avoided whenever possible. Electrical panels and other devices located at areas normally accessible to students shall have solid front panels without louvers. If ventilation is required by the code, it shall be provided in such a manner as to prevent students from inserting small objects into the electrical panel or device. Such panels or devices shall be located in special purpose locked rooms if possible.

2. **Electrical Service Expandability:** The electrical service for the building and overall site shall be designed to accommodate future loads for building expansion and future portable classrooms. (See DIVISION 1 – Core Capacity and Future Portable Classrooms). A "spare" breaker shall be installed to power a future distribution panel near the portable site(s), to provide electrical service to the portables. Conduits of sufficient size, as required to serve the remote future portable classroom distribution panel shall be installed from the main electrical distribution

panel and capped until needed. Intercom, security and other systems shall be expandable for the number of additional portable classrooms noted above.

3. **Conductors and Grounding:**

    a. Aluminum wiring shall not be used on the building side of the meter. Plenum-rated low-voltage cabling may be used in lieu of conduit, if cost effective. Provide cable tray or hooks at hallways for low voltage cabling.
    b. Plenum rated cabling shall only be used on the interior of buildings where appropriate and approved by Codes. Only products that are rated and intended for use outdoors shall be used on the exterior of buildings.
    c. Low voltage cable shall be properly suspended throughout with "J" hooks, not allowed to rest on ceiling tile or grid.
    d. Conduit shall be run in a manner that preserves service access to all adjacent equipment.
    e. Provide junction box at center of room with service loop.
    f. Engineered cable management systems such as Reloc are acceptable.

4. **Overload Devices for Motor Starters:** Motors shall be equipped with a solid state overload protection device with an adjustable trip point rather than thermal overloads. Phase protection devices shall be provided on all HVAC equipment.

5. Power Outlets

    a. Provide at least one 110 volt duplex outlet on each wall and an average of one per eight feet of wall.
    b. Provide at least one 110 volt dedicated duplex outlet for each designated computer outlet. (One 4-plex outlet for each pair of computer outlets)
    c. Provide one 110 volt, 20 AMP GFI duplex outlet adjacent to each sink counter.
    d. Provide special voltage outlets for designated equipment such as large printer/copy machines and other special equipment.
    e. Coordinate power connections of appropriate voltage and phase to all electrical equipment.
    f. Provide master power switch at Science, Computer, Business and Career Technology Education Labs.
    g. Provide power outlets in ceiling for drop down lighting in art lab for still life and figure drawing and for small power tools in Engineering Technology lab.
    h. Provide Darkroom outlets at each enlarger station for enlarger and timers.
    i. Floor outlets: Cover plates of carpeted spaces shall be flush with surrounding floor and match the selected floor materials/color.

6. Light Fixtures

    a. LED fixtures shall be used throughout.
    b. The interior lighting design shall minimize fixture types and incorporate standardized lamp inventory to the extent practicable.
    c. Light levels shall comply with GADOE standards.
    d. General interior lighting shall be provided by recessed 2' x 4' fixtures unless noted otherwise. A safety cable should be attached to the fixture, cover reflector and lens.

e. Basis of Design for LED 2'x4' Fixture: Columbia Lighting LJT24-40MLG-FSA-EDU.
f. Provide acrylic lenses as standard; polycarbonate lens are recommended for low ceilings in corridors, stairs and locker rooms.
g. Lighting in gymnasiums, storage areas, mechanical and electrical rooms should have metal cage protection.
h. Lighting in damp locations, such as locker rooms and kitchens, should have vapor retardant gasket lenses.
i. "No hold," 6 hour mechanical timers shall be used for mechanical space lighting control.
j. The use of incandescent fixtures or dimming electronic ballasted fixtures shall be limited to special situations, such as theatrical lighting.
k. Typical classrooms, labs, Media Centers, other Instructional spaces and Cafeterias shall be equipped with dimmers or multiple switches in order to control light levels.
l. In halls and cafeterias, lighting shall be controlled by key switches (Leviton Key #555000) not toggle switches.
m. If project includes new lighting mounted at high ceilings such as in gymnasiums and cafeterias, a mobile scissor lift shall be provided for the school's use, with space provided for storing the lift.

7. **Motion Sensors:** Hallways, classrooms, labs and other instructional spaces shall be equipped with motion sensors that will automatically turn the lights off and place the switches in the off position when a hallway or room is not occupied. Connect motion sensors to HVAC control system. Review characteristics of system and possible additional rooms to be included with DCSD Facility Services for review and approval prior to incorporation into the construction documents.

8. Gym Lighting

a. Gym lighting fixtures shall be standardized for cost efficiency to the extent possible.
b. Provide multi-level lighting at all gyms by means of switching, not dimming. High school and middle school gyms shall have multi-level lighting for recreational use and competition use at 60 fc, per athletic association requirements.
c. Gym lighting fixtures shall have fixture, lens and guard safety chains to prevent these components from falling when damaged by impact.

9. Auditorium Lighting

a. Stage, Drama and Broadcast Video Labs shall be equipped with performance lighting which shall be incorporated into the Scope of Work for all new school projects. The Design Professional shall be responsible for employing a qualified professional Lighting Designer to develop appropriate Design and Construction Documents. General lighting in auditorium shall not be positioned over seats; consider wall sconces, or ceiling mounted fixtures positioned over aisles. Drawings and Specifications shall be submitted to DeKalb County School District Drama Coordinator and Facilities Services for review and approval.
b. Scope of work shall include overhead pipe grid, dimmable theatrical light fixtures, wiring and control system.
c. Provide separate work light system.
d. High School Auditorium front overhead stage lighting shall be accessible from a catwalk; drop light mounting is unacceptable.

e. Provide aisle lighting at floor level.
f. See Division 11 EQUIPMENT- Theatrical/Stage Equipment for Catwalk access for stage lighting.

10. **Exit and Emergency Lighting:** Provide exit lights and emergency lighting fixtures required by code. Connect all emergency and exit lighting fixtures to the generator. In large areas without exterior windows, such as an auditorium, consider adding a small number of emergency lights on battery back-up, to provide light during generator start-up time. Provide L.E.D. exit lights on emergency circuits in quantities and locations in compliance with all applicable codes.

11. Emergency Electrical System

a. All new DeKalb County Schools shall be equipped with an automatic emergency electrical generation system. New Generator systems shall be included in major renovation projects at school sites that do not have generators. Any existing generators older than 15 years shall be replaced during major renovation projects.
b. The system shall include, but shall not be limited to, a natural gas engine and electrical generator with vibration control, automatic engine starting system with batteries, instrument panel, weather-protective housing, enunciator panel, exhaust silencer and accessories. The generator shall be pad-mounted on the exterior of the building, protected by chain link fence.
c. Minimum Size:
    i. Elementary schools: 60 KW, 480/277 volts.
    ii. Middle and High schools:e 80 KW, 480/277 volts.
d. The system shall be adequately sized for and be connected to the following:
    i. Emergency exit and emergency lighting fixtures (battery pack fixtures shall not be used unless noted otherwise)
    ii. Minimum of one light fixture in each classroom
    iii. Fire alarm system
    iv. Intercom system
    v. Telephone system
    vi. Security System including cameras, Intrusion alarm, access control, and door power supplies
    vii. Main server (MDF) room: All outlets; Air conditioning package unit
    viii. Walk – in freezer/cooler (usually 208 volt, 3 phase)
    ix. One outlet in principal's office to maintain phone and computer
e. Some of the electronic loads listed above also need to have a small UPS/surge protector to carry the electrical loads from the point of power interruption through start-up of the generator. Specifically, the intercom system, the telephone system switch, and energy management system main panel need to be served in this manner. Normal / Emergency Generator outlets shall be color coded / placarded in accordance with NEC. Acceptable manufacturers: Cummings, Kohler, Generac, Detroit Diesel
f. Two-year total service warranty contract shall be standard, with three-year extension included.
g. For generators with KVA loads equal to or greater than 100 KVA, Georgia Power requires the Automatic Transfer Switch (ATS) open transition transfer to have a mechanical interlock; reference Georgia Power's Distribution Bulletin No. 18 – 23, Section 4.2. The following actions are required:

h. Documentation
    i. DCSD Project Manager shall prepare following Georgia Power documents, and secure signature of DCSD Executive Director of Facilities:
        1. "Application for Emergency and Standby Generation Installation & Operation"
        2. "Statement of Responsibility for Operation of Emergency or Standby Generation on the Georgia Power Company Distribution System"
    ii. DCSD Project Manager shall forward signed forms to the attention of Georgia Power representative.
    iii. DCSD Project Manager shall notify Georgia Power when ATS is installed.
    iv. DCSD Project Manager shall schedule Georgia Power to inspect and photograph the mechanical interlock installation.
    v. Georgia Power representative shall forward both documents (items 1 and 2) along with photographs, to the DCSD Project Manager.

12. **Exterior Lighting Fixtures:** Safe lighting of our buildings, parking lots, and walkways to protect our building occupants is of paramount importance to DCSD. The designer is responsible for coordinating the overall design of the site lighting. Non-building –mounted lighting for parking areas and drives will be provided by the Georgia Power.
    a. Provide adequate exterior lighting at building parking and walkway areas for security to employees and building. Fixtures shall be energy efficient, vandal resistant, 277 volt metal halide. Building wall packs shall be 250 watt or LED or compact fluorescent; parking lot lights shall be 400 watt. Exterior fixtures shall be controlled by building automation system with local override and photocells.
    b. All exterior lighting shall be controlled by an energy management system with astronomical clock and local override switch.
    c. Divide controls for site lighting into zones that can be operated independently. Submit design for zones to DCSD for review and approval.
    d. Local override shall be momentary contact switch tied to building automation system.
    e. Consider outside lighting at Art Patio for evening events.

13. **Sports Field Lighting:** The Design Professional shall develop complete drawings and specifications to describe sports field lighting similar to those currently installed at existing DeKalb County High Schools. Specifications shall be equal or above GHSA spec lighting manual, available at www.ghsa.net.

    a. Sports lighting shall be provided at the following fields:
        i. Football / Track Stadium: 360'x 160'
        ii. Baseball Field: 330' x 380" x 330' plus batting cage area
        iii. Softball Field: 200' x 200' x 200' plus batting cage area
    b. Sports lighting shall provide environmental light control, with the primary goal to not negatively impact the adjacent community with excessive spill light and glare. Design lighting system to provide maximum spill and glare control. The specifications shall require a photometric report from an independent or certified testing lab certifying that the luminous intensity from any one fixture does not exceed the following criteria:
        i. Football / Track Stadium: 12,000 candelas at 84 degrees above nadir
        ii. Baseball Field: 12,000 candelas at 83 degrees above nadir

iii. Softball Field: 12,000 candelas at 83 degrees above nadir

c. Lighting system shall be designed with life cycle costs in mind. It shall be energy efficient and cost effective to operate. Maximum energy consumption based on 5,000 hour operating cycle:
   i. Football / Track Stadium: 105.0 kWh or less
   ii. Baseball Field: 77.0 kWh or less
   iii. Softball Field: 33.0 kWh or less
d. The lighting system shall be designed such that the light levels are guaranteed for a period of 25 years. Each manufacturer shall provide, along with bid, a recommended lamp maintenance schedule required to provide guaranteed light levels for 25 years:
   i. Football / Track Stadium: 50 foot candles
   ii. Baseball Field (Infield): 50 foot candles
   iii. Baseball Field (Outfield): 30 foot candles
   iv. Softball Field (Infield): 50 foot candles
   v. Softball Field (Outfield): 30 foot candles
e. The Design Professional shall develop detailed specifications for measuring the uniformity of these basic standards.
f. Lighting system must be designed to comply with current applicable building codes and minimum 100 mph wind speed. Cross arms shall be designed to withstand minimum 150 mph winds and maintain luminaire aiming alignment. All components shall be designed as a system and shall include, but not be limited to:
g. Galvanized steel poles with climbing steps and safety harness. Poles shall have pre-cast concrete foundation with concrete backfill or concrete anchor bolt type foundation. Exposed steel shall be a minimum of 18" above grade; direct buried steel poles will not be permitted. Concrete or other single piece poles requiring use of heavy equipment that may damage the site will not be permitted.
h. All exposed components shall be designed of appropriate corrosion resistant materials.
i. Die-cast aluminum housing shall be used for luminaire reflector system.
j. Remote ballast, capacitors, fusing and safety disconnects for luminaries shall be located in an aluminum enclosure on each pole approximately 10' above grade.
k. Wire harness system shall be designed for trouble-free installation.
l. System shall include lightning protection.
m. All components shall be UL listed.
n. Momentary power interruption illumination system shall be provided to provide coverage during failure of primary system.
o. Specifications shall describe an appropriate standard for measuring compliance of the installed system and requirements for correcting non-compliance.
p. Include in the bid one set of replacement lamps rated at 5,000 hours or two sets if rated at 3,000 hours. Also include preventative and spot maintenance (parts and labor) for 25 years. Coordinate details of DeKalb County School District requirements for remote controls and incorporate those requirements into the specifications.

14. **Data Cabling System:** Provide Data Cabling System for computer network and equipment in accordance with the current DCSD Technology Plan. See APPENDIX to Design Guidelines – Data Cabling System.

15. **Telephone Cabling System:** DCSD will provide the telephone switch and individual phones for each required location. Construction contract shall provide telephone cabling and equipment. See APPENDIX to Design Guidelines – Telephone Cabling System.

16. Detection Systems

a. Security alarm and Security Surveillance Camera Systems will be furnished by DCSD under contracts separate from building contracts for new schools and additions. Coordination between the separate contractors will be required to maintain occupancy schedules.
b. Designer for Security Surveillance System shall coordinate design of security systems with DCSD Director of Safety / Security.
c. Front desk design at Elementary Schools shall allow 2 Monitors to be mounted out of view of visitors.
d. See APPENDIX to Design Guidelines – Security System for general requirements of Security System and the specific Video Surveillance Specification prepared for each project.

17. Master Television Systems

a. Media centers shall have broadcast capabilities to provide video programming throughout the building.
b. Provide drops in all spaces except storage mechanical, custodial and kitchen areas. Coordinate Master TV Systems with DCSD MIS.
c. Cable TV signal shall be provided to the media center distribution center from the local cable TV vendor.
d. Provide a complete Master Television Cable System for distribution of “In-House” and local “Cable” channels. Provide two sets of audio / video jacks on front panel for direct insertion of customer equipment. The system shall be wired to allow tuning selected “cable” channels through VCRs for recording or distribution throughout the system and direct distribution of cable channels through system demodulators. Receiver / monitors shall be furnished to provide direct monitoring of programs.
e. A one line drawing of the entire Television System shall be included in the submittal showing the signal levels in dBmV at the input and output of each device at the head end, tap-off, splitters, and room outlets. The model numbers of all components shall be included in the one line drawing. A detailed drawing of the equipment cabinets, their components, special panels and equipment layout must be furnished for approval (no exceptions).
f. The television Contractor shall be an authorized distributor for the equipment supplied and maintain his own service organization capable of furnishing all warranty service. A letter shall be included in the submittal stating the above is valid.
g. The system shall be designed for 50 db signal-to-noise ratio and shall provide a signal level of a minimal of +6dbmv and a maximum of +12dbmv at each outlet.
h. The system shall be designed to allow program originating and distribution from outlets throughout the system by the addition of proper equipment.
i. The Design Professional shall be responsible for specifying appropriate equipment, testing and certification.
j. Acceptable manufacturers: Blonder Tongue; Drake / Dracom; Scientific Atlanta; Jerald

18. **Fire Alarm System:** See APPENDIX to Design Guidelines – Fire Alarm System.

19. Intercom System

20. Proprietary PRODUCT: Central Control Center: Rauland Telecenter VoIP System
21. Intercom system shall be incorporated into the Scope of Work for all new school projects, and shall include a master clock to control bells.
22. Provide intercom call-back system with master station in administrative office and call stations in each normally occupied space. Design Professional to submit detailed catalog information to DeKalb County School District for approval.

23. See APPENDIX to Design Guidelines – Intercom System

24. Public Address System

a. Sound systems shall be incorporated into the Scope of Work for all new school projects. Provide public address systems at the following locations:
    i. Cafeterias
    ii. Gymnasiums
    iii. Auditoriums
    iv. Drama Labs
    v. Football Stadiums
b. Architects shall be responsible for employing qualified professionals to design and develop Construction Documents for public address systems. Design of public address systems shall be appropriate for the acoustical conditions and volume of each space.
c. Drawings and Specifications shall be submitted to DCSD Facilities Services Department; the Supervisor of Interscholastic Athletic Programs, and to the Coordinators of Health and PE, Music and Drama for review and approval.
d. Features and functions shall include:
    i. Solid state in-wall type amplifier
    ii. Built-in speakers
    iii. Microphones designed especially for music pickup, recording and excellent speech reproduction
    iv. Remote microphone outlets appropriate for the type of space
    v. Auxiliary input for future program sources
    vi. Input for school wide intercom program and system announcements
    vii. Fire alarm override if required.

25. **Delivery Door Bell:** Provide a door bell system at the exterior delivery door(s) to alert kitchen and/or custodial staff when deliveries have arrived. The appropriate location for the bell will be a function of the service area layout. The Design Professional shall propose and obtain approval for the bell location(s).

26. Clocks

27. Centrally controlled digital clocks and bell system shall be provided in halls, Cafeteria, Media Center, main Office, and Gym.
28. Provide electrical connection in each classroom and other instructional areas for DeKalb County School District provided electrically operated wall mounted clocks where required.

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Bob Mathis Elementary School **| 2021**

Executive Summary

Bob Mathis Elementary School is located at 3505 Boring Road in Decatur, GA. It comprises 69,401 gross square feet. At the time of the assessment the oldest building was 45 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $2,919,696. 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 Bob Mathis Elementary School the ten-year need is $11,886,656.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Bob Mathis Elementary School facility has a FCA score of 64.33% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Bob Mathis Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$380,586	$125,378	$103,230	$505,963	$609,193		
Permanent Building(s)								
2010	Building 2010	$2,365,346	$2,292,543	$3,074,603	$4,657,889	$7,732,492	$12,310,790	62.16%
2011	Building 2011	$142,466	$1,279,642	$1,670,986	$1,422,108	$3,093,094	$5,413,142	73.73%
2020	Building 2020	$31,299	$246,155	$174,423	$277,454	$451,878	$1,518,885	81.73%
	Sub Total for Permanent Building(s):	*$2,539,111*	*$3,818,340*	*$4,920,012*	*$6,357,451*	*$11,277,463*	*$19,242,815*	
	Total for Site:	**$2,919,696**	**$3,943,718**	**$5,023,241**	**$6,863,415**	**$11,886,656**	**$19,242,815**	**64.33%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

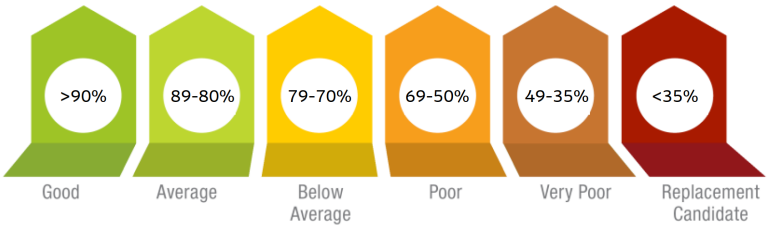
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $19,242,815. For planning purposes, the total 5-year need at the Bob Mathis Elementary School is $6,863,415 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Bob Mathis Elementary School facility has an FCA Score of 64.33%. which is considered "Poor".

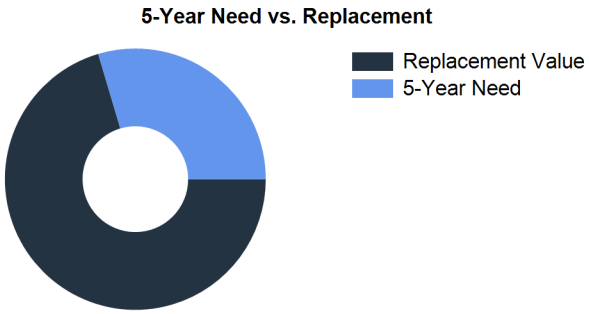


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$2,506	$281,285	$93,407	$1,938	$379,137	12.99 %
Roofing	$0	$0	$728	$0	$0	$728	0.02 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$442,934	$4,855	$0	$252,701	$700,490	23.99 %
Interior	$0	$0	$304,800	$676,768	$11,615	$993,184	34.02 %
Mechanical	$0	$46,710	$10,869	$92,993	$34,875	$185,447	6.35 %
Electrical	$0	$165,304	$67,442	$43,207	$0	$275,954	9.45 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$1,449	$0	$0	$0	$0	$1,449	0.05 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$364	$382,944	$0	$383,307	13.13 %
Total:	$1,449	$657,455	$670,343	$1,289,319	$301,130	$2,919,696	

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

Interior	-	$993,184
Exterior	-	$700,490
Specialties	-	$383,307

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

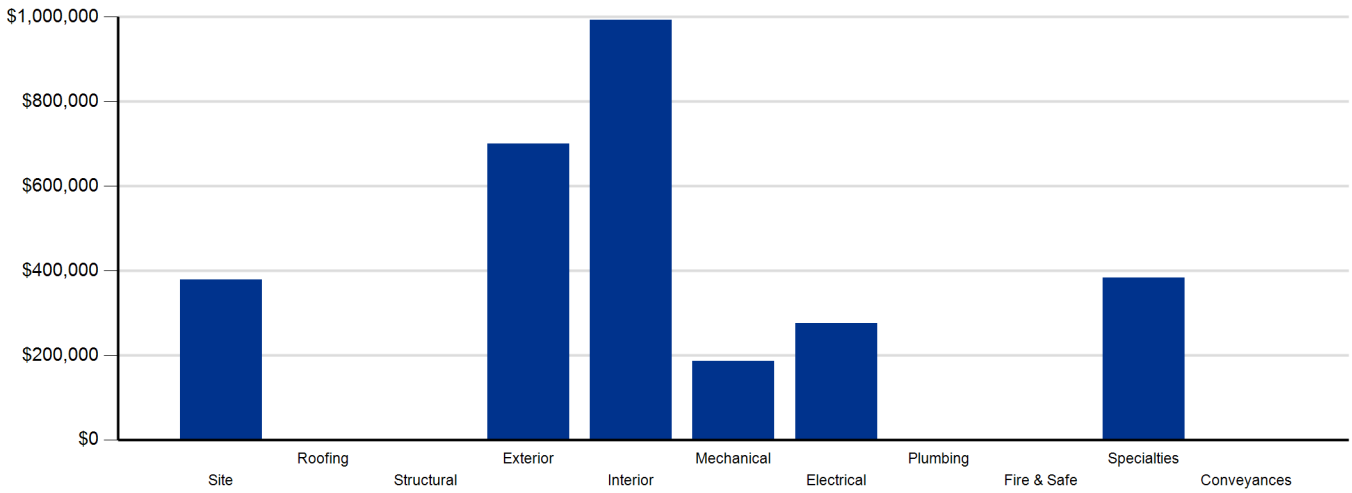


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$25,970	$0	$25,970
Roofing	$0	$0	$0	$0	$99,408	$99,408
Exterior	$0	$18,487	$0	$823	$0	$19,310
Interior	$0	$139,154	$0	$330,860	$25,416	$495,430
Mechanical	$0	$1,028,632	$0	$0	$139,209	$1,167,841
Electrical	$0	$0	$1,499	$59,618	$1,546,810	$1,607,927
Plumbing	$0	$14,446	$11,257	$485,359	$16,770	$527,832
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$1,200,719**	**$12,756**	**$902,630**	**$1,827,613**	**$3,943,718**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$25,970	$33,918	$0	$0	$0	$0	$33,918	$59,888
Roofing	$99,408	$0	$0	$0	$0	$0	$0	$99,408
Exterior	$19,310	$0	$36,714	$30,142	$0	$197,822	$264,678	$283,987
Interior	$495,430	$223,087	$240,235	$154,632	$0	$310,008	$927,962	$1,423,392
Mechanical	$1,167,841	$515,991	$0	$10,095	$0	$62,774	$588,860	$1,756,701
Electrical	$1,607,927	$0	$0	$203,875	$0	$37,518	$241,393	$1,849,321
Plumbing	$527,832	$4,697	$0	$3,196	$0	$569,241	$577,135	$1,104,967
Fire and Life Safety	$0	$455,625	$0	$922,995	$0	$0	$1,378,620	$1,378,620
Conveyances	$0	$110,846	$0	$0	$0	$10,089	$120,935	$120,935
Specialties	$0	$365,600	$0	$524,141	$0	$0	$889,741	$889,741
Total	**$3,943,718**	**$1,709,764**	**$276,949**	**$1,849,076**	**$0**	**$1,187,452**	**$5,023,241**	**$8,966,960**

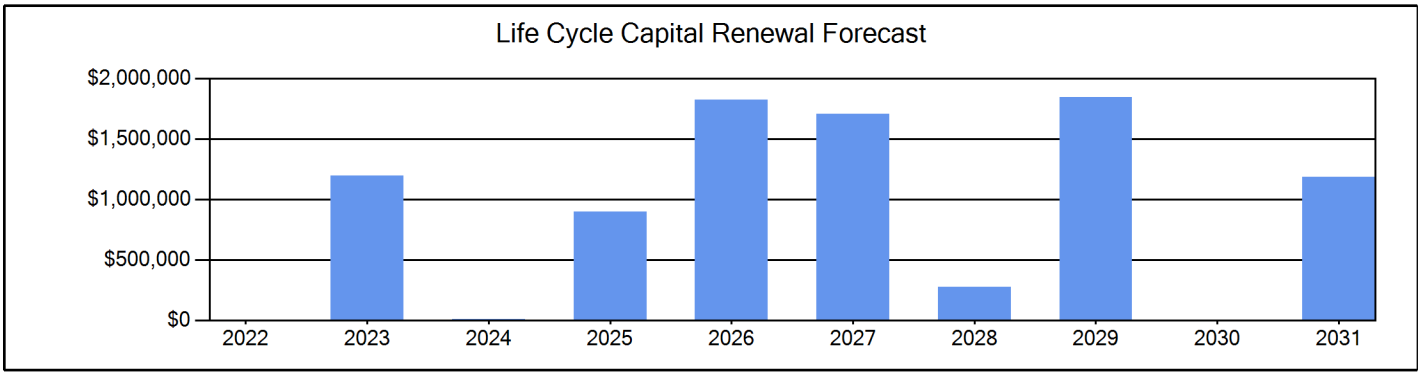


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Security Alarm Camera Is Missing		$1,449
	Total for Priority 1	**$1,449**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$2,506
Aluminum Storefront Exterior Door Replacement		$14,926
Aluminum Window Replacement		$337,995
Metal Exterior Door Replacement		$66,219
Wood Exterior Door Replacement		$23,794
Exterior Metal Cooling Tower Replacement		$46,710
Distribution Panel Replacement		$63,029
Electrical Transformer Replacement		$27,606
Panelboard Replacement		$38,579
Switchgear Replacement		$36,090
	Total for Priority 2	**$657,455**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	30	LF	2	$2,506	7753
Note: Crosswalk From ADA Spots (Asphalt) Is Cracked. Included In Site Calculation. Replace And Restripe.						
Asphalt Driveway Replacement	Capital Renewal	44,380	SF	3	$268,308	7750
Note: Driveway Cracked And Deficient Throughout. Replace.						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	7860
Note: Curb Ramp East Of 2011 (By Car Drop Off) Concrete Material Is Ok (Not Cracked) But Signage Is Faded. Repaint.						
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	$4,248	7752
Note: Flooding Occurring At East Entry Of Building 2020 (Gym). Problem Seems To Be Related To Rainwater Runoff Into "Courtyard". Conduct Civil Survey For Further Assessment.						
Asphalt Paving Replacement	Capital Renewal	62	CAR	4	$84,568	7749
Note: Asphalt Paving And Striping Needs To Be Replaced And Restriped. Faded And Cracked, Deficient.						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	120	LF	4	$8,839	7748
Note: Chain Link Fence Deficient - Replace At Cooling Tower, Next To Room 126.1.						
Paving Restriping	Deferred Maintenance	62	CAR	5	$1,938	7751
Note: Asphalt Paving And Striping Needs To Be Replaced And Restriped. Faded And Cracked, Deficient.						
	Sub Total for System	**7**	**items**		**$372,859**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Repair	Deferred Maintenance	2	Ea.	3	$7,727	7747
Note: Pole Lights At North-West Parking Area Are Failing (Flickering Or Off Completely) Repair.						
	Sub Total for System	**1**	**items**		**$7,727**	
	Sub Total for School and Site Level	**8**	**items**		**$380,586**	

Building: 2010 - Building 2010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	$5,899	7757
Note: No Ramp Or Lift For Stage Access. Add Ramp.						
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	7754
Note: Add ADA Sign						
	Sub Total for System	**2**	**items**		**$6,025**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Replacement	Capital Renewal	4	Door	2	$14,926	7763
Note: Old, Deficient. Replace						
Aluminum Window Replacement	Capital Renewal	3,280	SF	2	$327,996	7760
Note: Old, Deficient						
Aluminum Window Replacement	Capital Renewal	100	SF	2	$10,000	7761
Note: Old, Deficient						
Metal Exterior Door Replacement	Capital Renewal	19	Door	2	$66,219	7762
Note: Old, Deficient. Replace						
Wood Exterior Door Replacement	Capital Renewal	8	Door	2	$23,794	7764
Note: Old, Replace						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	7755
Note: There Is A Power-Assist Hardware Door At Front Entry, But It Is Deficient. Repair Or Replace.						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	44,400	SF Wall	5	$161,668	10721
	Sub Total for System	**7**	**items**		**$607,030**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	94	Door	3	$131,203	7775
Note: Non-ADA Compliant (Knobs) - Replace.						
Interior Door Replacement	Capital Renewal	90	Door	3	$158,704	7773
Note: Wood Doors Old, Deficient And Highly Inconsistent Access School. Replace All To Match. Single Type And Finish.						
Acoustical Ceiling Tile Replacement	Capital Renewal	41,800	SF	4	$229,823	7767
Note: Act System Old, Deficient Throughout All School. Replace.						
Carpet Flooring Replacement	Capital Renewal	210	SF	4	$2,500	7768
Note: Old, Ripped Room T01.1 Work Room						
Ceiling Grid Replacement	Capital Renewal	41,800	SF	4	$163,651	7766
Note: Act System Old, Deficient Throughout All School. Replace.						
Vinyl Composition Tile Replacement	Capital Renewal	34,600	SF	4	$276,746	7771
Note: Old, Deficient And Patchy. Replace Throughout Building						
	Sub Total for System	**6**	**items**		**$962,627**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$46,710	7841
Note: Damaged, Outside 126-1						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	$10,869	7844
Note: Damaged, Outside Room 126.1						
Existing Controls Are Obsolete	Capital Renewal	44,400	SF	4	$64,592	10371
Duct Cleaning	Deferred Maintenance	30,000	SF	5	$32,086	7850
Duct Grill Replacement	Deferred Maintenance	30	Ea.	5	$2,789	7852
Note: Rusted, Peeling, All						
	Sub Total for System	**5**	**items**		**$157,046**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$15,894	7783
Note: Old, Mech Room						
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$15,712	7784
Note: Old, Book Storage						
Distribution Panel Replacement	Capital Renewal	2	Ea.	2	$31,423	7785
Note: Old, Lib Storage						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	7779
Note: 37.5 Kva - Old, Mech Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	7780
Note: Old, Mech Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	7782
Note: Old, Book Storage, Elec Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	7786
Note: Old, Stage And Cafe						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	7787
Note: Old, Lib Storage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	7788
Note: Old, Mech Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	7789
Note: Old, Kitchen						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,231	7790
Note: Old, Stage						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	7791
Note: Old Lib Storage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	7792
Note: Old, Elec Room Next To Storage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	7795
Note: Elec Room Next To Back Storage						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,231	7796
Note: Lib Storage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	7798
Note: Lib Storage						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$36,090	7778
Note: Old. Replace. Mech Room						
Electrical Receptacle Replacement	Capital Renewal	47	Ea.	3	$5,904	7793
Note: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	$848	7804
Note: Replace Light Outside Music Room						
Lightning Protection System Installation	Functional Deficiency	44,400	SF	3	$32,598	7801
Canopy Lighting Installation	Functional Deficiency	2	Ea.	4	$3,139	7803
Incandescent Lighting Replacement	Capital Renewal	2	Ea.	4	$1,234	7826
Note: Replace Incandescent Fluorescent Lights						
Pendant Lighting Replacement	Capital Renewal	18	Ea.	4	$12,060	7824
Note: Replace Incandescent Fluorescent Lights						
Stage Lighting Replacement	Capital Renewal	40	Ea.	4	$26,775	7828
Note: Old And Not Working						
	Sub Total for System	**24**	**items**		**$247,862**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Camera Is Missing	Functional Deficiency	1	Ea.	1	$1,449	7794
Note: Install Camera Outside Cafeteria Loading Dock.						
	Sub Total for System	**1**	**items**		**$1,449**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	6	LF	3	$364	7756
Note: Non-Compliant Height. Add ADA Compliant Segment.						
Metal Gym Locker Replacement	Capital Renewal	5	Ea.	4	$2,282	7777
Note: Old, Deficient.						
Replace Cabinetry In Classes/Labs	Capital Renewal	46	Room	4	$380,661	7776
Note: Most Cabinetry Is Old, Deficient. Replace In Rooms, All Classrooms, All Kitchenette Adjoining Hallways, Room 122 Art, 123 Media Center, Flt Room, Book Storage.						
	Sub Total for System	**3**	**items**		**$383,307**	
	Sub Total for Building 2010 - Building 2010	**48**	**items**		**$2,365,346**	

Building: 2011 - Building 2011

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	7863
Note: East Entry Doors Accessed From Concrete Ramp (Connected To Car Drop Off Area) Should Have A ADA Sign And Power Assist Hardware.						
	Sub Total for System	**1**	**items**		**$126**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	19,523	SF Wall	5	$71,087	10722
	Sub Total for System	**1**	**items**		**$71,087**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	10689
Note: Should Have A ADA Sign And Power Assist Hardware.						
Location: East Entry Doors Accessed From Concrete Ramp (Connected To Car Drop Off Area)						
Interior Wall Repainting	Deferred Maintenance	5,500	SF Wall	5	$11,615	7865
Note: Hallway Walls - Paint Patchy (2 Tons) Inconsistent. Repaint.						
	Sub Total for System	**2**	**items**		**$26,508**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	19,523	SF	4	$28,401	10372
	Sub Total for System	**1**	**items**		**$28,401**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	16	Ea.	3	$2,010	7877
Note: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	19,523	SF	3	$14,334	7880
	Sub Total for System	**2**	**items**		**$16,344**	
	Sub Total for Building 2011 - Building 2011	**7**	**items**		**$142,466**	

Building: 2020 - Building 2020

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	7902
Note: Add 1 ADA Sign						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	150	LF	3	$728	7978
Note: Vegetation And Debris In Gutters. Clean And Remove.						
	Sub Total for System	**1**	**items**		**$728**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	7904
Note: Add 1 Power Assist						
Exterior Cleaning	Deferred Maintenance	5,478	SF Wall	5	$19,946	10723
	Sub Total for System	**2**	**items**		**$22,374**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	300	SF	4	$1,649	7929
Note: Old, Replace						
Vinyl Composition Tile Replacement	Capital Renewal	300	SF	4	$2,400	7935
Note: Old, Replace						
	Sub Total for System	**2**	**items**		**$4,049**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	7938
	Sub Total for System	**1**	**items**		**$4,022**	
	Sub Total for Building 2020 - Building 2020	**7**	**items**		**$31,299**	
	Total for Campus	**70**	**items**		**$2,919,696**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	3	520	LF	$25,970	4
Fences and Gates	Fencing - Ornamental, Iron	3	385	LF	$33,918	6
		Sub Total for System	**2**	**items**	**$59,888**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,800	SF	$99,408	5
		Sub Total for System	**1**	**items**	**$99,408**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	10	Ea.	$69,311	8
		Sub Total for System	**1**	**items**	**$69,311**	
		Sub Total for Building -	**4**	**items**	**$228,607**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	444	SF	$823	4
Exterior Entrance Doors	Wooden Door	3	8	Door	$30,142	8
		Sub Total for System	**2**	**items**	**$30,964**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	25,752	SF	$122,105	4
Carpeting	Carpet	4	1,332	SF	$18,931	6
Tile Flooring	Ceramic Tile	4	2,220	SF	$44,031	6
Tile Flooring	Quarry Tile	4	3,552	SF	$109,005	6
Suspended Plaster and	Painted ceilings	5	2,220	SF	$5,507	8
Compartments and Cubicles	Toilet Partitions	4	21	Stall	$50,434	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	41,736	SF	$308,390	10
		Sub Total for System	**7**	**items**	**$658,402**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	2	1	Ea.	$6,406	2
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$4,735	2
Decentralized Cooling	Heat Pump (5 Ton)	5	42	Ea.	$508,360	2
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,478	2
Air Distribution	Make-up Air Unit	3	1	Ea.	$8,865	2
Facility Hydronic Distribution	2-Pipe System (Cold)	3	44,400	SF	$79,190	2
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,604	2
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,302	2
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$28,689	2
HVAC Air Distribution	AHU 2,000 CFM Interior	2	1	Ea.	$28,939	2
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,302	2
Exhaust Air	Roof Exhaust Fan - Small	3	10	Ea.	$19,546	2
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$8,015	2
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,163	2
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	1	Ea.	$99,889	2
Heat Generation	Heat Exchanger - Water to Water	2	1	Ea.	$32,043	2
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,296	2
HVAC Air Distribution	Ductwork (Bldg.SF)	3	30,000	SF	$429,992	6
Note:	Some evidence of build up					
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$62,774	10
		Sub Total for System	**19**	**items**	**$1,352,589**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,499	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	44,400	SF	$33,258	4
Note:	Install speakers throughout the hallways					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	16	Ea.	$36,324	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	44,400	SF	$887,442	5
Power Distribution	Power Wiring	3	44,400	SF	$57,474	5
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	16	Ea.	$17,184	8
	Sub Total for System		**7**	**items**	**$1,052,829**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (10 hp)	3	1	Ea.	$13,186	2
Domestic Water Equipment	Water Heater - Gas - 60 gallon	3	2	Ea.	$7,106	3
Plumbing Fixtures	Classroom Lavatory	4	9	Ea.	$24,424	4
Plumbing Fixtures	Restroom Lavatory	3	23	Ea.	$66,109	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	27	Ea.	$144,549	4
Plumbing Fixtures	Urinals	3	11	Ea.	$15,763	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	9	Ea.	$20,975	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,196	8
Note:	2019					
Domestic Water Equipment	Gas Piping System (BldgSF)	2	44,400	SF	$119,497	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	44,400	SF	$268,688	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	44,400	SF	$181,056	10
	Sub Total for System		**12**	**items**	**$866,233**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	44,400	SF	$291,491	6
Security System Component	Security Alarm System	1	44,400	SF	$590,496	8
	Sub Total for System		**2**	**items**	**$881,987**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	50	Room	$524,141	8
	Sub Total for System		**1**	**items**	**$524,141**	
	Sub Total for Building 2010 - Building 2010		**50**	**items**	**$5,367,146**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	3	8	Door	$36,714	7
Exterior Operating Windows	Aluminum - Windows per SF	2	1,472	SF	$197,822	10
	Sub Total for System		**2**	**items**	**$234,536**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	16,399	SF	$139,154	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	19,523	SF	$120,813	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	18,547	SF	$87,942	4
Compartments and Cubicles	Toilet Partitions	4	14	Stall	$31,693	6
Carpeting	Carpet	4	1,367	SF	$19,428	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	19,523	SF	$94,004	7
Tile Flooring	Ceramic Tile	4	976	SF	$19,939	7
Interior Swinging Doors	Wooden Door	3	48	Door	$104,099	7
Interior Door Supplementary Components	Door Hardware	3	50	Door	$88,407	8
	Sub Total for System		**9**	**items**	**$705,478**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	5	19	Ea.	$168,809	2
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	5	Ea.	$7,081	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	4	Ea.	$69,358	5

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$17,339	5
Air Distribution	Energy Recovery Unit (10,000 CFM)	3	1	Ea.	$29,522	5
Exhaust Air	Roof Exhaust Fan - Small	3	1	Ea.	$2,135	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	6,000	SF	$85,998	6
		Sub Total for System	**8**	**items**	**$380,774**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	19,523	SF	$14,624	4
Note:	Install speakers throughout hallways					
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	8	Ea.	$7,633	4
Note:	Replace light on NE corner of the bldg.					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	12	Ea.	$27,243	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	19,523	SF	$390,214	5
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	$3,475	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Power Wiring	3	19,523	SF	$29,297	10
		Sub Total for System	**13**	**items**	**$555,898**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$4,151	3
Plumbing Fixtures	Restroom Lavatory	3	20	Ea.	$57,485	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	18	Ea.	$96,366	4
Plumbing Fixtures	Urinals	3	8	Ea.	$11,464	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Plumbing Fixtures	Classroom Lavatory	4	6	Ea.	$16,770	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	$2,349	6
		Sub Total for System	**8**	**items**	**$199,592**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	19,523	SF	$128,171	6
Security System Component	Security Alarm System	1	19,523	SF	$259,645	8
		Sub Total for System	**2**	**items**	**$387,815**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	4	1	Ea.	$110,846	6
Elevators	Passenger elevator cab finishes	4	1	Ea.	$10,089	10
		Sub Total for System	**2**	**items**	**$120,935**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	37	Room	$365,600	6
		Sub Total for System	**1**	**items**	**$365,600**	
		Sub Total for Building 2011 - Building 2011	**45**	**items**	**$2,950,628**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$18,487	2
		Sub Total for System	**1**	**items**	**$18,487**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,204	SF	$25,416	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	219	SF	$1,054	7
Tile Flooring	Ceramic Tile	4	274	SF	$5,597	7
Interior Swinging Doors	Wooden Door	3	4	Door	$8,676	7
Interior Door Supplementary Components	Door Hardware	3	4	Door	$6,866	7
Suspended Plaster and	Painted ceilings	5	274	SF	$679	8
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,606	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	219	SF	$1,618	10
	Sub Total for System		**8**	**items**	**$59,512**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	4	Ea.	$5,664	5
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,986	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4	5,478	SF	$10,095	8
	Sub Total for System		**4**	**items**	**$23,337**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,104	4
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$22,731	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	7	Ea.	$15,891	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$109,491	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	4	Ea.	$4,296	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Power Wiring	3	5,478	SF	$8,221	10
	Sub Total for System		**7**	**items**	**$171,283**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,260	2
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	2	Ea.	$2,866	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	$2,349	6
	Sub Total for System		**7**	**items**	**$39,141**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$35,964	6
Security System Component	Security Alarm System	1	5,478	SF	$72,854	8
	Sub Total for System		**2**	**items**	**$108,818**	
	Sub Total for Building 2020 - Building 2020		**29**	**items**	**$420,579**	
	Total for: Bob Mathis Elementary School		**128**	**items**	**$8,966,960**	

Supporting Photos

Interior Doors Old, Deficient. Replace

Many Interior Doors Have Knob Hardware. Not ADA Compliant - Replace

Admin Counter Not ADA Compliant In Height. Add Lower Segment

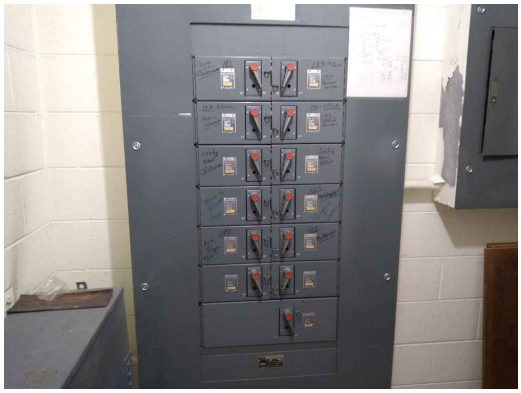
Media Center Casework Old, Deficient. Replace

Main / Cover Photo. North-East Elevation Of Gymnasium

Replace Both Sections Of The 1200A Switchboard In The Mech Room

Replace 75KVA Dry Type Transformer In The Mech Room

Replace Distribution Panelboard In The Mech Room



Replace Panelboard Panel D3 In The Book Storage Electrical Room

Cooling Tower Is Damaged And Needs To Be Replaced

Cracked Asphalt And Parking Spot Areas Throughout. Replace

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Briarlake Elementary School **| 2021**

Executive Summary

Briarlake Elementary School is located at 3590 Lavista Road in Decatur, GA. It comprises 53,300 gross square feet. At the time of the assessment the oldest building was 63 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $1,164,465. 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 Briarlake Elementary School the ten-year need is $7,230,339.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Briarlake Elementary School facility has a FCA score of 60.34% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Briarlake Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$51,833	$16,277	$318,302	$68,111	$386,413		
Permanent Building(s)								
2010	Building 2010	$900,268	$3,519,956	$638,824	$4,420,224	$5,059,047	$9,662,027	54.25%
2011	Building 2011	$169,042	$464,584	$159,840	$633,626	$793,466	$1,628,961	61.10%
2012	Building 2012	$37,746	$482,788	$149,363	$520,534	$669,896	$1,968,617	73.56%
2020	Building 2020	$5,575	$213,477	$102,464	$219,053	$321,517	$1,518,885	85.58%
	Sub Total for Permanent Building(s):	*$1,112,631*	*$4,680,804*	*$1,050,491*	*$5,793,436*	*$6,843,926*	*$14,778,490*	
	Total for Site:	**$1,164,465**	**$4,697,082**	**$1,368,793**	**$5,861,546**	**$7,230,339**	**$14,778,490**	**60.34%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

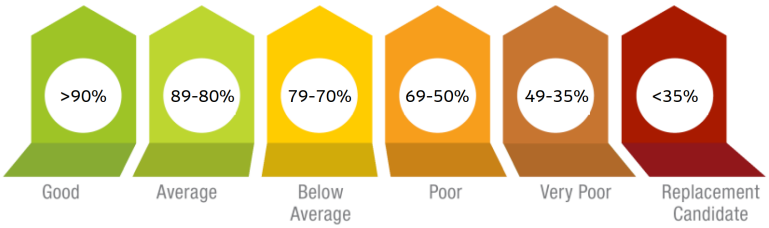
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $14,778,490. For planning purposes, the total 5-year need at the Briarlake Elementary School is $5,861,546 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Briarlake Elementary School facility has an FCA Score of 60.34%. which is considered "Poor".

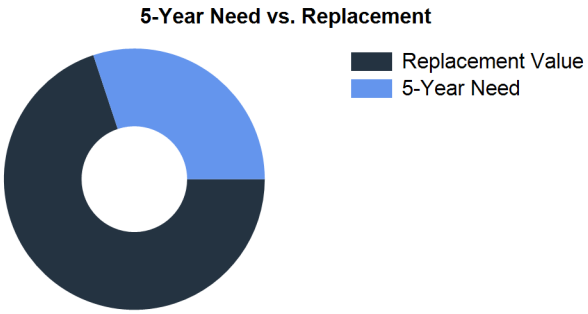


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$32,659	$23,235	$5,652	$61,546	5.29 %
Roofing	$0	$929	$8,379	$3,417	$121	$12,845	1.10 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$723,390	$1,667	$0	$4,369	$729,426	62.64 %
Interior	$0	$0	$98,117	$0	$0	$98,117	8.43 %
Mechanical	$0	$0	$102,925	$119,748	$1,165	$223,838	19.22 %
Electrical	$0	$0	$38,692	$0	$0	$38,692	3.32 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$724,319	$282,439	$146,400	$11,307	$1,164,465	

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

Exterior	-	$729,426
Mechanical	-	$223,838
Interior	-	$98,117

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

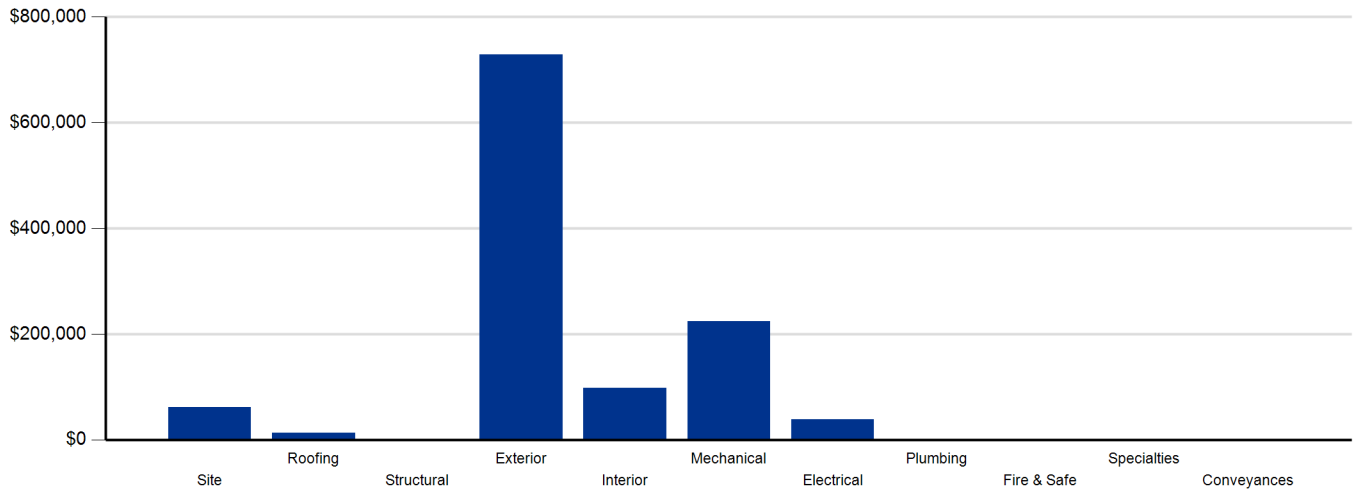


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$16,277	$16,277
Roofing	$0	$0	$0	$0	$244,171	$244,171
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$0	$331,034	$331,034
Mechanical	$59,306	$0	$424,227	$492,590	$224,140	$1,200,264
Electrical	$37,548	$9,349	$0	$138,683	$1,060,942	$1,246,521
Plumbing	$0	$0	$2,194	$690,057	$99,779	$792,030
Fire and Life Safety	$0	$0	$283,710	$583,074	$0	$866,784
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$96,854**	**$9,349**	**$710,132**	**$1,904,405**	**$1,976,343**	**$4,697,082**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$16,277	$0	$0	$0	$0	$239,360	$239,360	$255,637
Roofing	$244,171	$0	$0	$0	$0	$51,218	$51,218	$295,389
Exterior	$0	$0	$0	$0	$0	$140,515	$140,515	$140,515
Interior	$331,034	$41,756	$0	$62,442	$345,081	$0	$449,279	$780,313
Mechanical	$1,200,263	$84,193	$4,409	$148,987	$0	$25,260	$262,849	$1,463,113
Electrical	$1,246,521	$0	$5,320	$58,720	$0	$0	$64,040	$1,310,562
Plumbing	$792,030	$0	$33,930	$0	$0	$0	$33,930	$825,960
Fire and Life Safety	$866,784	$43,674	$83,929	$0	$0	$0	$127,603	$994,387
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$4,697,082**	**$169,622**	**$127,588**	**$270,149**	**$345,081**	**$456,352**	**$1,368,793**	**$6,065,874**

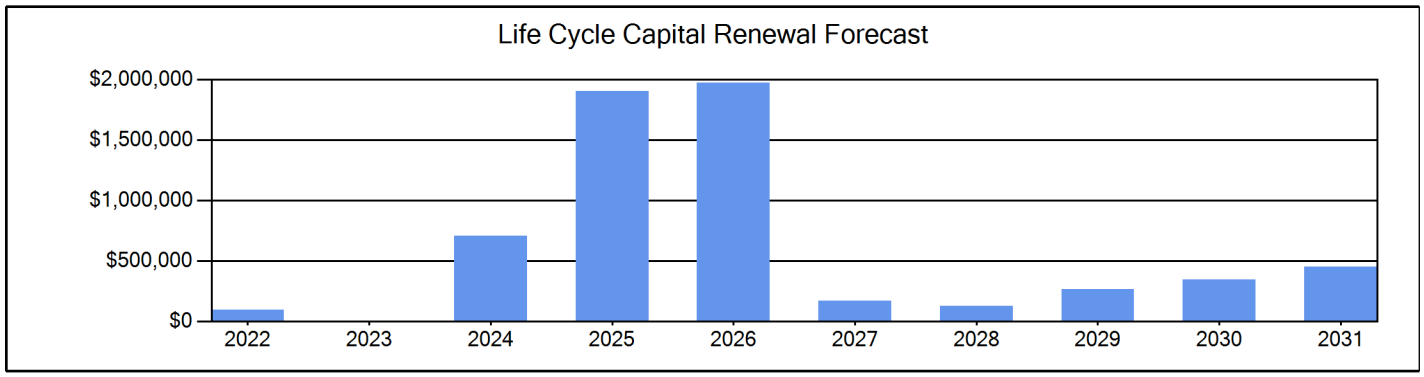


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Membrane Has Holes That Should Be Repaired		$929
Aluminum Window Replacement		$723,390
	Total for Priority 2	**$724,319**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	100	SF	3	$605	8984
Note: Potholes And Cracking						
Location: Various Locations						
Concrete Walks Replacement	Capital Renewal	125	SF	3	$1,331	8986
Note: Cracked						
Location: Various Locations						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10377
Asphalt Paving Resurfacing	Deferred Maintenance	5,000	SF	4	$19,552	8983
Note: Cracked Asphalt						
Location: Kitchen Driveway						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	50	LF	4	$3,683	8980
Note: Damage From Fallen Limbs						
Location: Playground						
Backstop Repair	Deferred Maintenance	1	Ea.	5	$1,429	8981
Note: Damage From Fall Limbs						
Location: Playground						
Paving Restriping	Deferred Maintenance	38	CAR	5	$1,188	8985
Note: Faded Striping						
Location: Front Entrance And Lot						
Site Marquee Repair	Deferred Maintenance	1	Ea.	5	$3,034	8987
Note: Plexiglass Is Old And Faded						
Location: Front Of Site						
	Sub Total for System	**8**	**items**		**$51,833**	
	Sub Total for School and Site Level	**8**	**items**		**$51,833**	

Building: 2010 - Building 2010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	$5,899	8997
Note: No Ramp Existing To Access Stage						
Location: Stage In Cafeteria						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	8993
Note: Outside Ramp Needed At End Of Kindergarten Wing To Access Playground Sidewalk						
Location: South End Of Building 2010						
Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	ADA Compliance	100	SF	3	$1,362	8994
Note: Slope Is Too Steep, Not Compliant						
Location: Front Entrance						
	Sub Total for System	**3**	**items**		**$9,713**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Membrane Has Holes That Should Be Repaired	Deferred Maintenance	10	Ea.	2	$489	8988
Note: Reported Roof Leaks						
Location: Various Locations						
Debris In Gutter Removal	Deferred Maintenance	1,200	LF	3	$5,826	8990
Note: Clogged With Leaf Debris						
Location: South End Of Building 2010 Under Trees						

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement	Deferred Maintenance	20	LF	3	$383	8991
Note: Damaged By Truck						
Location: Outside Kitchen						
Roof Cleaning	Deferred Maintenance	5,000	SF	4	$1,092	8989
Note: Leaf Debris						
Location: South End Of Building 2010 Under Trees						
Splash Block Installation	Deferred Maintenance	2	Ea.	5	$121	8992
Note: Broken						
Location: On Roof						
	Sub Total for System	**5**	**items**		**$7,911**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	5,250	SF	2	$524,993	9000
Note: Beyond Useful Life						
Location: All Exterior Windows						
Aluminum Window Replacement	Capital Renewal	600	SF	2	$59,999	9001
Note: Beyond Useful Life						
Location: All Exterior Windows						
Aluminum Window Replacement	Capital Renewal	112	SF	2	$11,200	9002
Note: Beyond Useful Life						
Location: All Exterior Windows						
Aluminum Window Replacement	Capital Renewal	12	SF	2	$1,200	9003
Note: Beyond Useful Life						
Location: All Exterior Windows						
Exterior Entry Door Threshold Exceeds The Maximum Threshold Height	ADA Compliance	2	Door	3	$802	8995
Note: Power Assist Doors Needed For Front Entrance						
Location: Front Entrance						
Exterior Metal Door Repainting	Deferred Maintenance	6	Door	3	$648	8999
Note: Rusting Through Paint						
Location: Kitchen And Back Entrance						
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	$1,821	8998
Note: Stained From Dirt						
Location: Various Locations						
	Sub Total for System	**7**	**items**		**$600,663**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	85	Door	3	$88,723	8996
Note: All Interior Door Hardware Not Compliant						
	Sub Total for System	**1**	**items**		**$88,723**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	$8,356	8951
Note: Beyond Useful Life						
Location: Roof Above Kitchen						
Testing And Balancing	Deferred Maintenance	34,847	SF	3	$69,786	8952
Note: Test						
Location: Building 2010						
Existing Controls Are Obsolete	Capital Renewal	34,847	SF	4	$88,367	10378

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	8953
Note: Rtu On Roof Abandoned						
Location: Roof						
	Sub Total for System	**4**	**items**		**$167,674**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	34,847	SF	3	$25,584	8956
Note: Not Existing						
Location: Building 2010						
	Sub Total for System	**1**	**items**		**$25,584**	
	Sub Total for Building 2010 - Building 2010	**21**	**items**		**$900,268**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Membrane Has Holes That Should Be Repaired	Deferred Maintenance	6	Ea.	2	$293	9005
Note: Reported Roof Leaks						
Location: Various Locations						
Debris In Gutter Removal	Deferred Maintenance	250	LF	3	$1,214	9007
Note: Clogged With Leaf Debris						
Location: North Side Of Roof Under Trees						
Roof Cleaning	Deferred Maintenance	2,000	SF	4	$437	9006
Note: Leaf Debris						
Location: North Side Of Roof Under Trees						
	Sub Total for System	**3**	**items**		**$1,944**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,260	SF	2	$125,998	9009
Note: Beyond Useful Life						
Location: All Exterior Windows						
Exterior Cleaning	Deferred Maintenance	200	SF Wall	5	$728	9008
Note: Stained With Dirt						
Location: Various Locations						
	Sub Total for System	**2**	**items**		**$126,727**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	9	Door	3	$9,394	9004
Note: All Interior Door Hardware Not Compliant						
	Sub Total for System	**1**	**items**		**$9,394**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	5,875	SF	3	$11,766	8959
Note: Test						
Location: Building 2011						
Existing Controls Are Obsolete	Capital Renewal	5,875	SF	4	$14,898	10379
	Sub Total for System	**2**	**items**		**$26,664**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,875	SF	3	$4,313	8961
Note: Not Existing						
Location: Building 2011						
	Sub Total for System	**1**	**items**		**$4,313**	
	Sub Total for Building 2011 - Building 2011	**9**	**items**		**$169,042**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Membrane Has Holes That Should Be Repaired	Deferred Maintenance	3	Ea.	2	$147	9010
Note: Reported Roof Leaks						
Location: Various Locations						
Roof Drain Cleaning	Deferred Maintenance	2	Ea.	3	$131	9012
Note: Clogged With Leaves						
Location: All Roof Drains						
Roof Cleaning	Deferred Maintenance	6,500	SF	4	$1,420	9011
Note: Leave Debris, Floor Plan Has Building Area Being 6500 Sf						
Location: All Of Roof						
Splash Block Replacement	Deferred Maintenance	8	Ea.	4	$467	9013
Note: Damaged						
Location: On Roof						
	Sub Total for System	**4**	**items**		**$2,165**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	$216	9015
Note: Rusting Through Paint						
Location: Courtyard Doors						
Exterior Cleaning	Deferred Maintenance	300	SF Wall	5	$1,092	9014
Note: Stained With Dirt						
Location: Various Locations						
	Sub Total for System	**2**	**items**		**$1,308**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	6,500	SF	3	$13,017	8967
Note: Test						
Location: Building 2012						
Existing Controls Are Obsolete	Capital Renewal	6,500	SF	4	$16,483	10380
	Sub Total for System	**2**	**items**		**$29,500**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	6,500	SF	3	$4,772	8972
Note: Not Existing						
Location: Building 2012						
	Sub Total for System	**1**	**items**		**$4,772**	
	Sub Total for Building 2012 - Building 2012	**9**	**items**		**$37,746**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	170	LF	3	$825	9016
Note: Clogged With Leaf Debris						
Location: All Length Of Gutter, Perimeter Of Gym						
	Sub Total for System	**1**	**items**		**$825**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	200	SF Wall	5	$728	9017
Note: Stained With Dirt						
Location: Various Locations						
	Sub Total for System	**1**	**items**		**$728**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	8976
Note: Not Existing						
Location: Building 2020						
	Sub Total for System	**1**	**items**		**$4,022**	
	Sub Total for Building 2020 - Building 2020	**3**	**items**		**$5,575**	
	Total for Campus	**50**	**items**		**$1,164,465**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Gravel	3	69	CAR	$16,277	5
Parking Lot Pavement	Asphalt	3	57	CAR	$104,487	10
Roadway Pavement	Asphalt Driveways	3	16,600	SF	$134,873	10
		Sub Total for System	**3**	**items**	**$255,637**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	800	SF	$51,218	10
		Sub Total for System	**1**	**items**	**$51,218**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	4	Ea.	$27,725	8
		Sub Total for System	**1**	**items**	**$27,725**	
		Sub Total for Building -	**5**	**items**	**$334,579**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	23	Door	$107,728	10
		Sub Total for System	**1**	**items**	**$107,728**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	34,847	SF	$222,111	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	3,484	SF	$17,015	5
Compartments and Cubicles	Toilet Partitions	4	19	Stall	$45,630	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	29,620	SF	$309,119	9
		Sub Total for System	**4**	**items**	**$593,875**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$48,111	1
Note:	120 tons					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$11,195	1
Note:	7.5 hp					
Heat Generation	Boiler - Steel Tube (4800 MBH)	3	1	Ea.	$151,957	3
Note:	3500 mbh					
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Note:	20 hp					
HVAC Air Distribution	VAV Boxes / Terminal Device	4	38	Ea.	$151,232	3
Exhaust Air	Roof Exhaust Fan - Small	3	7	Ea.	$14,093	3
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	$33,024	3
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$16,512	3
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	5	Ea.	$4,962	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3	34,847	SF	$470,794	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$8,630	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$7,000	5
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	$5,912	5
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	3	34,847	SF	$161,569	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 800 GPM)	2	1	Ea.	$145,563	8
Note:	600 gpm					
Decentralized Cooling	Thru-Wall AC (1 Ton)	3	1	Ea.	$3,424	8
		Sub Total for System	**18**	**items**	**$1,292,561**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (112.5 KVA)	2	1	Ea.	$9,594	1
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$17,239	1
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$2,694	1
Note:	120/208 20A, boiler room					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,325	1
Note:	120/208 200A, hallway					
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$2,694	1
Note:	120/208 60A, boiler room					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$9,349	2
Note:	boiler room					
Power Distribution	Panelboard - 120/208 100A	3	4	Ea.	$11,775	4
Note:	stage, hallway					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,819	4
Note:	main office					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,819	4
Note:	120/208 200A, kitchen					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	34,847	SF	$26,103	4
Distributed Systems	PA Communications (Bldg.SF)	3	34,847	SF	$38,028	4
Power Distribution	Power Wiring	3	34,847	SF	$43,795	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	34,847	SF	$696,501	5
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Note:	120/208 200A					
	Sub Total for System		**15**	**items**	**$894,384**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	2	34,847	SF	$78,545	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	34,847	SF	$176,607	4
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	34,847	SF	$119,008	4
Plumbing Fixtures	Restroom Lavatory	3	22	Ea.	$63,234	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Plumbing Fixtures	Toilets	3	31	Ea.	$165,964	4
Plumbing Fixtures	Urinals	3	10	Ea.	$14,330	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	7	Ea.	$16,313	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
Plumbing Fixtures	Classroom Lavatory	4	11	Ea.	$30,746	5
	Sub Total for System		**10**	**items**	**$669,004**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	34,847	SF	$209,361	3
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	34,847	SF	$384,156	4
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,710	6
	Sub Total for System		**3**	**items**	**$601,227**	
	Sub Total for Building 2010 - Building 2010		**51**	**items**	**$4,158,779**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	2	Door	$9,367	10
	Sub Total for System		**1**	**items**	**$9,367**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	5,875	SF	$37,447	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	588	SF	$2,872	5
Carpeting	Carpet	4	2,938	SF	$41,756	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	2,350	SF	$24,525	9
	Sub Total for System		**4**	**items**	**$106,599**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	VAV Boxes / Terminal Device	4	7	Ea.	$27,859	3
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	3	5,875	SF	$27,239	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,874	SF	$84,193	6
		Sub Total for System	**3**	**items**	**$139,291**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$2,944	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,875	SF	$4,401	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,875	SF	$117,426	5
Power Distribution	Power Wiring	3	5,875	SF	$7,605	5
		Sub Total for System	**4**	**items**	**$132,376**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	5,875	SF	$13,640	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	5,875	SF	$30,669	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	5,875	SF	$20,666	5
		Sub Total for System	**4**	**items**	**$67,306**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,875	SF	$35,297	3
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	5,875	SF	$64,766	4
Security System Component	Security Alarm System	1	5,875	SF	$69,421	4
		Sub Total for System	**3**	**items**	**$169,485**	
	Sub Total for Building 2011 - Building 2011		**19**	**items**	**$624,424**	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	6,500	SF	$244,171	5
Note:	floor plan has area being 6500 sf					
		Sub Total for System	**1**	**items**	**$244,171**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,500	SF	$41,430	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	650	SF	$3,174	5
Compartments and Cubicles	Toilet Partitions	4	3	Stall	$7,205	8
		Sub Total for System	**3**	**items**	**$51,810**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	$4,952	10
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$20,308	10
		Sub Total for System	**2**	**items**	**$25,260**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	6,500	SF	$129,919	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	6,500	SF	$5,320	7
		Sub Total for System	**2**	**items**	**$135,239**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,194	3
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	1	Ea.	$1,433	4
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$5,930	7
Plumbing Fixtures	Restroom Lavatory	3	5	Ea.	$15,704	7
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$920	7
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$5,093	7
		Sub Total for System	**7**	**items**	**$52,690**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	6,500	SF	$39,052	3
Security System Component	Security Alarm System	1	6,500	SF	$83,929	7
		Sub Total for System	**2**	**items**	**$122,981**	
	Sub Total for Building 2012 - Building 2012		**17**	**items**	**$632,150**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$23,419	10
		Sub Total for System	**1**	**items**	**$23,419**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	1,096	SF	$6,986	5
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,606	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	1,096	SF	$11,438	9
		Sub Total for System	**3**	**items**	**$28,029**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$1,085	7
Decentralized Cooling	Thru-Wall AC (1 Ton)	3	1	Ea.	$3,324	7
		Sub Total for System	**3**	**items**	**$6,001**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$109,491	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,619	8
Distributed Systems	PA Communications (Bldg.SF)	3	5,478	SF	$6,728	8
		Sub Total for System	**3**	**items**	**$120,838**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	1	Ea.	$1,433	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,328	5
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$6,282	7
		Sub Total for System	**6**	**items**	**$36,960**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	5,478	SF	$64,730	4
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$35,964	6
		Sub Total for System	**2**	**items**	**$100,694**	
	Sub Total for Building 2020 - Building 2020		**18**	**items**	**$315,941**	
	Total for: Briarlake Elementary School		**110**	**items**	**$6,065,874**	

Supporting Photos

Clean Leaves Off Roof

Repair Roof

Repair Gutter

Resurface Driveway

Repair Roof

Replace Windows

Add Ramp At Stairs

Repaint Doors

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Chapel Hill Elementary School **| 2021**

Executive Summary

Chapel Hill Elementary School is located at 3536 Radcliffe Boulevard in Decatur, GA. It comprises 69,150 gross square feet. At the time of the assessment the oldest building was 53 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $5,931,870. 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 Chapel Hill Elementary School the ten-year need is $9,799,228.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Chapel Hill Elementary School facility has a FCA score of 62.39% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Chapel Hill Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$380,086	$210,332	$198,051	$590,418	$788,469		
Permanent Building(s)								
2010	Building 2010	$3,100,262	$539,742	$863,957	$3,640,004	$4,503,961	$8,955,543	59.35%
2011	Building 2011	$1,322,779	$228,687	$485,984	$1,551,465	$2,037,449	$4,579,669	66.12%
2012	Building 2012	$436,448	$0	$188,774	$436,448	$625,222	$1,531,362	71.50%
2013	Building 2013	$672,300	$187,757	$229,565	$860,057	$1,089,622	$2,587,761	66.76%
2020	Building 2020	$19,995	$112,856	$621,654	$132,851	$754,506	$1,518,885	91.25%
	Sub Total for Permanent Building(s):	*$5,551,784*	*$1,069,041*	*$2,389,934*	*$6,620,825*	*$9,010,759*	*$19,173,219*	
	Total for Site:	**$5,931,870**	**$1,279,374**	**$2,587,985**	**$7,211,243**	**$9,799,228**	**$19,173,219**	**62.39%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

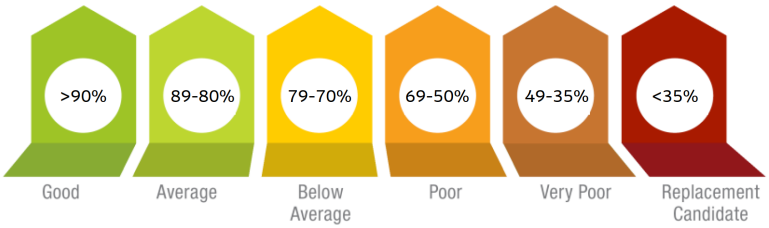
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $19,173,219. For planning purposes, the total 5-year need at the Chapel Hill Elementary School is $7,211,243 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Chapel Hill Elementary School facility has an FCA Score of 62.39%. which is considered "Poor".

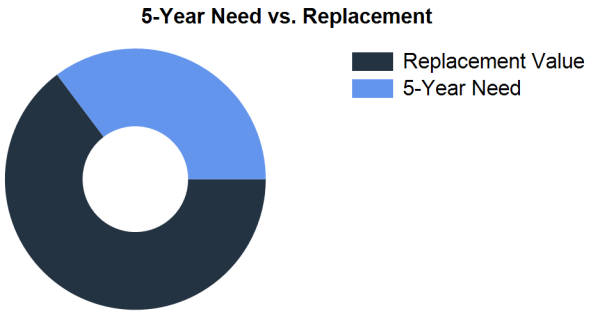


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$146,314	$233,772	$0	$380,086	6.41 %
Roofing	$0	$1,655,341	$10,924	$1,847	$0	$1,668,112	28.12 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$207,197	$0	$9,338	$5,239	$221,774	3.74 %
Interior	$0	$0	$37,910	$495,143	$0	$533,053	8.99 %
Mechanical	$0	$1,294,647	$195,800	$161,462	$0	$1,651,910	27.85 %
Electrical	$0	$152,626	$106,073	$267	$0	$258,966	4.37 %
Plumbing	$0	$2,523	$479,910	$19,288	$0	$501,722	8.46 %
Fire and Life Safety	$350,079	$0	$0	$0	$0	$350,079	5.90 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	0.45 %
Specialties	$0	$0	$303	$339,285	$0	$339,588	5.72 %
Total:	$350,079	$3,312,335	$1,003,814	$1,260,402	$5,239	$5,931,870	

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

Roofing	-	$1,668,112
Mechanical	-	$1,651,910
Interior	-	$533,053

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

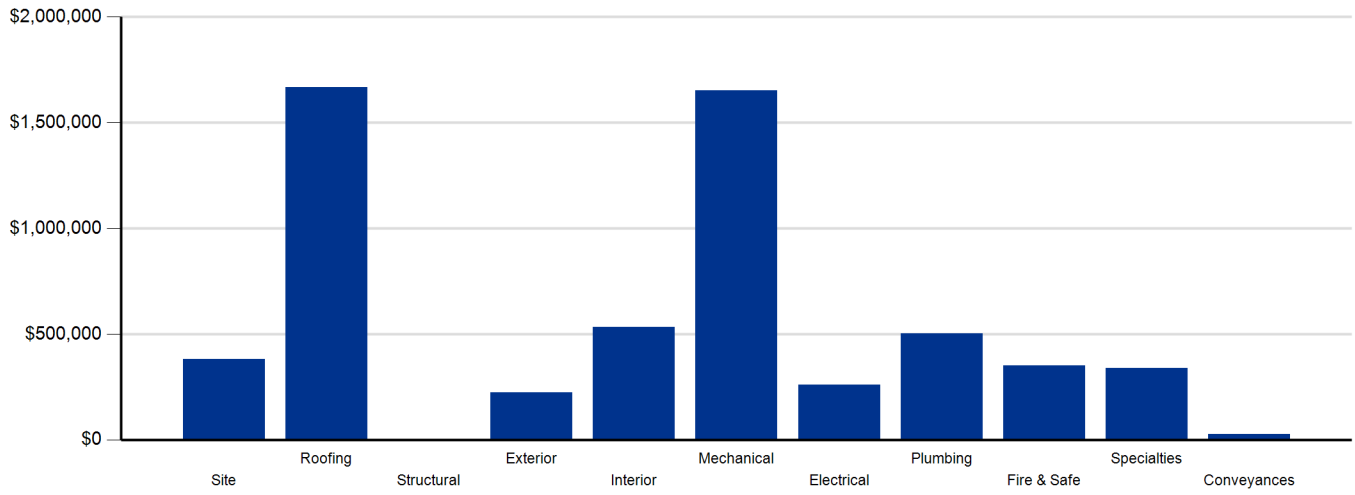


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$24,273	$0	$24,273
Roofing	$0	$0	$0	$0	$149,111	$149,111
Exterior	$0	$0	$0	$0	$68,685	$68,685
Interior	$0	$98,647	$13,834	$6,284	$92,744	$211,509
Mechanical	$0	$0	$298,033	$42,449	$45,386	$385,867
Electrical	$0	$0	$0	$36,949	$0	$36,949
Plumbing	$0	$0	$4,055	$383,584	$15,343	$402,982
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$98,647**	**$315,922**	**$493,538**	**$371,268**	**$1,279,374**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$24,273	$16,739	$0	$181,312	$0	$0	$198,051	$222,324
Roofing	$149,110	$0	$0	$325,312	$0	$0	$325,312	$474,422
Exterior	$68,685	$0	$19,335	$12,161	$0	$0	$31,496	$100,181
Interior	$211,509	$39,208	$0	$90,484	$29,798	$426,187	$585,677	$797,186
Mechanical	$385,867	$78,516	$0	$94,065	$0	$99,358	$271,940	$657,806
Electrical	$36,949	$0	$0	$44,666	$0	$0	$44,666	$81,616
Plumbing	$402,982	$0	$0	$15,738	$0	$3,391	$19,129	$422,111
Fire and Life Safety	$0	$35,964	$0	$919,656	$0	$0	$955,620	$955,620
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$156,095	$0	$0	$0	$0	$156,095	$156,095
Total	**$1,279,374**	**$326,522**	**$19,335**	**$1,683,394**	**$29,798**	**$528,936**	**$2,587,985**	**$3,867,359**

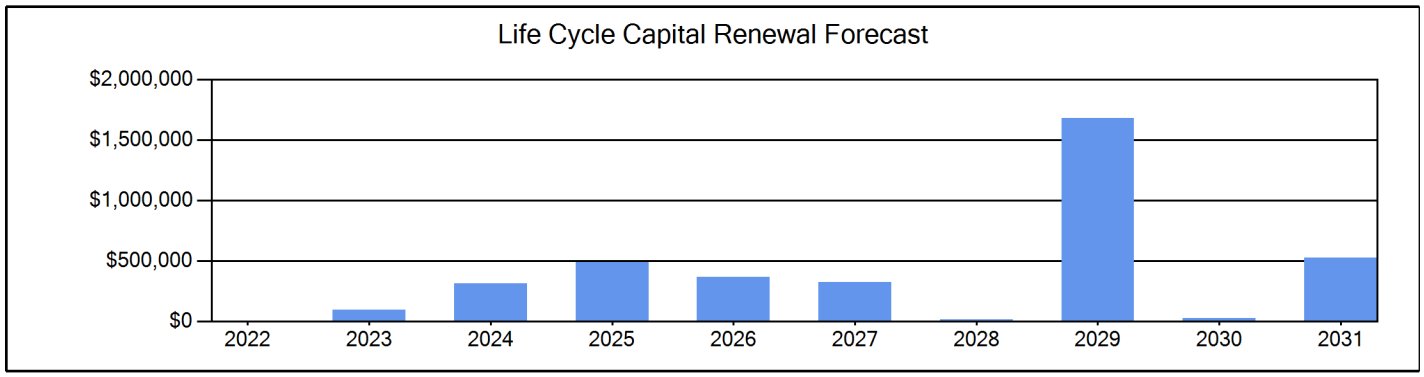


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Fire Alarm Replacement		$350,079
	Total for Priority 1	**$350,079**

Priority 2 - Indirect Impact to Educational Mission		Cost
Built-up Roofing Replacement		$1,655,341
Aluminum Window Replacement		$207,197
Air Cooled Condenser Replacement		$9,376
Boiler Replacement		$94,155
Ductwork Replacement (SF Basis)		$764,301
Fan Coil (Chilled Water) HVAC Component Replacement		$172,111
Fan Coil Unit Replacement		$5,191
Gas Piping Replacement (SF Basis)		$127,512
Mechanical / HVAC Piping / System Is Beyond Its Useful Life		$107,044
Package Roof Top Unit Replacement		$14,957
Electrical Transformer Replacement		$26,119
Panelboard Replacement		$113,677
Switchgear Replacement		$12,829
Water Heater Replacement		$2,523
	Total for Priority 2	**$3,312,335**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	20,300	SF	3	$122,728	5184
Note: Beyond Useful Life						
Asphalt Walks Replacement	Capital Renewal	420	SF	3	$2,287	5186
Note: Beyond Useful Life						
Concrete Walks Replacement	Capital Renewal	2,000	SF	3	$21,299	5187
Note: Cracked						
Asphalt Paving Replacement	Capital Renewal	84	CAR	4	$114,576	5182
Asphalt Paving Resurfacing	Deferred Maintenance	29,400	SF	4	$114,969	5183
Note: Beyond Useful Life						
Fencing Replacement (Ornamental Fence)	Capital Renewal	25	LF	4	$1,845	5181
Note: Damaged Trick Tower						
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	40	LF	4	$2,383	5185
Note: Connect North Canopy Down Spout To Storm System						
	Sub Total for System	**7**	**items**		**$380,086**	
	Sub Total for School and Site Level	**7**	**items**		**$380,086**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	32,299	SF	2	$839,708	5217
Note: Beyond Useful Life						
Debris In Gutter Removal	Deferred Maintenance	240	LF	3	$1,165	5218
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,000	SF	3	$8,884	5220
Note: Ponding						
Splash Block Replacement	Deferred Maintenance	6	Ea.	4	$351	5219
Note: Crumbling And Eroding						
	Sub Total for System	**4**	**items**		**$850,108**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	72	SF	2	$7,200	5193
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	2,000	SF	2	$199,997	5229
Note: Old, Throughout Building						
Exterior Painting (Bldg SF)	Capital Renewal	4,845	SF	4	$7,975	5191
Exterior Painting	Capital Renewal	1,680	SF Wall	5	$2,059	5192
Note: Paint Peeling						
	Sub Total for System	**4**	**items**		**$217,231**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	12	Door	3	$16,749	5199
Interior Door Replacement	Capital Renewal	12	Door	3	$21,161	5198
Note: Original Doors Were Not Replaced With Other Doors. 5 Door Frames Need To Be Replaced. Door Replacement Included With 12 Doors To Replace. Corroded And Kitchen						
Carpet Flooring Replacement	Capital Renewal	4,845	SF	4	$57,669	5195
Note: Beyond Useful Life						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stone/Quarry Flooring Replacement	Capital Renewal	4,522	SF	4	$116,221	5196
Note: Beyond Useful Life						
Toilet Partition Replacement	Capital Renewal	6	Stall	4	$11,375	5194
Note: Worn Out						
Vinyl Composition Tile Replacement	Capital Renewal	16,795	SF	4	$134,334	5197
Note: Beyond Useful Life						
	Sub Total for System	**6**	**items**		**$357,508**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$9,376	5207
Note: Roof						
Boiler Replacement	Capital Renewal	1	Ea.	2	$94,155	5205
Note: Mech Room						
Ductwork Replacement (SF Basis)	Capital Renewal	32,299	SF	2	$387,708	5214
Note: Throughout						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	27	Ea.	2	$86,055	5211
Note: Throughout						
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	$3,339	5209
Note: Media Center						
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	$1,852	5210
Note: Stage Storage						
Gas Piping Replacement (SF Basis)	Capital Renewal	32,299	SF	2	$64,683	5201
Note: Throughout						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	32,299	SF	2	$54,300	5213
Note: Throughout						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$10,522	5215
Note: Kitchen						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$10,522	5216
Replace Water Cooled Condenser	Capital Renewal	1	Ea.	3	$47,244	5208
Note: Roof						
Testing And Balancing	Deferred Maintenance	32,299	SF	3	$64,683	5212
Note: Throughout						
Existing Controls Are Obsolete	Capital Renewal	32,299	SF	4	$81,905	5206
Note: Throughout						
	Sub Total for System	**13**	**items**		**$916,346**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5222
Note: Elec Room						
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	$13,703	5223
Note: Elec Room						
Panelboard Replacement	Capital Renewal	7	Ea.	2	$36,193	5224
Note: Elec Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	5225
Note: Elec Room						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$39,179	5226
Note: Elec Room						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$12,829	5221
Note: Old, Main Elec						
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	$17,625	5228
Note: Old, Exterior						
Interior Power Wiring Replacement	Deferred Maintenance	30,299	SF	3	$33,833	5230
Note: Old, Throughout Building						
	Sub Total for System	**8**	**items**		**$167,738**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	32,299	SF	3	$145,440	5202
Note: Throughout						
Sanitary Sewer Piping Replacement	Capital Renewal	32,299	SF	3	$98,005	5203
Note: Throughout						
Replace classroom lavatory	Capital Renewal	8	Ea.	4	$19,288	5204
Note: Throughout						
	Sub Total for System	**3**	**items**		**$262,733**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	32,299	SF	1	$177,585	5227
Note: Old, Throughout Building						
	Sub Total for System	**1**	**items**		**$177,585**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	5190
Note: None Available						
	Sub Total for System	**1**	**items**		**$26,581**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	$303	5189
Note: Non-ADA						
Replace Cabinetry In Classes/Labs	Capital Renewal	15	Room	4	$124,129	5200
Note: Beyond Useful Life - Cabinets Water Damaged From Ac Mech Unit Condensation Dripping.						
	Sub Total for System	**2**	**items**		**$124,432**	
	Sub Total for Building 2010 - Building 2010	**42**	**items**		**$3,100,262**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	16,517	SF	2	$429,408	5236
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$429,408**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	893	SF Wall	5	$1,095	5231
Note: Paint Peeling						
	Sub Total for System	**1**	**items**		**$1,095**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	1,156	SF	4	$13,760	5232
Note: Beyond Useful Life						
Stone/Quarry Flooring Replacement	Capital Renewal	826	SF	4	$21,229	5233
Note: Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	12,223	SF	4	$97,765	5234
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$132,754**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	16,517	SF	2	$198,265	5245
Note: Throughout						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	14	Ea.	2	$44,621	5242
Note: Throughout						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	16,517	SF	2	$33,078	5238
Note: Throughout						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	16,517	SF	2	$27,768	5244
Note: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	5246
Note: Roof						
Testing And Balancing	Deferred Maintenance	16,517	SF	3	$33,078	5243
Note: Throughout						
Existing Controls Are Obsolete	Capital Renewal	16,517	SF	4	$41,885	5241
Note: Throughout						
	Sub Total for System	**7**	**items**		**$393,652**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	5247
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$20,682	5248
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	5249
Note: Old, Elec Room						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	5251
Interior Power Wiring Replacement	Deferred Maintenance	16,517	SF	3	$18,443	5253
Note: Old, Throughout Building						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	$267	5252
Note: 200Sf Old, Elec. Jan						
	Sub Total for System	**6**	**items**		**$57,014**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	5237
Note: Janitor Closet 117.3						
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	16,517	SF	3	$74,375	5239
Note: Throughout						
Sanitary Sewer Piping Replacement	Capital Renewal	16,517	SF	3	$50,118	5240
Note: Throughout						
	Sub Total for System	**3**	**items**		**$127,016**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	16,517	SF	1	$90,813	5250
Note: Old, Throughout Building						
	Sub Total for System	**1**	**items**		**$90,813**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	11	Room	4	$91,028	5235
	Sub Total for System	**1**	**items**		**$91,028**	
	Sub Total for Building 2011 - Building 2011	**23**	**items**		**$1,322,779**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	5,523	SF	2	$143,587	5258
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$143,587**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF)	Capital Renewal	828	SF	4	$1,363	5254
Exterior Painting	Capital Renewal	1,008	SF Wall	5	$1,236	5255
Note: Paint Peeling						
	Sub Total for System	**2**	**items**		**$2,599**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	4,750	SF	4	$37,993	5256
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$37,993**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	5,523	SF	2	$66,297	5266
Note: Throughout						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	$12,749	5263
Note: Throughout						
Gas Piping Replacement (SF Basis)	Capital Renewal	5,523	SF	2	$11,061	5259
Note: Throughout						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	5,523	SF	2	$9,285	5265
Note: Throughout						
Testing And Balancing	Deferred Maintenance	5,523	SF	3	$11,061	5264
Note: Throughout						
Existing Controls Are Obsolete	Capital Renewal	5,523	SF	4	$14,005	5262
Note: Throughout						
	Sub Total for System	**6**	**items**		**$124,457**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Power Wiring Replacement	Deferred Maintenance	5,523	SF	3	$6,167	5268
Note: Throughout Building, Old						
	Sub Total for System	**1**	**items**		**$6,167**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,523	SF	3	$24,870	5260
Note: Throughout						
Sanitary Sewer Piping Replacement	Capital Renewal	5,523	SF	3	$16,758	5261
Note: Throughout						
	Sub Total for System	**2**	**items**		**$41,628**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	5,523	SF	1	$30,366	5267
Note: Old, Throughout Building						
	Sub Total for System	**1**	**items**		**$30,366**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	6	Room	4	$49,651	5257
	Sub Total for System	**1**	**items**		**$49,651**	
	Sub Total for Building 2012 - Building 2012	**15**	**items**		**$436,448**	

Building: 2013 - Building 2013

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	9,333	SF	2	$242,639	5272

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$242,639**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	693	SF Wall	5	$850	5269
Note: Paint Peeling						
	Sub Total for System	**1**	**items**		**$850**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	600	SF	4	$4,799	5270
Note: Cracked						
	Sub Total for System	**1**	**items**		**$4,799**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	9,333	SF	2	$112,031	5280
Note: Throughout						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	9	Ea.	2	$28,685	5277
Note: Throughout						
Gas Piping Replacement (SF Basis)	Capital Renewal	9,333	SF	2	$18,691	5273
Note: Throughout						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	9,333	SF	2	$15,690	5279
Note: Throughout						
Testing And Balancing	Deferred Maintenance	9,333	SF	3	$18,691	5278
Note: Throughout						
Existing Controls Are Obsolete	Capital Renewal	9,333	SF	4	$23,667	5276
Note: Throughout						
	Sub Total for System	**6**	**items**		**$217,455**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Power Wiring Replacement	Deferred Maintenance	9,333	SF	3	$10,421	5282
Note: Old, Throughout Building						
	Sub Total for System	**1**	**items**		**$10,421**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	9,333	SF	3	$42,026	5274
Note: Throughout						
Sanitary Sewer Piping Replacement	Capital Renewal	9,333	SF	3	$28,319	5275
Note: Throughout						
	Sub Total for System	**2**	**items**		**$70,345**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	9,333	SF	1	$51,314	5281
Note: Old, Throughout Building						
	Sub Total for System	**1**	**items**		**$51,314**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	9	Room	4	$74,477	5271
	Sub Total for System	**1**	**items**		**$74,477**	
	Sub Total for Building 2013 - Building 2013	**14**	**items**		**$672,300**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	180	LF	3	$874	5284
Roof Cleaning	Deferred Maintenance	6,848	SF	4	$1,496	5283
Note: Weathered						
	Sub Total for System	**2**	**items**		**$2,370**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	$17,625	5290
Note: Old, Exterior						
	Sub Total for System	**1**	**items**		**$17,625**	
	Sub Total for Building 2020 - Building 2020	**3**	**items**		**$19,995**	
	Total for Campus	**104**	**items**		**$5,931,870**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	3	320	LF	$15,982	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	100	LF	$8,291	4
Fences and Gates	Fencing - Ornamental, Iron	3	190	LF	$16,739	6
Pedestrian Pavement	Sidewalks - Concrete	3	13,440	SF	$181,311	8
		Sub Total for System	**4**	**items**	**$222,324**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	2,700	SF	$149,110	5
		Sub Total for System	**1**	**items**	**$149,110**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	6	Ea.	$36,949	4
		Sub Total for System	**1**	**items**	**$36,949**	
		Sub Total for Building -	**6**	**items**	**$408,383**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	7	Door	$28,282	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	4,845	SF	$9,808	7
		Sub Total for System	**2**	**items**	**$38,090**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,292	SF	$5,774	2
Compartments and Cubicles	Toilet Partitions	4	12	Stall	$24,135	2
Suspended Plaster and	Painted ceilings	5	3,553	SF	$7,602	3
Carpeting	Carpet	4	4,845	SF	$73,053	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,292	SF	$7,102	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	27,131	SF	$200,473	10
		Sub Total for System	**6**	**items**	**$318,141**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	1	Ea.	$283,258	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	1	Ea.	$14,775	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$6,796	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	2	1	Ea.	$2,084	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,865	8
Exhaust Air	Roof Exhaust Fan - Large	3	7	Ea.	$71,077	10
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
		Sub Total for System	**9**	**items**	**$440,948**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Plumbing Fixtures	Restroom Lavatory	3	12	Ea.	$34,491	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	20	Ea.	$107,074	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,958	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$15,738	8
		Sub Total for System	**10**	**items**	**$176,961**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	32,299	SF	$429,559	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$429,559**	
		Sub Total for Building 2010 - Building 2010	**28**	**items**	**$1,403,699**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	3	Door	$12,121	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,478	SF	$5,017	7
		Sub Total for System	**2**	**items**	**$17,138**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	4,129	SF	$18,454	2
Compartments and Cubicles	Toilet Partitions	4	15	Stall	$30,170	2
Suspended Plaster and	Painted ceilings	5	826	SF	$1,767	3
Carpeting	Carpet	4	1,156	SF	$17,431	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	4,129	SF	$22,697	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	15,691	SF	$115,942	10
		Sub Total for System	**6**	**items**	**$206,461**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	$35,036	5
		Sub Total for System	**1**	**items**	**$35,036**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	16,517	SF	$13,924	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$13,924**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	8	Ea.	$22,994	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	16	Ea.	$85,659	4
Plumbing Fixtures	Urinals	3	6	Ea.	$8,598	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	3	Ea.	$8,385	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
		Sub Total for System	**7**	**items**	**$134,529**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	16,517	SF	$219,667	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$219,667**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	147	Ea.	$87,916	6
		Sub Total for System	**1**	**items**	**$87,916**	
		Sub Total for Building 2011 - Building 2011	**19**	**items**	**$714,670**	

Building: 2012 - Building 2012

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	828	SF	$1,676	7
		Sub Total for System	**1**	**items**	**$1,676**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	5,523	SF	$40,809	10
		Sub Total for System	**1**	**items**	**$40,809**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,523	SF	$4,657	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$4,657**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	5,523	SF	$73,452	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$73,452**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	114	Ea.	$68,179	6
		Sub Total for System	**1**	**items**	**$68,179**	
		Sub Total for Building 2012 - Building 2012	**5**	**items**	**$188,774**	

Building: 2013 - Building 2013

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	2	Door	$8,080	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	1,400	SF	$2,834	7
		Sub Total for System	**2**	**items**	**$10,914**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$20,113	2
Resilient Flooring	Vinyl Composition Tile Flooring	4	8,306	SF	$77,016	5
Tile Flooring	Quarry Tile	4	840	SF	$25,778	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	9,333	SF	$68,962	10
		Sub Total for System	**4**	**items**	**$191,869**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$8,758	5
		Sub Total for System	**1**	**items**	**$8,758**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	9,333	SF	$7,868	8
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$7,868**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	5	Ea.	$14,372	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	9	Ea.	$48,183	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
		Sub Total for System	**5**	**items**	**$73,789**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	9,333	SF	$124,123	8

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Note:	Throughout bldg					
		Sub Total for System	**1**	**items**	**$124,123**	
		Sub Total for Building 2013 - Building 2013	**14**	**items**	**$417,322**	

Building: 2020 - Building 2020

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	6,848	SF	$325,312	8
		Sub Total for System	**1**	**items**	**$325,312**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$20,202	5
Exterior Operating Windows	Aluminum - Windows per SF	2	96	SF	$12,161	8
		Sub Total for System	**2**	**items**	**$32,363**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	548	SF	$3,292	3
Suspended Plaster and	Painted ceilings	5	548	SF	$1,173	3
Interior Door Supplementary Components	Door Hardware	3	4	Door	$6,284	4
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,541	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	548	SF	$2,561	6
Tile Flooring	Ceramic Tile	4	548	SF	$10,868	6
		Sub Total for System	**7**	**items**	**$39,906**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	$21,944	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$78,516	6
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
		Sub Total for System	**6**	**items**	**$173,065**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Note:	Elec room					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,619	8
Note:	Gym					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
		Sub Total for System	**3**	**items**	**$18,217**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,298	3
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	2	Ea.	$2,866	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
		Sub Total for System	**6**	**items**	**$36,830**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$35,964	6
Note:	Gym					
Security System Component	Security Alarm System	1	5,478	SF	$72,854	8

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
	Note: Gym					
		Sub Total for System	**2**	**items**	**$108,818**	
		Sub Total for Building 2020 - Building 2020	**27**	**items**	**$734,511**	
		Total for: Chapel Hill Elementary School	**99**	**items**	**$3,867,359**	

Supporting Photos

Replace Boiler In Mechanical Room

Remove Compressor When Controls Are Replaced

Replace Kitchen Hood

Replace Rooftop Unit

Replace Panels And Transformers

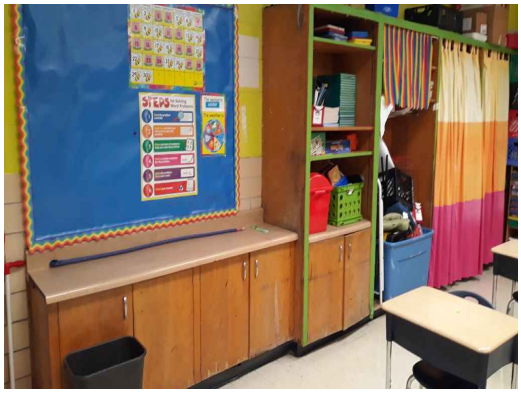
Replace Exterior Transformer

Damaged Concrete Pad At Trash Compactor Needs Replacement/Repair

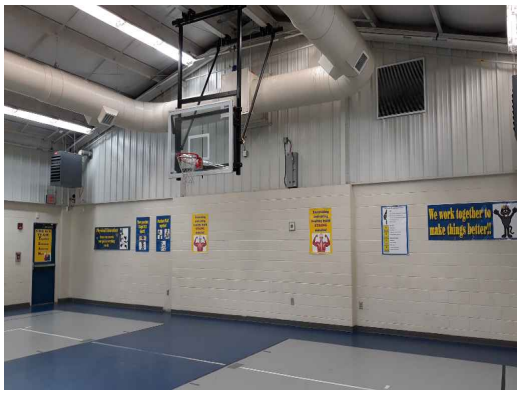
School Marquee Sign Brick Base Is Damaged And Needs Repair

Roof Needs Cleaning

Stage Is Not ADA Accessible



Cabinetry Beyond Useful Life Needs Replacement



Principal Expressed Concern For Student Safety Due To The Lack Of Padding At The Gym End Walls

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Early Learning Academy **| 2021**

Executive Summary

Early Learning Academy is located at 797 Fayetteville Rd in Atlanta, GA. It comprises 68,419 gross square feet. At the time of the assessment the oldest building was 62 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $5,384,865. 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 Early Learning Academy the ten-year need is $9,578,381.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Early Learning Academy facility has a FCA score of 50.35% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Early Learning Academy.

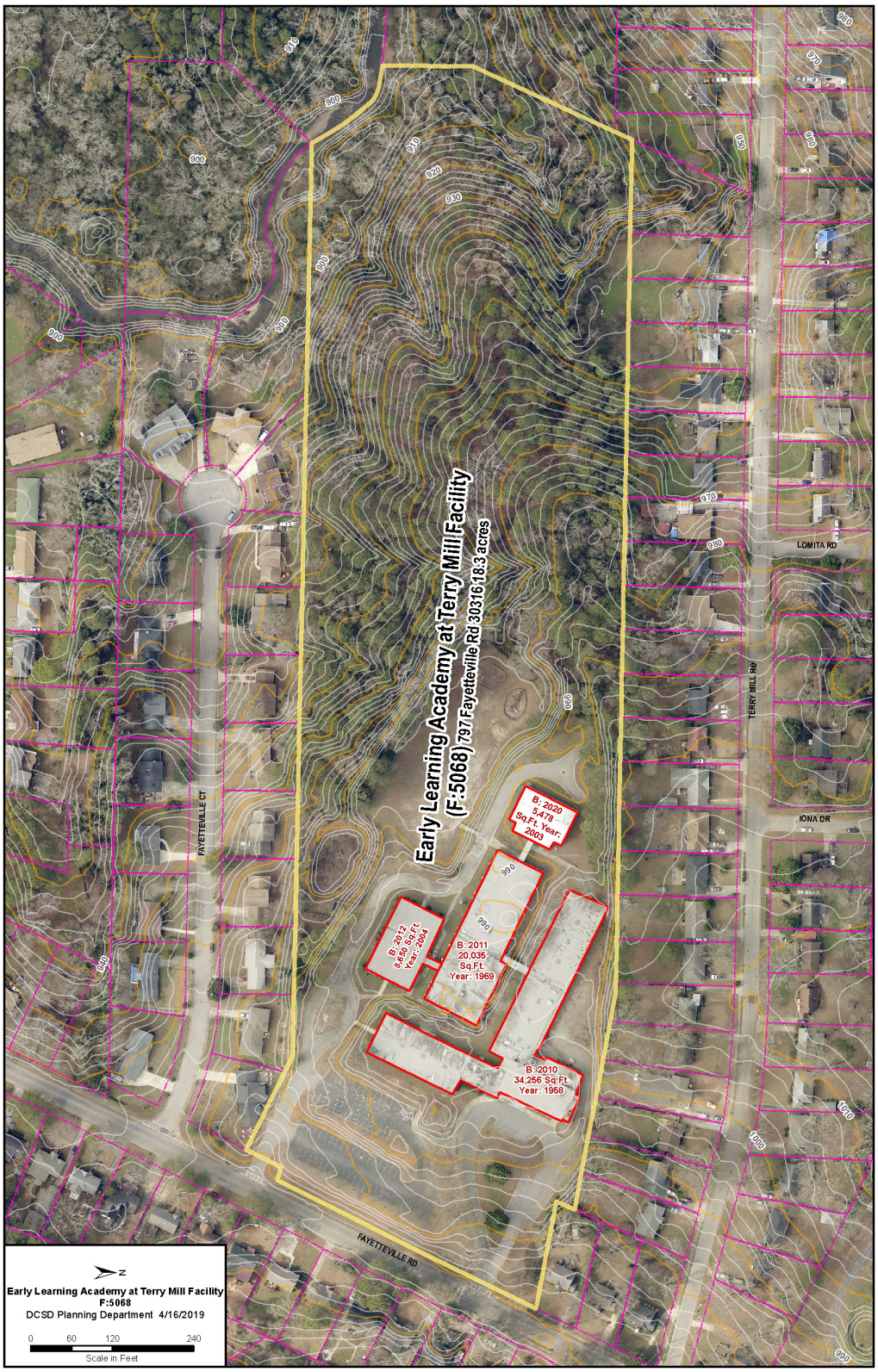
Table 1: Facility Condition by Building

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	FCA Score
Exterior Site								
	Exterior Site	$3,372	$685,547	$158,429	$688,919	$847,349		
Permanent Building(s)								
2010	Building 2010	$2,988,124	$1,150,401	$349,232	$4,138,525	$4,487,757	$7,844,624	47.24%
2011	Building 2011	$1,562,516	$272,227	$556,683	$1,834,743	$2,391,427	$4,588,015	60.01%
2012	Building 2012	$667,458	$120,976	$629,976	$788,434	$1,418,409	$1,980,850	60.20%
2020	Building 2020	$163,395	$164,777	$105,268	$328,172	$433,440	$1,254,462	73.84%
	Sub Total for Permanent Building(s):	*$5,381,493*	*$1,708,382*	*$1,641,159*	*$7,089,874*	*$8,731,033*	*$15,667,951*	
	Total for Site:	**$5,384,865**	**$2,393,929**	**$1,799,588**	**$7,778,793**	**$9,578,381**	**$15,667,951**	**50.35%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

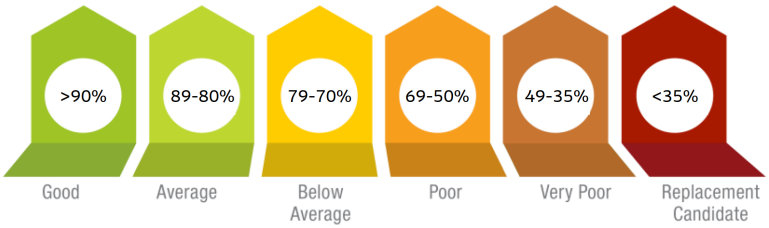
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $15,667,951. For planning purposes, the total 5-year need at the Early Learning Academy is $7,778,793 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Early Learning Academy facility has an FCA Score of 50.35%. which is considered "Poor".

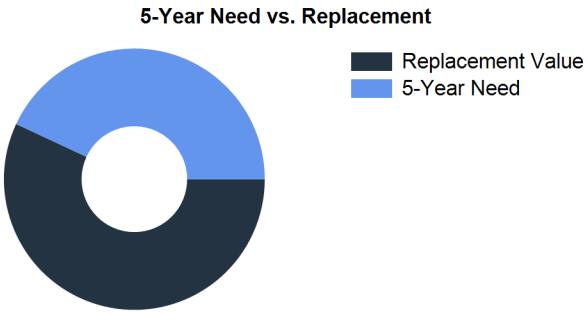


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$426	$2,946	$0	$3,372	0.06 %
Roofing	$0	$280,292	$12,208	$4,998	$363	$297,861	5.53 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$182	$14,390	$0	$0	$14,572	0.27 %
Interior	$0	$0	$419,034	$167,856	$0	$586,890	10.90 %
Mechanical	$0	$1,401,022	$119,461	$176,603	$0	$1,697,086	31.52 %
Electrical	$607	$49,854	$1,389,538	$0	$0	$1,439,999	26.74 %
Plumbing	$0	$6,023	$429,818	$33,130	$0	$468,971	8.71 %
Fire and Life Safety	$410,643	$0	$0	$0	$0	$410,643	7.63 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	0.49 %
Specialties	$0	$0	$303	$438,588	$0	$438,891	8.15 %
Total:	$411,250	$1,737,372	$2,411,758	$824,122	$363	$5,384,865	

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

Mechanical	-	$1,697,086
Electrical	-	$1,439,999
Interior	-	$586,890

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

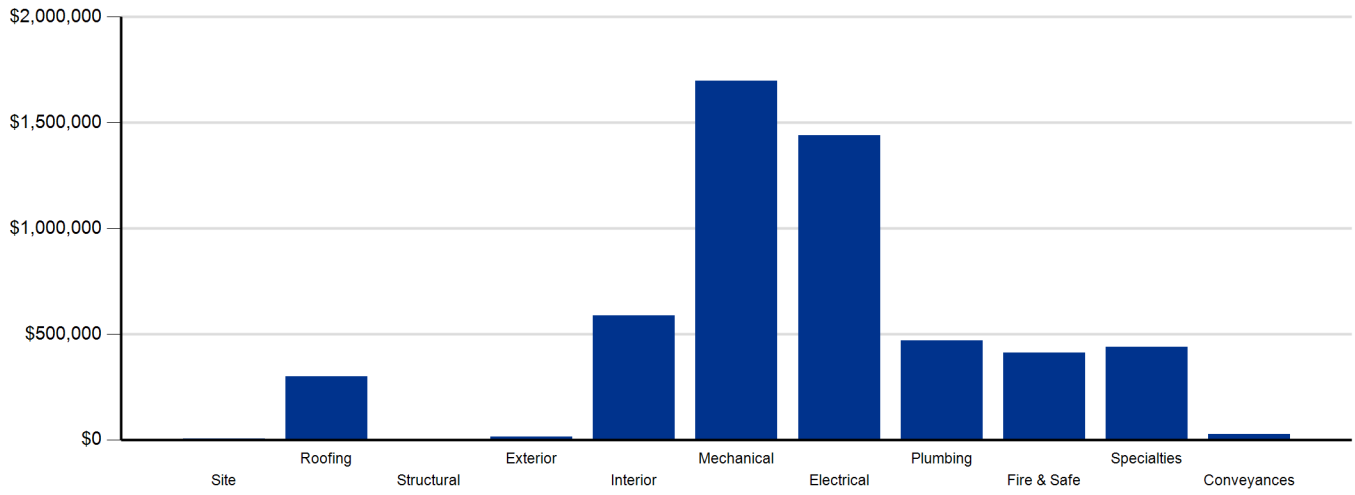


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$685,547	$685,547
Roofing	$0	$0	$0	$0	$14,659	$14,659
Exterior	$0	$0	$0	$0	$141,411	$141,411
Interior	$0	$54,965	$3,036	$14,098	$439,649	$511,748
Mechanical	$0	$0	$11,498	$384,341	$161,373	$557,212
Electrical	$0	$0	$0	$37,628	$0	$37,628
Plumbing	$0	$0	$0	$392,618	$53,106	$445,724
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$54,965**	**$14,533**	**$828,685**	**$1,495,745**	**$2,393,929**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$685,547	$0	$0	$94,434	$0	$0	$94,434	$779,981
Roofing	$14,659	$0	$0	$0	$0	$22,408	$22,408	$37,067
Exterior	$141,411	$0	$0	$0	$0	$170,229	$170,229	$311,639
Interior	$511,748	$64,876	$0	$276,112	$93,778	$35,427	$470,193	$981,941
Mechanical	$557,212	$123,981	$0	$101,214	$0	$50,068	$275,262	$832,474
Electrical	$37,628	$0	$0	$196,409	$0	$81,472	$277,881	$315,509
Plumbing	$445,724	$0	$0	$0	$0	$24,227	$24,227	$469,951
Fire and Life Safety	$0	$0	$0	$107,327	$0	$0	$107,327	$107,327
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$179,420	$0	$178,208	$0	$0	$357,627	$357,627
Total	**$2,393,929**	**$368,277**	**$0**	**$953,703**	**$93,778**	**$383,830**	**$1,799,588**	**$4,193,516**

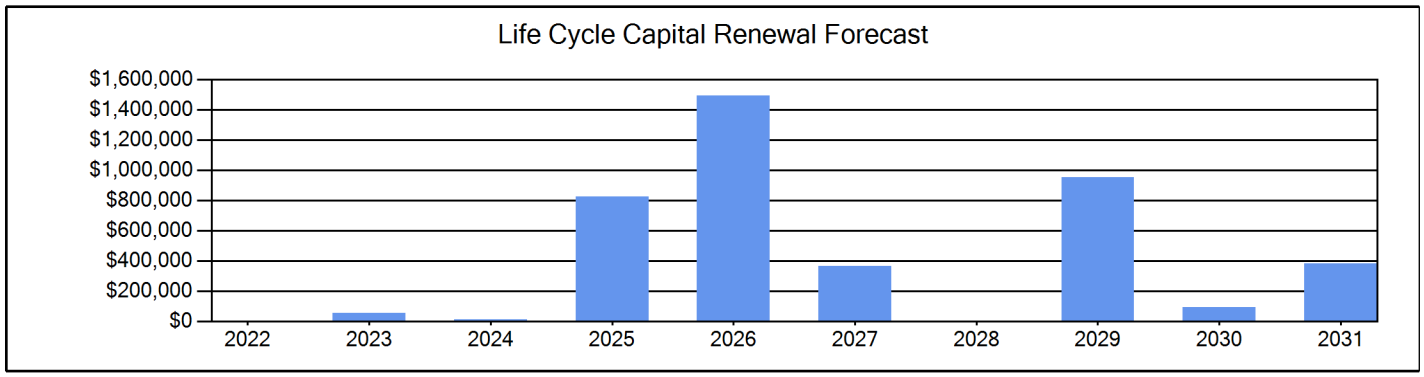


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Exposed Wiring / Conduit Repair		$607
Emergency Exit Signage Repair		$2,236
Emergency Exit Signage Replacement		$14,359
Fire Alarm Replacement		$376,179
Wall Pack Lighting Replacement		$17,870
	Total for Priority 1	**$411,250**

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$280,292
Storefront/Curtain Wall Replacement (Bldg SF)		$182
Air Cooled Condenser Replacement		$12,077
Boiler Replacement		$94,155
Ductless Split System AC Replacement		$8,926
Ductwork Replacement (SF Basis)		$651,694
Exterior Metal Cooling Tower Replacement		$37,255
Gas Piping Replacement (SF Basis)		$108,726
Mechanical / HVAC Piping / System Is Beyond Its Useful Life		$57,591
Package DX Unit Replacement		$219,051
Package Roof Top Unit Replacement		$197,244
Steam Condensate Receiver Replacement		$14,305
Electrical Receptacle Repair		$109
Electrical Transformer Replacement		$6,851
Panelboard Replacement		$30,064
Switchgear Replacement		$12,829
Water Heater Replacement		$6,023
	Total for Priority 2	**$1,737,372**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	40	SF	3	$426	10129
Note: Cracked						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	40	LF	4	$2,946	10127
Note: Damaged						
	Sub Total for System	**2**	**items**		**$3,372**	
	Sub Total for School and Site Level	**2**	**items**		**$3,372**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	1,500	LF	3	$7,282	10147
Note: Debris						
Permanent Roof Access Installation	Deferred Maintenance	1	Ea.	4	$3,423	10151
Note: Missing						
Roof Cleaning	Deferred Maintenance	4,000	SF	4	$874	10146
Note: Debris						
Splash Block Replacement	Deferred Maintenance	2	Ea.	4	$117	10149
Note: Damaged						
Splash Block Installation	Deferred Maintenance	6	Ea.	5	$363	10148
Note: Missing						
	Sub Total for System	**5**	**items**		**$12,059**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	8	SF	2	$182	10130
Note: Infill Panel Damaged						
Brick Exterior Repointing	Deferred Maintenance	400	SF Wall	3	$2,398	10131
Note: Weathered Mortar						
	Sub Total for System	**2**	**items**		**$2,580**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$1,044	10145
Location: Media Center						
Interior Door Hardware Replacement	Capital Renewal	91	Door	3	$127,016	10141
Note: Beyond Useful Life						
Interior Door Replacement	Capital Renewal	91	Door	3	$160,468	10140
Note: Beyond Useful Life - Replace Door Frame						
Rubber Flooring Replacement	Capital Renewal	343	SF	3	$4,875	10136
Note: Beyond Useful Life						
Acoustical Ceiling Tile Replacement	Capital Renewal	2,500	SF	4	$13,745	10133
Note: Worn Out						
Location: Kitchen						
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	685	SF	4	$3,766	10134
Note: Beyond Useful Life						
Location: Mech Room						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Replacement	Capital Renewal	2,500	SF	4	$9,788	10132
Note: Worn Out						
Location: Kitchen						
Concrete Flooring Replacement	Capital Renewal	10	SF	4	$307	10139
Note: Hole Left After Repair						
Stone/Quarry Flooring Replacement	Capital Renewal	2,398	SF	4	$61,631	10137
Note: Beyond Useful Life						
Toilet Partition Replacement	Capital Renewal	12	Stall	4	$22,750	10135
Note: Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	5,100	SF	4	$40,792	10138
Note: Beyond Useful Life						
	Sub Total for System	**11**	**items**		**$446,183**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	10161
Note: Beyond Useful Life						
Location: Roof						
Boiler Replacement	Capital Renewal	1	Ea.	2	$94,155	10157
Note: Beyond Useful Life						
Location: Mech Room						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	10162
Note: Beyond Useful Life						
Location: 124 Other						
Ductwork Replacement (SF Basis)	Capital Renewal	34,256	SF	2	$411,200	10167
Note: Beyond Useful Life						
Location: Throughout						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$37,255	10160
Note: Beyond Useful Life						
Location: Roof						
Gas Piping Replacement (SF Basis)	Capital Renewal	34,256	SF	2	$68,603	10153
Note: Beyond Useful Life						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	34,256	SF	2	$57,591	10163
Note: Beyond Useful Life						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	10168
Note: Beyond Useful Life						
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	$91,143	10169
Note: Beyond Useful Life						
Location: Roof						
Steam Condensate Receiver Replacement	Capital Renewal	1	Ea.	2	$14,305	10158
Note: Beyond Useful Life						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	$10,869	10166
Note: Beyond Useful Life						
Location: Mech Room						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	$22,666	10170
Note: Beyond Useful Life						
Location: Roof						
Testing And Balancing	Deferred Maintenance	34,256	SF	3	$68,603	10164
Location: Throughout						
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	$915	10171
Note: Beyond Useful Life						
Location: Restrooms						
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	$8,110	10165
Note: Beyond Useful Life						
Location: Mech Room						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	34,256	SF	4	$86,868	10159
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**16**	**items**		**$997,740**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exposed Wiring / Conduit Repair	Code Compliance	1	Ea.	1	$607	10175
Note: Stage Box Has Exposed Wiring Inside. Wires Are Not Supported On The Second Box Is Not Locked						
Location: Stage						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$7,847	10173
Note: Beyond Useful Life						
Location: Kitchen And Mech Room 125						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	10174
Note: Beyond Useful Life						
Location: Hallway At Classroom 113						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$12,829	10172
Note: Beyond Useful Life						
Location: Mech Room 125						
Canopy Lighting Replacement	Capital Renewal	12	Ea.	3	$23,500	10181
Note: Beyond Useful Life						
Location: Throughout						
Exterior Mounted Building Lighting Replacement	Capital Renewal	22	Ea.	3	$18,651	10182
Note: Beyond Useful Life						
Location: Throughout						
Interior Power Wiring Replacement	Deferred Maintenance	24,000	SF	3	$26,799	10184
Note: Beyond Useful Life						
Location: Old Building Wiring						
Lighting Fixtures Replacement	Capital Renewal	34,256	SF	3	$590,619	10183
Note: Beyond Useful Life - Old T8 Lamps						
Location: Throughout						
Lightning Protection System Installation	Functional Deficiency	34,256	SF	3	$25,150	10180
Note: Beyond Useful Life						
Location: Throughout						
Public Address System Replacement, Non-main Building	Deferred Maintenance	34,256	SF	3	$22,798	10176
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**10**	**items**		**$733,971**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	$12,004	10152
Note: Beyond Useful Life						
Location: Mech Room						
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	34,256	SF	3	$154,252	10154
Note: Beyond Useful Life						
Location: Throughout						
Sanitary Sewer Piping Replacement	Capital Renewal	34,256	SF	3	$103,943	10155
Note: Beyond Useful Life						
Location: Throughout						
Refrigerated Water Cooler Replacement	Capital Renewal	8	Ea.	4	$16,565	10156
Note: Beyond Useful Life						
Location: Corridor						
	Sub Total for System	**4**	**items**		**$286,764**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	14	Ea.	1	$8,376	10178
Note: Beyond Useful Life						
Location: Throughout						
Fire Alarm Replacement	Capital Renewal	34,256	SF	1	$188,345	10177
Note: Beyond Useful Life						
Location: Throughout						
Wall Pack Lighting Replacement	Capital Renewal	8	Ea.	1	$3,864	10179
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**3**	**items**		**$200,585**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	10144
Note: Missing						
Location: Stage						
	Sub Total for System	**1**	**items**		**$26,581**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	$303	10143
Note: No Lower Counter						
Replace Cabinetry In Classes/Labs	Capital Renewal	34	Room	4	$281,358	10142
Note: Beyond Useful Life						
	Sub Total for System	**2**	**items**		**$281,661**	
	Sub Total for Building 2010 - Building 2010	**54**	**items**		**$2,988,124**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	500	LF	3	$2,427	10190
Note: Debris						
Splash Block Replacement	Deferred Maintenance	10	Ea.	4	$584	10191
Note: Broken						
	Sub Total for System	**2**	**items**		**$3,012**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repointing	Deferred Maintenance	2,000	SF Wall	3	$11,992	10185
Note: Weathered						
	Sub Total for System	**1**	**items**		**$11,992**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	40	Door	3	$55,831	10188
Note: Beyond Useful Life						
Interior Door Replacement	Capital Renewal	38	Door	3	$67,008	10187
Note: Beyond Useful Life						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	801	SF	4	$9,077	10186
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$131,917**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	20,035	SF	2	$240,495	10200
Note: Beyond Useful Life						
Location: Throughout						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	20,035	SF	2	$40,123	10193
Note: Beyond Useful Life						
Location: Throughout						
Package DX Unit Replacement	Capital Renewal	12	Ea.	2	$128,293	10198
Note: Beyond Useful Life Actual Is 4Ton(12)						
Location: Exterior Walls						
Package DX Unit Replacement	Capital Renewal	3	Ea.	2	$26,611	10199
Note: Beyond Useful Life 2 Ton(3)						
Location: Exterior Walls						
Package Roof Top Unit Replacement	Capital Renewal	3	Ea.	2	$68,358	10201
Note: Beyond Useful Life 7.5 Tons (3Ea)						
Location: Roof						
Existing Controls Are Obsolete	Capital Renewal	20,035	SF	4	$50,806	10197
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**6**	**items**		**$554,685**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	10202
Note: Beyond Useful Life						
Location: Mech Room 127.2						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$1,372	10203
Note: Beyond Useful Life						
Location: Room 127.1						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	10204
Note: Beyond Useful Life						
Location: Mech Room 127.2						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$13,060	10205
Note: Beyond Useful Life						
Location: Mech Room 127.2						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	10211
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	10	Ea.	3	$8,478	10212
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	14,000	SF	3	$15,633	10214
Note: Beyond Useful Life						
Location: Old Building Wiring						
Lighting Fixtures Replacement	Capital Renewal	20,035	SF	3	$345,430	10213
Note: Beyond Useful Life- Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	20,035	SF	3	$14,710	10210
Note: Missing						
Public Address System Replacement, Non-main Building	Deferred Maintenance	20,035	SF	3	$13,334	10206
Note: Beyond Useful Life						
Location: System Served From Building 2010						
	Sub Total for System	**10**	**items**		**$423,440**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,008	10192
Note: Beyond Useful Life						
Location: Mech Room						
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	20,035	SF	3	$90,216	10194
Note: Beyond Useful Life						
Location: Throughout						

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Sanitary Sewer Piping Replacement	Capital Renewal	20,035	SF	3	$60,792	10195
Note: Beyond Useful Life						
Location: Throughout						
Refrigerated Water Cooler Replacement	Capital Renewal	4	Ea.	4	$8,282	10196
Note: Beyond Useful Life						
Location: Corridor						
	Sub Total for System	**4**	**items**		**$161,298**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	5	Ea.	1	$2,991	10208
Fire Alarm Replacement	Capital Renewal	20,035	SF	1	$110,156	10207
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	12	Ea.	1	$5,796	10209
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$118,943**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	19	Room	4	$157,230	10189
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$157,230**	
	Sub Total for Building 2011 - Building 2011	**30**	**items**		**$1,562,516**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	8,650	SF	2	$280,292	10216
Note: Beyond Useful Life						
Debris In Gutter Removal	Deferred Maintenance	240	LF	3	$1,165	10217
Note: Debris						
	Sub Total for System	**2**	**items**		**$281,457**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	750	SF	4	$5,999	10215
Note: Water Damaged						
	Sub Total for System	**1**	**items**		**$5,999**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	10222
Note: Beyond Useful Life 1.5 Tons						
Location: Roof						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	10223
Note: Beyond Useful Life						
Location: Storage						
Package DX Unit Replacement	Capital Renewal	6	Ea.	2	$64,146	10224
Note: Beyond Useful Life 4 Tons (6Ea)						
Location: Classrooms						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$22,786	10226
Note: Beyond Useful Life 7.5 Tons						
Location: Roof						
Testing And Balancing	Deferred Maintenance	8,650	SF	3	$17,323	10225
Note: Beyond Useful Life						
Location: Throughout						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	8,650	SF	4	$21,935	10221
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**6**	**items**		**$136,691**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair	Educational Adequacy	1	Ea.	2	$109	10235
Note: Missing Cover Plate						
Location: Room 140 - Kiln Room						
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	10232
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	7	Ea.	3	$5,935	10233
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	8,650	SF	3	$149,137	10234
Note: Beyond Useful Life						
Lightning Protection System Installation	Functional Deficiency	8,650	SF	3	$6,351	10231
Note: Missing						
Public Address System Replacement, Non-main Building	Deferred Maintenance	8,650	SF	3	$5,757	10227
Note: Beyond Useful Life						
Location: System Is Served From Building 2010						
	Sub Total for System	**6**	**items**		**$171,205**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	10218
Note: Beyond Useful Life						
Location: Mech Room						
Restroom Group Wash Fountain Replacement	Capital Renewal	1	Ea.	3	$8,611	10220
Note: Beyond Useful Life						
Location: Restrooms						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	10219
Note: Beyond Useful Life						
Location: Corridor						
	Sub Total for System	**3**	**items**		**$15,276**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	5	Ea.	1	$2,991	10229
Note: Beyond Useful Life						
Fire Alarm Replacement	Capital Renewal	8,650	SF	1	$47,559	10228
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	13	Ea.	1	$6,279	10230
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$56,829**	
	Sub Total for Building 2012 - Building 2012	**21**	**items**		**$667,458**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	180	LF	3	$874	10238
Note: Debris And Plants						
Roof Drain Cleaning	Deferred Maintenance	7	Ea.	3	$459	10237
Note: Clogged						
	Sub Total for System	**2**	**items**		**$1,333**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	$2,792	10236
Note: Worn Out						
	Sub Total for System	**1**	**items**		**$2,792**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$7,969	10444
	Sub Total for System	**1**	**items**		**$7,969**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	$5,875	10246
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	10247
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	10248
Note: Beyond Useful Life - Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	10245
Note: Missing						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	10241
Note: Beyond Useful Life						
Location: System Is Served From Building 2010						
	Sub Total for System	**5**	**items**		**$111,382**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,492	10239
Note: Beyond Useful Life						
Location: Storage						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	10240
Note: Beyond Useful Life						
Location: Lobby						
	Sub Total for System	**2**	**items**		**$5,633**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Repair	Deferred Maintenance	4	Ea.	1	$2,236	10243
Note: Beyond Useful Life						
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	$30,119	10242
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	4	Ea.	1	$1,932	10244
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$34,287**	
	Sub Total for Building 2020 - Building 2020	**14**	**items**		**$163,395**	
	Total for Campus	**121**	**items**		**$5,384,865**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	99	CAR	$156,544	5
Roadway Pavement	Concrete Driveways	3	38,880	SF	$529,003	5
Pedestrian Pavement	Sidewalks - Concrete	3	7,000	SF	$94,434	8
		Sub Total for System	**3**	**items**	**$779,981**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	350	SF	$22,408	10
		Sub Total for System	**1**	**items**	**$22,408**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	6	Ea.	$41,587	8
		Sub Total for System	**1**	**items**	**$41,587**	
		Sub Total for Building -	**5**	**items**	**$843,976**	

Building: 2010 - Building 2010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2	400	SF	$14,659	5
		Sub Total for System	**1**	**items**	**$14,659**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	23	Door	$92,927	5
		Sub Total for System	**1**	**items**	**$92,927**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,398	SF	$10,717	2
Suspended Plaster and	Painted ceilings	5	343	SF	$734	3
Carpeting	Carpet	4	343	SF	$4,595	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	19,183	SF	$122,270	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	18,841	SF	$174,701	5
Wood Flooring	Wood Flooring - All Types	4	2,398	SF	$56,297	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	13,702	SF	$95,433	8
Fluid-Applied Flooring	Epoxy Coating	4	685	SF	$9,834	8
Interior Swinging Doors	Metal Door (Steel)	3	4	Door	$13,786	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,398	SF	$13,181	9
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	343	SF	$375	10
Compartments and Cubicles	Toilet Partitions	4	12	Stall	$30,574	10
		Sub Total for System	**12**	**items**	**$532,498**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Cooling	Heat Pump (3 Ton)	5	30	Ea.	$282,774	4
Exhaust Air	Roof Exhaust Fan - Large	3	12	Ea.	$105,106	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	1	Ea.	$1,212	8
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$50,068	10
		Sub Total for System	**5**	**items**	**$450,657**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Exterior Dry Type Transformer (112.5 KVA)	2	1	Ea.	$37,628	4
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	3	1	Ea.	$14,698	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Power Wiring	3	34,256	SF	$51,406	10
	Sub Total for System		**10**	**items**	**$156,264**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	16	Ea.	$45,988	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Plumbing Fixtures	Toilets	3	27	Ea.	$144,549	4
Plumbing Fixtures	Urinals	3	3	Ea.	$4,299	4
Plumbing Fixtures	Classroom Lavatory	4	14	Ea.	$39,131	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	2	Ea.	$16,132	10
	Sub Total for System		**6**	**items**	**$252,627**	
	Sub Total for Building 2010 - Building 2010		**35**	**items**	**$1,499,633**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	7	Door	$28,282	5
Exterior Operating Windows	Aluminum - Windows per SF	2	675	SF	$90,713	10
	Sub Total for System		**2**	**items**	**$118,995**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	12	Stall	$24,135	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,004	SF	$9,503	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	9,617	SF	$61,298	5
Carpeting	Carpet	4	4,007	SF	$56,949	6
Tile Flooring	Quarry Tile	4	200	SF	$6,137	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	9,817	SF	$68,374	8
Interior Swinging Doors	Metal Door (Steel)	3	2	Door	$6,892	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	5,610	SF	$58,546	9
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	601	SF	$657	10
Resilient Flooring	Rubber Tile Flooring	4	200	SF	$3,821	10
	Sub Total for System		**10**	**items**	**$296,313**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	$35,036	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	2	Ea.	$2,425	8
	Sub Total for System		**4**	**items**	**$43,803**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Power Wiring	3	20,035	SF	$30,066	10
	Sub Total for System		**6**	**items**	**$80,050**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	9	Ea.	$25,869	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	13	Ea.	$69,598	4

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$5,590	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,699	10
		Sub Total for System	**6**	**items**	**$110,329**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	300	Ea.	$179,419	6
		Sub Total for System	**1**	**items**	**$179,419**	
		Sub Total for Building 2011 - Building 2011	**29**	**items**	**$828,910**	

Building: 2012 - Building 2012

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	270	SF	$36,286	10
Exterior Operating Windows	Aluminum - Windows per SF	2	8	SF	$1,075	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	9	Door	$42,155	10
		Sub Total for System	**3**	**items**	**$79,515**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$20,113	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	1,730	SF	$11,027	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,920	SF	$48,197	8
Interior Door Supplementary Components	Door Hardware	3	17	Door	$30,058	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	1,730	SF	$18,054	9
		Sub Total for System	**5**	**items**	**$127,448**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$17,518	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	8,650	SF	$123,981	6
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	3	Ea.	$3,637	8
		Sub Total for System	**4**	**items**	**$146,727**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
		Sub Total for System	**4**	**items**	**$37,608**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	5	Ea.	$14,372	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	8	Ea.	$42,829	4
Plumbing Fixtures	Urinals	3	3	Ea.	$4,299	4
Plumbing Fixtures	Classroom Lavatory	4	3	Ea.	$8,385	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
		Sub Total for System	**6**	**items**	**$74,118**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	8,650	SF	$107,327	8
		Sub Total for System	**1**	**items**	**$107,327**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	17	Room	$178,208	8
		Sub Total for System	**1**	**items**	**$178,208**	
		Sub Total for Building 2012 - Building 2012	**24**	**items**	**$750,952**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$20,202	5
		Sub Total for System	**1**	**items**	**$20,202**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	383	SF	$2,301	3
Suspended Plaster and	Painted ceilings	5	383	SF	$869	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	383	SF	$1,790	6
Interior Door Supplementary Components	Door Hardware	3	2	Door	$3,537	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	383	SF	$3,997	9
		Sub Total for System	**6**	**items**	**$25,681**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	$21,944	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$67,999	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	1	Ea.	$1,212	8
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$83,298	8
		Sub Total for System	**7**	**items**	**$191,286**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	2	Ea.	$2,866	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$2,005	10
		Sub Total for System	**5**	**items**	**$32,877**	
		Sub Total for Building 2020 - Building 2020	**19**	**items**	**$270,045**	
		Total for: Early Learning Academy	**112**	**items**	**$4,193,517**	

Supporting Photos

Existing Intercom System Is Beyond Its Useful Life

Existing Fire Alarm System Is Beyond Its Useful Life

Existing Switch For The Mechanical Room 125 Needs To Be Replaced

Existing Fluorescent Lighting Is Beyond Its Useful Life

Replace Ductless Split System Outside For Building 2010

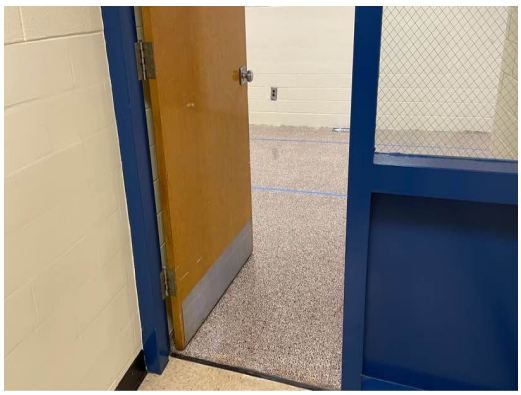
Replace Cooling Tower

Replace Roof Mounted Unit For Building 2012 And 2011

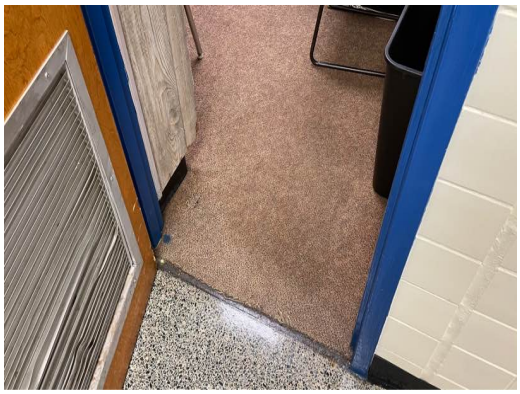
Replace One 10 HP Pump And Condenser Loop Piping Throughout Building 2010

Replace Gas Water Heaters In Main Mechanical Room

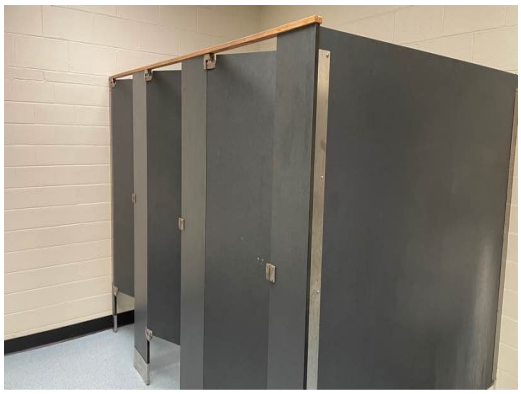
Replace Gas Boiler In Mechanical Room



Door Hardware At Media Center Entrance Is Non-ADA Compliant. Door Hardware Needs To Be Replaced To Provide ADA Accessibility



Carpet Beyond Useful Life Needs To Be Replaced



Restroom Partition Assemblies Beyond Useful Life Need To Be Replaced

Missing Or Damaged Sealant At Expansion Joint Needs To Be Replaced

Act Ceiling At Kitchen Area Beyond Useful Life Needs To Be Replaced

Debris At Roof Area Drains Need To Be Removed

Cracked Concrete Sidewalks Beyond Useful Life Need To Be Replaced

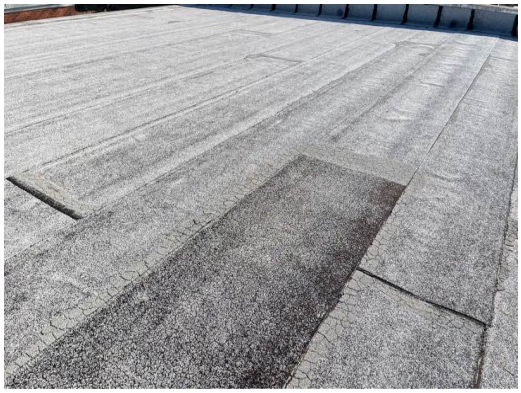
Cracked Masonry Wall At Roof Level Needs Repointing

Cracked And/Or Missing Splash Blocks Need Replacement

Cabinetry Beyond Useful Life Needs Replacement

Weathered Standing Seam Metal Roof At Gym Building Needs Pressure Washing

Building Main Photo



Modify Bitumen Roofing Is Cracked And Beyond Useful Life And Needs To Be Replaced

Damage Concrete Splash Blocks Need To Be Replaced

Water Wash-Off At Hill Outside Of Corridor Stairs Infiltrates Into Corridor Exterior Wall. Civil Engineering Study Recommended To Address Observation

Epoxy Flooring At Restrooms Beyond Useful Life Needs Replacement

Roof Rain Leaders Need Connection Into Underground Storm System

Modify Bitumen Roofing At Building Connectors Is Beyond Useful Life And Needs Replacement

Damaged Downspout Connection Into Storm Drainage System Needs Replacement

Quarry Tile Flooring Beyond Useful Life Needs Replacement

Damaged Roof Gutter Areas Need Replacement

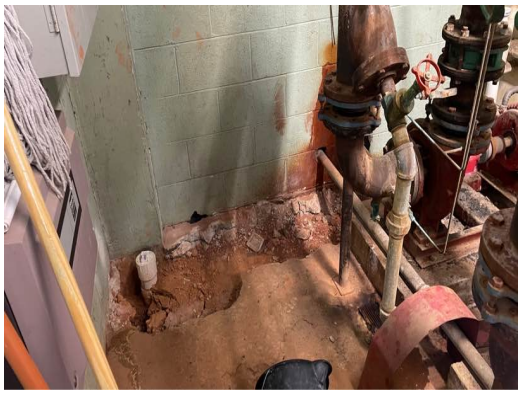
Linear Drain At Building Entrance Is Bent/Beyond Useful Life And Needs Replacement

Debris Over Tpo Roofing Needs To Be Removed. Tpo Roofing Also Needs To Be Pressure Washed

Doors Beyond Useful Life Need To Be Replaced

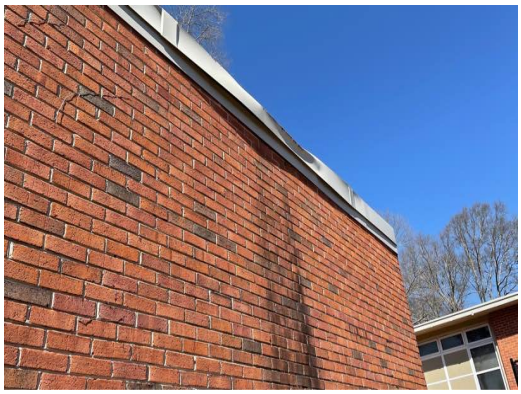
Debris At Roof Needs To Be Removed

Modify Bitumen Roofing Is Weathered And Has Debris. Roof Needs To Be Cleaned



Missing Section Of Concrete Slab On Grade Needs To Be Replaced

Concrete Stormwater Canal Is Cracked And Beyond Useful Life. Concrete Stormwater Canal Needs To Be Replaced



Damaged Metal Edge Flashing Needs To Be Replaced

Add Building Expansion Joint Flashing Sealant Is Missing To Prevent Water Infiltration

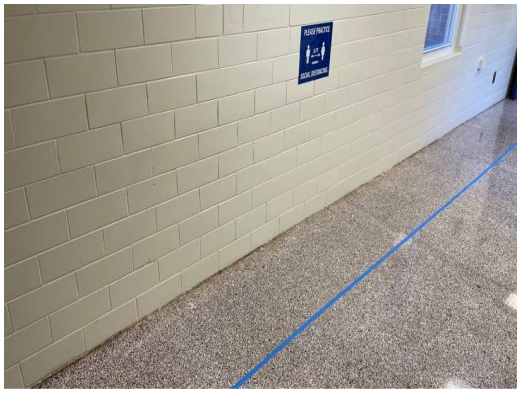
Sticky Act Ceiling Is Beyond Useful Life And Needs Replacement

Cracks And Gaps In Modify Bitumen Roofing At Edge Need To Be Filled/Repaired

VCT Flooring Beyond Useful Life Needs To Be Replaced

Modify Bitumen Roofing Membrane Flashing Beyond Useful Life Needs Replacement

Damaged Chain Link Fencing Needs Replacement



Corridor CMU Wall Area Where Water Infiltrates From Outside Hill . Civil Engineering Study Recommended To Address Observation

Cabinetry Beyond Useful Life Needs Replacement

Kitchen Area Doors Beyond Useful Life Need Replacement

Solid Surface Paneling At Storefront System Is Damaged And Needs Replacement

Main Office Counter Is Non-ADA Compliant And Needs To Be Retrofitted To Provide ADA Accessibility

Water Damaged VCT Flooring Needs To Be Replaced

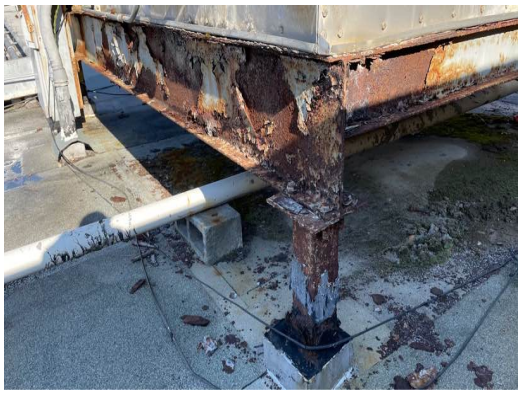
Missing Or Damaged Vinyl Flooring Needs To Be Replaced

Wood Doors Beyond Useful Life Need Replacement

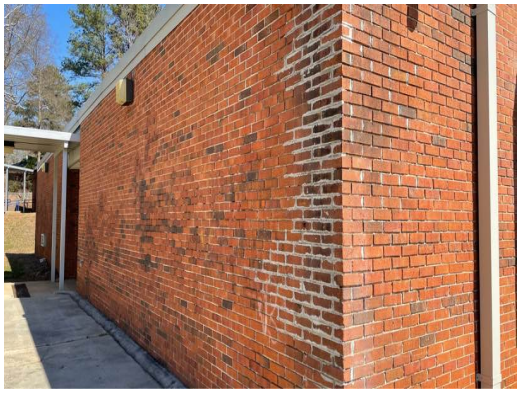
Stage Is Non-ADA Compliant And Needs A Lift Installed To Provide ADA Accessibility

Door Hardware At Gym Building Is Beyond Useful Life And Needs Replacement

Debris At Roof Gutter System Needs Removal



Structural Frame Supporting Roof Cooling Tower Seems To Be Corroded Beyond Useful Life And Needs Replacement



Weathered And Eroded Exterior Masonry Wall Needs Repointing

Cover Photo

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Edward L. Bouie, Sr. Elementary School **| 2021**

Executive Summary

Edward L. Bouie, Sr. Elementary School is located at 5100 Rock Springs Road in Lithonia, GA. It comprises 91,602 gross square feet. At the time of the assessment the oldest building was 24 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $2,490,256. 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 Edward L. Bouie, Sr. Elementary School the ten-year need is $12,805,485.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Edward L. Bouie, Sr. Elementary School facility has a FCA score of 65.57% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Edward L. Bouie, Sr. Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$94,372	$982,175	$611,819	$1,076,547	$1,688,366		
Permanent Building(s)								
2010	Building 2010	$2,395,883	$5,272,453	$3,448,783	$7,668,336	$11,117,119	$25,398,490	69.81%
	Sub Total for Permanent Building(s):	*$2,395,883*	*$5,272,453*	*$3,448,783*	*$7,668,336*	*$11,117,119*	*$25,398,486*	
	Total for Site:	**$2,490,256**	**$6,254,628**	**$4,060,601**	**$8,744,884**	**$12,805,485**	**$25,398,486**	**65.57%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

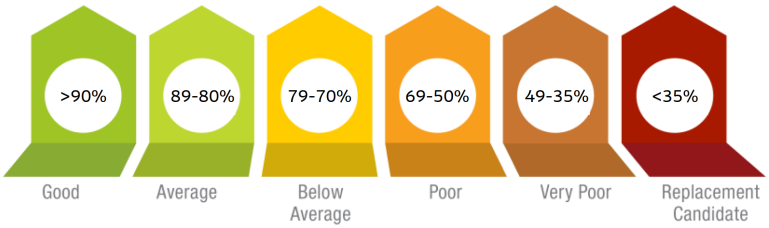
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $25,398,486. For planning purposes, the total 5-year need at the Edward L. Bouie, Sr. Elementary School is $8,744,884 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Edward L. Bouie, Sr. Elementary School facility has an FCA Score of 65.57%. which is considered "Poor".

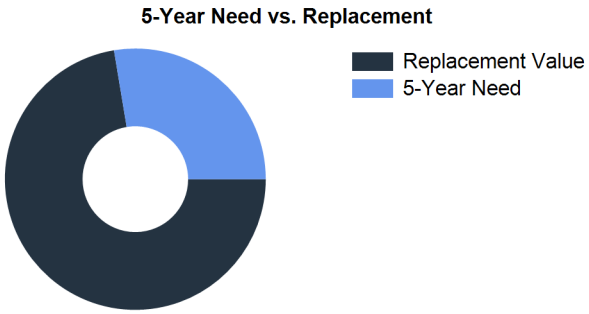


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$42,330	$38,112	$13,931	$94,372	3.79 %
Roofing	$0	$4,182	$638	$0	$121	$4,941	0.20 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$333,538	$333,538	13.39 %
Interior	$0	$0	$8,817	$137,551	$0	$146,368	5.88 %
Mechanical	$0	$0	$23,259	$133,260	$1,581	$158,099	6.35 %
Electrical	$0	$39,865	$1,698,316	$8,193	$0	$1,746,373	70.13 %
Plumbing	$0	$2,008	$0	$0	$0	$2,008	0.08 %
Fire and Life Safety	$4,556	$0	$0	$0	$0	$4,556	0.18 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$4,556	$46,054	$1,773,361	$317,115	$349,170	$2,490,256	

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

Electrical	-	$1,746,373
Exterior	-	$333,538
Mechanical	-	$158,099

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

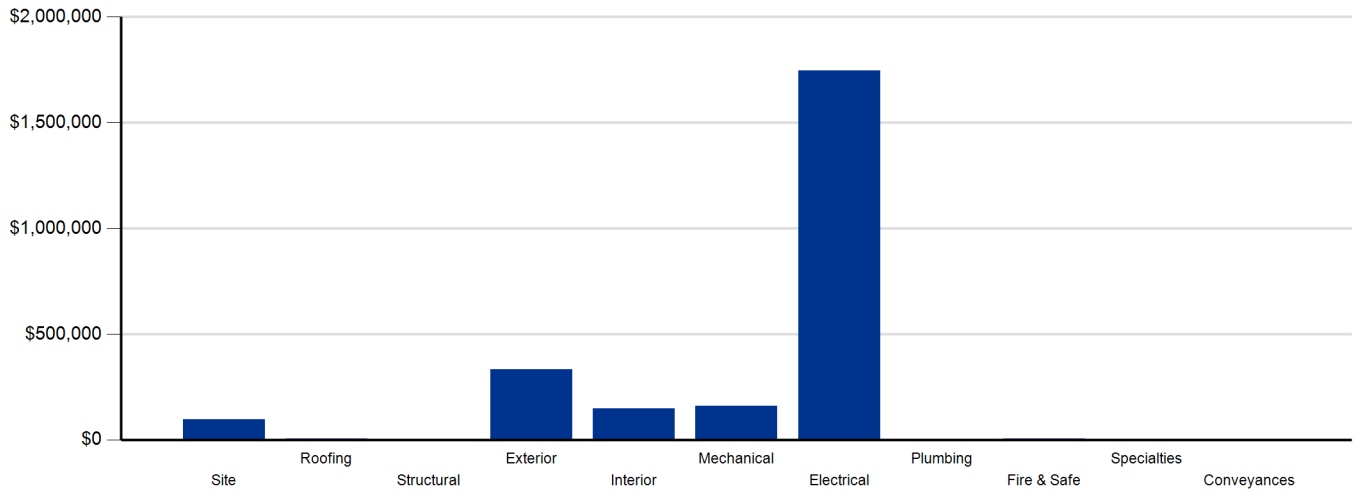


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$982,175	$982,175
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$92,275	$477,218	$347,133	$457,127	$1,373,753
Mechanical	$0	$0	$164,842	$1,408,135	$420,447	$1,993,424
Electrical	$0	$0	$0	$95,431	$135,513	$230,944
Plumbing	$0	$0	$27,246	$452,035	$170,630	$649,911
Fire and Life Safety	$0	$0	$550,344	$0	$0	$550,344
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$474,077	$0	$0	$0	$474,077
Total	**$0**	**$566,352**	**$1,219,650**	**$2,302,733**	**$2,165,892**	**$6,254,628**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$982,175	$0	$0	$393,787	$0	$0	$393,787	$1,375,962
Roofing	$0	$0	$0	$0	$0	$148,720	$148,720	$148,720
Exterior	$0	$0	$0	$0	$0	$800,432	$800,432	$800,432
Interior	$1,373,753	$451,671	$0	$0	$0	$600,357	$1,052,027	$2,425,780
Mechanical	$1,993,424	$0	$0	$136,830	$0	$0	$136,830	$2,130,254
Electrical	$230,944	$0	$0	$249,531	$0	$137,463	$386,993	$617,937
Plumbing	$649,911	$0	$0	$2,544	$0	$2,699	$5,242	$655,153
Fire and Life Safety	$550,344	$0	$0	$1,136,569	$0	$0	$1,136,569	$1,686,913
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$474,077	$0	$0	$0	$0	$0	$0	$474,077
Total	**$6,254,628**	**$451,671**	**$0**	**$1,919,260**	**$0**	**$1,689,671**	**$4,060,601**	**$10,315,229**

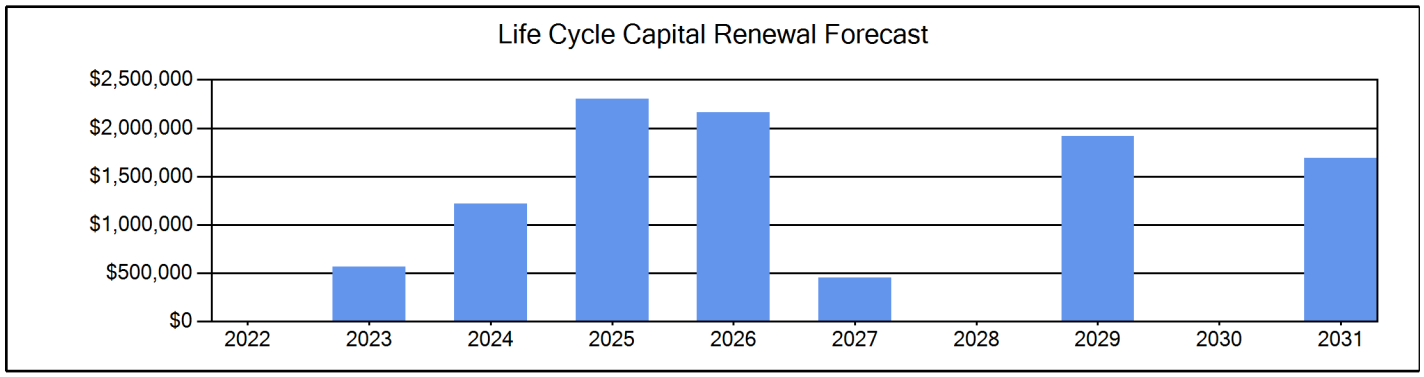


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$3,590
Wall Pack Lighting Replacement		$966
	Total for Priority 1	**$4,556**

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$4,182
Electrical Transformer Replacement		$39,865
Water Heater Replacement		$2,008
	Total for Priority 2	**$46,054**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Parking Or Roadway Curbs Replacement	Capital Renewal	12	LF	3	$309	8199
Note: Damaged Curb Near Storage Shed						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10448
Exterior Basketball Goal Replacement	Capital Renewal	6	Ea.	4	$37,531	5837
Note: Damaged, West Of Gym						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	5835
Note: Trees Blocking, West Of Gym						
Bollard Replacement	Deferred Maintenance	3	Ea.	5	$3,508	5840
Note: Damaged, Near West Parking Lot						
Paving Restriping	Deferred Maintenance	155	CAR	5	$4,846	5838
Note: All Spots Faded.						
Sidewalk Requires Cleaning	Deferred Maintenance	25,580	SF	5	$5,231	8201
Note: All Sidewalks Need To Be Power Washed.						
Tree Trimming	Deferred Maintenance	2	Ea.	5	$345	5839
Note: Trees Need Trimming By The Stairs That Lead To The Field. Small Trees Blocking Gate From Closing West Of The Playground.						
	Sub Total for System	**8**	**items**		**$94,372**	
	Sub Total for School and Site Level	**8**	**items**		**$94,372**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	18	Ea.	2	$4,182	5848
Note: Gutter At Room 504, Leaking.						
Debris In Gutter Removal	Deferred Maintenance	40	LF	3	$194	5847
Note: East Side Of Room 504, Debris In Gutter						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	100	SF	3	$444	5851
Note: Ponding Above Room 253						
Splash Block Installation	Deferred Maintenance	2	Ea.	5	$121	5849
Note: Missing North Side Room 504						
	Sub Total for System	**4**	**items**		**$4,941**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	91,602	SF Wall	5	$333,538	5841
	Sub Total for System	**1**	**items**		**$333,538**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	5	Door	3	$8,817	5846
Note: Broken Window Frames, Doors Dragging On Floor. Rooms 169, 167, 175, 183, 254.2						
Acoustical Ceiling Tile Replacement	Capital Renewal	1,820	SF	4	$10,007	5843
Ceiling Grid Replacement	Capital Renewal	1,820	SF	4	$7,125	5842
Note: Damage To Rooms 254, 258, 260, Hallway Outside 238, 241.1						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	52	Stall	4	$98,583	5844
Note: Beyond Useful Life						
Location: Rooms 254.1, 253.1, 301.1, 301.2, 160.1, 161.1, 232.1, 233.1						
Vinyl Composition Tile Replacement	Capital Renewal	2,730	SF	4	$21,836	5845
Note: Beyond Useful Life						
Location: Rooms 185, 504, S123 In Kitchen.						
	Sub Total for System	**5**	**items**		**$146,368**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC Piping System Repair	Deferred Maintenance	100	LF	3	$23,259	8205
Note: Building Engineer Reported Leaks From The Chill Water Line Over Hallways 100 And 200 - Estimated Qty						
Existing Controls Are Obsolete	Capital Renewal	91,602	SF	4	$133,260	10449
Duct Grill Replacement	Deferred Maintenance	17	Ea.	5	$1,581	5871
Note: Rusted, Various Locations						
	Sub Total for System	**3**	**items**		**$158,099**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	5852
Note: Room E128 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	5853
Note: Room E128 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5854
Note: Room E128 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5855
Note: Room E173 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5856
Note: Room E195 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5857
Note: Room E213 - Old.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	5858
Note: Room E242 - Old.						
Canopy Lighting Replacement	Capital Renewal	19	Ea.	3	$37,209	5863
Note: Multiple Locations						
Electrical Receptacle Replacement	Capital Renewal	18	Ea.	3	$2,261	5859
Note: Multiple Locations. Burned Out And Broken.						
Exterior Mounted Building Lighting Replacement	Capital Renewal	9	Ea.	3	$7,630	5864
Note: Multiple Locations						
Interior Power Wiring Replacement	Deferred Maintenance	400	SF	3	$447	8207
Note: Teacher's Lounge Power Wiring Needs Replacement.						
Lighting Fixtures Replacement	Capital Renewal	91,602	SF	3	$1,579,340	9081
Note: Old Lighting In Hallways, Classrooms, Kitchen, Clinic, Offices, Gym Areas, Bathrooms, Media Center, Janitor Closets						
Lightning Protection System Installation	Functional Deficiency	91,602	SF	3	$67,253	5862
Mounted Building Lighting Installation	Functional Deficiency	3	Ea.	3	$4,176	8206
Note: Install 3 Exterior Building Mounted Lights, One On Each Side Of The Gym (Back And 2 Sides, Not Front)						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	4	$8,193	5869
Note: Multiple Locations						
	Sub Total for System	**15**	**items**		**$1,746,373**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,008	5870
Note: Beyond Useful Life 232.2						
	Sub Total for System	**1**	**items**		**$2,008**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	6	Ea.	1	$3,590	5860
Note: Multiple Locations						
Wall Pack Lighting Replacement	Capital Renewal	2	Ea.	1	$966	5861
Note: Gym						
	Sub Total for System	**2**	**items**		**$4,556**	
	Sub Total for Building 2010 - Building 2010	**31**	**items**		**$2,395,883**	
	Total for Campus	**39**	**items**		**$2,490,256**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	155	CAR	$245,094	5
Roadway Pavement	Asphalt Driveways	3	105,168	SF	$737,081	5
Fences and Gates	Fencing - Chain Link (4 Ft)	3	800	LF	$44,969	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	40	LF	$3,732	8
Pedestrian Pavement	Sidewalks - Concrete	3	25,580	SF	$345,086	8
		Sub Total for System	**5**	**items**	**$1,375,962**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3	2,320	SF	$148,720	10
		Sub Total for System	**1**	**items**	**$148,720**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	10	Ea.	$69,311	8
		Sub Total for System	**1**	**items**	**$69,311**	
		Sub Total for Building -	**7**	**items**	**$1,593,994**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,456	SF	$195,671	10
Exterior Operating Windows	Aluminum - Windows per SF	2	90	SF	$12,095	10
Exterior Operating Windows	Aluminum - Windows per SF	2	144	SF	$19,352	10
Exterior Operating Windows	Aluminum - Windows per SF	2	160	SF	$21,503	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	86	Door	$402,809	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	29	Door	$135,831	10
Exterior Operating Windows	Aluminum - Windows per SF	2	18	SF	$2,419	10
Exterior Operating Windows	Aluminum - Windows per SF	2	80	SF	$10,751	10
		Sub Total for System	**8**	**items**	**$800,432**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	4	7,328	SF	$34,441	2
Carpeting	Carpet	4	4,580	SF	$57,834	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	78,778	SF	$473,298	3
Suspended Plaster and	Painted ceilings	5	1,832	SF	$3,920	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	78,778	SF	$347,133	4
Athletic Flooring	Athletic/Sport Flooring	4	5,496	SF	$91,898	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	39,389	SF	$365,229	5
Tile Flooring	Ceramic Tile	4	9,160	SF	$181,675	6
Interior Door Supplementary Components	Door Hardware	3	162	Door	$269,995	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	1,832	SF	$13,537	10
Compartments and Cubicles	Toilet Partitions	4	52	Stall	$132,487	10
Carpeting	Carpet	4	4,580	SF	$73,262	10
Interior Swinging Doors	Metal Door (Steel)	3	3	Door	$10,969	10
Interior Swinging Doors	Metal Door (Steel)	3	4	Door	$14,626	10
Interior Swinging Doors	Wooden Door	3	124	Door	$293,859	10
Interior Swinging Doors	Wooden Door	3	26	Door	$61,616	10
		Sub Total for System	**16**	**items**	**$2,425,780**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (1200 MBH)	2	2	Ea.	$111,539	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$23,754	3

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,023	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	2	Ea.	$67,138	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$18,176	4
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$18,176	4
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	1	Ea.	$15,717	4
Air Distribution	Energy Recovery Unit (1,000 CFM)	3	1	Ea.	$14,285	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3	91,602	SF	$1,237,570	4
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	1	Ea.	$208,593	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	91,602	SF	$178,528	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$9,402	5
Exhaust Air	Roof Exhaust Fan - Small	3	9	Ea.	$19,223	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	2	Ea.	$2,425	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	3	Ea.	$86,594	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,865	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$18,947	8
	Sub Total for System		**22**	**items**	**$2,130,254**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$7,732	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	20	Ea.	$19,084	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	91,602	SF	$68,614	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	6	Ea.	$13,621	5
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	2	Ea.	$121,892	5
Transfer Switches	Automatic Transfer Switch (Amps)	3	104	Amps	$4,255	8
Note:	1 each					
Power Distribution	Motor Controller (Loads)	3	5	Ea.	$10,940	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Power Wiring	3	91,602	SF	$137,462	10
	Sub Total for System		**23**	**items**	**$548,626**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	10	Ea.	$24,489	3
Plumbing Fixtures	Restroom Lavatory	3	41	Ea.	$117,846	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$4,211	4
Plumbing Fixtures	Toilets	3	53	Ea.	$283,745	4
Plumbing Fixtures	Urinals	3	16	Ea.	$22,928	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	10	Ea.	$23,305	4
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$2,925	5
Plumbing Fixtures	Classroom Lavatory	4	60	Ea.	$167,705	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,544	8

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,699	10
		Sub Total for System	**11**	**items**	**$655,153**	

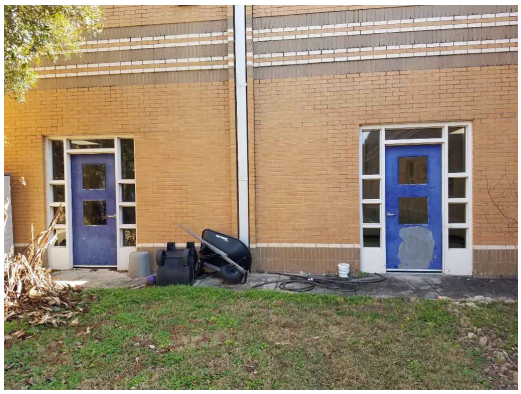
Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	91,602	SF	$550,344	3
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	91,602	SF	$1,136,569	8
		Sub Total for System	**2**	**items**	**$1,686,913**	

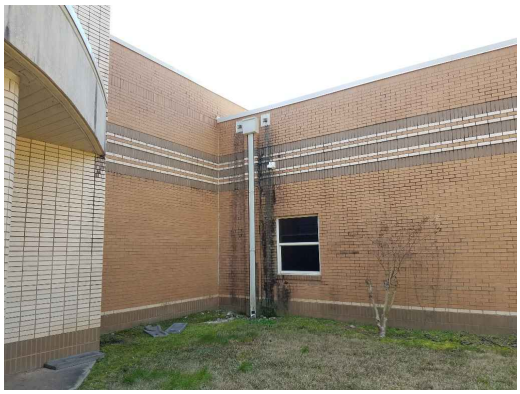
Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	54	Room	$474,077	2
		Sub Total for System	**1**	**items**	**$474,077**	
		Sub Total for Building 2010 - Building 2010	**83**	**items**	**$8,721,236**	
		Total for: Edward L. Bouie, Sr. Elementary School	**90**	**items**	**$10,315,229**	

Supporting Photos

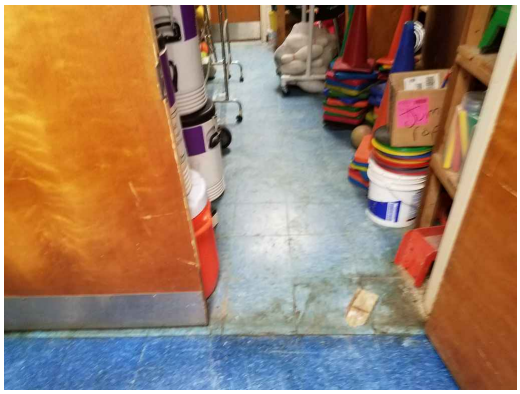


Repaint Exterior Metal Doors To Hallways Between Rms 208 And 215.1



Pressure Wash Entire Exterior Of Building, Clogged Downspouts Results In Runoff From Drain Holes. Outside Rm 222

Pressure Wash Entire Exterior Of School

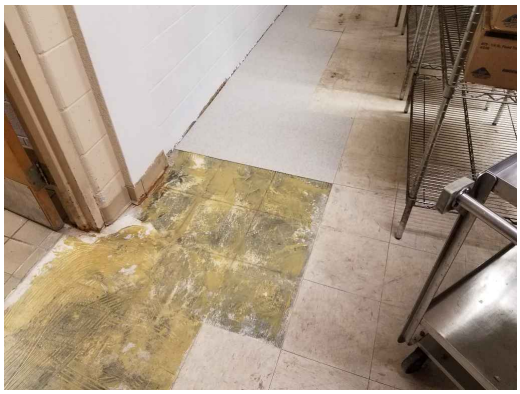


Replace VCT In Rm 504, Water Damage, Beyond Useful Life

Cracking In Insulation In Rm 504, Repair

Cracking In Insulation. Repair In Rm 504

Damaged Wall In Bathroom In Rm 504



Replace Damaged/Missing VCT In Rm 185 And S123 (In Kitchen)

Repair Window Frame In Door, Broken (Rm 169, 175), Repair Doors For Scraping Ground (Rm 183, 254.2, 167)

Replace Damaged Acoustical Tiles In Hallway Outside Rm 241.1And 238, And Rm 254, 258, 260, 237

Add Tapered Insulation To Eliminate Ponding Above Room 253

Toilet Partitions Beyond Useful Life, Replace

Front Entrance E.L. Bouie Es

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Marbut Elementary School **| 2021**

Executive Summary

Marbut Elementary School is located at 5776 Marbut Road in Lithonia, GA. It comprises 91,478 gross square feet. At the time of the assessment the oldest building was 24 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $5,702,592. 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 Marbut Elementary School the ten-year need is $16,662,415.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Marbut Elementary School facility has a FCA score of 50.96% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Marbut Elementary School.

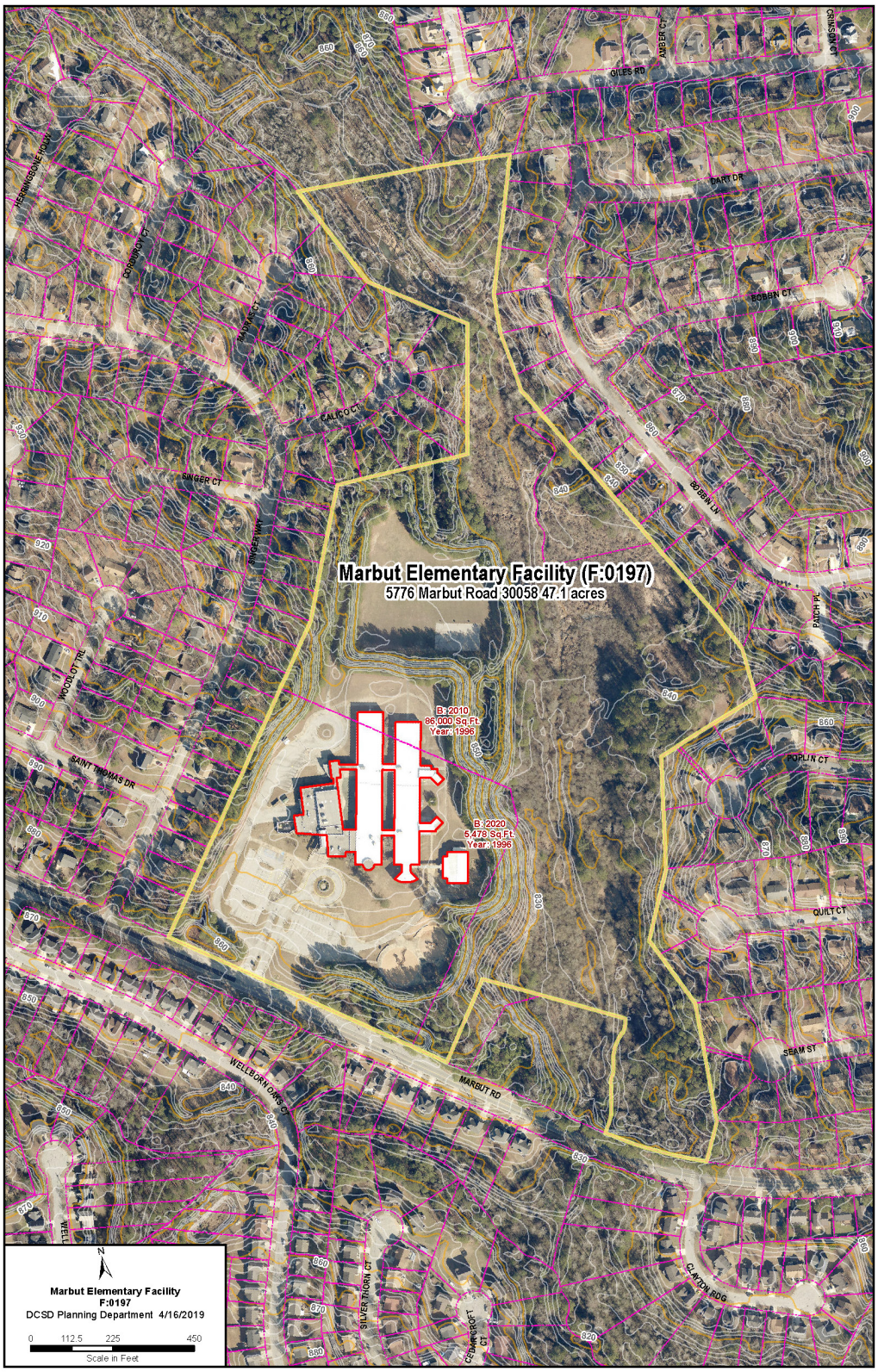
Table 1: Facility Condition by Building

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	FCA Score
Exterior Site								
	Exterior Site	$378,857	$1,006,225	$291,394	$1,385,083	$1,676,476		
Permanent Building(s)								
2010	Building 2010	$5,152,257	$5,103,056	$3,780,630	$10,255,313	$14,035,943	$23,845,220	56.99%
2020	Building 2020	$171,478	$625,455	$153,063	$796,933	$949,995	$1,518,885	47.53%
	Sub Total for Permanent Building(s):	*$5,323,735*	*$5,728,511*	*$3,933,693*	*$11,052,246*	*$14,985,938*	*$25,364,105*	
	Total for Site:	**$5,702,592**	**$6,734,736**	**$4,225,086**	**$12,437,328**	**$16,662,415**	**$25,364,105**	**50.96%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

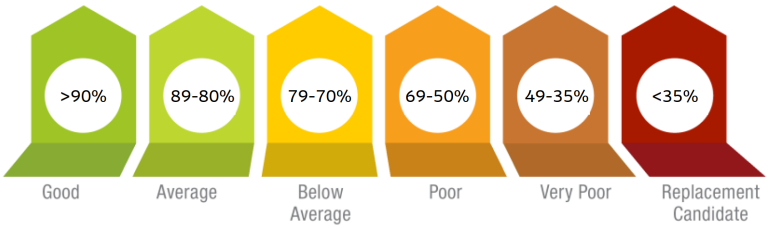
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $25,364,105. For planning purposes, the total 5-year need at the Marbut Elementary School is $12,437,328 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Marbut Elementary School facility has an FCA Score of 50.96%. which is considered "Poor".

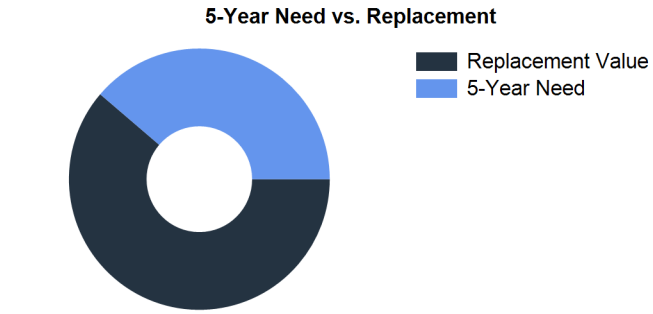


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$218,462	$140,896	$8,779	$368,137	6.46 %
Roofing	$0	$823,904	$12,857	$131	$0	$836,893	14.68 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$9,956	$20,005	$182,058	$212,019	3.72 %
Interior	$0	$0	$0	$107,330	$243	$107,573	1.89 %
Mechanical	$0	$2,007,574	$274,782	$135,980	$0	$2,418,336	42.41 %
Electrical	$0	$0	$73,352	$0	$0	$73,352	1.29 %
Plumbing	$0	$7,758	$398,529	$341,103	$0	$747,390	13.11 %
Fire and Life Safety	$936,436	$0	$0	$0	$0	$936,436	16.42 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$2,457	$0	$0	$2,457	0.04 %
Total:	$936,436	$2,839,236	$990,395	$745,446	$191,080	$5,702,592	

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

Mechanical	-	$2,418,336
Fire and Life Safety	-	$936,436
Roofing	-	$836,893

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

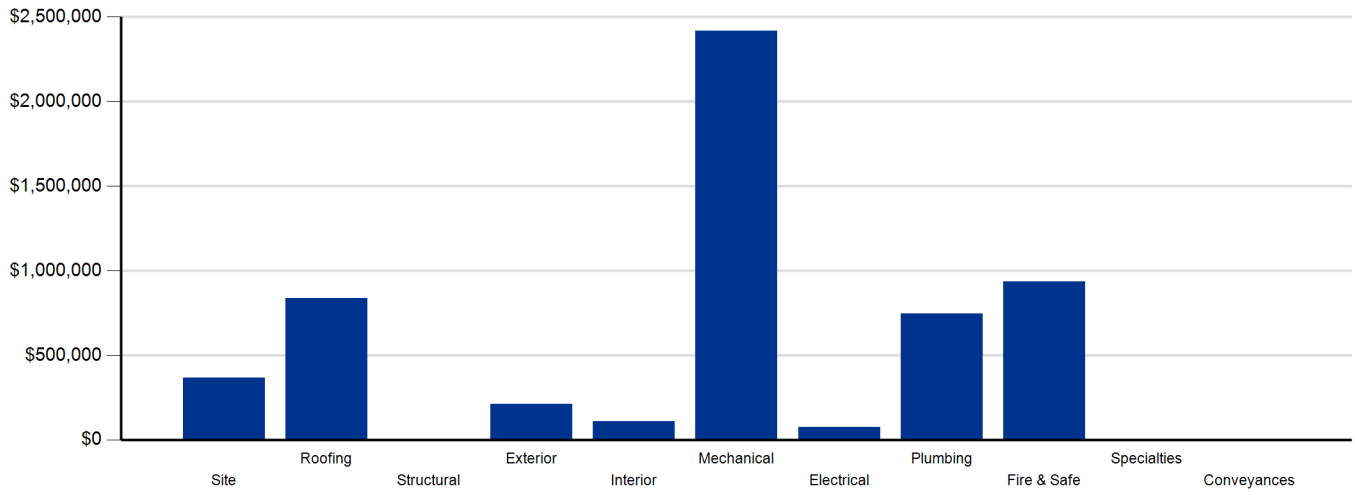


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$248,706	$656,644	$905,350
Roofing	$0	$0	$0	$0	$380,924	$380,924
Exterior	$0	$1,502	$0	$0	$481,295	$482,797
Interior	$0	$11,373	$1,255,011	$726,203	$91,597	$2,084,184
Mechanical	$0	$275,008	$0	$27,899	$5,156	$308,063
Electrical	$0	$0	$0	$67,740	$183,806	$251,546
Plumbing	$0	$0	$0	$0	$199,658	$199,658
Fire and Life Safety	$0	$0	$516,687	$0	$1,046,696	$1,563,383
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$558,832	$0	$558,832
Total	**$0**	**$287,883**	**$1,771,698**	**$1,629,380**	**$3,045,775**	**$6,734,736**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$905,350	$0	$0	$291,394	$0	$0	$291,394	$1,196,744
Roofing	$380,924	$0	$0	$0	$0	$0	$0	$380,924
Exterior	$482,797	$0	$0	$219,402	$1,848	$24,724	$245,974	$728,770
Interior	$2,084,184	$558,747	$0	$32,398	$0	$132,903	$724,047	$2,808,231
Mechanical	$308,063	$78,516	$0	$3,637	$0	$5,978	$88,131	$396,194
Electrical	$251,546	$8,250	$0	$0	$0	$2,358,555	$2,366,805	$2,618,351
Plumbing	$199,658	$0	$476,270	$0	$0	$32,466	$508,736	$708,394
Fire and Life Safety	$1,563,383	$0	$0	$0	$0	$0	$0	$1,563,383
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$558,832	$0	$0	$0	$0	$0	$0	$558,832
Total	**$6,734,736**	**$645,513**	**$476,270**	**$546,830**	**$1,848**	**$2,554,626**	**$4,225,086**	**$10,959,823**

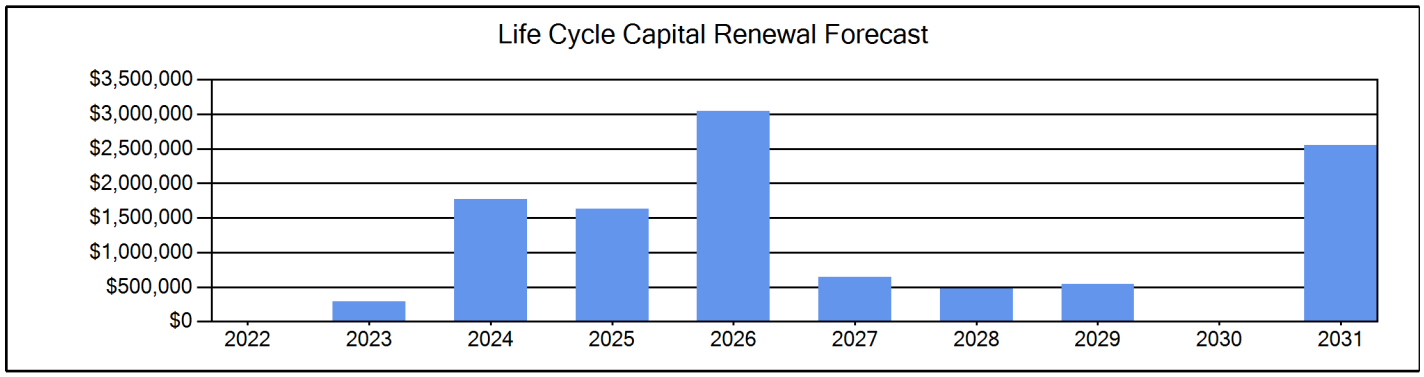


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Fire Alarm Panel Replacement		$6,457
Fire Alarm Replacement		$30,119
Fire Sprinkler System Replacement (SF Basis)		$842,348
Security Alarm Replacement		$57,512
	Total for Priority 1	**$936,436**

Priority 2 - Indirect Impact to Educational Mission		Cost
Asphalt Shingle Roof Covering Replacement		$13,812
Modified Roof Covering Replacement		$810,092
Boiler Replacement		$46,243
Ductless Split System AC Replacement		$5,100
Ductwork Replacement (SF Basis)		$1,032,320
HVAC VAV Box Replacement		$331,429
Mechanical / HVAC Piping / System Is Beyond Its Useful Life		$488,539
Package DX Unit Replacement		$103,943
Water Heater Replacement		$7,758
	Total for Priority 2	**$2,839,236**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	25,000	SF	3	$151,142	383
Note: Cracked						
Concrete Walks Replacement	Capital Renewal	100	SF	3	$1,065	384
Note: Cracked Curbs						
Playground Equipment Replacement	Capital Renewal	3	Ea.	3	$63,032	10509
Asphalt Paving Resurfacing	Deferred Maintenance	25,000	SF	4	$97,762	382
Exterior Basketball Goal Replacement	Capital Renewal	2	Ea.	4	$12,510	381
Note: Missing Hoop, Board Damage						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	400	LF	4	$29,463	378
Note: Broken						
Gate Replacement	Deferred Maintenance	2	Ea.	4	$1,160	379
Note: Broken						
Location: Front And Back Of School						
Bollard Replacement	Deferred Maintenance	2	Ea.	5	$2,339	388
Note: Light Bollard, Broken						
Location: Driveway						
Exterior Basketball Goal Repair	Deferred Maintenance	4	Ea.	5	$2,427	380
Note: Missing Hoop, Board Damage						
Site Signage Repair	Deferred Maintenance	5	Ea.	5	$935	385
Note: Faded, Tilting Sign						
Site Signage Replacement	Capital Renewal	5	Ea.	5	$1,135	386
Note: Faded, Tilting Sign						
Small Bench Replacement	Deferred Maintenance	1	Ea.	5	$1,943	387
Note: Broken						
Location: Playground						
	Sub Total for System	**12**	**items**		**$364,914**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	800	SF	2	$13,812	2120
Note: Shingle Roof At Wood Pavilion At Playground						
Roof Cleaning	Deferred Maintenance	600	SF	4	$131	4513
Note: Pressure Was Aluminum Covered Walkway Panels.						
	Sub Total for System	**2**	**items**		**$13,943**	
	Sub Total for School and Site Level	**14**	**items**		**$378,857**	

Building: 2010 - Building 2010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restiriping	ADA Compliance	4	Ea.	3	$427	390
Note: Faded						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	391
Note: Cracked						
Location: ADA Parking						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	$344	389

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Faded						
	Sub Total for System	**3**	**items**		**$3,223**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	25,000	SF	2	$810,092	4173
Note: Beyond Useful Life - Installed 1995						
Metal Downspout Replacement	Deferred Maintenance	220	LF	3	$4,894	4174
	Sub Total for System	**2**	**items**		**$814,987**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	850	SF Wall	3	$9,956	4175
Note: Damaged Lintels At Windows						
CMU Wall Replacement (Bldg SF)	Capital Renewal	946	SF	4	$20,005	4176
Note: Eifs Soffits At Secondary Building Entry Is Sagging And Failing						
Exterior Cleaning	Deferred Maintenance	50,000	SF Wall	5	$182,058	4177
Note: Dirt, H20 Staining Throughout						
	Sub Total for System	**3**	**items**		**$212,019**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Wall Repair Or Replacement	Capital Renewal	200	SF Wall	4	$2,935	4178
Note: Int Ceramic Walls In Gang Toilets And Individual Toilets, Damaged In Various Rooms, Mostly At Cove Base Title						
Interior Gypsum Board Wall Repair	Deferred Maintenance	200	SF Wall	4	$5,924	4179
Terrazzo Flooring Repair	Deferred Maintenance	1,200	SF	4	$26,430	4182
Note: Cracks Throughout						
Toilet Partition Replacement	Capital Renewal	32	Stall	4	$60,667	4181
Note: Toilet Partitions Throughout Facility Are Damaged, Many Of Them Are Constructed Of Painted Plywood						
Interior Gypsum Board Wall Repainting	Deferred Maintenance	200	SF Wall	5	$243	4180
	Sub Total for System	**5**	**items**		**$96,198**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	2	Ea.	2	$46,243	2135
Note: Beyond Useful Life						
Location: Mech Room 1000						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$5,100	2138
Note: Beyond Useful Life						
Location: Data Room						
Ductwork Replacement (SF Basis)	Capital Renewal	86,000	SF	2	$1,032,320	2150
HVAC VAV Box Replacement	Capital Renewal	91	Ea.	2	$331,429	2151
Note: Beyond Useful Life						
Location: Building						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	86,000	SF	2	$144,582	2146
Note: Beyond Useful Life						
Location: Building						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	86,000	SF	2	$343,958	2147
Note: Beyond Useful Life						
Location: Building						
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	$39,867	2139
Note: Beyond Useful Life						
Location: Roof						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	$32,002	2140
Note: Beyond Useful Life						
Location: Roof						
Package DX Unit Replacement	Capital Renewal	3	Ea.	2	$32,073	2144
Note: Beyond Useful Life						
Location: Roof						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$27,042	2148
Note: Beyond Useful Life						
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$21,738	2149
Note: Beyond Useful Life						
Location: Mech Room						
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$12,692	2141
Note: Beyond Useful Life						
Location: Roof						
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$13,964	2142
Note: Beyond Useful Life						
Location: Roof						
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$16,149	2143
Note: Beyond Useful Life						
Location: Roof						
Testing And Balancing	Deferred Maintenance	86,000	SF	3	$172,227	2145
Location: Building.						
Existing Controls Are Obsolete	Capital Renewal	86,000	SF	4	$125,110	2137
Note: Beyond Useful Life						
Location: Building						
	Sub Total for System	**16**	**items**		**$2,396,495**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	86,000	SF	3	$63,141	2154
Note: Missing						
Location: Roof						
	Sub Total for System	**1**	**items**		**$63,141**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	3	Ea.	2	$3,565	2124
Note: Beyond Useful Life						
Location: Custodian						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$4,193	2125
Note: Beyond Useful Life						
Location: Hallway RR						
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$7,225	2127
Note: Beyond Useful Life						
Location: Yard						
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$826	2128
Note: Beyond Useful Life						
Location: Yard						
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$9,016	2136
Note: Beyond Useful Life						
Location: Yard						
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$12,966	2126
Note: Beyond Useful Life						
Location: Kitchen Storage						

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	69	Ea.	3	$328,211	2132
Note: Beyond Useful Life						
Location: Class - Restroom						
Urinal Replacement	Capital Renewal	14	Ea.	3	$17,825	2133
Note: Beyond Useful Life						
Location: Restroom						
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	$2,993	2131
Note: Beyond Useful Life						
Location: Custodian Room						
Refrigerated Water Cooler Replacement	Capital Renewal	10	Ea.	4	$20,706	2134
Note: Beyond Useful Life						
Location: Hallway						
Replace classroom lavatory	Capital Renewal	47	Ea.	4	$113,320	2129
Note: Beyond Useful Life						
Location: Classrooms						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	76	Ea.	4	$194,087	2130
Note: Beyond Useful Life						
	Sub Total for System	**12**	**items**		**$714,932**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,457	2153
Location: Mech Room 1000						
Fire Sprinkler System Replacement (SF Basis)	Capital Renewal	86,000	SF	1	$842,348	2152
Note: Beyond Useful Life						
Location: Building						
	Sub Total for System	**2**	**items**		**$848,805**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	$2,457	392
Note: Room 61 - Reception - No ADA Count						
	Sub Total for System	**1**	**items**		**$2,457**	
	Sub Total for Building 2010 - Building 2010	**45**	**items**		**$5,152,257**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement	Deferred Maintenance	300	LF	3	$5,738	4171
Note: All Gutters Damaged						
Location: Gym						
Metal Downspout Replacement	Deferred Maintenance	100	LF	3	$2,225	4172
Note: Downspouts Damaged						
	Sub Total for System	**2**	**items**		**$7,963**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	6	Stall	4	$11,375	4183
Note: Toilet Partitions Throughout Facility Are Damaged, Many Of Them Are Constructed Of Painted Plywood						
	Sub Total for System	**1**	**items**		**$11,375**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	5,478	SF	3	$10,970	2168
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$7,969	2166
Note: Beyond Useful Life						
Location: Building						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	$2,901	2167
Note: Beyond Useful Life						
Location: Gym Main Office						
	Sub Total for System	**3**	**items**		**$21,841**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	2160
Note: Beyond Useful Life						
Location: Building						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	2159
Note: Missing						
Location: Building						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	2155
Note: Beyond Useful Life						
Location: Building						
	Sub Total for System	**3**	**items**		**$10,211**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$3,434	2161
Note: Beyond Useful Life						
Location: Storage						
Toilet Replacement	Capital Renewal	4	Ea.	3	$19,027	2164
Note: Beyond Useful Life						
Location: Restrooms						
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	$748	2163
Note: Beyond Useful Life						
Location: Storage						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	2165
Note: Beyond Useful Life						
Location: Hallway						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	$5,108	2162
Note: Beyond Useful Life						
Location: Restrooms						
	Sub Total for System	**5**	**items**		**$32,457**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	$30,119	2158
Note: Beyond Useful Life						
Location: Building						
Security Alarm Replacement	Capital Renewal	5,478	SF	1	$57,512	2157
Note: Beyond Useful Life						
Location: Building						
	Sub Total for System	**2**	**items**		**$87,631**	
	Sub Total for Building 2020 - Building 2020	**16**	**items**		**$171,478**	
	Total for Campus	**75**	**items**		**$5,702,592**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,000	LF	$248,706	4
Parking Lot Pavement	Asphalt	3	148	CAR	$234,025	5
Roadway Pavement	Asphalt Driveways	3	60,300	SF	$422,619	5
Pedestrian Pavement	Sidewalks - Concrete	3	21,600	SF	$291,394	8
		Sub Total for System	**4**	**items**	**$1,196,744**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	600	SF	$33,136	5
		Sub Total for System	**1**	**items**	**$33,136**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	11	Ea.	$67,740	4
		Sub Total for System	**1**	**items**	**$67,740**	
		Sub Total for Building -	**6**	**items**	**$1,297,619**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	860	SF	$1,502	2
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	2	7,224	SF	$190,392	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	66	Door	$266,661	5
Exterior Operating Windows	Aluminum - Windows per SF	2	1,480	SF	$187,479	8
Exterior Operating Windows	Aluminum - Windows per SF	2	136	SF	$17,228	8
Exterior Operating Windows	Aluminum - Windows per SF	2	84	SF	$10,641	8
Exterior Operating Windows	Aluminum - Windows per SF	2	32	SF	$4,054	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	860	SF	$1,848	9
		Sub Total for System	**8**	**items**	**$679,805**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fluid-Applied Flooring	Epoxy Coating	4	946	SF	$11,373	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	73,100	SF	$312,731	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	73,100	SF	$439,184	3
Suspended Plaster and	Painted ceilings	5	8,600	SF	$18,400	3
Resilient Flooring	Vinyl Composition Tile Flooring	4	54,868	SF	$479,552	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	80,840	SF	$383,309	4
Carpeting	Carpet	4	6,364	SF	$85,256	4
Interior Door Supplementary Components	Door Hardware	3	155	Door	$243,499	4
Tile Flooring	Ceramic Tile	4	4,558	SF	$90,400	6
Tile Flooring	Quarry Tile	4	4,558	SF	$139,878	6
Interior Swinging Doors	Wooden Door	3	150	Door	$315,835	6
Wall Coverings	Vinyl/Fabric Wall Covering	4	860	SF	$4,826	8
Interior Swinging Doors	Metal Door (Steel)	3	5	Door	$17,232	8
Tile Wall Finish	Ceramic Tile wall	4	3,440	SF	$36,084	10
Compartments and Cubicles	Toilet Partitions	4	32	Stall	$81,531	10
		Sub Total for System	**15**	**items**	**$2,659,093**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	1	Ea.	$275,008	2
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	3	Ea.	$3,637	8
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,978	10
		Sub Total for System	**3**	**items**	**$284,622**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	86,000	SF	$66,351	5
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$7,964	5
Power Distribution	Motor Controller (Loads)	3	4	Ea.	$8,250	6
Electrical Service	Transformer (45 KVA)	2	5	Ea.	$37,394	10
Electrical Service	Transformer (75 KVA)	2	3	Ea.	$27,623	10
Power Distribution	Panelboard - 120/208 225A	3	10	Ea.	$69,487	10
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,948	10
Power Distribution	Panelboard - 120/208 225A	3	5	Ea.	$34,743	10
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,897	10
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$8,451	10
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$35,102	10
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,843	10
Packaged Generator Assemblies	Emergency Generator (50 KW)	2	1	Ea.	$54,212	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	86,000	SF	$1,992,697	10
Power Distribution	Panelboard - 277/480 225A	3	5	Ea.	$59,210	10
		Sub Total for System	**15**	**items**	**$2,434,172**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	2	86,000	SF	$199,658	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	86,000	SF	$476,270	7
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	3	Ea.	$4,791	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$5,635	10
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	1	Ea.	$17,425	10
		Sub Total for System	**5**	**items**	**$703,779**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	86,000	SF	$516,687	3
Security System Component	Security Alarm System	1	86,000	SF	$1,046,696	5
		Sub Total for System	**2**	**items**	**$1,563,383**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	60	Room	$558,832	4
		Sub Total for System	**1**	**items**	**$558,832**	
		Sub Total for Building 2010 - Building 2010	**49**	**items**	**$8,883,686**	

Building: 2020 - Building 2020

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	8,000	SF	$347,788	5
		Sub Total for System	**1**	**items**	**$347,788**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	6	Door	$24,242	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2	5,478	SF	$24,724	10
		Sub Total for System	**2**	**items**	**$48,966**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	500	SF	$2,140	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	500	SF	$3,004	3
Interior Door Supplementary Components	Door Hardware	3	9	Door	$14,139	4
Athletic Flooring	Athletic/Sport Flooring	4	5,478	SF	$91,597	5
Interior Swinging Doors	Wooden Door	3	6	Door	$12,633	6
Interior Swinging Doors	Metal Door (Steel)	3	3	Door	$10,339	8
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$15,287	10
		Sub Total for System	**7**	**items**	**$149,138**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (20 Ton)	2	1	Ea.	$27,899	4

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$78,516	6
		Sub Total for System	**3**	**items**	**$111,572**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$109,491	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,948	10
		Sub Total for System	**2**	**items**	**$116,439**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	1	Ea.	$4,615	10
		Sub Total for System	**1**	**items**	**$4,615**	
		Sub Total for Building 2020 - Building 2020	**16**	**items**	**$778,518**	
		Total for: Marbut Elementary School	**71**	**items**	**$10,959,822**	

Supporting Photos

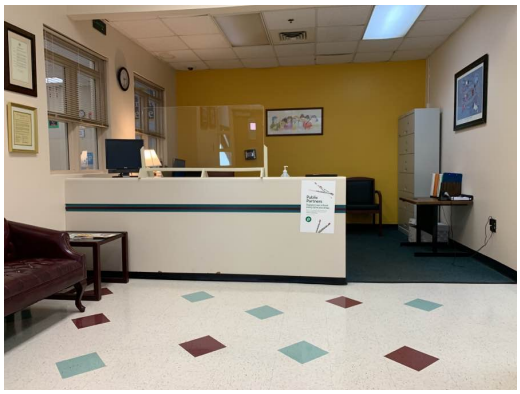
Cracked Terrazzo In Corridor

Downspout Damaged

Restripe ADA Parking Spaces

Partitions

Exterior Storefront Frames Are Rusted



Counter Does Not Meet ADA Requirements

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Martin Luther King, Jr. High School **| 2021**

Executive Summary

Martin Luther King, Jr. High School is located at 3991 Snapfinger Rd in Lithonia, GA. It comprises 262,945 gross square feet. At the time of the assessment the oldest building was 19 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $8,129,953. 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 Martin Luther King, Jr. High School the ten-year need is $48,047,249.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Martin Luther King, Jr. High School facility has a FCA score of 65.75% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Martin Luther King, Jr. High School.

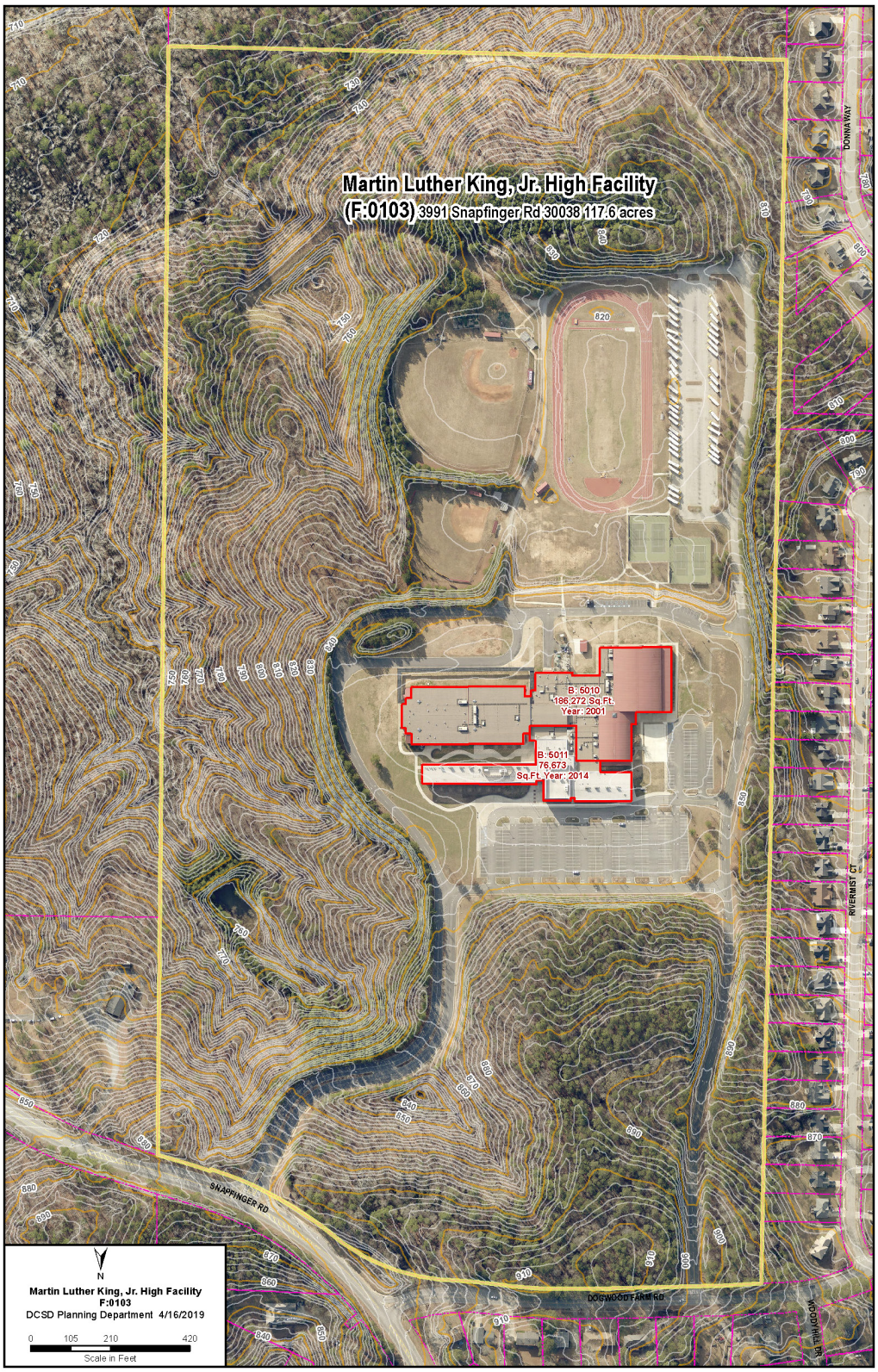
Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
Exterior Site								
	Exterior Site	$732,300	$294,078	$751,568	$1,026,378	$1,777,947		
Permanent Building(s)								
5010	Building 5010	$7,045,527	$20,687,095	$10,881,799	$27,732,622	$38,614,421	$66,396,660	58.23%
5011	Building 5011	$352,125	$2,994,757	$4,307,999	$3,346,882	$7,654,881	$27,330,090	87.75%
	Sub Total for Permanent Building(s):	*$7,397,653*	*$23,681,852*	*$15,189,798*	*$31,079,504*	*$46,269,302*	*$93,726,748*	
	Total for Site:	**$8,129,953**	**$23,975,930**	**$15,941,366**	**$32,105,883**	**$48,047,249**	**$93,726,748**	**65.75%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

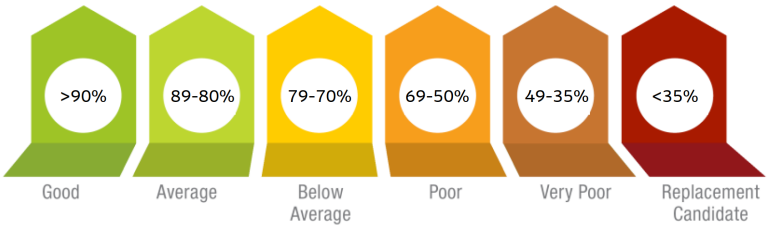
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $93,726,748. For planning purposes, the total 5-year need at the Martin Luther King, Jr. High School is $32,105,883 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Martin Luther King, Jr. High School facility has an FCA Score of 65.75%. which is considered "Poor".

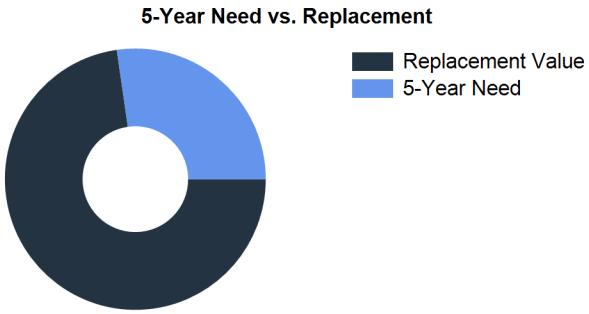


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$469,990	$256,432	$5,878	$732,300	9.01 %
Roofing	$0	$3,015,135	$14,099	$0	$0	$3,029,234	37.26 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$593,054	$0	$0	$10,924	$603,978	7.43 %
Interior	$0	$0	$53,349	$413,519	$196	$467,064	5.74 %
Mechanical	$0	$5,100	$11,055	$666,788	$0	$682,943	8.40 %
Electrical	$0	$0	$945,103	$102,145	$8,199	$1,055,447	12.98 %
Plumbing	$0	$0	$0	$2,554	$0	$2,554	0.03 %
Fire and Life Safety	$7,654	$8,906	$0	$0	$0	$16,560	0.20 %
Conveyances	$0	$0	$60,358	$0	$0	$60,358	0.74 %
Specialties	$0	$0	$0	$1,479,515	$0	$1,479,515	18.20 %
Total:	$7,654	$3,622,196	$1,553,955	$2,920,953	$25,196	$8,129,953	

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

Roofing	-	$3,029,234
Specialties	-	$1,479,515
Electrical	-	$1,055,447

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

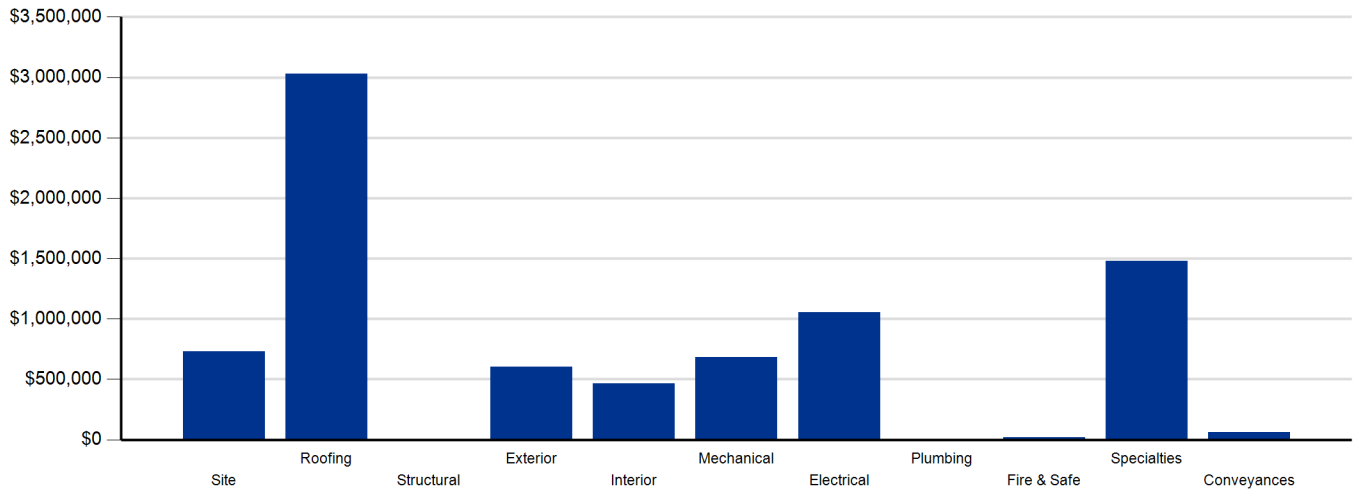


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$294,078	$0	$0	$0	$294,078
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$207,645	$0	$0	$0	$9,054	$216,699
Interior	$0	$2,611,464	$682	$1,129,171	$1,699,555	$5,440,871
Mechanical	$886,534	$712,073	$481,200	$2,516,589	$26,290	$4,622,686
Electrical	$0	$0	$0	$30,535	$5,353,213	$5,383,748
Plumbing	$0	$946,862	$24,693	$4,134	$0	$975,689
Fire and Life Safety	$0	$0	$1,119,121	$3,107,059	$0	$4,226,180
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$298,294	$0	$0	$2,517,685	$2,815,979
Total	**$1,094,179**	**$4,862,771**	**$1,625,696**	**$6,787,488**	**$9,605,796**	**$23,975,930**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$294,078	$301,048	$0	$0	$0	$0	$301,048	$595,126
Roofing	$0	$0	$0	$0	$0	$2,872,665	$2,872,665	$2,872,665
Exterior	$216,699	$0	$0	$0	$0	$0	$0	$216,699
Interior	$5,440,871	$589,127	$0	$28,091	$1,618,402	$296,637	$2,532,258	$7,973,129
Mechanical	$4,622,686	$0	$0	$1,737,700	$0	$0	$1,737,700	$6,360,387
Electrical	$5,383,748	$0	$0	$2,124,583	$0	$354,094	$2,478,677	$7,862,425
Plumbing	$975,689	$4,697	$0	$387,316	$0	$0	$392,014	$1,367,703
Fire and Life Safety	$4,226,180	$0	$0	$2,311,205	$550,041	$0	$2,861,247	$7,087,426
Conveyances	$0	$119,810	$0	$0	$0	$0	$119,810	$119,810
Specialties	$2,815,979	$1,855,681	$0	$513,659	$0	$276,609	$2,645,949	$5,461,928
Total	**$23,975,930**	**$2,870,364**	**$0**	**$7,102,554**	**$2,168,444**	**$3,800,004**	**$15,941,366**	**$39,917,295**

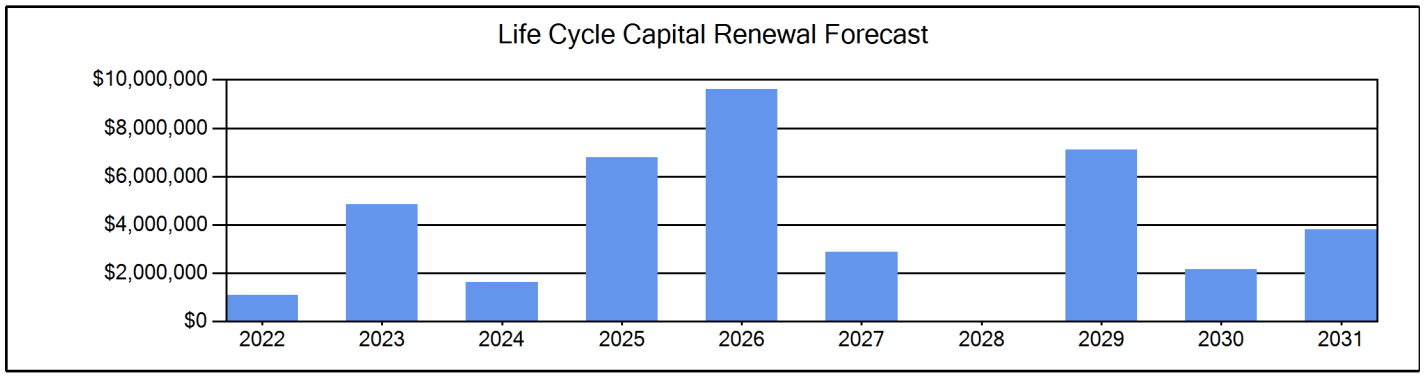


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$1,197
Fire Alarm Panel Replacement		$6,457
	Total for Priority 1	**$7,654**

Priority 2 - Indirect Impact to Educational Mission		Cost
Metal Roof Architectural Roof Covering Replacement		$33,751
Modified Membrane Has Holes That Should Be Repaired		$244
Modified Roof Covering Replacement		$2,981,140
Aluminum Storefront Exterior Door Replacement		$82,093
Aluminum Window Replacement		$402,995
Metal Exterior Door Replacement		$104,556
Storefront/Curtain Wall Replacement (Bldg SF)		$3,410
Ductless Split System AC Replacement		$5,100
Security Alarm Panel Replacement		$8,906
	Total for Priority 2	**$3,622,196**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	64,000	SF	3	$386,924	6942
Note: Repave Driveway Starting Directly North-West Of Teams Courts, All The Way To South Parking Lot.						
Concrete Walks Replacement	Capital Renewal	7,800	SF	3	$83,066	6944
Location: Sidewalks Adjacent To The Parking Area West Of Track And Field Track (South Of Tennis Courts)						
Asphalt Paving Replacement	Capital Renewal	188	CAR	4	$256,432	6939
Note: Repave All Parking Spots West Of Track And Field Track (South Of Tennis Courts). Old, Cracked, Deficient.						
Paving Restriping	Deferred Maintenance	188	CAR	5	$5,878	6943
Note: Restripe All Parking Spots West Of Track And Field Track (South Of Tennis Courts)						
	Sub Total for System	**4**	**items**		**$732,300**	
	Sub Total for School and Site Level	**4**	**items**		**$732,300**	

Building: 5010 - Building 5010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	900	SF	2	$33,751	7219
Note: Replace All Door Awning Structures (Arched, Standing Seam). Rusted On Underside, Deficient.						
Modified Roof Covering Replacement	Capital Renewal	92,000	SF	2	$2,981,140	7223
Note: Original Roof, Advise To Replace In Entirety - Leaking Issues.						
Debris In Gutter Removal	Deferred Maintenance	100	LF	3	$485	7227
Note: Clean Gutters Along Gymnasium (316) And Auditorium (216) Standing Seam System.						
Location: Along Gymnasium 316 And Auditorium 216 Standing Seam System.						
Gutter Replacement	Deferred Maintenance	150	LF	3	$2,869	7228
Note: Fascia Along South Wall Of 316 Gymnasium Is Coming Off. Repair And Re-Fasten Caping.						
Location: Along South Wall Of 316 Gymnasium						
Membrane Flashing At Parapet (>2') Repair	Deferred Maintenance	150	LF	3	$1,111	7238
Note: Membrane + Lashing Requires Replacement Along Entire East Wall						
Location: Along East Wall - Room 405 - Dining Commons						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	30	Ea.	3	$5,780	7225
Note: Significant Blistering. Repair It, Not Replacing Roof						
	Sub Total for System	**6**	**items**		**$3,025,136**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Replacement	Capital Renewal	22	Door	2	$82,093	7019
Note: Old, Deficient						
Aluminum Window Replacement	Capital Renewal	1,280	SF	2	$127,998	7011
Note: Old, Deficient						
Location: Stairwells						
Aluminum Window Replacement	Capital Renewal	2,050	SF	2	$204,997	7012
Note: 4'X2' Size. Old, Deficient						
Location: Clerestories At Classrooms And Cafeteria (405)						
Aluminum Window Replacement	Capital Renewal	100	SF	2	$10,000	7013
Note: Old, Deficient						
Location: Fast And Facade						
Aluminum Window Replacement	Capital Renewal	600	SF	2	$59,999	7016
Note: Old, Deficient						
Location: Round Windows At East Wing Hallways (By Classrooms) And North Wall At Gym						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	30	Door	2	$104,556	7018
Note: Old, Deficient						
	Sub Total for System	**6**	**items**		**$589,644**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	1,863	SF	3	$26,871	10750
Rubber Flooring Replacement	Capital Renewal	1,863	SF	3	$26,478	10748
Acoustical Ceiling Tile Replacement	Capital Renewal	1,050	SF	4	$5,773	7028
Note: Replace Tile						
Location: 326						
Carpet Flooring Replacement	Capital Renewal	1,863	SF	4	$22,175	10749
Terrazzo Flooring Replacement	Capital Renewal	500	SF	4	$16,019	7038
Note: Replace (3) 9X12 Terrazzo Tiles, Cracked						
Location: Room 405 - Dining Commons						
Toilet Partition Replacement	Capital Renewal	65	Stall	4	$123,229	7029
Note: Old, Damaged						
Location: Replace In All Bathrooms And Locker Rooms Across Buildings						
Vinyl Composition Tile Replacement	Capital Renewal	2,500	SF	4	$19,996	7039
Note: Replace						
Wood Flooring Replacement	Capital Renewal	11,176	SF	4	$226,327	10747
	Sub Total for System	**8**	**items**		**$466,868**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$5,100	7170
Note: Not Working, East Roof Section, They Have A New Unit On The Roof But It Is Not Connected						
Location: East Roof Section						
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	6	Ea.	3	$11,055	7171
Note: 2 Damaged Above Kitchen And 4 Damaged On East Roof Section						
Location: Above Kitchen And East Roof Section						
Existing Controls Are Obsolete	Capital Renewal	186,272	SF	4	$472,357	10515
	Sub Total for System	**3**	**items**		**$488,512**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	150	Ea.	3	$61,809	7106
Note: Old						
Location: Multiple Locations						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	28	Ea.	3	$11,538	7113
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1,502	Ea.	3	$618,913	7114
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	$19,583	7095
Location: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	$1,696	7100
Note: Replace						
Location: Outside Mech And Electrical Room (401 And 402)						
H.I.D. Lighting Replacement	Capital Renewal	36	Ea.	3	$19,968	7109
Note: Old Lights (Fluorescent)						
Location: Gym						
Interior Power Wiring Replacement	Deferred Maintenance	2,000	SF	3	$2,233	7111
Note: Replace Power Wiring						
Location: Where Waste Leakage Has Caused Damage						
Lightning Protection System Installation	Functional Deficiency	186,272	SF	3	$136,759	7091
Mounted Building Lighting Installation	Functional Deficiency	3	Ea.	3	$4,176	7098
Note: Install Lights Behind Building						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	10,254	SF	3	$6,824	7078
Note: Replace Pa System						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	136	Ea.	4	$36,315	7103
Note: Old						
Location: Multiple Locations						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	136	Ea.	4	$36,315	7112
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	28	Ea.	4	$7,409	7105
Location: 405 Dining Commons						
Pendant Lighting Replacement	Capital Renewal	30	Ea.	4	$20,099	7108
Note: Old						
Location: Auditorium						
Stage Lighting Replacement	Capital Renewal	3	Ea.	4	$2,008	7110
Note: Old Lights						
Location: Stage						
	Sub Total for System	**15**	**items**		**$985,645**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	$2,554	7142
Note: Falling Off						
Location: Room 324						
	Sub Total for System	**1**	**items**		**$2,554**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	$1,197	7086
Location: Multiple Locations						
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,457	7084
Note: Replace Old Panel						
Location: Electrical Room						
	Sub Total for System	**2**	**items**		**$7,654**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	2,880	Seat	4	$1,118,567	7047
Note: Bleachers Are Original From Building - Old, Deficient And Mech Issues. Replace.						
Metal Gym Locker Replacement	Capital Renewal	682	Ea.	4	$311,297	7044
Note: Gym Lockers In Abysmal Condition. Relace.						
Location: Rooms 324 And 317 Boys Locker. Also Rooms 402, 308, 407 (Kitchen, Staff Lockers)						
Replace Cabinetry In Classes/Labs	Capital Renewal	6	Room	4	$49,651	7041
Note: Fixed Casework Ok In Most Rooms - Except Rooms 1010 - Art. Replace 6X16Lf = 96Lf						
	Sub Total for System	**3**	**items**		**$1,479,515**	
	Sub Total for Building 5010 - Building 5010	**44**	**items**		**$7,045,527**	

Building: 5011 - Building 5011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Membrane Has Holes That Should Be Repaired	Deferred Maintenance	5	Ea.	2	$244	7328
Note: Leaks						
Location: Rooms 2154, 2179, 2Nd Floor Hallway (East) Next To Room 2161, East Stairwell						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	20	Ea.	3	$3,854	7327
Note: Several Blisters, Repair						
	Sub Total for System	**2**	**items**		**$4,098**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	150	SF	2	$3,410	7260
Note: (5) 3.5'X7' Curtainwall Glass Panels Have Shattered (Internal Pane In 4 Cases, External Pane In 1 Case). Replace Panels.						
Location: Room 160, 1St Floor Hallway. Room 161, 2153, 2154, And 2Nd Floor Hallway, Opp 2159 And 2156 Rooms. Specified Hallways Are In East Wing Of Building						
Exterior Cleaning	Deferred Maintenance	3,000	SF Wall	5	$10,924	7261
Note: Power Wash All Curtainwall And Metal Panels At East And West Stairwells						
	Sub Total for System	**2**	**items**		**$14,334**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	100	SF	5	$196	7272
Note: North Storefront Doors Near 405 Dining Commons (Building 1020) Have Gypsum Ceiling And Soffit Which Constantly Leaks. Inspect, Repair Leak And Repaint						
Location: North Storefront Doors Near 405 Dining Commons (Building 1020)						
	Sub Total for System	**1**	**items**		**$196**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	76,673	SF	4	$194,431	10514
	Sub Total for System	**1**	**items**		**$194,431**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	6	Ea.	3	$754	7313
Location: Multiple Locations						
Ground Mounted Lighting Installation	Functional Deficiency	1	Ea.	3	$1,773	7321
Note: Install Behind Room 164						
Location: Behind Room 164						
Lightning Protection System Installation	Functional Deficiency	76,673	SF	3	$56,293	7319
Mounted Building Lighting Installation	Functional Deficiency	2	Ea.	3	$2,784	7322
Note: Install New Light In The Area Outside New Dining Commons						
Ground Mounted Lighting Replacement	Capital Renewal	7	Ea.	5	$8,199	7320
Note: Install Behind Room 164. Replace						
Location: Behind Room 164						
	Sub Total for System	**5**	**items**		**$69,802**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Panel Replacement	Capital Renewal	2	Ea.	2	$8,906	7315
Note: Replace Front Panels And The One In Electrical Room And Fix Errors.						
Location: Electrical Room						
	Sub Total for System	**1**	**items**		**$8,906**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator is Not ADA Compliant	ADA Compliance	2	Stop	3	$60,358	7248
Note: Elevator Is Not Working Due To Electrical And Security System Issues (Not Mech Issues) Check And Repair The Front Card Access Panel.						
	Sub Total for System	**1**	**items**		**$60,358**	
	Sub Total for Building 5011 - Building 5011	**13**	**items**		**$352,125**	
	Total for Campus	**61**	**items**		**$8,129,953**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Athletic Areas	Competition Style Track	4	1	Ea.	$294,078	2
Fences and Gates	Fencing - Chain Link (4 Ft)	3	1,200	LF	$63,581	6
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	2,700	LF	$237,467	6
		Sub Total for System	**3**	**items**	**$595,126**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	65	Ea.	$450,520	8
		Sub Total for System	**1**	**items**	**$450,520**	
		Sub Total for Building -	**4**	**items**	**$1,045,647**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	57,000	SF	$2,872,665	10
		Sub Total for System	**1**	**items**	**$2,872,665**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	2,016	SF	$207,645	1
Exterior Utility Doors	Overhead Door	3	1	Door	$9,054	5
		Sub Total for System	**2**	**items**	**$216,699**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	167,645	SF	$977,874	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	171,370	SF	$765,919	2
Interior Door Supplementary Components	Door Hardware	3	299	Door	$442,755	2
Suspended Plaster and	Painted ceilings	5	3,725	SF	$8,209	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	117,351	SF	$1,056,429	4
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$11,188	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	167,645	SF	$760,884	5
Tile Flooring	Ceramic Tile	4	9,314	SF	$179,349	5
Tile Flooring	Quarry Tile	4	5,588	SF	$166,493	5
Interior Swinging Doors	Wooden Door	3	290	Door	$592,829	5
Carpeting	Carpet	4	7,451	SF	$105,897	6
Carpeting	Carpet	4	1,863	SF	$28,091	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	171,370	SF	$941,983	9
Compartments and Cubicles	Toilet Partitions	4	65	Stall	$165,609	10
Interior Swinging Doors	Metal Door (Steel)	3	9	Door	$32,907	10
		Sub Total for System	**15**	**items**	**$6,236,416**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	1	Ea.	$96,980	1
Heat Generation	Boiler - Copper Tube (400 MBH)	2	4	Ea.	$87,634	1
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$12,439	1
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$9,194	1
Air Distribution	Make-up Air Unit	3	2	Ea.	$17,214	1
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	3	7	Ea.	$154,060	1
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	2	Ea.	$124,456	1
	Note: 2001					
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	4	Ea.	$122,881	1
	Note: 2001					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$46,939	1
	Note: 2001					

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	5	Ea.	$117,347	1
Note:	2001					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$15,406	1
Note:	2001					
Exhaust Air	Roof Exhaust Fan - Small	3	35	Ea.	$66,420	1
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$15,564	1
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,296	2
Decentralized Cooling	Heat Pump (3 Ton)	5	80	Ea.	$710,776	2
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$59,410	3
Facility Hydronic Distribution	2-Pipe System (Cold)	3	186,272	SF	$342,195	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$23,754	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,500	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
HVAC Air Distribution	Ductwork (Bldg.SF)	3	186,272	SF	$2,516,589	4
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 800 GPM)	2	1	Ea.	$145,563	8
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	3	Ea.	$229,597	8
Note:	2014					
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$113,345	8
Note:	2014					
	Sub Total for System		**28**	**items**	**$5,084,902**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	16	Ea.	$15,268	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	31	Ea.	$70,378	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	186,272	SF	$3,723,096	5
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	5	Ea.	$405,095	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	400	Amps	$16,365	8
Electrical Service	Transformer (112.5 KVA)	2	5	Ea.	$59,002	8
Electrical Service	Transformer (75 KVA)	2	4	Ea.	$34,717	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Power Distribution	Panelboard - 120/208 225A	3	21	Ea.	$137,546	8
Note:	(a)					
Power Distribution	Panelboard - 120/208 400A	3	9	Ea.	$132,288	8
Note:	RR, 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R					
Power Distribution	Panelboard - 120/208 400A	3	5	Ea.	$73,493	8
Note:	9R, 10R, BR, CR (no name).					
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Note:	EQ					
Power Distribution	Panelboard - 277/480 100A	3	7	Ea.	$55,761	8
Note:	1HLA, 1HLB, 2HLA, 2HLB, AHLA, DHLA, GHLA					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Note:	HEM					
Power Distribution	Panelboard - 277/480 400A	3	10	Ea.	$165,436	8
Note:	GAC #2, AC1, AC2, AC3, AC4, AC42, AC5, AC6, AC7, AC8					
Power Distribution	Panelboard - 277/480 600A	3	2	Ea.	$43,403	8
Note:	GAC #1, AAC					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	186,272	SF	$157,040	8
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Power Distribution	Power Wiring	3	186,272	SF	$279,529	10
	Sub Total for System		**21**	**items**	**$5,467,113**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	100	Ea.	$255,789	2
Plumbing Fixtures	Restroom Lavatory	3	50	Ea.	$135,465	2

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	7	Ea.	$5,557	2
Plumbing Fixtures	Showers	5	27	Ea.	$35,184	2
Plumbing Fixtures	Toilets	3	80	Ea.	$403,709	2
Plumbing Fixtures	Urinals	3	27	Ea.	$36,470	2
Plumbing Fixtures	Refrigerated Drinking Fountain	4	34	Ea.	$74,688	2
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	8	Ea.	$17,549	3
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	2	Ea.	$4,697	6
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	3	1	Ea.	$19,768	8
Note:	2001					
		Sub Total for System	**11**	**items**	**$991,633**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	186,272	SF	$1,119,121	3
Security System Component	Security Alarm System	1	186,272	SF	$2,201,062	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	186,272	SF	$2,311,205	8
		Sub Total for System	**3**	**items**	**$5,631,387**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$8,964	6
Elevators	Hydraulic (Passenger Elev)	4	1	Ea.	$110,846	6
		Sub Total for System	**2**	**items**	**$119,810**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	616	Ea.	$298,294	2
Casework	Lockers	4	2,224	Ea.	$1,291,358	5
Casework	Lockers	4	2,112	Ea.	$1,226,326	5
Casework	Fixed Cabinetry	4	114	Room	$1,126,442	6
Casework	Lockers, Gym	4	1,338	Ea.	$729,239	6
Fixed Multiple Seating	Auditorium Seating	4	488	Ea.	$276,609	10
		Sub Total for System	**6**	**items**	**$4,948,269**	
		Sub Total for Building 5010 - Building 5010	**89**	**items**	**$31,568,894**	

Building: 5011 - Building 5011

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	2,300	SF	$4,777	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	76,673	SF	$342,681	2
Carpeting	Carpet	4	6,134	SF	$77,457	2
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	767	SF	$682	3
Compartments and Cubicles	Toilet Partitions	4	25	Stall	$53,345	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	73,606	SF	$483,231	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	76,673	SF	$421,455	9
Interior Door Supplementary Components	Door Hardware	3	140	Door	$254,964	9
Carpeting	Carpet	4	6,134	SF	$98,121	10
		Sub Total for System	**9**	**items**	**$1,736,713**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$9,402	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	4	Ea.	$16,888	5
Decentralized Heating Equipment	Heating Unit Vent - Electric	3	6	Ea.	$77,491	8
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	3	Ea.	$4,643	8
Decentralized Cooling	Ductless Split System (1 Ton)	2	9	Ea.	$32,200	8
Decentralized Cooling	Heat Pump (12 Ton)	2	7	Ea.	$214,444	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$37,781	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$37,781	8
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$97,800	8
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$97,800	8
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$76,533	8

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (10 Ton)	2	6	Ea.	$171,817	8
Decentralized Cooling	Heat Pump (10 Ton)	2	4	Ea.	$114,544	8
Decentralized Cooling	Heat Pump (10 Ton)	2	10	Ea.	$286,361	8
	Sub Total for System		**14**	**items**	**$1,275,485**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	16	Ea.	$15,268	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	12	Ea.	$27,243	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	76,673	SF	$1,532,495	5
Transfer Switches	Automatic Transfer Switch (Amps)	3	2	Amps	$82	8
	Note: (2Ea.) 7Amps					
Electrical Service	Transformer (75 KVA)	2	2	Ea.	$17,359	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Electrical Service	Transformer (15 KVA)	2	2	Ea.	$12,761	8
Power Distribution	Distribution Panels (800 Amps)	3	2	Ea.	$44,219	8
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$21,202	8
	Note: DHC					
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
	Note: L1A, (1,2,3)					
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
	Note: L1A, (1,2,3) - Install blanks.					
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
	Note: L1B (1,2,3)					
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
	Note: EL1					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Note: HL1A					
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
	Note: HM2C					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Note: HLC2					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	76,673	SF	$64,641	8
Power Distribution	Panelboard - 277/480 225A	3	2	Ea.	$22,324	8
	Note: HL1B (1 AND 2)					
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
	Note: HM1B (1 AND 2)					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Note: EHI					
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
	Note: LD					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Note: HD					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Note: EHM					
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
	Note: ELM					
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	7	Ea.	$11,019	10
	Sub Total for System		**25**	**items**	**$1,944,791**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	2	Ea.	$4,387	3
Domestic Water Equipment	Water Heater - Instant 6.4 GPM	2	1	Ea.	$1,828	4
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	1	Ea.	$2,306	4
Plumbing Fixtures	Restroom Lavatory	3	32	Ea.	$103,522	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,896	8
Plumbing Fixtures	Showers	5	1	Ea.	$1,556	8
Plumbing Fixtures	Toilets	3	33	Ea.	$198,845	8
Plumbing Fixtures	Urinals	3	9	Ea.	$14,516	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	18	Ea.	$47,214	8
	Sub Total for System		**9**	**items**	**$376,069**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	76,673	SF	$905,997	4
Fire Detection and Alarm	Fire Alarm	1	76,673	SF	$550,041	9
		Sub Total for System	**2**	**items**	**$1,456,039**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	49	Room	$513,659	8
		Sub Total for System	**1**	**items**	**$513,659**	
		Sub Total for Building 5011 - Building 5011	**60**	**items**	**$7,302,755**	
		Total for: Martin Luther King, Jr. High School	**153**	**items**	**$39,917,296**	

Supporting Photos

South Elevation Of Building - East Side (Classrooms). Cover Photo

South Elevation Of Building - West Side (Gymnasium). Cover Photo

Bleachers Aged And Deficient - Part Of Them Burned In An Incident. Mechanical Issues Retracting And Expanding - Replace

Replace All Cabinetry In Rm 1010 - Art. Old, Worn Out

Roof - Blistering Throughout

Roof - Ponding Occurring In Several Areas

East Wing Of Building, From Open Courtyard

Concrete Sidewalks, Asphalt Driveway And Parking Areas Cracked, Deficient And Striping Faded - South Parking Lot, Next To Running Track

Replace Fire Alarm Control Panel In The Main Electrical Room. Ensure The Fire Alarm Systems Of 5010 And 5011 Are Integrated

Revision Date - 09/27/2021

FACILITY CONDITION ASSESSMENT

Montclair Elementary School **| 2021**

Executive Summary

Montclair Elementary School is located at 1680 Clairmont Place, NE in Atlanta, GA. It comprises 71,711 gross square feet. At the time of the assessment the oldest building was 53 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $3,792,826. 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 Montclair Elementary School the ten-year need is $12,996,650.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Montclair Elementary School facility has a FCA score of 63.74% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Montclair Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$133,247	$157,514	$447,546	$290,761	$738,307		
Permanent Building(s)								
2010	Building 2010	$2,141,594	$1,496,000	$3,035,218	$3,637,594	$6,672,812	$9,116,637	60.10%
2011	Building 2011	$848,742	$338,326	$375,990	$1,187,067	$1,563,058	$2,676,487	55.65%
2012	Building 2012	$490,391	$1,404,609	$1,725,348	$1,895,000	$3,620,348	$6,571,299	71.16%
2020	Building 2020	$178,853	$21,216	$202,057	$200,069	$402,125	$1,518,885	86.83%
	Sub Total for Permanent Building(s):	*$3,659,579*	*$3,260,151*	*$5,338,613*	*$6,919,730*	*$12,258,343*	*$19,883,308*	
	Total for Site:	**$3,792,826**	**$3,417,665**	**$5,786,159**	**$7,210,490**	**$12,996,650**	**$19,883,308**	**63.74%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

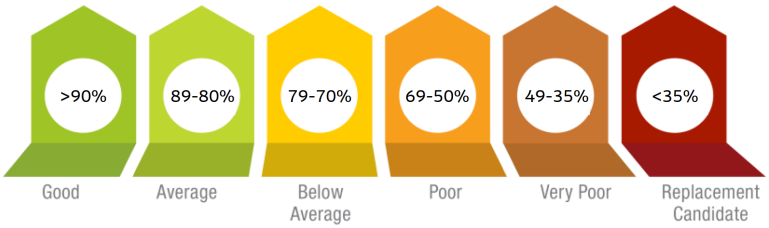
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $19,883,308. For planning purposes, the total 5-year need at the Montclair Elementary School is $7,210,490 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Montclair Elementary School facility has an FCA Score of 63.74%. which is considered "Poor".

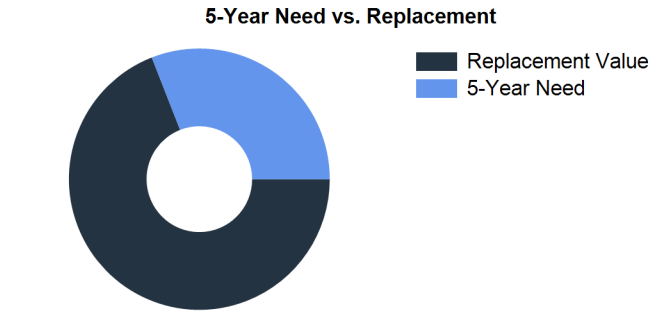


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$72,250	$60,997	$0	$133,247	3.51 %
Roofing	$0	$312,793	$9,120	$382	$0	$322,295	8.50 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$343,995	$4,685	$0	$1,209	$349,889	9.23 %
Interior	$0	$0	$237,662	$731,436	$378	$969,476	25.56 %
Mechanical	$0	$112,610	$70,384	$177,154	$32,300	$392,448	10.35 %
Electrical	$0	$5,189	$1,129,776	$0	$0	$1,134,964	29.92 %
Plumbing	$0	$0	$0	$24,111	$0	$24,111	0.64 %
Fire and Life Safety	$224,659	$0	$0	$0	$0	$224,659	5.92 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	0.70 %
Specialties	$0	$0	$0	$215,156	$0	$215,156	5.67 %
Total:	$224,659	$774,587	$1,550,457	$1,209,236	$33,886	$3,792,826	

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

Electrical	-	$1,134,964
Interior	-	$969,476
Mechanical	-	$392,448

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

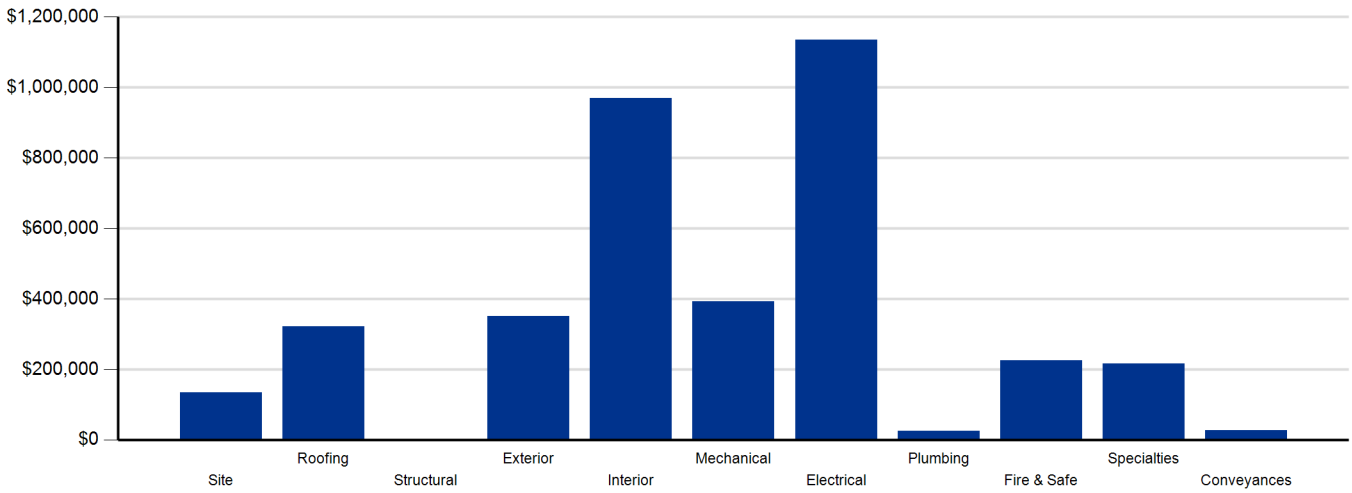


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$157,514	$0	$157,514
Roofing	$1,671,464	$0	$0	$0	$0	$1,671,464
Exterior	$0	$0	$0	$58,839	$28,282	$87,121
Interior	$0	$0	$19,718	$281,475	$13,684	$314,877
Mechanical	$0	$5,478	$44,953	$304,343	$444,732	$799,507
Electrical	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$8,633	$178,164	$0	$186,796
Fire and Life Safety	$0	$0	$200,385	$0	$0	$200,385
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$1,671,464**	**$5,478**	**$273,689**	**$980,335**	**$486,698**	**$3,417,665**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$157,514	$182,637	$0	$150,776	$0	$7,633	$341,047	$498,561
Roofing	$1,671,464	$0	$0	$86,900	$0	$1,073,716	$1,160,617	$2,832,081
Exterior	$87,121	$20,808	$1,996	$0	$0	$0	$22,804	$109,925
Interior	$314,877	$109,831	$0	$206,382	$244,916	$367,736	$928,866	$1,243,743
Mechanical	$799,507	$432,858	$0	$88,782	$0	$3,095	$524,735	$1,324,241
Electrical	$0	$19,599	$0	$42,551	$0	$1,690,496	$1,752,646	$1,752,646
Plumbing	$186,796	$4,321	$0	$272,483	$0	$69,722	$346,527	$533,323
Fire and Life Safety	$200,385	$0	$0	$510,140	$0	$0	$510,140	$710,525
Conveyances	$0	$0	$0	$0	$0	$10,089	$10,089	$10,089
Specialties	$0	$0	$0	$188,690	$0	$0	$188,690	$188,690
Total	**$3,417,665**	**$770,055**	**$1,996**	**$1,546,704**	**$244,916**	**$3,222,487**	**$5,786,159**	**$9,203,824**

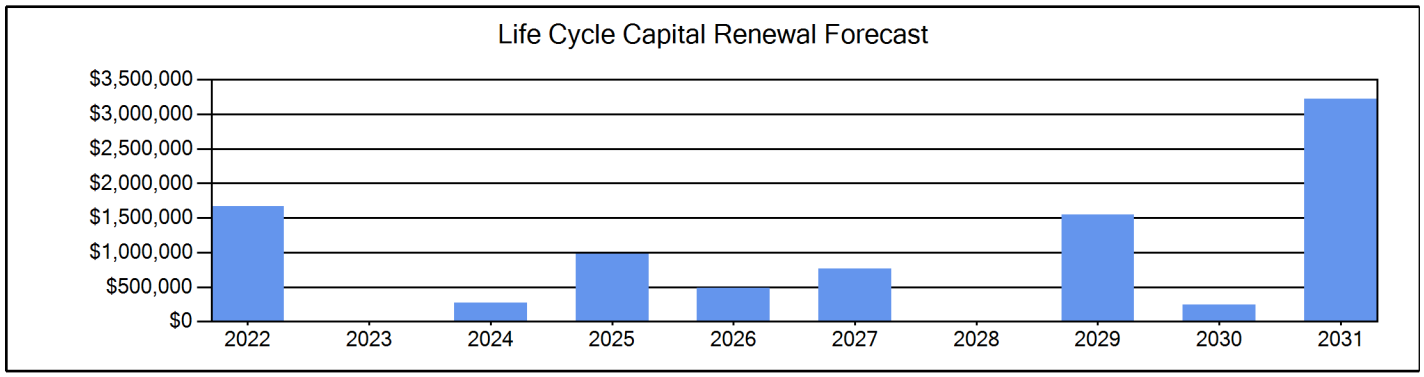


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$13,760
Fire Alarm Replacement		$210,899
	Total for Priority 1	**$224,659**

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$312,793
Aluminum Window Replacement		$343,995
Cast Iron Water Boiler Replacement		$72,914
Ductless Split System AC Replacement		$10,200
Fan Coil Unit Replacement		$6,678
Heat Pump HVAC Component Replacement		$22,818
Electrical Transformer Replacement		$5,189
	Total for Priority 2	**$774,587**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	5,000	SF	3	$30,228	1097
Location: Kitchen Drive Lane						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10532
Asphalt Paving Resurfacing	Deferred Maintenance	9,100	SF	4	$35,586	1096
Location: W Parking Lot						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	260	LF	4	$19,151	1627
Note: Damaged And Missing Fence						
Fencing Replacement (Wood Fence)	Deferred Maintenance	200	LF	4	$5,680	1094
Note: Damaged						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	1095
Note: Damaged						
	Sub Total for System	**6**	**items**		**$133,247**	
	Sub Total for School and Site Level	**6**	**items**		**$133,247**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	300	LF	3	$1,456	643
Note: Leaves And Debris						
Roof Cleaning	Deferred Maintenance	500	SF	4	$109	642
Note: Trees Debris And Growth						
	Sub Total for System	**2**	**items**		**$1,566**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	2,310	SF	2	$230,997	1098
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	144	SF	2	$14,400	1099
Note: Beyond Useful Life						
Brick Exterior Repair	Deferred Maintenance	400	SF Wall	3	$4,685	644
Note: Brick Wall Failing						
Location: Ne Wall						
Exterior Painting	Capital Renewal	986	SF Wall	5	$1,209	645
Note: Concrete Columns And Beams						
	Sub Total for System	**4**	**items**		**$251,290**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	62	Door	3	$64,716	687
Location: 106-110, 114, 2 Rooms North Of K112, S117.1, T117.2, K112, K11, 99.6, 99.15 Stor, 99.12, 99.12, 99.17 Office, 99.3 V, 99.11, 99.5, 101-105, 116 117						
Interior Door Replacement	Capital Renewal	73	Door	3	$128,727	663
Note: Beyond Useful Life -Replace						
Acoustical Ceiling Tile Replacement	Capital Renewal	31,894	SF	4	$175,359	1101
Note: Beyond Useful Life						
Carpet Flooring Replacement	Capital Renewal	2,959	SF	4	$35,220	662
Location: Media Center And Office						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	2,959	SF	4	$35,220	1628
Location: Media Center And Office						
Ceiling Grid Replacement	Capital Renewal	31,894	SF	4	$124,868	1100
Note: Beyond Useful Life						
Toilet Partition Replacement	Capital Renewal	7	Stall	4	$13,271	661
Location: Boys And Girls						
Vinyl Composition Tile Replacement	Capital Renewal	21,208	SF	4	$169,631	1630
Note: Beyond Useful Life - Replace All						
	Sub Total for System	**8**	**items**		**$747,011**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	$72,914	666
Location: Boiler Room						
Ductless Split System AC Replacement	Capital Renewal	2	Ea.	2	$10,200	669
Location: 98.4 And 99.16						
Fan Coil Unit Replacement	Capital Renewal	2	Ea.	2	$6,678	670
Note: Fan Coil Above Ceiling Could Not Access, Based On Outdoor Unit Condition The Fan Coil Should Be Replaced						
Location: Admin Area And Media						
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	$22,818	671
Location: Roof						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	$10,869	675
Location: Mech Room/Boiler						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	$37,777	677
Location: Roof						
Air Curtain Replacement	Capital Renewal	1	Ea.	4	$2,424	1106
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	$8,110	673
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	$12,880	674
Location: Mech Room						
Existing Controls Are Obsolete	Capital Renewal	9,864	SF	4	$31,705	667
Location: Boiler Room						
Existing Controls Are Obsolete	Capital Renewal	23,016	SF	4	$33,483	668
Location: Building						
Duct Cleaning	Deferred Maintenance	6,500	SF	5	$6,952	676
	Sub Total for System	**12**	**items**		**$256,811**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	678
Location: Med 117						
Canopy Lighting Replacement	Capital Renewal	13	Ea.	3	$25,458	683
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	684
Interior Power Wiring Replacement	Deferred Maintenance	25,000	SF	3	$27,916	686
Note: Estimated Based Upon Existing Devices And Conduit						
Lighting Fixtures Replacement	Capital Renewal	23,000	SF	3	$396,550	685
Note: Beyond Useful Life						
Lightning Protection System Installation	Functional Deficiency	32,880	SF	3	$24,140	682
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	32,880	SF	3	$21,882	679
	Sub Total for System	**7**	**items**		**$504,527**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	8	Ea.	4	$19,288	665

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Classrooms 114, 113, 112, 111, 110, 109, 99.12, 99.1						
	Sub Total for System	**1**	**items**		**$19,288**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	8	Ea.	1	$4,786	681
Fire Alarm Replacement	Capital Renewal	32,880	SF	1	$180,780	680
	Sub Total for System	**2**	**items**		**$185,566**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	688
Note: No Chairlift Or Ramp						
	Sub Total for System	**1**	**items**		**$26,581**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	18	Room	4	$148,954	664
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$148,954**	
	Sub Total for Building 2010 - Building 2010	**38**	**items**		**$2,141,594**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	9,653	SF	2	$312,793	690
Note: Age And Wear						
Gutter Replacement	Deferred Maintenance	300	LF	3	$5,738	691
Note: Leaks And Damaged						
	Sub Total for System	**2**	**items**		**$318,531**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	924	SF	2	$92,399	692
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	32	SF	2	$3,200	693
Note: Beyond Useful Life						
	Sub Total for System	**2**	**items**		**$95,599**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	9	Door	3	$9,394	689
Note: None Compliant						
Location: Classrooms 120-126						
Interior Door Hardware Replacement	Capital Renewal	6	Door	3	$8,375	701
Interior Door Replacement	Capital Renewal	15	Door	3	$26,451	700
Note: Beyond Useful Life						
Acoustical Ceiling Tile Replacement	Capital Renewal	6,081	SF	4	$33,434	695
Note: Beyond Useful Life						
Location: Classrooms						
Ceiling Grid Replacement	Capital Renewal	6,081	SF	4	$23,808	694
Note: Beyond Useful Life						
Location: Classroom						
Gypsum Board Ceiling Repair	Deferred Maintenance	278	SF	4	$1,491	696
Toilet Partition Replacement	Capital Renewal	13	Stall	4	$24,646	698
Note: Beyond Useful Life						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	8,495	SF	4	$67,947	699
Note: Beyond Useful Life						
Interior Ceiling Repainting	Deferred Maintenance	193	SF	5	$378	697
	Sub Total for System	**9**	**items**		**$195,923**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	9,653	SF	4	$14,043	10355
	Sub Total for System	**1**	**items**		**$14,043**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	708
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	704
Note: Replace 2 Receptacles With (7F) Tyde In Pre-K Classrooms; All Electrical Panels For This Building Are Located In Bldg 2010						
Exterior Mounted Building Lighting Replacement	Capital Renewal	5	Ea.	3	$4,239	709
Lighting Fixtures Replacement	Capital Renewal	7,500	SF	3	$129,310	710
Note: Beyond Useful Life - T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	9,653	SF	3	$7,087	707
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	9,653	SF	3	$6,424	705
	Sub Total for System	**6**	**items**		**$151,228**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	2	Ea.	4	$4,822	703
Location: Classrooms 124 And 125						
	Sub Total for System	**1**	**items**		**$4,822**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	4	Ea.	1	$2,393	706
	Sub Total for System	**1**	**items**		**$2,393**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	8	Room	4	$66,202	702
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$66,202**	
	Sub Total for Building 2011 - Building 2011	**23**	**items**		**$848,742**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Installation	Deferred Maintenance	30	LF	3	$667	1103
Note: Missing						
Location: Nw Corner						
	Sub Total for System	**1**	**items**		**$667**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	30	SF	2	$3,000	711
Note: Broken Window						
Location: N Side						
	Sub Total for System	**1**	**items**		**$3,000**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	14	Stall	4	$26,542	712
Note: Aged, Rust, Damage						
Location: Boys And Girls Restrooms						
	Sub Total for System	**1**	**items**		**$26,542**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$21,738	714
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$6,440	713
Location: Mech Room						
Existing Controls Are Obsolete	Capital Renewal	23,700	SF	4	$60,100	10356
Duct Cleaning	Deferred Maintenance	23,700	SF	5	$25,348	715
	Sub Total for System	**4**	**items**		**$113,625**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	$19,583	718
Exterior Mounted Building Lighting Replacement	Capital Renewal	12	Ea.	3	$10,173	719
Lighting Fixtures Replacement	Capital Renewal	17,000	SF	3	$293,103	720
Note: Beyond Useful Life - T8 Lamps						
Lightning Protection Terminal Replacement	Deferred Maintenance	23,700	SF	3	$3,736	4451
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	23,700	SF	3	$15,773	716
	Sub Total for System	**5**	**items**		**$342,369**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	7	Ea.	1	$4,188	4450
	Sub Total for System	**1**	**items**		**$4,188**	
	Sub Total for Building 2012 - Building 2012	**13**	**items**		**$490,391**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	$971	722
Note: Debris In Gutter						
Gutter Replacement	Deferred Maintenance	15	LF	3	$287	723
Note: Damaged Gutter						
Location: Sw Corner						
Roof Cleaning	Deferred Maintenance	1,250	SF	4	$273	721
Note: Debris On Roof						
	Sub Total for System	**3**	**items**		**$1,531**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$7,969	10357
	Sub Total for System	**1**	**items**		**$7,969**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	16	Ea.	3	$31,333	729
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	730
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	731

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	728
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	725
	Sub Total for System	**5**	**items**		**$136,840**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	4	Ea.	1	$2,393	727
Note: Beyond Useful Life						
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	$30,119	726
	Sub Total for System	**2**	**items**		**$32,512**	
	Sub Total for Building 2020 - Building 2020	**11**	**items**		**$178,853**	
	Total for Campus	**91**	**items**		**$3,792,826**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,900	LF	$157,514	4
Roadway Pavement	Asphalt Driveways	3	25,300	SF	$182,637	6
Parking Lot Pavement	Asphalt	3	80	CAR	$138,230	8
Pedestrian Pavement	Sidewalks - Concrete	3	930	SF	$12,546	8
Fences and Gates	Fencing - Wood	3	200	LF	$7,633	10
		Sub Total for System	**5**	**items**	**$498,561**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,440	SF	$86,900	8
		Sub Total for System	**1**	**items**	**$86,900**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	3	Ea.	$19,599	6
		Sub Total for System	**1**	**items**	**$19,599**	
		Sub Total for Building -	**7**	**items**	**$605,060**	

Building: 2010 - Building 2010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	2	32,880	SF	$880,457	1
Low-Slope Roofing	Modified Bitumen	2	24,656	SF	$1,073,716	10
		Sub Total for System	**2**	**items**	**$1,954,174**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	15	Door	$58,839	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	986	SF	$1,996	7
		Sub Total for System	**2**	**items**	**$60,835**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	1,315	SF	$2,898	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	19,728	SF	$93,542	4
Interior Door Supplementary Components	Door Hardware	3	11	Door	$17,281	4
Tile Flooring	Quarry Tile	4	2,630	SF	$80,711	6
Carpeting	Carpet	4	2,959	SF	$44,616	8
Compartments and Cubicles	Toilet Partitions	4	7	Stall	$17,835	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	31,894	SF	$235,668	10
		Sub Total for System	**7**	**items**	**$492,551**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	21	Ea.	$75,333	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (30 Ton)	2	1	Ea.	$14,521	4
Note:	estimated					
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	1	Ea.	$208,593	5
Facility Hydronic Distribution	4-Pipe System	4	32,880	SF	$86,713	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	6,500	SF	$93,165	6
Decentralized Heating Equipment	Radiant Heater - Fin Tube Water	2	1	Ea.	$874	8
		Sub Total for System	**7**	**items**	**$490,696**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	32,880	SF	$761,859	10

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	32,880	SF	$49,342	10
Packaged Generator Assemblies	Emergency Generator (150 KW)	2	1	Ea.	$106,476	10
		Sub Total for System	**3**	**items**	**$917,677**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Note:	janitor room					
Plumbing Fixtures	Restroom Lavatory	3	10	Ea.	$28,743	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$13,983	4
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	5	2	Ea.	$1,973	6
Compressed-Air Systems	Air Compressor (5 hp)	3	1	Ea.	$6,724	8
Plumbing Fixtures	Toilets	3	18	Ea.	$108,461	8
Plumbing Fixtures	Urinals	3	4	Ea.	$6,452	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$8,066	10
Note:	boiler room					
		Sub Total for System	**9**	**items**	**$178,001**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	32,880	SF	$437,285	8
Note:	all cameras and system working according to Staff					
		Sub Total for System	**1**	**items**	**$437,285**	
		Sub Total for Building 2010 - Building 2010	**31**	**items**	**$4,531,218**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	7	Door	$28,282	5
		Sub Total for System	**1**	**items**	**$28,282**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	3,282	SF	$19,718	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,792	SF	$27,464	4
Tile Flooring	Quarry Tile	4	965	SF	$27,915	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	3,282	SF	$15,342	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,081	SF	$44,932	10
Suspended Plaster and	Painted ceilings	5	193	SF	$508	10
Compartments and Cubicles	Toilet Partitions	4	13	Stall	$33,122	10
		Sub Total for System	**7**	**items**	**$169,002**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	8	Ea.	$28,698	4
Facility Hydronic Distribution	4-Pipe System	4	9,653	SF	$25,458	5
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$8,758	5
		Sub Total for System	**3**	**items**	**$62,914**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	9,653	SF	$223,669	10
		Sub Total for System	**1**	**items**	**$223,669**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	6	Ea.	$17,246	4
Plumbing Fixtures	Toilets	3	15	Ea.	$80,305	4
Plumbing Fixtures	Urinals	3	5	Ea.	$7,165	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	9,653	SF	$58,416	10
		Sub Total for System	**5**	**items**	**$172,454**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	9,653	SF	$57,995	3
		Sub Total for System	**1**	**items**	**$57,995**	
		Sub Total for Building 2011 - Building 2011	**18**	**items**	**$714,316**	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	23,700	SF	$791,007	1
		Sub Total for System	**1**	**items**	**$791,007**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	23,700	SF	$112,375	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	23,226	SF	$161,767	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	22,752	SF	$237,443	9
Compartments and Cubicles	Toilet Partitions	4	14	Stall	$35,670	10
		Sub Total for System	**4**	**items**	**$547,255**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (750 MBH)	2	1	Ea.	$33,455	3
Decentralized Heating Equipment	Unit Heater Gas (40 MBH)	3	1	Ea.	$2,959	4
Decentralized Cooling	Heat Pump (3 Ton)	5	19	Ea.	$179,090	4
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$43,189	5
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	3	1	Ea.	$24,771	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	23,700	SF	$46,190	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	23,700	SF	$339,693	6
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 400 GPM)	2	1	Ea.	$87,907	8
		Sub Total for System	**9**	**items**	**$760,005**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	23,700	SF	$549,150	10
		Sub Total for System	**1**	**items**	**$549,150**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	1	Ea.	$5,876	3
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$13,983	4
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	$2,349	6
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$12,940	8
Plumbing Fixtures	Toilets	3	16	Ea.	$96,410	8
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$3,240	10
		Sub Total for System	**8**	**items**	**$141,372**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	23,700	SF	$142,390	3
		Sub Total for System	**1**	**items**	**$142,390**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$10,089	10
		Sub Total for System	**1**	**items**	**$10,089**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	18	Room	$188,690	8
		Sub Total for System	**1**	**items**	**$188,690**	
		Sub Total for Building 2012 - Building 2012	**26**	**items**	**$3,129,957**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$20,808	6
		Sub Total for System	**1**	**items**	**$20,808**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	219	SF	$497	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,739	SF	$13,778	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	329	SF	$1,681	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	329	SF	$2,360	9
Resilient Flooring	Vinyl Composition Tile Flooring	4	329	SF	$3,433	9
		Sub Total for System	**6**	**items**	**$34,936**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,478	2
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$993	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	1,370	SF	$3,095	10
		Sub Total for System	**4**	**items**	**$10,627**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$24,839	8
		Sub Total for System	**3**	**items**	**$42,551**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,505	8
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$6,471	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	3	4	Ea.	$24,103	8
Plumbing Fixtures	Urinals	3	2	Ea.	$3,225	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$5,246	8
		Sub Total for System	**6**	**items**	**$41,497**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	5,478	SF	$72,854	8
		Sub Total for System	**1**	**items**	**$72,854**	
		Sub Total for Building 2020 - Building 2020	**21**	**items**	**$223,273**	
		Total for: Montclair Elementary School	**103**	**items**	**$9,203,824**	

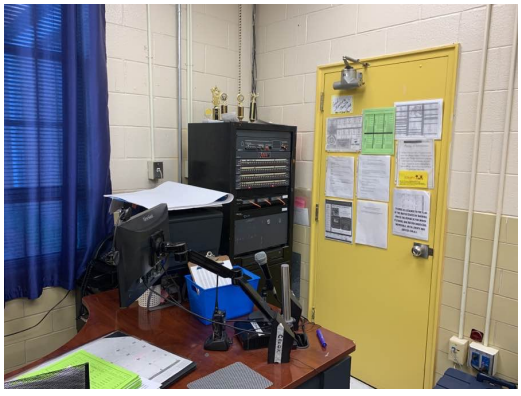
Supporting Photos

Classroom Cabinets Beyond Useful Life

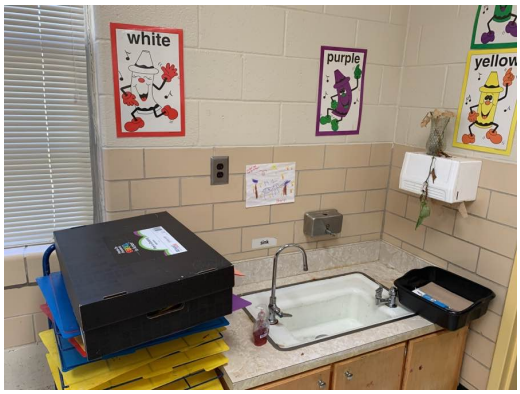
Classroom Doors Beyond Useful Life, Door Hardware Not ADA Compliant

Restroom Partitions Deficient

Existing Fire Alarm System Panels Need To Be Replaced



Existing Intercom System Is Beyond Useful Life



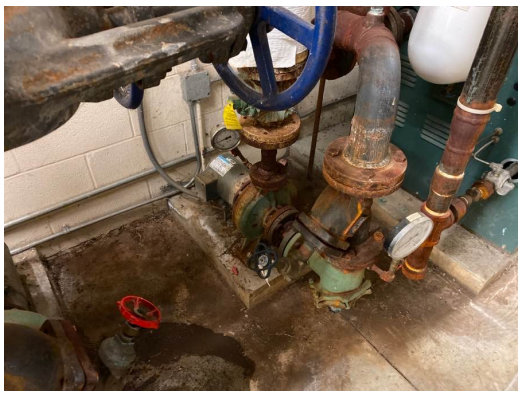
Replace The Standard Receptacle With A GFI Protected Receptacle At The Sink.

Pump

Air Separator

Controls

Small Pump



Pump

Exterior Photos

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Panola Way Elementary School **| 2021**

Executive Summary

Panola Way Elementary School is located at 2170 Panola Way Court in Lithonia, GA. It comprises 86,218 gross square feet. At the time of the assessment the oldest building was 33 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $2,937,191. 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 Panola Way Elementary School the ten-year need is $10,997,795.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Panola Way Elementary School facility has a FCA score of 67.68% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Panola Way Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$459,368	$320,372	$207,200	$779,739	$986,940		
Permanent Building(s)								
2010	Building 2010	$1,751,536	$3,806,309	$2,759,721	$5,557,845	$8,317,565	$18,567,380	70.07%
2011	Building 2011	$554,107	$546,420	$150,646	$1,100,527	$1,251,173	$3,819,394	71.19%
2020	Building 2020	$172,182	$115,228	$154,707	$287,409	$442,117	$1,518,885	81.08%
	Sub Total for Permanent Building(s):	*$2,477,824*	*$4,467,957*	*$3,065,074*	*$6,945,781*	*$10,010,855*	*$23,905,663*	
	Total for Site:	**$2,937,191**	**$4,788,328**	**$3,272,275**	**$7,725,520**	**$10,997,795**	**$23,905,663**	**67.68%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

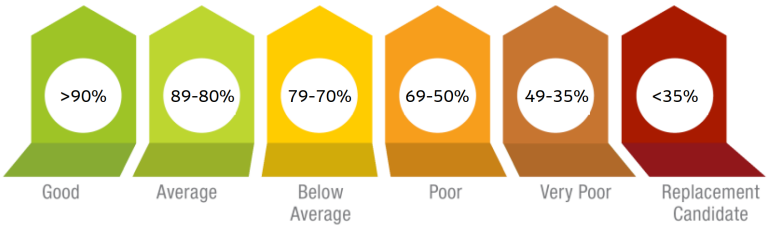
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $23,905,663. For planning purposes, the total 5-year need at the Panola Way Elementary School is $7,725,520 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Panola Way Elementary School facility has an FCA Score of 67.68%. which is considered "Poor".

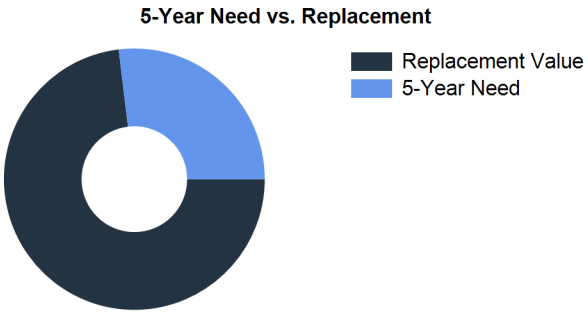


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$321,658	$135,480	$2,356	$459,494	15.64 %
Roofing	$0	$0	$10,812	$0	$0	$10,812	0.37 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$10,521	$0	$0	$10,521	0.36 %
Interior	$0	$0	$0	$48,158	$1,312	$49,470	1.68 %
Mechanical	$0	$627,246	$0	$129,482	$3,719	$760,447	25.89 %
Electrical	$0	$180,374	$930,312	$0	$0	$1,110,686	37.81 %
Plumbing	$0	$0	$6,030	$0	$0	$6,030	0.21 %
Fire and Life Safety	$529,732	$0	$0	$0	$0	$529,732	18.04 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$529,732	$807,620	$1,279,333	$313,120	$7,387	$2,937,191	

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

Electrical	-	$1,110,686
Mechanical	-	$760,447
Fire and Life Safety	-	$529,732

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

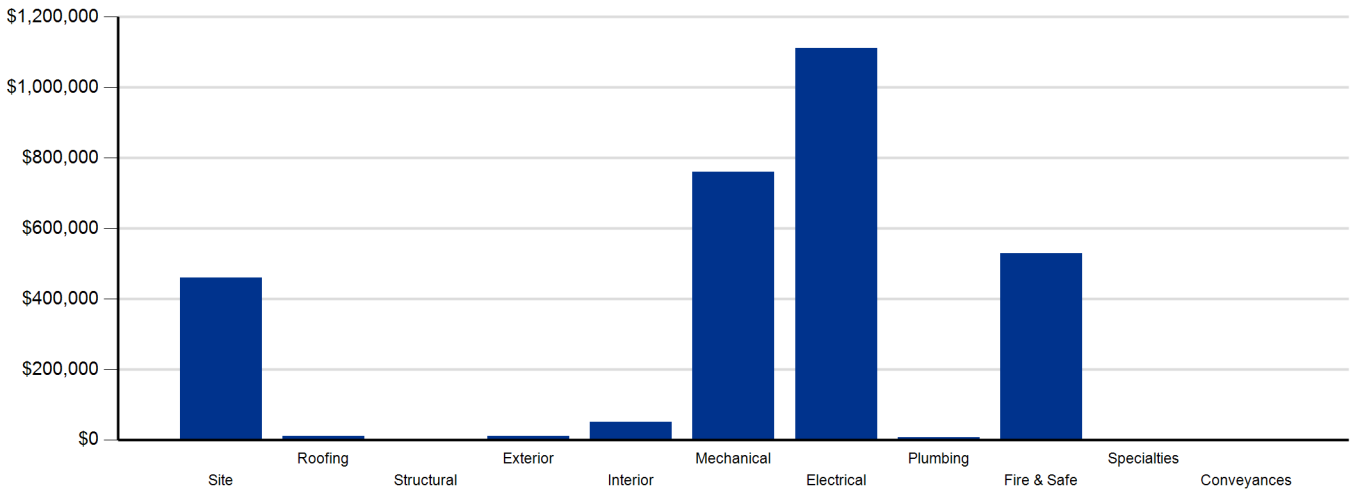


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$183,048	$0	$183,048
Roofing	$0	$0	$0	$0	$94,217	$94,217
Exterior	$0	$0	$0	$0	$20,202	$20,202
Interior	$0	$94,918	$5,760	$126,943	$1,175,112	$1,402,732
Mechanical	$0	$126,143	$21,565	$38,182	$1,014,922	$1,200,812
Electrical	$0	$0	$0	$43,107	$0	$43,107
Plumbing	$0	$0	$4,388	$426,172	$16,770	$447,330
Fire and Life Safety	$0	$0	$0	$0	$760,374	$760,374
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$515,427	$121,080	$0	$636,507
Total	**$0**	**$221,061**	**$547,140**	**$938,531**	**$3,081,596**	**$4,788,328**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$183,048	$0	$0	$207,201	$0	$0	$207,201	$390,249
Roofing	$94,217	$0	$0	$0	$0	$0	$0	$94,217
Exterior	$20,202	$0	$0	$0	$0	$214,391	$214,391	$234,592
Interior	$1,402,732	$413,911	$0	$77,635	$30,112	$138,435	$660,093	$2,062,825
Mechanical	$1,200,812	$78,516	$0	$273,517	$0	$0	$352,033	$1,552,845
Electrical	$43,107	$0	$0	$107,455	$0	$1,088,221	$1,195,676	$1,238,783
Plumbing	$447,330	$0	$0	$626,680	$0	$16,201	$642,881	$1,090,211
Fire and Life Safety	$760,374	$0	$0	$0	$0	$0	$0	$760,374
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$636,507	$0	$0	$0	$0	$0	$0	$636,507
Total	**$4,788,328**	**$492,427**	**$0**	**$1,292,488**	**$30,112**	**$1,457,248**	**$3,272,275**	**$8,060,603**

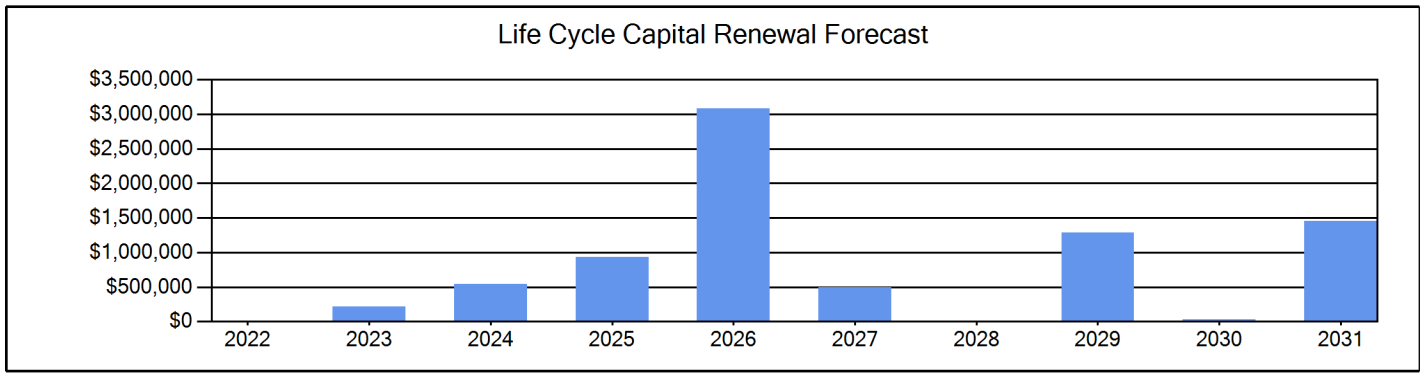


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$29,315
Fire Alarm Replacement		$474,041
Security Alarm Camera Replacement		$2,710
Wall Pack Lighting Replacement		$23,666
	Total for Priority 1	**$529,732**

Priority 2 - Indirect Impact to Educational Mission		Cost
Heat Pump HVAC Component Replacement		$570,450
Steam Heat Exchanger Replacement		$46,467
Thru Wall AC Replacement		$10,329
Electrical Transformer Replacement		$14,880
Panelboard Replacement		$112,921
Switchgear Replacement		$52,572
	Total for Priority 2	**$807,620**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	41,669	SF	3	$251,918	1394
Concrete Walks Replacement	Capital Renewal	3,839	SF	3	$40,883	1392
Location: In Front Of And In Back Of School						
Parking Or Roadway Curbs Replacement	Capital Renewal	300	LF	3	$7,719	1396
Note: Damaged Concrete Curbs						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10560
Asphalt Paving Replacement	Capital Renewal	80	CAR	4	$109,120	1395
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	350	LF	4	$25,780	1390
Location: Back Lot And Front						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	1391
Location: Near Gym						
Sidewalk Requires Cleaning	Deferred Maintenance	11,520	SF	5	$2,356	1397
	Sub Total for System	**8**	**items**		**$459,368**	
	Sub Total for School and Site Level	**8**	**items**		**$459,368**	

Building: 2010 - Building 2010

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Repair	Deferred Maintenance	1	Ea.	3	$566	1124
Note: Weathering In Room 130 - Music						
Brick Exterior Repair	Deferred Maintenance	100	SF Wall	3	$1,171	1123
Note: Building Shift (8 Sf) At Room 130. Vandalism (3 Sf) At Room 124						
	Sub Total for System	**2**	**items**		**$1,737**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	34	SF	4	$187	1127
Note: Wear And Tear At Corridor						
Ceiling Grid Replacement	Capital Renewal	100	SF	4	$1,415	1126
Note: Water Leak						
Gypsum Board Ceiling Repair	Deferred Maintenance	1,000	SF	4	$5,365	1128
Interior Ceramic Walls Repair or Replacement	Capital Renewal	2,009	SF	4	$15,680	1129
Interior Wood Wall Replacement (LC)	Capital Renewal	80	SF	4	$1,180	1130
Terrazzo Flooring Repair	Deferred Maintenance	20	SF	4	$956	1131
Note: Wear And Tear In Room 110 Comp Lab						
Vinyl Composition Tile Replacement	Capital Renewal	18	SF	4	$144	1483
Location: East Entry						
Interior Ceiling Repainting	Deferred Maintenance	670	SF	5	$1,312	1125
	Sub Total for System	**8**	**items**		**$26,239**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	38	Ea.	2	$433,542	1148
Note: R22 Factory Charged System						
Steam Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	$46,467	1147
Note: 200 GPM						
Location: Mech Room						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$4,055	1149
Note: 3 And 4 HP						
Location: Mech Room						
Existing Controls Are Obsolete	Capital Renewal	66,965	SF	4	$97,419	10561
Duct Grill Replacement	Deferred Maintenance	40	Ea.	5	$3,719	1150
Location: Throughout Building						
	Sub Total for System	**5**	**items**		**$585,202**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	1133
Location: Mech 544						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$9,315	1134
Location: Mech 544						
Panelboard Replacement	Capital Renewal	14	Ea.	2	$36,618	1137
Location: Mech 544, Elec 105.3, Cr 122, Workroom 116.4, Elec 111.4, Elec 128.2, Stor 127.1, Elec 136.2, Stage						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$20,682	1138
Location: Mech 544, Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$11,603	1139
Location: Mech 544						
Panelboard Replacement	Capital Renewal	7	Ea.	2	$44,018	1140
Location: Elec 105.3, Workroom 116.4, Elec 111.4, Elec 128.2, Elec 136.2, Stage, Kitchen						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$52,572	1132
Location: Mech 544						
Canopy Lighting Replacement	Capital Renewal	20	Ea.	3	$39,167	1145
Exterior Mounted Building Lighting Replacement	Capital Renewal	14	Ea.	3	$11,869	1146
Interior Power Wiring Replacement	Deferred Maintenance	50,000	SF	3	$55,831	1401
Lighting Fixtures Replacement	Capital Renewal	20,000	SF	3	$344,827	1400
Lightning Protection System Installation	Functional Deficiency	66,965	SF	3	$49,165	1144
Public Address System Replacement, Non-main Building	Deferred Maintenance	66,965	SF	3	$44,567	1135
	Sub Total for System	**13**	**items**		**$725,800**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	38	Ea.	1	$22,734	1142
Fire Alarm Replacement	Capital Renewal	66,965	SF	1	$368,185	1141
Security Alarm Camera Replacement	Capital Renewal	1	Ea.	1	$1,355	1136
Note: Camera Not Working						
Wall Pack Lighting Replacement	Capital Renewal	42	Ea.	1	$20,285	1143
	Sub Total for System	**4**	**items**		**$412,559**	
	Sub Total for Building 2010 - Building 2010	**32**	**items**		**$1,751,536**	

Building: 2011 - Building 2011

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	1326
Note: Missing Sign At Room 205						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	396	LF	3	$8,810	1325
Note: Damaged On The Ne And Sw Sides Of The Building						
	Sub Total for System	**1**	**items**		**$8,810**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	750	SF Wall	3	$8,784	1322
	Sub Total for System	**1**	**items**		**$8,784**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	704	SF	4	$21,871	1323
Location: Vestibule At Room 205, 207						
Vinyl Composition Tile Replacement	Capital Renewal	170	SF	4	$1,360	1324
Note: Damaged From Uneven Slab						
	Sub Total for System	**2**	**items**		**$23,231**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	12	Ea.	2	$136,908	1336
Note: R22 Factory Charged						
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	$5,164	1337
Location: Room 215						
Existing Controls Are Obsolete	Capital Renewal	13,775	SF	4	$20,039	10562
	Sub Total for System	**3**	**items**		**$162,112**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	4	Ea.	3	$502	1327
Note: Exposed Wiring At Exterior Electrical Receptacles.						
Exterior Mounted Building Lighting Replacement	Capital Renewal	9	Ea.	3	$7,630	1333
Lighting Fixtures Replacement	Capital Renewal	13,775	SF	3	$237,499	1402
Lightning Protection System Installation	Functional Deficiency	13,775	SF	3	$10,113	1332
Public Address System Replacement, Non-main Building	Deferred Maintenance	13,775	SF	3	$9,168	1328
	Sub Total for System	**5**	**items**		**$264,913**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	$4,757	1334
Note: Cracked In Room 214						
	Sub Total for System	**1**	**items**		**$4,757**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	7	Ea.	1	$4,188	1330
Fire Alarm Replacement	Capital Renewal	13,775	SF	1	$75,737	1329
Wall Pack Lighting Replacement	Capital Renewal	3	Ea.	1	$1,449	1331
	Sub Total for System	**3**	**items**		**$81,374**	
	Sub Total for Building 2011 - Building 2011	**17**	**items**		**$554,107**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	90	LF	3	$2,002	1385
Location: Ne Side Of Building						
	Sub Total for System	**1**	**items**		**$2,002**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	$5,164	1389
Note: 1.5 Ton						
Location: Admin Office						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$7,969	10563
	Sub Total for System	**2**	**items**		**$13,134**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	$17,625	1407
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	1408
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	1409
Lightning Protection Terminal Replacement	Deferred Maintenance	5,478	SF	3	$864	1406
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	1386
	Sub Total for System	**5**	**items**		**$119,974**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	1	Ea.	3	$1,273	1388
	Sub Total for System	**1**	**items**		**$1,273**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	4	Ea.	1	$2,393	1404
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	$30,119	1403
Security Alarm Camera Replacement	Capital Renewal	1	Ea.	1	$1,355	1387
Wall Pack Lighting Replacement	Capital Renewal	4	Ea.	1	$1,932	1405
	Sub Total for System	**4**	**items**		**$35,799**	
	Sub Total for Building 2020 - Building 2020	**13**	**items**		**$172,182**	
	Total for Campus	**70**	**items**		**$2,937,191**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	2,208	LF	$183,048	4
Pedestrian Pavement	Sidewalks - Concrete	3	15,359	SF	$207,200	8
		Sub Total for System	**2**	**items**	**$390,249**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,706	SF	$94,217	5
		Sub Total for System	**1**	**items**	**$94,217**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	7	Ea.	$43,107	4
		Sub Total for System	**1**	**items**	**$43,107**	
		Sub Total for Building -	**4**	**items**	**$527,572**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	360	SF	$48,381	10
Exterior Operating Windows	Aluminum - Windows per SF	2	120	SF	$16,127	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	32	Door	$149,883	10
		Sub Total for System	**3**	**items**	**$214,391**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	3,348	SF	$42,277	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	25,447	SF	$120,659	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	65,626	SF	$418,293	5
Wall Paneling	Wood Panel wall	4	670	SF	$11,451	5
Wall Coverings	FRP Wall Finish	4	2,009	SF Wall	$16,659	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	48,884	SF	$453,271	5
Interior Swinging Doors	Wooden Door	3	103	Door	$216,873	6
Interior Door Supplementary Components	Door Hardware	3	106	Door	$176,664	6
Tile Flooring	Ceramic Tile	4	2,009	SF	$42,272	8
Suspended Plaster and	Painted ceilings	5	670	SF	$1,763	10
Carpeting	Carpet	4	3,348	SF	$53,555	10
Tile Flooring	Quarry Tile	4	2,009	SF	$69,392	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	3	Door	$13,725	10
		Sub Total for System	**13**	**items**	**$1,636,855**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	$5,411	2
Facility Hydronic Distribution	2-Pipe System (Cold)	3	66,965	SF	$119,436	2
Exhaust Air	Interior Ceiling Exhaust Fan	3	12	Ea.	$6,000	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$12,600	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$31,349	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	66,965	SF	$931,858	5
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	1	Ea.	$119,273	8
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$1,117	8
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$68,873	8
Other HVAC Distribution Systems	VFD (25 HP)	3	3	Ea.	$37,961	8
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	$18,005	8
		Sub Total for System	**13**	**items**	**$1,389,027**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	46,965	SF	$1,088,221	10
	Sub Total for System		**1**	**items**	**$1,088,221**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	31	Ea.	$89,103	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	6	Ea.	$5,054	4
Plumbing Fixtures	Toilets	3	35	Ea.	$187,379	4
Plumbing Fixtures	Urinals	3	18	Ea.	$25,794	4
Plumbing Fixtures	Classroom Lavatory	4	6	Ea.	$16,770	5
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	2	Ea.	$32,850	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	66,965	SF	$169,883	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	66,965	SF	$381,979	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	14	Ea.	$36,722	8
Plumbing Fixtures	Classroom Lavatory	4	5	Ea.	$16,201	10
	Sub Total for System		**10**	**items**	**$961,735**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	66,965	SF	$760,374	5
	Sub Total for System		**1**	**items**	**$760,374**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	57	Room	$515,427	3
	Sub Total for System		**1**	**items**	**$515,427**	
	Sub Total for Building 2010 - Building 2010		**42**	**items**	**$6,566,029**	

Building: 2011 - Building 2011

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$20,113	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	13,500	SF	$86,047	5
Suspended Plaster and	Painted ceilings	5	138	SF	$313	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	13,775	SF	$67,275	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	12,917	SF	$119,772	5
Tile Flooring	Ceramic Tile	4	551	SF	$10,928	6
Interior Door Supplementary Components	Door Hardware	3	20	Door	$35,363	8
	Sub Total for System		**7**	**items**	**$339,810**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	2	1	Ea.	$6,796	4
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	$5,740	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	13,775	SF	$26,846	5
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	6	Ea.	$28,288	8
	Sub Total for System		**4**	**items**	**$67,671**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$21,202	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
	Sub Total for System		**4**	**items**	**$76,067**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,194	3
Plumbing Fixtures	Restroom Lavatory	3	7	Ea.	$20,120	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	11	Ea.	$58,890	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
		Sub Total for System	**6**	**items**	**$92,439**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	13	Room	$121,080	4
		Sub Total for System	**1**	**items**	**$121,080**	
		Sub Total for Building 2011 - Building 2011	**22**	**items**	**$697,066**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$20,202	5
		Sub Total for System	**1**	**items**	**$20,202**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,478	SF	$24,483	2
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$8,045	2
Suspended Plaster and	Painted ceilings	5	219	SF	$469	3
Tile Flooring	Ceramic Tile	4	219	SF	$3,975	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	219	SF	$1,316	3
Interior Door Supplementary Components	Door Hardware	3	4	Door	$6,284	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	219	SF	$2,031	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	219	SF	$1,023	6
Interior Swinging Doors	Wooden Door	3	4	Door	$8,423	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,478	SF	$30,112	9
		Sub Total for System	**10**	**items**	**$86,160**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,296	2
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	1	Ea.	$4,067	3
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	5,478	SF	$10,677	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$78,516	6
		Sub Total for System	**5**	**items**	**$96,148**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$24,839	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
		Sub Total for System	**2**	**items**	**$31,388**	

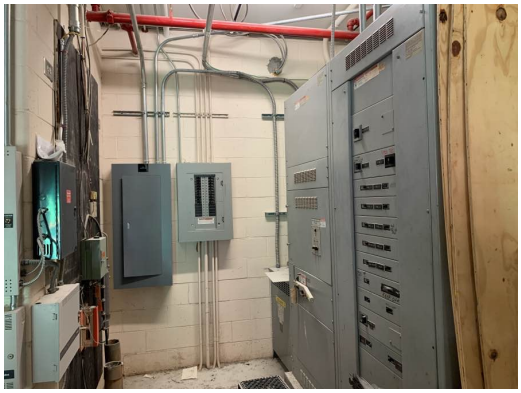
Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,194	3
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	1	Ea.	$1,433	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$5,246	8
		Sub Total for System	**5**	**items**	**$36,037**	
		Sub Total for Building 2020 - Building 2020	**23**	**items**	**$269,935**	
		Total for: Panola Way Elementary School	**91**	**items**	**$8,060,603**	

Supporting Photos

Existing Gym Lighting Beyond Useful Life

Location A Building Exterior Transformer



Main Electrical Switchboard Is Beyond Useful Life

Main Fire Alarm Panel Located In Main Electrical Room

The Old Fire Alarm Sub Panel Is Located In The Main Office Area. System Is Beyond Useful Life

The Existing Rauland Intercom System Should Be Replaced. System Is Beyond Useful Life

Main Entry

Classroom Casework

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Pine Ridge Elementary School **| 2021**

Executive Summary

Pine Ridge Elementary School is located at 750 Pine Ridge Drive in Stone Mountain, GA. It comprises 87,192 gross square feet. At the time of the assessment the oldest building was 32 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $1,899,910. 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 Pine Ridge Elementary School the ten-year need is $9,626,225.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Pine Ridge Elementary School facility has a FCA score of 68.33% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Pine Ridge Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$48,760	$328,221	$358,207	$376,980	$735,187		
Permanent Building(s)								
2010	Building 2010	$1,292,226	$4,815,083	$625,845	$6,107,309	$6,733,154	$19,047,340	67.94%
2011	Building 2011	$384,922	$455,128	$778,263	$840,049	$1,618,313	$3,609,501	76.73%
2020	Building 2020	$174,003	$157,927	$207,642	$331,929	$539,572	$1,518,885	78.15%
	Sub Total for Permanent Building(s):	*$1,851,150*	*$5,428,138*	*$1,611,751*	*$7,279,288*	*$8,891,039*	*$24,175,726*	
	Total for Site:	**$1,899,910**	**$5,756,358**	**$1,969,957**	**$7,656,268**	**$9,626,225**	**$24,175,726**	**68.33%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

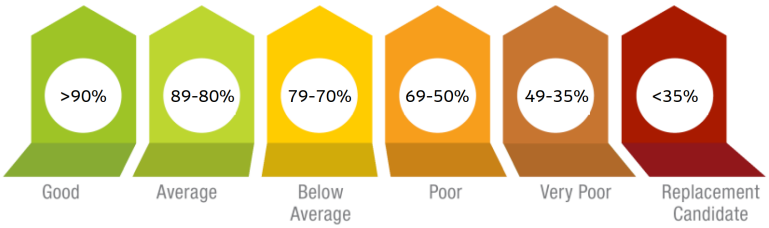
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $24,175,726. For planning purposes, the total 5-year need at the Pine Ridge Elementary School is $7,656,268 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Pine Ridge Elementary School facility has an FCA Score of 68.33%. which is considered "Poor".

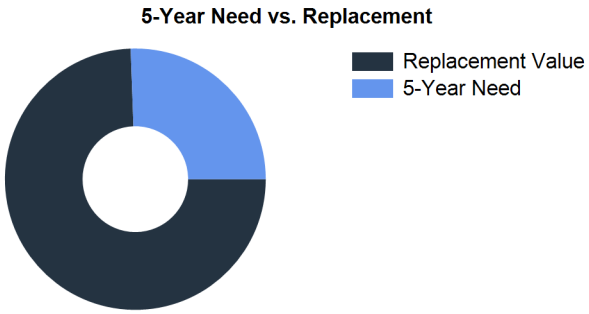


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$21,011	$27,749	$0	$48,760	2.57 %
Roofing	$0	$697	$7,394	$1,496	$0	$9,587	0.50 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$3,485	$0	$0	$142,395	$145,880	7.68 %
Interior	$0	$0	$21,578	$0	$0	$21,578	1.14 %
Mechanical	$0	$6,959	$196,441	$221,105	$0	$424,505	22.34 %
Electrical	$0	$225,498	$480,769	$24,119	$9,370	$739,756	38.94 %
Plumbing	$0	$5,507	$1,055	$0	$0	$6,561	0.35 %
Fire and Life Safety	$496,155	$0	$0	$0	$0	$496,155	26.11 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$909	$6,217	$0	$7,126	0.38 %
Total:	$496,155	$242,146	$729,157	$280,686	$151,765	$1,899,910	

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

Electrical	-	$739,756
Fire and Life Safety	-	$496,155
Mechanical	-	$424,505

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

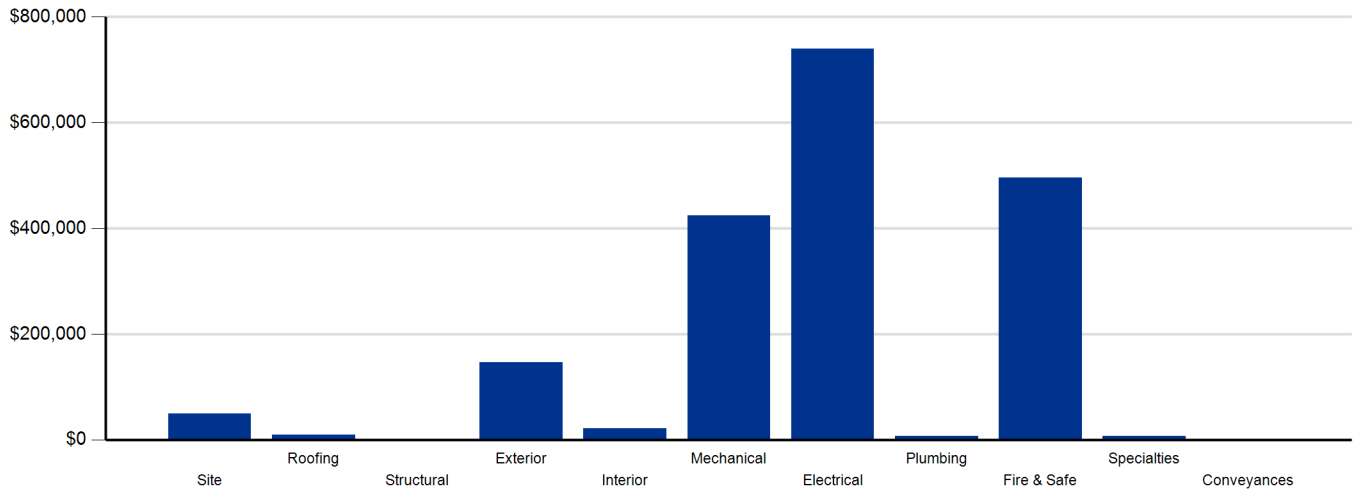


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$175,012	$153,209	$328,221
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$215,159	$215,159
Interior	$0	$0	$311,191	$244,025	$1,240,614	$1,795,831
Mechanical	$0	$0	$57,474	$261,945	$1,401,093	$1,720,512
Electrical	$0	$0	$0	$1,909	$13,621	$15,530
Plumbing	$0	$0	$1,630	$472,113	$77,499	$551,242
Fire and Life Safety	$0	$0	$0	$757,310	$0	$757,310
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$372,555	$0	$372,555
Total	**$0**	**$0**	**$370,296**	**$2,284,868**	**$3,101,194**	**$5,756,358**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$328,221	$0	$0	$268,576	$0	$0	$268,576	$596,796
Roofing	$0	$0	$0	$0	$0	$89,631	$89,631	$89,631
Exterior	$215,159	$0	$0	$132,448	$0	$205,707	$338,155	$553,314
Interior	$1,795,830	$0	$0	$131,747	$124,304	$111,671	$367,722	$2,163,553
Mechanical	$1,720,512	$0	$0	$340,742	$0	$0	$340,742	$2,061,254
Electrical	$15,530	$0	$0	$150,477	$0	$48,153	$198,630	$214,160
Plumbing	$551,242	$0	$0	$0	$0	$7,400	$7,400	$558,641
Fire and Life Safety	$757,310	$0	$0	$229,493	$0	$0	$229,493	$986,803
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$372,555	$3,815	$0	$125,794	$0	$0	$129,609	$502,164
Total	**$5,756,358**	**$3,815**	**$0**	**$1,379,277**	**$124,304**	**$462,561**	**$1,969,957**	**$7,726,315**

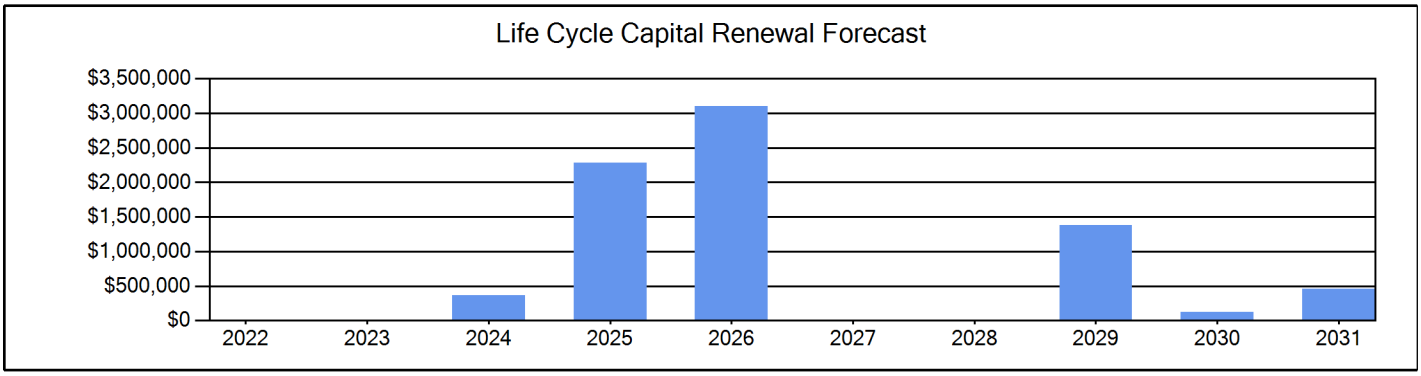


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$7,179
Fire Alarm Replacement		$479,396
Security Alarm Camera Replacement		$8,131
Wall Pack Lighting Replacement		$1,449
	Total for Priority 1	**$496,155**

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$697
Metal Exterior Door Replacement		$3,485
Ductwork Replacement (SF Basis)		$6,002
Infrared Electric Radiant Heater Replacement		$957
Electrical Transformer Replacement		$32,637
Generator Replacement		$47,284
Panelboard Replacement		$109,488
Switchgear Replacement		$36,090
Water Heater Replacement		$5,507
	Total for Priority 2	**$242,146**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10565
Asphalt Paving Replacement	Capital Renewal	2	CAR	4	$2,728	2253
Location: Near Loading And Unloading						
Exterior Basketball Goal Replacement	Capital Renewal	4	Ea.	4	$25,021	2251
	Sub Total for System	**3**	**items**		**$48,760**	
	Sub Total for School and Site Level	**3**	**items**		**$48,760**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Skylight Repair	Deferred Maintenance	4	Ea.	3	$7,127	2301
Note: Minor Leaks						
Location: Roof						
	Sub Total for System	**1**	**items**		**$7,127**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	$3,485	2262
Location: Near Can Wash						
Exterior Cleaning	Deferred Maintenance	34,262	SF Wall	5	$124,754	2259
Location: Power Wash Exterior						
	Sub Total for System	**2**	**items**		**$128,239**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	2257
Location: Missing / Main Entrance						
Interior Door Hardware Replacement	Capital Renewal	1	Door	3	$1,396	2265
Location: Storage Room 201.5						
Interior Door Replacement	Capital Renewal	3	Door	3	$5,290	2263
Location: Kitchen Room 150						
	Sub Total for System	**3**	**items**		**$21,578**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	500	SF	2	$6,002	2295
Location: Replace Duct At Stage						
Infrared Electric Radiant Heater Replacement	Capital Renewal	1	Ea.	2	$957	2294
Location: Kitchen Locker Room Rr						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	26	Ea.	3	$196,441	2297
Note: Beyond Useful Life						
Location: Roof						
Existing Controls Are Obsolete	Capital Renewal	68,696	SF	4	$174,202	10566
	Sub Total for System	**4**	**items**		**$377,602**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	4	Ea.	2	$22,260	2267
Note: Beyond Useful Life						
Location: Room 99.16,105C,199.2, And 99.16						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	$10,377	2268
Note: Beyond Useful Life						
Location: Room 406.2 And 96.1						
Generator Replacement	Capital Renewal	1	Ea.	2	$47,284	2279
Note: Beyond Useful Life - Actual 60KW						
Panelboard Replacement	Capital Renewal	5	Ea.	2	$18,865	2269
Note: Beyond Useful Life						
Location: Room 99.16, 96.1, 105C And 406.2						
Panelboard Replacement	Capital Renewal	5	Ea.	2	$44,058	2270
Note: Beyond Useful Life						
Location: Room 99.16, 105C, 406.2, 96.1						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$15,511	2271
Note: Actual 120 And 208 150A						
Location: Room 99.16, 105C						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,231	2272
Note: Beyond Useful Life						
Location: Room 406.2 And 96.1						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$23,206	2273
Note: Beyond Useful Life						
Location: Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	2274
Note: Actual 120 And 208 And 60A						
Location: Room 96.1						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$36,090	2266
Note: Beyond Useful Life						
Location: Mech Room 96.1						
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	$11,750	2281
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	11	Ea.	3	$9,326	2283
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	45,000	SF	3	$50,248	2288
Note: Beyond Useful Life						
Location: Old Wires						
Lightning Protection Terminal Replacement	Deferred Maintenance	68,696	SF	3	$10,830	2284
Location: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	68,698	SF	3	$45,720	2275
Note: Beyond Useful Life						
	Sub Total for System	**15**	**items**		**$353,373**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	$2,983	2289
Location: Jan Closet 100 And 200 Hall						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	2290
Location: Storage Off Mech Room						
Emergency Eyewash Replacement	Capital Renewal	1	Ea.	3	$1,055	2292
Location: Science Lab 405						
	Sub Total for System	**3**	**items**		**$6,561**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	8	Ea.	1	$4,786	2278
Note: Beyond Useful Life						
Fire Alarm Replacement	Capital Renewal	68,696	SF	1	$377,702	2277
Note: Beyond Useful Life						

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Camera Replacement	Capital Renewal	6	Ea.	1	$8,131	2276
Location: Owner Stated Not Working						
	Sub Total for System	**3**	**items**		**$390,619**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	15	LF	3	$909	2255
Location: Main Office						
Base Storage Cabinet Replacement	Capital Renewal	12	LF	4	$6,217	2264
Location: Room 104						
	Sub Total for System	**2**	**items**		**$7,126**	
	Sub Total for Building 2010 - Building 2010	**33**	**items**		**$1,292,226**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	3	Ea.	2	$697	2204
Location: North And South Outside Room 312, 307, 309						
Metal Downspout Replacement	Deferred Maintenance	12	LF	3	$267	2205
Location: North And South Side						
	Sub Total for System	**2**	**items**		**$964**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	13,018	SF	4	$33,012	10567
	Sub Total for System	**1**	**items**		**$33,012**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	2200
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	8	Ea.	3	$6,782	2201
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	13,018	SF	3	$224,448	2202
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	13,018	SF	3	$9,558	2199
Location: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	13,018	SF	3	$8,664	2195
Note: System Is Served From Building 2010						
Pendant Lighting Replacement	Capital Renewal	36	Ea.	4	$24,119	2203
Note: Old T8 Lamps - Pendant Fixtures Are 4'						
	Sub Total for System	**6**	**items**		**$275,529**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	4	Ea.	1	$2,393	2197
Note: Beyond Useful Life						
Fire Alarm Replacement	Capital Renewal	13,018	SF	1	$71,575	2196
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	3	Ea.	1	$1,449	2198
Note: Beyond Useful Life						
	Sub Total for System	**3**	**items**		**$75,417**	
	Sub Total for Building 2011 - Building 2011	**12**	**items**		**$384,922**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Cleaning	Deferred Maintenance	6,848	SF	4	$1,496	2238
Note: Dirty						
Location: Roof						
	Sub Total for System	**1**	**items**		**$1,496**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	4,845	SF Wall	5	$17,641	2240
Location: Dirty Building						
	Sub Total for System	**1**	**items**		**$17,641**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$13,891	10568
	Sub Total for System	**1**	**items**		**$13,891**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	2234
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	2235
Note: Beyond Useful Life						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	2231
Note: System Served From Building 2010						
Ground Mounted Lighting Replacement	Capital Renewal	8	Ea.	5	$9,370	2233
Note: Beyond Useful Life						
	Sub Total for System	**4**	**items**		**$110,855**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	5,478	SF	1	$30,119	2232
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$30,119**	
	Sub Total for Building 2020 - Building 2020	**8**	**items**		**$174,003**	
	Total for Campus	**56**	**items**		**$1,899,910**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	114	CAR	$175,012	4
Roadway Pavement	Asphalt Driveways	3	21,860	SF	$153,208	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,875	LF	$174,951	8
Pedestrian Pavement	Sidewalks - Concrete	3	6,940	SF	$93,624	8
		Sub Total for System	**4**	**items**	**$596,796**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,400	SF	$89,631	10
		Sub Total for System	**1**	**items**	**$89,631**	
		Sub Total for Building -	**5**	**items**	**$686,427**	

Building: 2010 - Building 2010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,856	SF	$215,159	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	30	Door	$132,448	8
		Sub Total for System	**2**	**items**	**$347,607**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	51,522	SF	$309,544	3
Interior Door Supplementary Components	Door Hardware	3	152	Door	$238,787	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	51,522	SF	$233,841	5
Compartments and Cubicles	Toilet Partitions	4	38	Stall	$83,516	5
Carpeting	Carpet	4	5,496	SF	$75,836	5
Tile Flooring	Ceramic Tile	4	6,183	SF	$119,059	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	41,905	SF	$388,558	5
Interior Swinging Doors	Wooden Door	3	151	Door	$308,681	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	15,113	SF	$111,671	10
		Sub Total for System	**9**	**items**	**$1,869,494**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Plastic (140 Tons)	2	1	Ea.	$37,114	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,862	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	2	Ea.	$32,201	4
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	1	Ea.	$5,486	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$13,593	4
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$10,046	4
Air Distribution	Make-up Air Unit	3	1	Ea.	$9,405	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	68,696	SF	$133,885	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$31,349	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$12,600	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	68,696	SF	$955,947	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	4	Ea.	$2,121	5
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	1	Ea.	$116,044	8
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$97,800	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
		Sub Total for System	**17**	**items**	**$1,538,877**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	6	Ea.	$13,621	5
Electrical Service	Transformer (75 KVA)	2	3	Ea.	$26,037	8
Power Distribution	Panelboard - 120/208 225A	3	6	Ea.	$39,299	8
Power Distribution	Power Wiring	3	23,696	SF	$35,560	10
		Sub Total for System	**5**	**items**	**$116,427**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	26	Ea.	$74,732	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	4	Ea.	$3,369	4
Plumbing Fixtures	Toilets	3	43	Ea.	$230,208	4
Plumbing Fixtures	Urinals	3	14	Ea.	$20,062	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	10	Ea.	$23,305	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,958	5
Plumbing Fixtures	Classroom Lavatory	4	24	Ea.	$67,081	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	2	Ea.	$4,009	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
		Sub Total for System	**10**	**items**	**$434,844**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	68,696	SF	$757,310	4
		Sub Total for System	**1**	**items**	**$757,310**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	40	Room	$372,555	4
Casework	Lockers, Gym	4	7	Ea.	$3,815	6
		Sub Total for System	**2**	**items**	**$376,370**	
		Sub Total for Building 2010 - Building 2010	**46**	**items**	**$5,440,928**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,217	SF	$163,552	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
		Sub Total for System	**2**	**items**	**$182,287**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	391	SF	$5,238	4
Compartments and Cubicles	Toilet Partitions	4	8	Stall	$17,583	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	12,823	SF	$89,311	8
Interior Door Supplementary Components	Door Hardware	3	20	Door	$35,363	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	11,911	SF	$124,304	9
		Sub Total for System	**5**	**items**	**$271,799**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (3 Ton)	2	13	Ea.	$129,789	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$33,670	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3	13,018	SF	$181,153	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	1	Ea.	$1,212	8
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	1	Ea.	$4,715	8
		Sub Total for System	**6**	**items**	**$351,599**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 225A	3	2	Ea.	$22,324	8
		Sub Total for System	**5**	**items**	**$53,753**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	1	Ea.	$2,875	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	9	Ea.	$48,183	4
Plumbing Fixtures	Urinals	3	3	Ea.	$4,299	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Plumbing Fixtures	Group Wash Fountain	5	2	Ea.	$19,385	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
		Sub Total for System	**7**	**items**	**$86,635**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	13,018	SF	$161,523	8
		Sub Total for System	**1**	**items**	**$161,523**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	12	Room	$125,794	8
		Sub Total for System	**1**	**items**	**$125,794**	
		Sub Total for Building 2011 - Building 2011	**27**	**items**	**$1,233,391**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$23,419	10
		Sub Total for System	**1**	**items**	**$23,419**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	274	SF	$1,647	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	274	SF	$1,244	5
Suspended Plaster and	Painted ceilings	5	274	SF	$621	5
Compartments and Cubicles	Toilet Partitions	4	3	Stall	$6,594	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	548	SF	$5,081	5
Interior Door Supplementary Components	Door Hardware	3	4	Door	$7,072	8
		Sub Total for System	**6**	**items**	**$22,259**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	$21,944	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$76,229	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
		Sub Total for System	**6**	**items**	**$170,778**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$24,839	8
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	8	Ea.	$12,592	10
		Sub Total for System	**3**	**items**	**$43,981**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,630	3
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	3	2	Ea.	$2,866	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
		Sub Total for System	**6**	**items**	**$37,163**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	5,478	SF	$67,970	8
		Sub Total for System	**1**	**items**	**$67,970**	
		Sub Total for Building 2020 - Building 2020	**23**	**items**	**$365,569**	
		Total for: Pine Ridge Elementary School	**101**	**items**	**$7,726,316**	

Supporting Photos

Replace Water Heater In Janitors Closets In 100 And 200 Halls

Replace Eye Wash In Science Lab 405

Electrical Panels To Be Replaced In Room 99.16

Existing Intercom Should Be Replaced

Existing Kitchen Panels Should Be Replaced

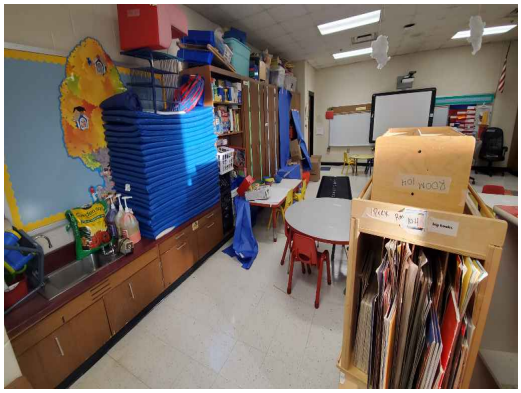
Switchboard In Mechanical Room 96.1 Is Beyond Useful Life

Electrical Panels In Mechanical Room 96.1 Should Be Replaced

Existing Emergency Generator Is Beyond Useful Life

Existing Fluorescent T8 Light Fixtures Should Be Replaced

Resurface Pavement



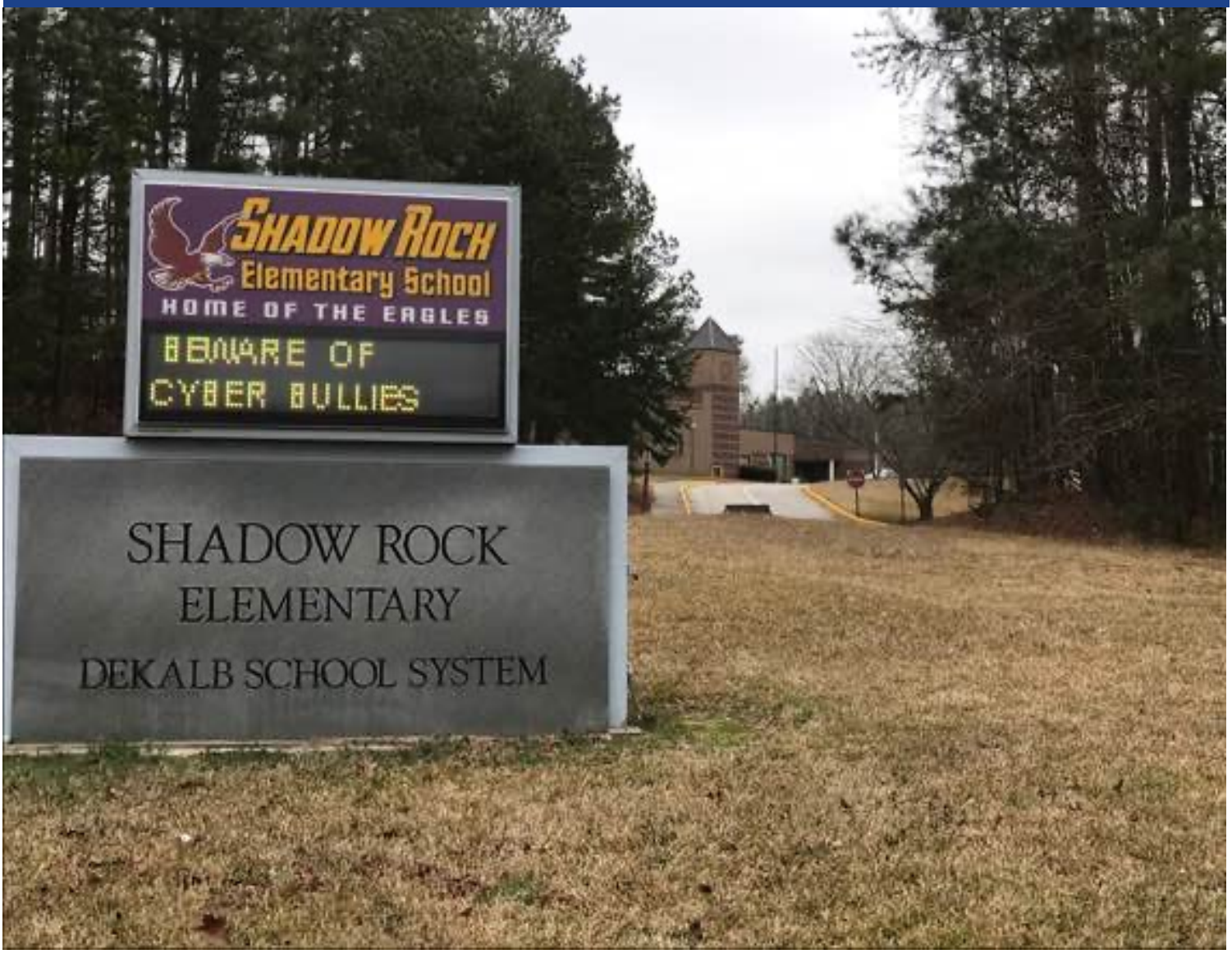
Damaged Cabinet

Clogged Gutter

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Shadow Rock Elementary School **| 2021**



Executive Summary

Shadow Rock Elementary School is located at 1040 Kingway Dr in Lithonia, GA. It comprises 117,776 gross square feet. At the time of the assessment the oldest building was 29 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $685,867. 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 Shadow Rock Elementary School the ten-year need is $12,074,685.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Shadow Rock Elementary School facility has a FCA score of 78.05% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Shadow Rock Elementary 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	FCA Score
Exterior Site								
	Exterior Site	$89,042	$0	$482,775	$89,042	$571,817		
Permanent Building(s)								
2010	Building 2010	$584,166	$6,436,200	$4,148,066	$7,020,366	$11,168,432	$31,136,870	77.45%
2020	Building 2020	$12,659	$47,228	$274,550	$59,886	$334,436	$1,518,885	96.06%
	Sub Total for Permanent Building(s):	*$596,824*	*$6,483,428*	*$4,422,616*	*$7,080,252*	*$11,502,868*	*$32,655,751*	
	Total for Site:	**$685,867**	**$6,483,428**	**$4,905,391**	**$7,169,295**	**$12,074,685**	**$32,655,751**	**78.05%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

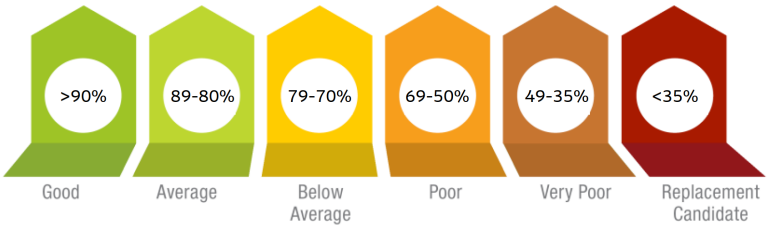
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $32,655,751. For planning purposes, the total 5-year need at the Shadow Rock Elementary School is $7,169,295 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Shadow Rock Elementary School facility has an FCA Score of 78.05%. which is considered "Below Average".

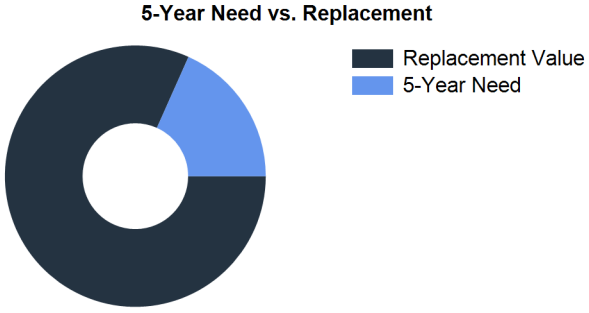


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$43,231	$39,685	$6,126	$89,042	12.98 %
Roofing	$0	$0	$2,949	$109	$0	$3,058	0.45 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$3,485	$108	$0	$1,943	$5,536	0.81 %
Interior	$0	$0	$0	$11,375	$0	$11,375	1.66 %
Mechanical	$0	$94,155	$224,893	$171,337	$0	$490,384	71.50 %
Electrical	$0	$0	$86,470	$0	$0	$86,470	12.61 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$97,640	$357,651	$222,506	$8,070	$685,867	

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

Mechanical	-	$490,384
Site	-	$89,042
Electrical	-	$86,470

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

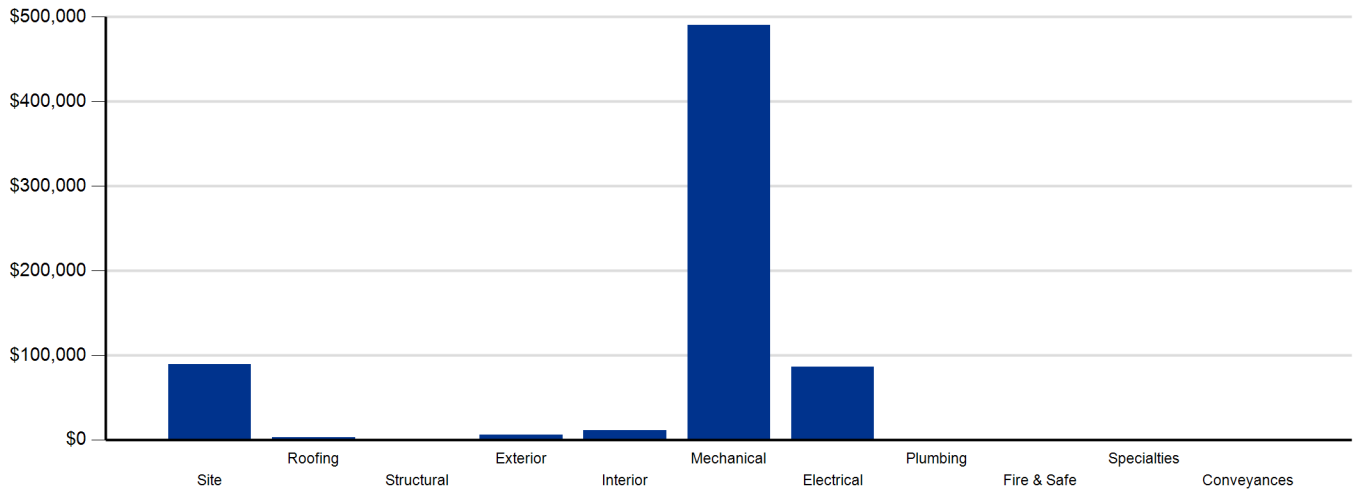


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$0	$0
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$0	$774,664	$774,664
Mechanical	$0	$49,555	$136,341	$3,742	$625,530	$815,168
Electrical	$0	$0	$0	$130,280	$2,244,547	$2,374,827
Plumbing	$0	$0	$0	$368,139	$80,313	$448,453
Fire and Life Safety	$0	$0	$0	$2,070,317	$0	$2,070,317
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$49,555**	**$136,341**	**$2,572,478**	**$3,725,054**	**$6,483,428**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$0	$0	$0	$0	$0	$380,339	$380,339	$380,339
Roofing	$0	$0	$0	$0	$0	$102,436	$102,436	$102,436
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$774,664	$0	$0	$171,495	$999,022	$0	$1,170,517	$1,945,181
Mechanical	$815,168	$0	$194,926	$719,582	$0	$0	$914,509	$1,729,677
Electrical	$2,374,827	$0	$120,643	$327,563	$0	$232,066	$680,272	$3,055,099
Plumbing	$448,453	$0	$33,734	$64,550	$0	$0	$98,284	$546,736
Fire and Life Safety	$2,070,317	$0	$70,732	$0	$0	$1,478,214	$1,548,946	$3,619,263
Conveyances	$0	$0	$0	$0	$0	$10,089	$10,089	$10,089
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$6,483,428**	**$0**	**$420,036**	**$1,283,190**	**$999,022**	**$2,203,143**	**$4,905,391**	**$11,388,819**

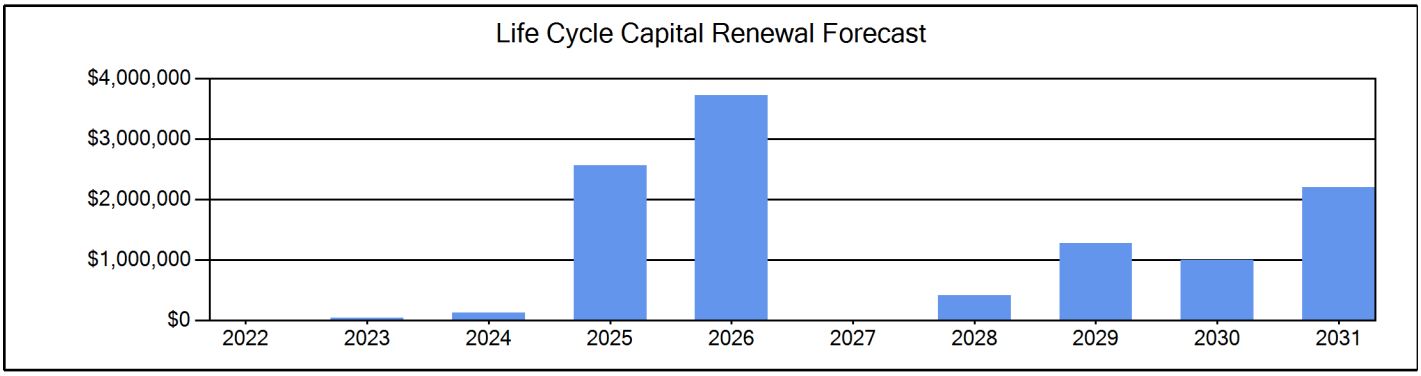


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Metal Exterior Door Replacement		$3,485
Boiler Replacement		$94,155
	Total for Priority 2	**$97,640**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	200	SF	3	$1,209	7022
Note: Potholes						
Location: Left Driveway						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10599
Asphalt Paving Resurfacing	Deferred Maintenance	10,000	SF	4	$39,105	7021
Note: Cracking						
Location: Front Lot						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	7020
Note: Broken						
Location: Right Entrance Gate						
Site Signage Replacement	Capital Renewal	27	Ea.	5	$6,126	7023
Note: Beyond Useful Life - Faded Signage						
Location: Throughout Site						
	Sub Total for System	**5**	**items**		**$89,042**	
	Sub Total for School and Site Level	**5**	**items**		**$89,042**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	$971	7027
Note: Leaf Debris Build Up						
Location: Above Cafeteria						
Roof Drain Cleaning	Deferred Maintenance	20	Ea.	3	$1,311	7026
Note: Leaf Debris Built Up						
Location: Various Locations						
Roof Cleaning	Deferred Maintenance	500	SF	4	$109	7025
Note: Leaf Debris Build Up						
Location: Various Locations						
	Sub Total for System	**3**	**items**		**$2,391**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	$3,485	7033
Note: Rusted						
Location: Steeple At Roof						
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	$108	7035
Note: Rusted Paint						
Location: Steeple At Roof						
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	$1,821	7031
Note: Stained And Dirty						
Location: Back Side Of Building 2010						
Exterior Painting	Capital Renewal	100	SF Wall	5	$123	7030
Note: Paint Is Peeling						
Location: Windows In Front Of Building 2010						
	Sub Total for System	**4**	**items**		**$5,536**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Repair	Deferred Maintenance	6	Ea.	4	$11,375	7036
Note: Beyond Useful Life And Broken						
Location: Boys Restrooms, Room 105.10, 112.5						
	Sub Total for System	**1**	**items**		**$11,375**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	$94,155	7009
Note: Beyond Useful Life 1500 Mbh						
Location: Boiler Room						
Testing And Balancing	Deferred Maintenance	112,298	SF	3	$224,893	7010
Note: Test						
Location: Building 2010						
Existing Controls Are Obsolete	Capital Renewal	112,298	SF	4	$163,368	10600
	Sub Total for System	**3**	**items**		**$482,415**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	112,298	SF	3	$82,448	7014
Note: Not Existing						
Location: Building 2010						
	Sub Total for System	**1**	**items**		**$82,448**	
	Sub Total for Building 2010 - Building 2010	**12**	**items**		**$584,166**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	30	LF	3	$667	7024
Note: Bent And Damaged At Bottom Of Downspout						
Location: Front Side Of Building 2020						
	Sub Total for System	**1**	**items**		**$667**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$7,969	10601
	Sub Total for System	**1**	**items**		**$7,969**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	7015
Note: Not Existing						
Location: Building 2020						
	Sub Total for System	**1**	**items**		**$4,022**	
	Sub Total for Building 2020 - Building 2020	**3**	**items**		**$12,659**	
	Total for Campus	**20**	**items**		**$685,867**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	100	CAR	$183,310	10
Roadway Pavement	Asphalt Driveways	3	24,250	SF	$197,029	10
	Sub Total for System		**2**	**items**	**$380,339**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,600	SF	$102,436	10
	Sub Total for System		**1**	**items**	**$102,436**	
	Sub Total for Building -		**3**	**items**	**$482,775**	

Building: 2010 - Building 2010

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	112,298	SF	$715,774	5
Compartments and Cubicles	Toilet Partitions	4	26	Stall	$57,143	5
Fluid-Applied Flooring	Epoxy Coating	4	11,230	SF	$161,210	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	95,453	SF	$996,161	9
	Sub Total for System		**4**	**items**	**$1,930,289**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$49,555	2
Note:	120 tons					
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	1	Ea.	$102,886	3
Note:	1500 MBH					
Heat Generation	Boiler - Copper Tube (750 MBH)	2	1	Ea.	$33,455	3
Note:	670 MBH					
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	2	Ea.	$125,789	5
Note:	30 HP					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$12,600	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	115	Ea.	$485,549	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	4	Ea.	$46,125	7
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$14,853	7
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	$6,798	7
Exhaust Air	Roof Exhaust Fan - Large	3	13	Ea.	$120,799	7
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 400 GPM)	2	1	Ea.	$87,907	8
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	$6,461	8
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$7,649	8
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	3	112,298	SF	$568,953	8
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$13,329	8
	Sub Total for System		**17**	**items**	**$1,696,043**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	Public Address System Head End Unit	2	1	Ea.	$7,732	4
Distributed Systems	PA Communications (Bldg.SF)	3	112,298	SF	$122,548	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	112,298	SF	$2,244,547	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	2	1	Ea.	$45,718	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	600	Amps	$24,547	8
Note:	600 amps 2 ea.					
Electrical Service	Transformer (75 KVA)	2	4	Ea.	$34,717	8
Electrical Service	Transformer (15 KVA)	2	1	Ea.	$6,381	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	8
Note:	1200 amps					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Power Distribution	Panelboard - 120/208 125A	3	3	Ea.	$5,213	8
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	$29,397	8
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	$26,199	8
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
Note:	120/208 200A					
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Note:	120/208 200A					
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	$3,475	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Note:	277/480 125A					
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Note:	70 kw					
Power Distribution	Power Wiring	3	112,298	SF	$168,520	10
	Sub Total for System		**23**	**items**	**$2,934,455**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	29	Ea.	$83,354	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	4	Ea.	$3,369	4
Plumbing Fixtures	Toilets	3	45	Ea.	$240,916	4
Plumbing Fixtures	Urinals	3	12	Ea.	$17,196	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	10	Ea.	$23,305	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,377	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,925	5
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$4,404	5
Note:	60 gallons					
Plumbing Fixtures	Classroom Lavatory	4	25	Ea.	$69,878	5
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	3	1	Ea.	$19,768	8
Note:	200 gallon					
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	3	2	Ea.	$39,536	8
Note:	119 gallon					
	Sub Total for System		**11**	**items**	**$506,027**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	112,298	SF	$1,326,957	4
Fire Detection and Alarm	Fire Alarm	1	112,298	SF	$694,926	4
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,267	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	112,298	SF	$1,478,214	10
	Sub Total for System		**4**	**items**	**$3,507,364**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$10,089	10
	Sub Total for System		**1**	**items**	**$10,089**	
	Sub Total for Building 2010 - Building 2010		**60**	**items**	**$10,584,266**	

Building: 2020 - Building 2020

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	274	SF	$1,747	5
Suspended Plaster and	Painted ceilings	5	274	SF	$679	8
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,606	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,860	9
	Sub Total for System		**4**	**items**	**$14,892**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$993	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$6,351	7
Note:	1.5 tons					
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	4	Ea.	$24,698	8
	Sub Total for System		**4**	**items**	**$33,634**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,484	7
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$116,159	7
	Sub Total for System		**2**	**items**	**$120,643**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$6,282	7
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$920	7
Plumbing Fixtures	Toilets	3	4	Ea.	$23,401	7
Plumbing Fixtures	Urinals	3	2	Ea.	$3,131	7
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$5,246	8
	Sub Total for System		**6**	**items**	**$40,710**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$33,899	4
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,267	4
Security System Component	Security Alarm System	1	5,478	SF	$70,732	7
	Sub Total for System		**3**	**items**	**$111,899**	
	Sub Total for Building 2020 - Building 2020		**19**	**items**	**$321,778**	
	Total for: Shadow Rock Elementary School		**82**	**items**	**$11,388,819**	

Supporting Photos

Replace Door On Roof To Bell Tower

Fix Asphalt Damage

Front Of School

Clean Roof Drains

Clean Roof

Replace Signs

Resurface Asphalt

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Stephenson High School **| 2021**

Executive Summary

Stephenson High School is located at 701 Stephenson Road in Stone Mountain, GA. It comprises 245,441 gross square feet. At the time of the assessment the oldest building was 24 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $9,684,492. 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 Stephenson High School the ten-year need is $32,570,058.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Stephenson High School facility has a FCA score of 74.66% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Stephenson High School.

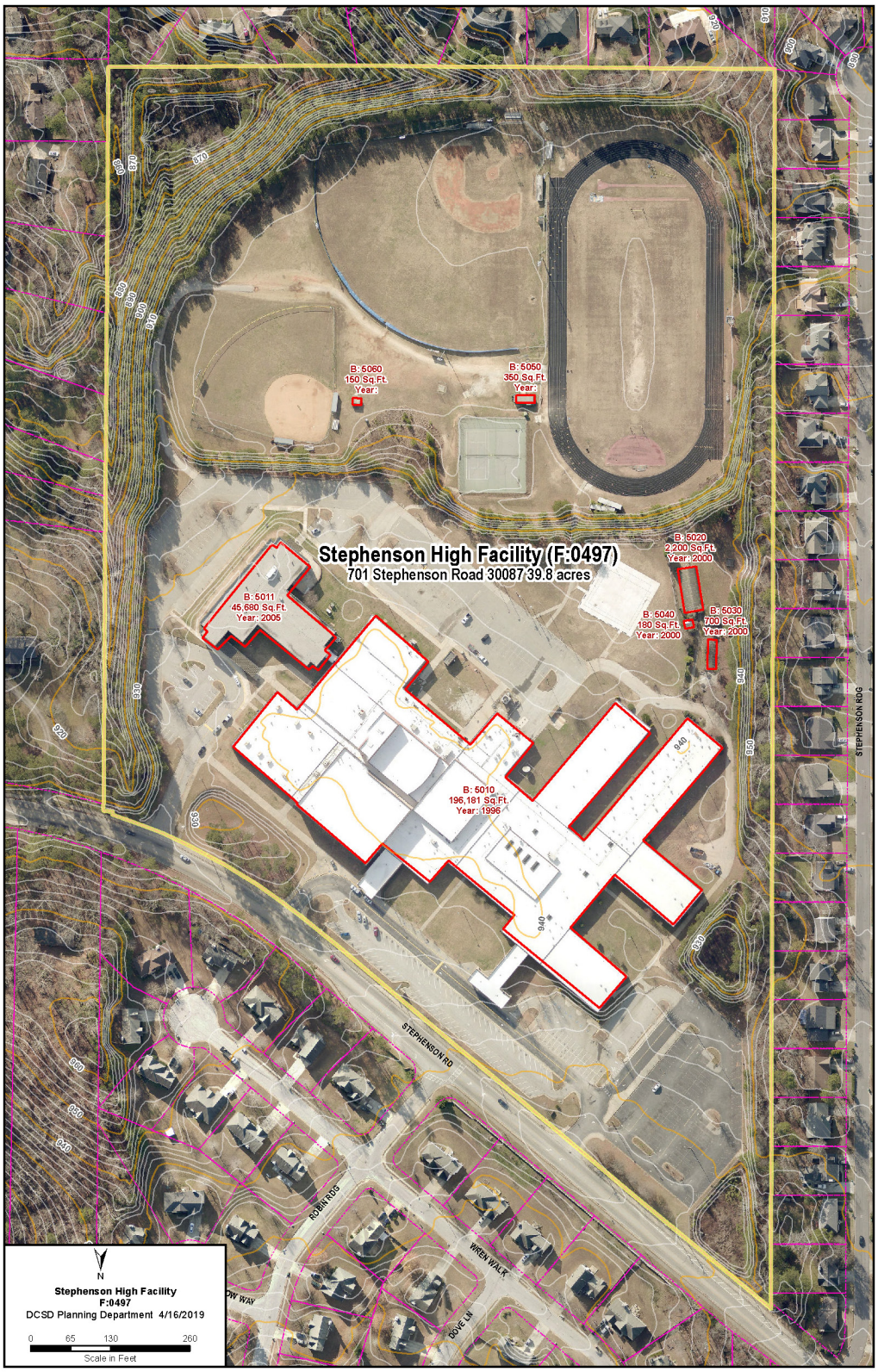
Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
Exterior Site								
	Exterior Site	$72,567	$1,313,563	$1,174,609	$1,386,131	$2,560,739		
Permanent Building(s)								
5010	Building 5010	$8,625,544	$8,146,506	$7,411,019	$16,772,050	$24,183,069	$69,928,720	76.02%
5011	Building 5011	$927,091	$2,933,114	$1,739,220	$3,860,205	$5,599,425	$16,282,640	76.29%
5020	Building 5020	$23,605	$0	$9,367	$23,605	$32,972	$784,190	96.99%
5030	Building 5030	$0	$86,920	$0	$86,920	$86,920	$249,515	65.16%
5040	Building 5040	$4,999	$0	$7,753	$4,999	$12,752	$64,161	92.21%
5050	Building 5050	$30,469	$611	$44,278	$31,080	$75,358	$124,758	75.09%
5060	Building 5060	$216	$262	$18,345	$478	$18,823	$53,468	99.11%
	Sub Total for Permanent Building(s):	*$9,611,925*	*$11,167,413*	*$9,229,981*	*$20,779,338*	*$30,009,319*	*$87,487,448*	
	Total for Site:	**$9,684,492**	**$12,480,976**	**$10,404,590**	**$22,165,468**	**$32,570,058**	**$87,487,448**	**74.66%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images



Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

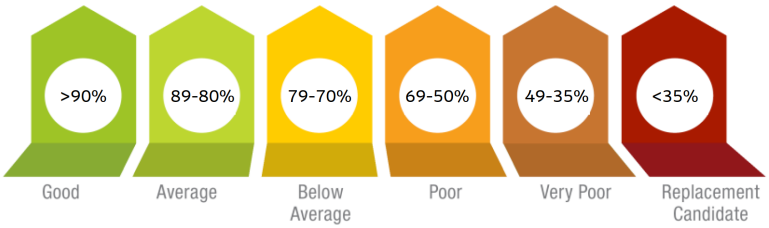
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $87,487,448. For planning purposes, the total 5-year need at the Stephenson High School is $22,165,468 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Stephenson High School facility has an FCA Score of 74.66%. which is considered "Below Average".

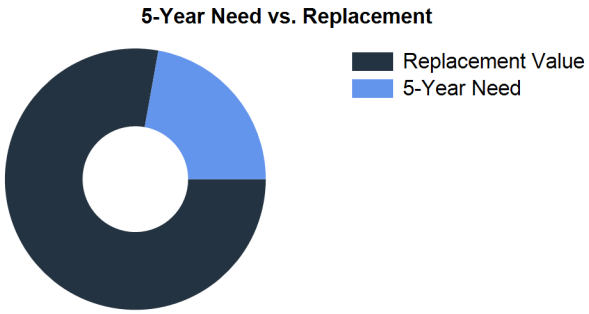


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$46,963	$5,670	$19,933	$72,567	0.75 %
Roofing	$0	$0	$162,193	$0	$0	$162,193	1.67 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$37,227	$211	$213,227	$250,666	2.59 %
Interior	$0	$0	$29,785	$429,264	$1,960	$461,009	4.76 %
Mechanical	$0	$1,399,181	$1,331,896	$678,460	$8,627	$3,418,165	35.30 %
Electrical	$0	$26,192	$4,139,972	$13,387	$0	$4,179,552	43.16 %
Plumbing	$0	$5,047	$6,030	$25,814	$0	$36,890	0.38 %
Fire and Life Safety	$1,098,256	$0	$0	$0	$0	$1,098,256	11.34 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$3,374	$1,821	$0	$5,195	0.05 %
Total:	$1,098,256	$1,430,420	$5,757,441	$1,154,628	$243,747	$9,684,492	

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

Electrical	-	$4,179,552
Mechanical	-	$3,418,165
Fire and Life Safety	-	$1,098,256

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

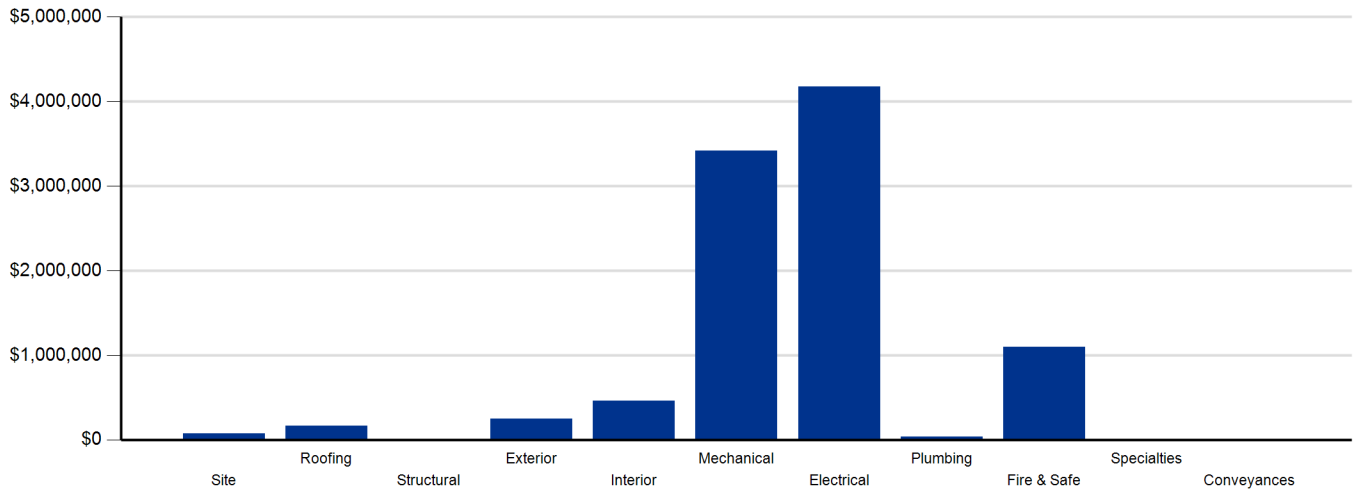


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$317,041	$996,522	$1,313,564
Roofing	$0	$0	$0	$0	$1,463,658	$1,463,658
Exterior	$0	$873	$0	$0	$0	$873
Interior	$0	$1,075,665	$0	$1,473,474	$1,348,152	$3,897,291
Mechanical	$0	$0	$60,201	$598,090	$220,803	$879,094
Electrical	$0	$0	$94,173	$0	$689,634	$783,807
Plumbing	$0	$0	$19,682	$678,893	$338,204	$1,036,780
Fire and Life Safety	$0	$0	$274,445	$0	$0	$274,445
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$428,437	$2,403,029	$2,831,466
Total	**$0**	**$1,076,538**	**$448,501**	**$3,495,936**	**$7,460,002**	**$12,480,976**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$1,313,563	$0	$0	$876,572	$0	$0	$876,572	$2,190,135
Roofing	$1,463,658	$0	$0	$30,644	$0	$0	$30,644	$1,494,302
Exterior	$873	$0	$0	$275,730	$1,074	$518,858	$795,662	$796,535
Interior	$3,897,291	$1,239,744	$0	$686,398	$405,214	$0	$2,331,356	$6,228,647
Mechanical	$879,094	$0	$0	$226,336	$0	$1,050,373	$1,276,709	$2,155,803
Electrical	$783,807	$0	$0	$1,157,900	$0	$0	$1,157,900	$1,941,707
Plumbing	$1,036,780	$12,274	$151,230	$248,241	$0	$6,783	$418,528	$1,455,308
Fire and Life Safety	$274,445	$0	$0	$2,609,099	$0	$0	$2,609,099	$2,883,544
Conveyances	$0	$0	$0	$0	$0	$10,089	$10,089	$10,089
Specialties	$2,831,466	$0	$251,581	$646,452	$0	$0	$898,032	$3,729,498
Total	**$12,480,976**	**$1,252,017**	**$402,811**	**$6,757,372**	**$406,288**	**$1,586,102**	**$10,404,590**	**$22,885,566**

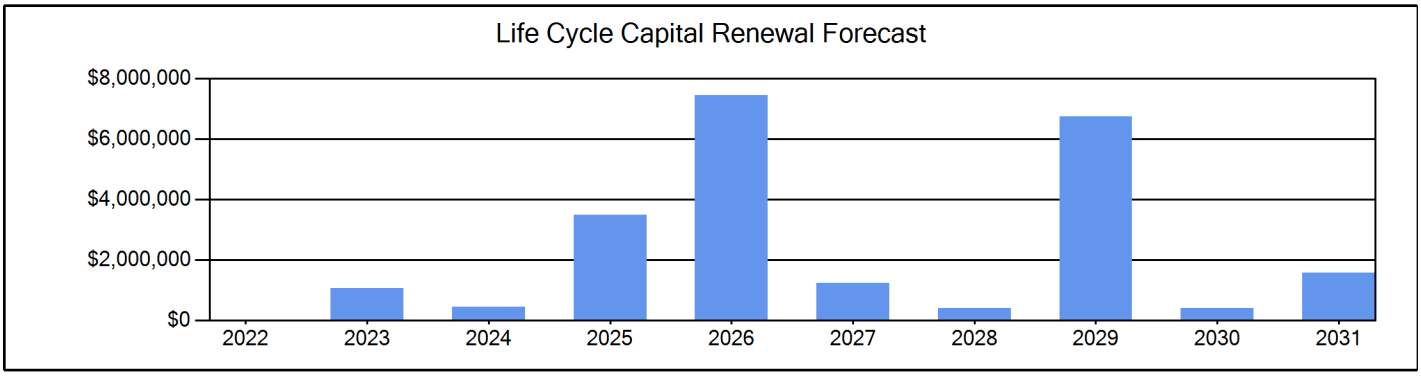


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$15,555
Fire Alarm Replacement		$1,078,636
Security Alarm Camera Replacement		$4,065
	Total for Priority 1	**$1,098,256**

Priority 2 - Indirect Impact to Educational Mission		Cost
Air Cooled Condenser Replacement		$6,038
Air Handler HVAC Component Replacement		$161,632
Boiler Replacement		$185,305
Ductless Split System AC Replacement		$5,100
Electric Unit Heater Replacement		$14,635
Exterior Metal Cooling Tower Replacement		$52,245
Fan Coil Unit Replacement		$1,852
Gas Furnace HVAC Component Replacement		$17,429
Gas Unit Heater Replacement		$3,114
Heat Pump HVAC Component Replacement		$838,804
Package Roof Top Unit Replacement		$113,027
Electrical Transformer Replacement		$5,037
Panelboard Replacement		$21,155
Water Heater Replacement		$5,047
	Total for Priority 2	**$1,430,420**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	2,281	SF	3	$13,790	4008
Note: Repave						
Concrete Walks Replacement	Capital Renewal	3,115	SF	3	$33,173	4010
Note: Cracked And Damaged						
Asphalt Paving Resurfacing	Deferred Maintenance	1,450	SF	4	$5,670	4007
Paving Restriping	Deferred Maintenance	490	CAR	5	$15,320	4009
Small Bench Replacement	Deferred Maintenance	1	Ea.	5	$1,943	4011
Location: Outdoor Classroom						
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	2	Ea.	5	$2,670	4006
Note: Broken Net						
	Sub Total for System	**6**	**items**		**$72,567**	
	Sub Total for School and Site Level	**6**	**items**		**$72,567**	

Building: 5010 - Building 5010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	8	Ea.	3	$524	4025
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	29,427	SF	3	$130,721	4026
Location: All Around Roof Drains						
	Sub Total for System	**2**	**items**		**$131,246**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Repair	Deferred Maintenance	5	Ea.	3	$2,828	4016
Note: Moisture Between Double Pane Window						
Location: Room 604, 615, 814, 810, 808						
Brick Exterior Repair	Deferred Maintenance	600	SF Wall	3	$7,027	4012
Location: Outside Room 812, 608, 95.7, 310.4 And On Roof Around Auditorium Wall						
Brick Exterior Repointing	Deferred Maintenance	3,500	SF Wall	3	$20,985	4014
Location: Around The Media Center Clerestory Wall On Roof						
Exterior Metal Door Repainting	Deferred Maintenance	25	Door	3	$2,701	4017
Note: Paint Is Peeling						
Exterior Cleaning	Deferred Maintenance	56,400	SF Wall	5	$205,362	4015
	Sub Total for System	**5**	**items**		**$238,904**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	2	Ea.	3	$29,785	4027
Location: Main Entrance And Near Room 614						
Acoustical Ceiling Tile Replacement	Capital Renewal	19,809	SF	4	$108,913	4018
Note: Replace Tiles Damaged By Roof Leaks						
Carpet Flooring Replacement	Capital Renewal	23,542	SF	4	$280,213	4019
Wood Flooring Replacement	Capital Renewal	1,982	SF	4	$40,138	4020
Note: Stage Floor						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Repainting	Deferred Maintenance	8	Door	5	$336	4022
Location: Room 200.21, 200.19, 200 Around Weight Room						
	Sub Total for System	**5**	**items**		**$459,385**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	4045
Location: Roof						
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	$161,632	4059
Location: Gym Penthouse						
Boiler Replacement	Capital Renewal	1	Ea.	2	$139,062	4035
Location: Mech Room						
Boiler Replacement	Capital Renewal	2	Ea.	2	$46,243	4037
Location: Gym Penthouse						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$5,100	4043
Electric Unit Heater Replacement	Capital Renewal	5	Ea.	2	$4,409	4038
Location: Boys, 501.3, 314.1, 112.1						
Electric Unit Heater Replacement	Capital Renewal	2	Ea.	2	$3,621	4039
Location: Weight Room 200.9, Stor 200.10						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$52,245	4042
Location: Mech Yard						
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	$1,852	4044
Location: Auditorium Control Room						
Gas Furnace HVAC Component Replacement	Capital Renewal	2	Ea.	2	$17,429	4036
Location: Gym Penthouse						
Gas Unit Heater Replacement	Capital Renewal	1	Ea.	2	$3,114	4040
Location: Mech Room						
Heat Pump HVAC Component Replacement	Capital Renewal	7	Ea.	2	$58,623	4046
Location: Above Corridor						
Heat Pump HVAC Component Replacement	Capital Renewal	7	Ea.	2	$58,623	4047
Location: Above Corridor						
Heat Pump HVAC Component Replacement	Capital Renewal	48	Ea.	2	$401,985	4048
Location: Above Corridor						
Heat Pump HVAC Component Replacement	Capital Renewal	15	Ea.	2	$125,620	4049
Location: Above Corridor						
Heat Pump HVAC Component Replacement	Capital Renewal	17	Ea.	2	$193,953	4053
Location: Above Corridor						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$60,416	4061
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$29,825	4062
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$22,786	4063
Location: Roof						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$40,563	4057
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$32,607	4058
Location: Mech Room						
Computer Room A/C Replacement	Capital Renewal	1	Ea.	3	$41,078	4050
Location: Roof						
Energy Recovery Unit Replacement	Capital Renewal	7	Ea.	3	$97,747	4052
Location: Roof						
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	$21,044	4068
Location: Kitchen						
Kitchen Exhaust Hood Replacement	Capital Renewal	5	Ea.	3	$52,609	4184
Note: Roof Mounted Ventilator						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	82	Ea.	3	$619,545	4065
Location: Roof						
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	$8,356	4051
Location: Roof						
Testing And Balancing	Deferred Maintenance	196,181	SF	3	$392,881	4054
Circulation Pump Replacement	Capital Renewal	3	Ea.	4	$12,165	4055
Location: Cust. 96.4, 112.3, 501.1						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$4,055	4056
Location: Mech Room						
Existing Controls Are Obsolete	Capital Renewal	196,181	SF	4	$497,485	4041
Kitchen Air/Exhaust Replacement	Capital Renewal	3	Ea.	4	$29,752	4066
Location: Roof						
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	3	Ea.	4	$13,345	4067
Location: Kitchen						
Duct Register Replacement	Deferred Maintenance	22	Ea.	5	$8,627	4060
Location: Boys Locker						
	Sub Total for System	**34**	**items**		**$3,264,434**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	31	Ea.	3	$60,709	4081
Electrical Receptacle Replacement	Capital Renewal	169	Ea.	3	$21,230	4075
Exterior Mounted Building Lighting Replacement	Capital Renewal	8	Ea.	3	$6,782	4082
Lighting Fixtures Replacement	Capital Renewal	175,000	SF	3	$3,017,232	4083
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	196,181	SF	3	$144,035	4080
Note: Not Installed						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	8785
Public Address System Replacement, Non-main Building	Deferred Maintenance	196,181	SF	3	$130,563	4076
Stage Lighting Replacement	Capital Renewal	20	Ea.	4	$13,387	4084
Note: Owner Stated System Entered Panels And 20 Fixtures Are Not Working						
	Sub Total for System	**8**	**items**		**$3,400,808**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	$5,047	4028
Note: Stor. 105.5, Cust 112.3. Has Bad Pressure Relief Value						
Toilet Replacement	Capital Renewal	1	Ea.	3	$4,757	4031
Location: Girls Locker						
Urinal Replacement	Capital Renewal	1	Ea.	3	$1,273	4032
Location: Boys Locker						
Refrigerated Water Cooler Replacement	Capital Renewal	10	Ea.	4	$20,706	4033
Location: Corridors And Lockers						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	$5,108	4030
Location: Girls Locker						
	Sub Total for System	**5**	**items**		**$36,890**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	10	Ea.	1	$5,983	4079
Fire Alarm Replacement	Capital Renewal	196,181	SF	1	$1,078,636	4078
Security Alarm Camera Replacement	Capital Renewal	3	Ea.	1	$4,065	4077
Note: Cctv Cameras Not Working						
	Sub Total for System	**3**	**items**		**$1,088,684**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Auditorium Seating Replacement	Capital Renewal	8	Ea.	3	$3,374	4024
Note: Damaged						
Repair Cabinetry In Classes/Labs	Deferred Maintenance	2	Room	4	$1,821	4023
Location: Art 306, 308						
	Sub Total for System	**2**	**items**		**$5,195**	
	Sub Total for Building 5010 - Building 5010	**64**	**items**		**$8,625,544**	

Building: 5011 - Building 5011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	2	Ea.	3	$242	8878
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	6,852	SF	3	$30,438	8879
Note: Near Gutters						
	Sub Total for System	**2**	**items**		**$30,680**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	2,160	SF Wall	5	$7,865	8875
Note: Around Metal Downspouts						
	Sub Total for System	**1**	**items**		**$7,865**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$25,466	9136
Note: Roof						
Existing Controls Are Obsolete	Capital Renewal	45,680	SF	4	$115,837	10615
	Sub Total for System	**2**	**items**		**$141,304**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	$11,750	9141
Electrical Receptacle Replacement	Capital Renewal	3	Ea.	3	$377	9137
Location: Crs 951, 952 And 955						
Exterior Mounted Building Lighting Replacement	Capital Renewal	9	Ea.	3	$7,630	9142
Lighting Fixtures Replacement	Capital Renewal	38,000	SF	3	$655,170	9143
Note: Old T8 Fl Lamps						
Lightning Protection System Installation	Functional Deficiency	45,680	SF	3	$33,538	9140
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	45,680	SF	3	$30,401	9138
Note: Intercom System Served From Building 5010						
	Sub Total for System	**6**	**items**		**$738,866**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	14	Ea.	1	$8,376	9139
	Sub Total for System	**1**	**items**		**$8,376**	
	Sub Total for Building 5011 - Building 5011	**12**	**items**		**$927,091**	

Building: 5020 - Building 5020

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Flooring Repair Or Repainting	Deferred Maintenance	200	SF	5	$1,624	3994
Note: Cracked Slab						
	Sub Total for System	**1**	**items**		**$1,624**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	2	Ea.	2	$3,621	3988
Ceiling Exhaust Fan Replacement	Capital Renewal	3	Ea.	4	$1,373	3990
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	$4,448	3989
	Sub Total for System	**3**	**items**		**$9,442**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$9,728	3991
Lightning Protection System Installation	Functional Deficiency	2,200	SF	3	$1,615	3993
Note: Not Installed						
	Sub Total for System	**2**	**items**		**$11,343**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	$1,197	3992
	Sub Total for System	**1**	**items**		**$1,197**	
	Sub Total for Building 5020 - Building 5020	**7**	**items**		**$23,605**	

Building: 5040 - Building 5040

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	2	Ea.	2	$1,764	3985
	Sub Total for System	**1**	**items**		**$1,764**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	180	SF	3	$3,103	3987
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	180	SF	3	$132	3986
Note: Not Installed						
	Sub Total for System	**2**	**items**		**$3,236**	
	Sub Total for Building 5040 - Building 5040	**3**	**items**		**$4,999**	

Building: 5050 - Building 5050

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	12	LF	3	$267	4004
Note: Damaged						
	Sub Total for System	**1**	**items**		**$267**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Replacement	Capital Renewal	1	Ea.	3	$2,488	4003
Metal Exterior Door Repair	Deferred Maintenance	5	Door	3	$982	4002
Note: Reinstall Doors						
CMU Wall Replacement (Bldg SF)	Capital Renewal	10	SF	4	$211	4013
Location: Back Of The Building						
	Sub Total for System	**3**	**items**		**$3,681**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,222	3995
	Sub Total for System	**1**	**items**		**$1,222**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,037	3996
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	3997
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	3998

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	4000
Lighting Fixtures Replacement	Capital Renewal	350	SF	3	$6,034	4001
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	350	SF	3	$257	3999
Note: Not Installed						
	Sub Total for System	**6**	**items**		**$25,299**	
	Sub Total for Building 5050 - Building 5050	**11**	**items**		**$30,469**	

Building: 5060 - Building 5060

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	$216	4005
	Sub Total for System	**1**	**items**		**$216**	
	Sub Total for Building 5060 - Building 5060	**1**	**items**		**$216**	
	Total for Campus	**104**	**items**		**$9,684,492**	

Buildings with no reported deficiencies

5030 - Building 5030

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	3	3,332	LF	$166,409	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,817	LF	$150,632	4
Parking Lot Pavement	Asphalt	3	490	CAR	$774,812	5
Roadway Pavement	Asphalt Driveways	3	31,634	SF	$221,710	5
Athletic Areas	Competition Style Track	4	1	Ea.	$351,145	8
Pedestrian Pavement	Sidewalks - Concrete	3	38,948	SF	$525,427	8
		Sub Total for System	**6**	**items**	**$2,190,135**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	43	Ea.	$298,037	8
		Sub Total for System	**1**	**items**	**$298,037**	
		Sub Total for Building -	**7**	**items**	**$2,488,172**	

Building: 5010 - Building 5010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	36	SF	$4,560	8
Exterior Operating Windows	Aluminum - Windows per SF	2	384	SF	$48,643	8
Exterior Operating Windows	Aluminum - Windows per SF	2	1,404	SF	$177,852	8
Exterior Operating Windows	Steel - Windows per SF	2	80	SF	$13,771	8
Exterior Entrance Doors	Steel - Insulated and Painted	3	53	Door	$248,243	10
		Sub Total for System	**5**	**items**	**$493,069**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	184,410	SF	$1,075,664	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	184,410	SF	$812,596	4
Interior Door Supplementary Components	Door Hardware	3	409	Door	$642,525	4
Suspended Plaster and	Painted ceilings	5	7,847	SF	$17,811	5
Wall Paneling	Wood Panel wall	4	7,847	SF	$134,122	5
Compartments and Cubicles	Toilet Partitions	4	65	Stall	$142,856	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	78,472	SF	$727,622	5
Tile Flooring	Ceramic Tile	4	19,618	SF	$389,094	6
Interior Swinging Doors	Wooden Door	3	404	Door	$850,650	6
Carpeting	Carpet	4	23,542	SF	$354,965	8
Resilient Flooring	Rubber Tile Flooring	4	1,962	SF	$35,324	8
Interior Coiling Doors	Interior Overhead Doors	3	5	Ea.	$31,481	8
		Sub Total for System	**12**	**items**	**$5,214,710**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	9	Ea.	$106,581	4
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	8	Ea.	$7,939	4
Exhaust Air	Kitchen Exhaust Hoods	3	2	Ea.	$24,396	5
Heat Generation	Heat Exchanger - Water to Water	2	1	Ea.	$35,015	5
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	2	Ea.	$111,542	8
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$76,533	8
Central Cooling	Cooling Tower - Metal (450 Tons)	2	1	Ea.	$70,213	10
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	3	150,000	SF	$806,250	10
Exhaust Air	Kitchen Exhaust Hoods	3	5	Ea.	$70,702	10
		Sub Total for System	**9**	**items**	**$1,309,171**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	2	1	Ea.	$87,115	3

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Transfer Switches	Automatic Transfer Switch (Amps)	3	200	Amps	$7,058	3
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$56,388	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	21,181	SF	$423,354	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	22	Ea.	$23,627	8
Power Distribution	Motor Controller (Loads)	3	20	Ea.	$43,758	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Electrical Service	Transformer (45 KVA)	2	3	Ea.	$21,149	8
Electrical Service	Transformer (75 KVA)	2	4	Ea.	$34,717	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$21,202	8
Electrical Service	Transformer (225 KVA)	2	3	Ea.	$65,175	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
Power Distribution	Panelboard - 120/208 100A	3	4	Ea.	$13,253	8
Power Distribution	Panelboard - 120/208 400A	3	3	Ea.	$44,096	8
Power Distribution	Panelboard - 120/208 225A	3	17	Ea.	$111,347	8
Power Distribution	Panelboard - 277/480 225A	3	10	Ea.	$111,623	8
Power Distribution	Panelboard - 277/480 400A	3	3	Ea.	$49,631	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
		Sub Total for System	**20**	**items**	**$1,193,974**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	1	Ea.	$14,168	3
Plumbing Fixtures	Restroom Lavatory	3	59	Ea.	$169,583	4
Plumbing Fixtures	Showers	5	31	Ea.	$42,856	4
Plumbing Fixtures	Toilets	3	73	Ea.	$390,819	4
Plumbing Fixtures	Urinals	3	20	Ea.	$28,660	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	9	Ea.	$20,975	4
Compressed-Air Systems	Air Compressor (5 hp)	3	1	Ea.	$5,974	4
Plumbing Fixtures	Classroom Lavatory	4	22	Ea.	$61,491	5
Plumbing Fixtures	Classroom Lavatory	4	99	Ea.	$276,713	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	2	Ea.	$4,697	6
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	2	Ea.	$6,393	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	8	Ea.	$7,583	8
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	2	Ea.	$6,783	10
		Sub Total for System	**14**	**items**	**$1,039,453**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	196,181	SF	$2,609,099	8
		Sub Total for System	**1**	**items**	**$2,609,099**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	46	Room	$428,437	4
Casework	Lockers	4	2,870	Ea.	$1,666,456	5
Casework	Lockers, Gym	4	1,392	Ea.	$736,573	5
Fixed Multiple Seating	Auditorium Seating	4	485	Ea.	$251,580	7
Movable Multiple Seating	Bleachers	4	1,250	Seat	$615,003	8
		Sub Total for System	**5**	**items**	**$3,698,049**	
		Sub Total for Building 5010 - Building 5010	**66**	**items**	**$15,557,525**	

Building: 5011 - Building 5011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	2	45,680	SF	$1,376,737	5
		Sub Total for System	**1**	**items**	**$1,376,737**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	44	SF	$5,913	10

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,368	SF	$183,845	10
Exterior Operating Windows	Aluminum - Windows per SF	2	300	SF	$40,317	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$23,419	10
	Sub Total for System		**4**	**items**	**$253,495**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	1,370	SF	$18,354	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	43,396	SF	$276,600	5
Suspended Plaster and	Painted ceilings	5	2,284	SF	$5,184	5
Compartments and Cubicles	Toilet Partitions	4	20	Stall	$43,956	5
Fluid-Applied Flooring	Epoxy Coating	4	3,654	SF	$52,454	8
Wood Flooring	Wood Flooring - All Types	4	1,370	SF	$35,145	8
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$12,592	8
Interior Door Supplementary Components	Door Hardware	3	93	Door	$164,437	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	38,828	SF	$405,214	9
	Sub Total for System		**9**	**items**	**$1,013,937**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Heat Generation	Boiler - Steel Tube (1200 MBH)	2	1	Ea.	$55,770	3
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	3	Ea.	$4,125	4
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$993	4
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	3	Ea.	$4,125	4
Decentralized Cooling	Heat Pump (3 Ton)	5	3	Ea.	$28,277	4
Decentralized Cooling	Heat Pump (3 Ton)	5	2	Ea.	$18,851	4
Decentralized Cooling	Heat Pump (3 Ton)	5	27	Ea.	$254,497	4
Decentralized Cooling	Heat Pump (3 Ton)	5	7	Ea.	$65,981	4
Decentralized Cooling	Heat Pump (5 Ton)	5	7	Ea.	$89,887	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$54,150	5
Facility Hydronic Distribution	Pump - 5HP	4	2	Ea.	$14,931	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$25,200	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$9,402	5
Exhaust Air	Roof Exhaust Fan - Large	3	6	Ea.	$52,553	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Heat Generation	Heat Exchanger - Water to Water	2	1	Ea.	$38,262	8
Facility Hydronic Distribution	2-Pipe System (Cold)	3	45,680	SF	$103,207	10
	Sub Total for System		**19**	**items**	**$846,632**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$56,388	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	7,680	SF	$153,503	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	2	1	Ea.	$45,718	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	400	Amps	$16,365	8
Electrical Service	Transformer (112.5 KVA)	2	2	Ea.	$23,601	8
Electrical Service	Transformer (15 KVA)	2	1	Ea.	$6,381	8
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Panelboard - 120/208 100A	3	3	Ea.	$9,940	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 400A	3	4	Ea.	$58,795	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Panelboard - 277/480 225A	3	5	Ea.	$55,811	8
	Sub Total for System		**12**	**items**	**$449,696**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,757	3
Plumbing Fixtures	Showers	5	1	Ea.	$1,382	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	8	Ea.	$18,644	4
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	2	Ea.	$4,697	6

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,879	6
Plumbing Fixtures	Classroom Lavatory	4	51	Ea.	$151,230	7
Plumbing Fixtures	Restroom Lavatory	3	25	Ea.	$80,876	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,896	8
Plumbing Fixtures	Toilets	3	23	Ea.	$138,590	8
Plumbing Fixtures	Urinals	3	8	Ea.	$12,903	8
		Sub Total for System	**10**	**items**	**$415,855**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	45,680	SF	$274,445	3
		Sub Total for System	**1**	**items**	**$274,445**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$10,089	10
		Sub Total for System	**1**	**items**	**$10,089**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	3	Room	$31,449	8
Note:	Each room had 2.5' of storage cab.					
		Sub Total for System	**1**	**items**	**$31,449**	
		Sub Total for Building 5011 - Building 5011	**58**	**items**	**$4,672,334**	

Building: 5020 - Building 5020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	2	Door	$9,367	10
		Sub Total for System	**1**	**items**	**$9,367**	
		Sub Total for Building 5020 - Building 5020	**1**	**items**	**$9,367**	

Building: 5030 - Building 5030

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Fabric Canopy / Awning	3	700	SF	$86,920	5
		Sub Total for System	**1**	**items**	**$86,920**	
		Sub Total for Building 5030 - Building 5030	**1**	**items**	**$86,920**	

Building: 5040 - Building 5040

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	$4,684	10
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2	144	SF	$3,070	10
		Sub Total for System	**2**	**items**	**$7,753**	
		Sub Total for Building 5040 - Building 5040	**2**	**items**	**$7,753**	

Building: 5050 - Building 5050

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	2	350	SF	$21,451	8
		Sub Total for System	**1**	**items**	**$21,451**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	350	SF	$611	2
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$22,075	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	350	SF	$752	9
		Sub Total for System	**3**	**items**	**$23,437**	
		Sub Total for Building 5050 - Building 5050	**4**	**items**	**$44,889**	

Building: 5060 - Building 5060

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	2	150	SF	$9,193	8
		Sub Total for System	**1**	**items**	**$9,193**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	150	SF	$262	2
Exterior Entrance Doors	Steel - Insulated and Painted	3	2	Door	$8,829	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	150	SF	$322	9
		Sub Total for System	**3**	**items**	**$9,414**	
		Sub Total for Building 5060 - Building 5060	**4**	**items**	**$18,607**	
		Total for: Stephenson High School	**143**	**items**	**$22,885,566**	

Supporting Photos

Existing Intercom System Is Beyond Useful Life

Existing Fire Alarm System Is Beyond Useful Life

Old T8 Lamps Fluorescent Light Fixtures That Are Beyond Useful Life

Locker Hru

Rooftop Unit

Cooling Tower

Larger Pumps

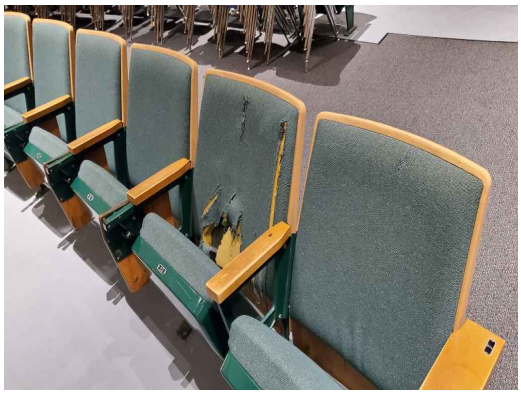
Boiler

Plate Frame Heat Exchange

Gym Air Hander

Building Exterior

Building Exterior



Damaged Seats

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Tucker Middle School **| 2021**

Executive Summary

Tucker Middle School is located at 2160 Idlewood Road in Tucker, GA. It comprises 152,360 gross square feet. At the time of the assessment the oldest building was 16 years old.

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. Only those systems that were identified as having either an associated deficiency or life cycle event within a 10-year window is contained within this report. The full list of each school's systems that are present along with the associated priorities can be found in the flat file data grids submitted to Dekalb County. The projected replacement year of those assets within each system is also included within this table.The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $724,493. 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 Tucker Middle School the ten-year need is $14,216,775.

For 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. After the 5-year FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards.

The Tucker Middle School facility has a FCA score of 91.13% which is considered "Good".

Summary of Findings

The table below summarizes the condition findings at Tucker 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	FCA Score
Exterior Site								
	Exterior Site	$0	$515,951	$0	$515,951	$515,951		
Permanent Building(s)								
4010	Building 4010	$724,493	$3,003,218	$9,973,113	$3,727,711	$13,700,824	$47,857,800	92.21%
	Sub Total for Permanent Building(s):	*$724,493*	*$3,003,218*	*$9,973,113*	*$3,727,711*	*$13,700,824*	*$47,857,796*	
	Total for Site:	**$724,493**	**$3,519,169**	**$9,973,113**	**$4,243,662**	**$14,216,775**	**$47,857,796**	**91.13%**

Note 1: Sitework improvements are proportionally incorporated into the building CRV and used to calulate the overall FCA Score.

Note 2: Aerial map including building number, gross SF, and year built of each building on the site is found on Page 3.

Aerial Images

Approach and Methodology

The facility condition assessment includes a visual assessment of building systems that are readily available during a facility walk-through. The standard process does not reflect invasive, destructive assessment methods that would require special equipment, testing or scheduled power outages. The assessment was accomplished with a view toward identifying significant maintenance and repair deficiencies that need correction. For the purposes of this assessment, deficient conditions captured were limited to those items that did not qualify as routine maintenance repairs. Copies of previous reports and other documentation that were relevant to the inspection were utilized if made available in the process. Additionally, feedback from appropriate personnel to provide background information relative to specific building operations, function, equipment conditions, past improvements and planned upgrades were incorporated into the results if made available to the teams while on site. 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, deferred maintenance, 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. Estimated Useful Lives were determined based on a combination of our (Jacobs) professional experience, RS Means, and from industry standard tables (BOMA, ASHRAE). 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.

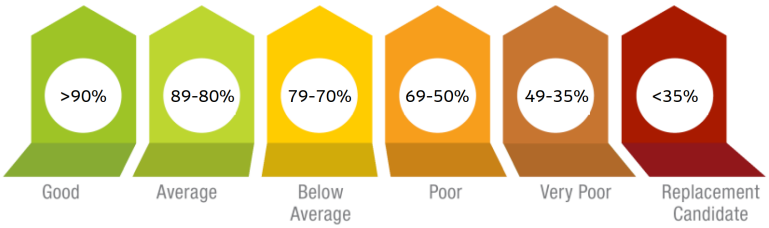
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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.

Facility Condition Assessment(FCA) Score

Facility Condition Assessment (FCA) Scores are assigned after the Facility Condition Index (FCI) is calculated. 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 site-related repairs, by the total replacement cost of all buildings. It should be noted that costs in the New Construction category are not included in the FCI calculation. **In an effort to match the report card metrics, the FCI is subtracted from 100 to assign the FCA Score. A facility with a lower FCA Score has more need, or higher priority, than a facility with a higher FCA Score.**



The replacement value represents the estimated cost of replacing the current building with another building of like size, based on 2021 estimated cost of construction in the DeKalb County area. The estimated replacement cost for this facility is $47,857,796. For planning purposes, the total 5-year need at the Tucker Middle School is $4,243,662 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Tucker Middle School facility has an FCA Score of 91.13%. which is considered "Good".

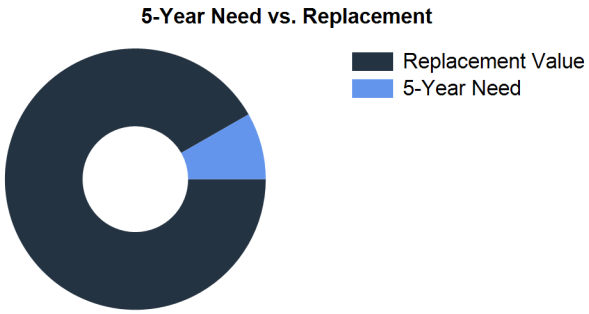


Figure 1: 5-Year FCI

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$6,179	$135,889	$27,599	$169,666	23.42 %
Roofing	$0	$3,375	$5,590	$0	$0	$8,965	1.24 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$5,018	$0	$0	$12,020	$17,037	2.35 %
Interior	$0	$0	$0	$3,571	$0	$3,571	0.49 %
Mechanical	$0	$0	$305,123	$0	$0	$305,123	42.12 %
Electrical	$0	$0	$220,131	$0	$0	$220,131	30.38 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$8,393	$537,021	$139,460	$39,618	$724,493	

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

Mechanical	-	$305,123
Electrical	-	$220,131
Site	-	$169,666

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

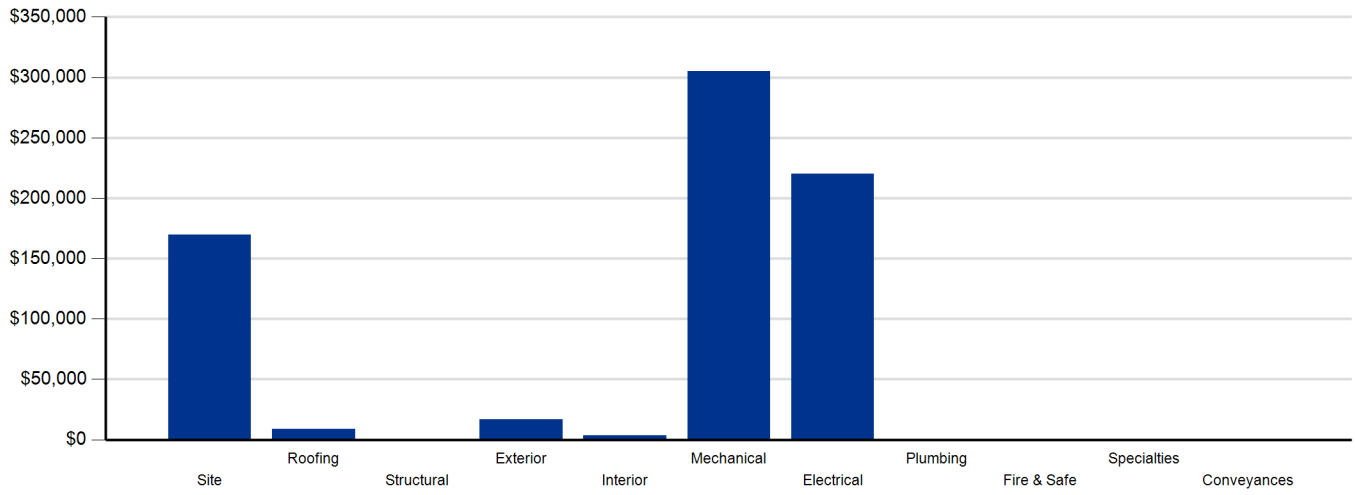


Figure 2: System Deficiencies

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 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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	**Total 1-5**
Site	$0	$0	$0	$0	$515,951	$515,951
Roofing	$0	$0	$0	$1,231,982	$0	$1,231,982
Exterior	$0	$0	$0	$2,823	$0	$2,823
Interior	$0	$0	$130,513	$102,056	$669,688	$902,257
Mechanical	$0	$0	$4,860	$0	$847,867	$852,728
Electrical	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$7,579	$5,850	$13,429
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$135,374**	**$1,344,439**	**$2,039,356**	**$3,519,169**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	**Total 6-10**	**Total 1-10**
Site	$515,951	$0	$0	$0	$0	$0	$0	$515,951
Roofing	$1,231,982	$0	$0	$0	$0	$0	$0	$1,231,982
Exterior	$2,823	$0	$0	$0	$0	$297,729	$297,729	$300,551
Interior	$902,257	$0	$0	$886,729	$1,272,040	$0	$2,158,769	$3,061,026
Mechanical	$852,728	$172,901	$741,380	$56,123	$0	$126,699	$1,097,103	$1,949,831
Electrical	$0	$0	$0	$167,135	$0	$3,661,056	$3,828,191	$3,828,191
Plumbing	$13,429	$44,504	$0	$694,469	$0	$317,546	$1,056,518	$1,069,947
Fire and Life Safety	$0	$1,007,969	$0	$0	$0	$0	$1,007,969	$1,007,969
Conveyances	$0	$0	$0	$0	$0	$10,089	$10,089	$10,089
Specialties	$0	$0	$0	$0	$0	$516,747	$516,747	$516,747
Total	**$3,519,169**	**$1,225,373**	**$741,380**	**$1,804,455**	**$1,272,040**	**$4,929,864**	**$9,973,113**	**$13,492,282**

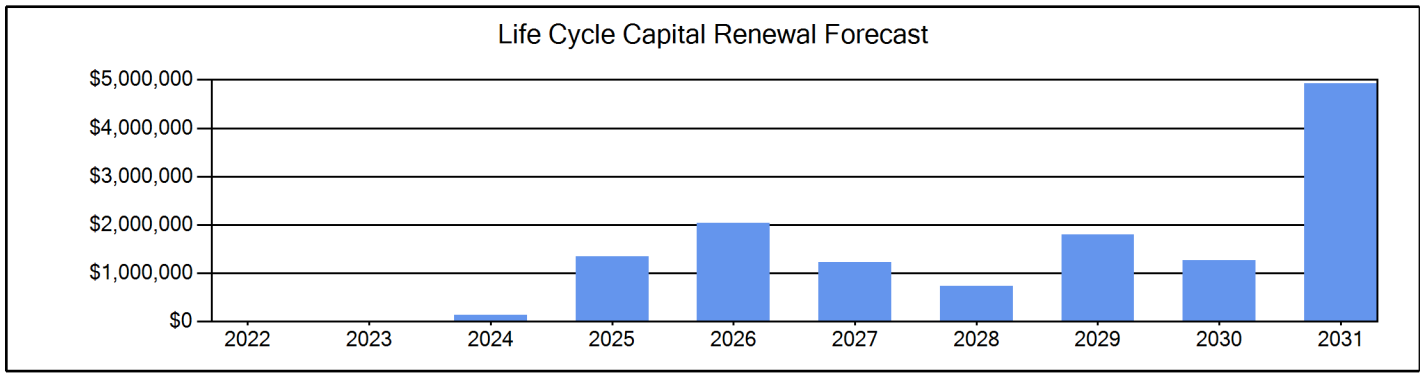


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Asphalt Shingle Roof Covering Repair		$1,749
Gutter Joint Repair		$1,626
Aluminum Window Replacement		$3,000
Brick Exterior Replacement (Bldg SF)		$1,812
Dryvit Exterior Repair		$206
	Total for Priority 2	**$8,393**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Building: 4010 - Building 4010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restiriping	ADA Compliance	6	Ea.	3	$641	4946
Note: Paint Faded						
Location: All Space						
Concrete Walks Replacement	Capital Renewal	520	SF	3	$5,538	4943
Note: Concrete Sidewalk. (420Sf) Replaced Cracked Sidewalk At Front Of School (100Sf).						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	180	LF	4	$13,258	4938
Note: 10' Fence At Tennis Court. Replace 180'. Damaged By Vandals						
Location: By Vandals						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	1	Ea.	4	$69,834	4940
Note: Tennis Net Is Broken And Tennis Court Surface Is Deteriorated And Cracked.						
Location: Tennis Court						
Track Repair	Deferred Maintenance	1	Ea.	4	$52,797	4939
Note: Track Needs To Be Resurfaced. Old, Cracked						
Location: Track						
Bollard Replacement	Deferred Maintenance	3	Ea.	5	$3,508	4945
Note: Add Three Bollards To Protect Column Outside Kitchen Door At Back Of School. Column And Wall Corner Has Been Damaged By Vehicle Impact. Need To Repair						
Paving Restriping	Deferred Maintenance	149	CAR	5	$4,659	4942
Note: Faded						
Location: All Lots						
Small Bench Replacement	Deferred Maintenance	10	Ea.	5	$19,432	4944
Note: Rotting						
Location: Various Locations						
	Sub Total for System	**8**	**items**		**$169,666**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Repair	Deferred Maintenance	400	SF	2	$1,749	4862
Note: Roof Soft Above Girls Locker Room At The Back Of Building (Behind Hvac Unity)						
Location: West End Of Girls Locker Room Roof						
Gutter Joint Repair	Deferred Maintenance	7	Ea.	2	$1,626	4866
Note: Gutters Damaged In 7 Various Locations Around Building. Looks Like Damage Caused By People Climbing Onto Roof. Need To Clean Bricks At Damaged Gutter Locations						
Metal Downspout Replacement	Deferred Maintenance	20	LF	3	$445	4867
Note: Replace Downspout At Column Outside Back Kitchen Door						
Location: Outside Back Kitchen Door						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	25	Ea.	3	$4,817	4863
Note: Bubbles						
Location: Various Locations						
Roof Drain Cleaning	Deferred Maintenance	5	Ea.	3	$328	4864
Note: Leaves						
Location: Various						
	Sub Total for System	**5**	**items**		**$8,965**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	30	SF	2	$3,000	4877
Note: Replace 30Sf Of Window Because Moisture Is Between Panes Of Glass. See Picture						
Location: Cafeteria						
Brick Exterior Replacement (Bldg SF)	Capital Renewal	40	SF	2	$1,812	4868
Note: Replace Missing Brick						
Location: Front Entrance Awning						
Dryvit Exterior Repair	Deferred Maintenance	30	SF Wall	2	$206	4869
Note: Repair Dryvit At Three Locations. Corner Outside Back Kitchen Door (Hit By Vehicle), Back Corner Close To Cooling Tower (Rusting) And Above Door At Courtyard						
Location: Corner Outside Back Kitchen Door, And Back Corner Close To Cooling Tower And Above Door At Courtyard.						
Exterior Cleaning	Deferred Maintenance	3,200	SF Wall	5	$11,652	4871
Note: Power Wash Brick Where Roof Gutters Leaked And Caused Mold On Bricks. Power Wash All Precast Concrete Window Sills And Heads And Architectural Items In Brick Because They Are Moldy And Very Dirty. Power Wash Back And Retaining Wall Because Stained						
Exterior Painting	Capital Renewal	300	SF Wall	5	$368	4870
Note: Paint Concrete Entrances To Buildings. Existing Paint Peeling Off Of Concrete On Side Of Doors And Top Of Doors						
Location: Entrances To Buildings						
	Sub Total for System	**5**	**items**		**$17,037**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	300	SF	4	$3,571	4936
Note: Replace Carpet In Assistant Principal Office At Classroom Wings At Each Floor						
Location: Assistant Principal Office At Classroom Wings						
	Sub Total for System	**1**	**items**		**$3,571**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	152,360	SF	3	$305,123	4947
	Sub Total for System	**1**	**items**		**$305,123**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	152,360	SF	3	$111,862	4997
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	4993
Public Address System Replacement, Non-main Building	Deferred Maintenance	152,360	SF	3	$101,399	4992
	Sub Total for System	**3**	**items**		**$220,131**	
	Sub Total for Building 4010 - Building 4010	**23**	**items**		**$724,493**	
	Total for Campus	**23**	**items**		**$724,493**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	3	149	CAR	$235,606	5
Roadway Pavement	Asphalt Driveways	3	40,000	SF	$280,345	5
		Sub Total for System	**2**	**items**	**$515,951**	
		Sub Total for Building -	**2**	**items**	**$515,951**	

Building: 4010 - Building 4010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2	63,400	SF	$1,231,982	4
		Sub Total for System	**1**	**items**	**$1,231,982**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	1,524	SF	$2,823	4
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	2	7,618	SF	$297,728	10
		Sub Total for System	**2**	**items**	**$300,551**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	63	Stall	$130,513	3
Carpeting	Carpet	4	7,618	SF	$102,056	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	137,124	SF	$669,688	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	121,888	SF	$848,938	8
Suspended Plaster and	Painted ceilings	5	15,236	SF	$37,790	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	121,888	SF	$1,272,040	9
	Note: 1. Replace floor moulding in hallways in classroom wings (all three floors) old, cracked, damaged & peeling off. $9000 (see picture). 2. Replace stair treads (rubber covering) at center stair between 1st and 2nd floors. Old, cracked, damaged and peeling off. $9000 see picture.					
		Sub Total for System	**6**	**items**	**$3,061,026**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$4,860	3
	Note: beyond service life - mechanical room					
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4	152,360	SF	$256,952	5
Central Cooling	Cooling Tower - Metal (750 Tons)	2	1	Ea.	$114,885	5
	Note: beyond service life - yard					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$17,339	5
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	2	Ea.	$179,000	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$31,349	5
	Note: beyond service life - mechanical room					
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	2	Ea.	$125,789	5
	Note: beyond service life - mechanical room					
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$122,553	5
Decentralized Cooling	Ductless Split System (3 Ton)	2	5	Ea.	$30,448	6
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	4	Ea.	$142,453	6
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,024	7
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,024	7
HVAC Air Distribution	VAV Boxes / Terminal Device	4	153	Ea.	$685,332	7
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,548	8
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	3	Ea.	$3,351	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$37,895	8
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$13,329	8
Air Distribution	Energy Recovery Unit (25,000 CFM)	3	1	Ea.	$70,877	10
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	3	1	Ea.	$28,717	10
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	$4,952	10

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	3	2	Ea.	$20,308	10
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,845	10
	Sub Total for System		**22**	**items**	**$1,949,831**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	8
Note:	Distribution panel appears to be 1000 Amp based, but cannot get panel opened. Existing panel is locked at time of survey (no one on site has key!)					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	152,360	SF	$128,449	8
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$8,703	8
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$65,369	10
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$65,369	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	152,360	SF	$3,530,317	10
	Sub Total for System		**6**	**items**	**$3,828,191**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	9	Ea.	$7,579	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,925	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,925	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	18	Ea.	$44,504	6
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$7,603	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	2	Ea.	$15,206	8
Plumbing Fixtures	Restroom Lavatory	3	44	Ea.	$142,342	8
Plumbing Fixtures	Restroom Lavatory	3	8	Ea.	$25,880	8
Plumbing Fixtures	Showers	5	6	Ea.	$9,336	8
Plumbing Fixtures	Toilets	3	82	Ea.	$494,101	8
Plumbing Fixtures	Classroom Lavatory	4	98	Ea.	$317,546	10
	Sub Total for System		**11**	**items**	**$1,069,947**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	152,360	SF	$1,000,259	6
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,710	6
	Sub Total for System		**2**	**items**	**$1,007,969**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$10,089	10
	Sub Total for System		**1**	**items**	**$10,089**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Movable Multiple Seating	Bleachers	4	990	Seat	$516,746	10
	Sub Total for System		**1**	**items**	**$516,746**	
	Sub Total for Building 4010 - Building 4010		**52**	**items**	**$12,976,331**	
	Total for: Tucker Middle School		**54**	**items**	**$13,492,282**	

Supporting Photos

Power Wash Brick And Dryvit. Repair Dryvit Above Door

Repair Gutters And Roof

Replace Window Panes In Cafeteria

Pressure Wash Bricks

Repaint Handicap Parking Spaces

Bob Mathis Elementary Facility (F:0475)
3505 Boring Road 30034 10.0 acres
B: 2011
19,523 Sq.Ft.
Year: 2003
B: 2020
5,478 Sq.Ft.
Year: 2003
B: 2010
44,400 Sq.Ft.
Year: 1975
5402
5404
5403
5401
CREEKWAY LN
HUNTWOOD CT
HARBOR WOODS RD
BIG SPRINGS RD
BORING RD
WARBLER DR
780
790
800
810
820
830
840
850
860
870
770
730
N
Bob Mathis Elementary Facility
F:0475
DCSD Planning Department 4/16/2019
0 40 80 160
Scale in Feet

Briarlake Elementary Facility (F:3051)

3590 Lavista Road 30033 11.1 acres

B: 2010
34,847 Sq.Ft.
Year: 1957

B: 2012
7,100 Sq.Ft.
Year: 2007

B: 2011
5,875 Sq.Ft.
Year: 1963

B: 2020
5,478 Sq.Ft.
Year: 2003

T-0287

5788

4711

4712

LAVISTA RD

BRIARLAKE CIR

BRIARLAKE RD

WOODLAND PARK DR

1010

1020

1030

1040

1030

970

980

990

1000

Briarlake Elementary Facility
F:3051
DCSD Planning Department 8/16/2019

0 45 90 180
Scale in Feet

Chapel Hill Elementary Facility (F:1053)

3536 Radcliffe Boulevard 30034 11.4 acres

B: 2020
5,478 Sq.Ft.
Year: 2001

B: 2013
9,333 Sq.Ft.
Year: 1987

B: 2012
5,523 Sq.Ft.
Year: 1973

B: 2010
32,299 Sq.Ft.
Year: 1967

B: 2011
16,517 Sq.Ft.
Year: 1969

RADCLIFFE BLVD

RADCLIFFE CT

FLAT SHOALS PKWY

CHAPEL MILL BND

870 860 850 880

N

Chapel Hill Elementary Facility
F:1053
DCSD Planning Department 4/16/2019

0 37.5 75 150
Scale in Feet

Early Learning Academy at Terry Mill Facility
(F:5068) 797 Fayetteville Rd 30316 18.3 acres

B: 2020
5,478
Sq.Ft. Year:
2003

B: 2012
8,650 Sq.Ft.
Year: 2004

B: 2011
20,035
Sq.Ft.
Year: 1969

B: 2010
34,256 Sq.Ft.
Year: 1958

FAYETTEVILLE CT

FAYETTEVILLE RD

LOMITA RD

IONA DR

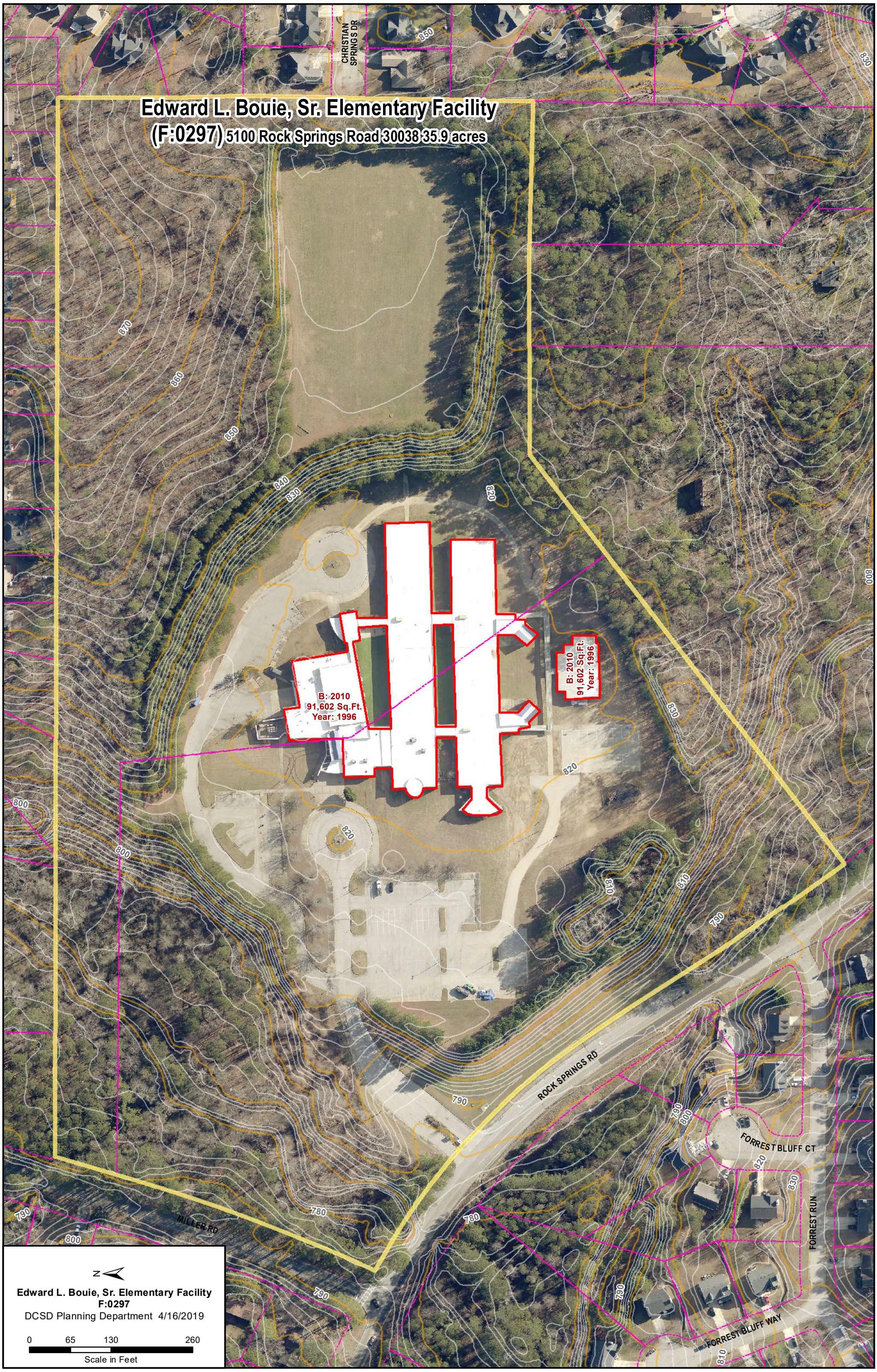
TERRY MILL RD

900 910 920 930 940 950 960 970 980 990 1000 1010

N

Early Learning Academy at Terry Mill Facility
F:5068
DCSD Planning Department 4/16/2019

0 60 120 240
Scale in Feet


Edward L. Bouie, Sr. Elementary Facility
(F:0297) 5100 Rock Springs Road 30038 35.9 acres
CHRISTIAN SPRINGS DR
ROCK SPRINGS RD
MILLER RD
FORREST BLUFF CT
FORREST BLUFF WAY
FORREST RUN
B: 2010
91,602 Sq.Ft.
Year: 1996
B: 2010
91,602 Sq.Ft.
Year: 1996
N
Edward L. Bouie, Sr. Elementary Facility
F:0297
DCSD Planning Department 4/16/2019
0 65 130 260
Scale in Feet

Marbut Elementary Facility (F:0197)

5776 Marbut Road 30058 47.1 acres

B: 2010
86,000 Sq.Ft.
Year: 1996

B: 2020
5,478 Sq.Ft.
Year: 1996

N

Marbut Elementary Facility
F:0197
DCSD Planning Department 4/16/2019

0 112.5 225 450
Scale in Feet

Martin Luther King, Jr. High Facility
(F:0103) 3991 Snapfinger Rd 30038 117.6 acres

B: 5010
186,272 Sq.Ft.
Year: 2001

B: 5011
76,673
Sq.Ft. Year: 2014

DONNA WAY

RIVERMIST CT

SNAPFINGER RD

DOGWOOD FARM RD

WOODYHILL DR

N

Martin Luther King, Jr. High Facility
F:0103
DCSD Planning Department 4/16/2019

0 105 210 420
Scale in Feet

BUFORD HWY
CLAIRMONT PL
B: 2012
23,700 Sq.Ft.
Year: 2003
B: 2011
9,653 Sq.Ft.
Year: 1971
B: 2010
32,880 Sq.Ft.
Year: 1967
B: 2020
5,478 Sq.Ft.
Year: 2003
N
Montclair Elementary Facility
F:4062
DCSD Planning Department 8/27/2020
0 45 90 180
Scale in Feet

Panola Way Elementary Facility (F:0188)

2170 Panola Way Court 30058 14.6 acres

PANOLA RD

PERCHING PL

PANOLA WAY CT

OLDE ST

B:2011
13,775 Sq.Ft. Year: 2004

B: 2020
5,478 Sq.Ft.
Year: 2003

B: 2010
66,965 Sq.Ft.
Year: 1987

4692

4693

4691

930 940 950 960 970 980 990

N

Panola Way Elementary Facility
F:0188
DCSD Planning Department 4/16/2019

0 40 80 160
Scale in Feet

Pine Ridge Elementary Facility (F:0190)

750 Pine Ridge Drive 30087 13.6 acres

ALFORD RD

BRALORNE DR

STEPHENSON RD

ASHLEY LN

TRADD CT

B:2011
13,018 Sq.Ft.
Year: 2004

B: 2020
5,478 Sq.Ft.
Year: 2003

B: 2010
68,696 Sq.Ft.
Year: 1988

890 900 910 920 930 880 870 660

Pine Ridge Elementary Facility
F:0190
DCSD Planning Department 4/16/2019

0 45 90 180
Scale in Feet

Shadow Rock Elementary School Facility
(F:1616) 1040 Kingway Dr 30058 15.2 acres

B: 2020
5,478 Sq.Ft.
Year: 2003

B: 2010
112,298 Sq.Ft.
Year: 1991

SHADOW LAKES DR
SCHOOLSIDE DR
KINGWAY DR
KING WAY WALK

900 910 920 930 940 950 960

Shadow Rock Elementary School Facility
F:1616
DCSD Planning Department 4/16/2019

0 50 100 200
Scale in Feet

Stephenson High Facility (F:0497)

701 Stephenson Road 30087 39.8 acres

B: 5060
150 Sq.Ft.
Year:

B: 5050
350 Sq.Ft.
Year:

B: 5020
2,200 Sq.Ft.
Year: 2000

B: 5040
180 Sq.Ft.
Year: 2000

B: 5030
700 Sq.Ft.
Year: 2000

B: 5011
45,680 Sq.Ft.
Year: 2005

B: 5010
196,181 Sq.Ft.
Year: 1996

STEPHENSON RD

STEPHENSON RDG

ROBIN RDG

WREN WALK

DOVE LN

N

Stephenson High Facility
F:0497
DCSD Planning Department 4/16/2019

0 65 130 260
Scale in Feet

Tucker Middle Facility (F:0605)

2160 Idlewood Road 30084 15.1 acres

FELLOWSHIP RD

FELLOWSHIP CT

BROWNINGS TRCE

WESTBROOK CT

IDLEWOOD RD

1090

1100

1080

1070

1060

5406

8188

B: 4010
152,360 Sq.Ft.
Year: 2004

N

Tucker Middle Facility
F:0605
DCSD Planning Department 8/5/2020

0 50 100 200
Scale in Feet

DeKalb County School System

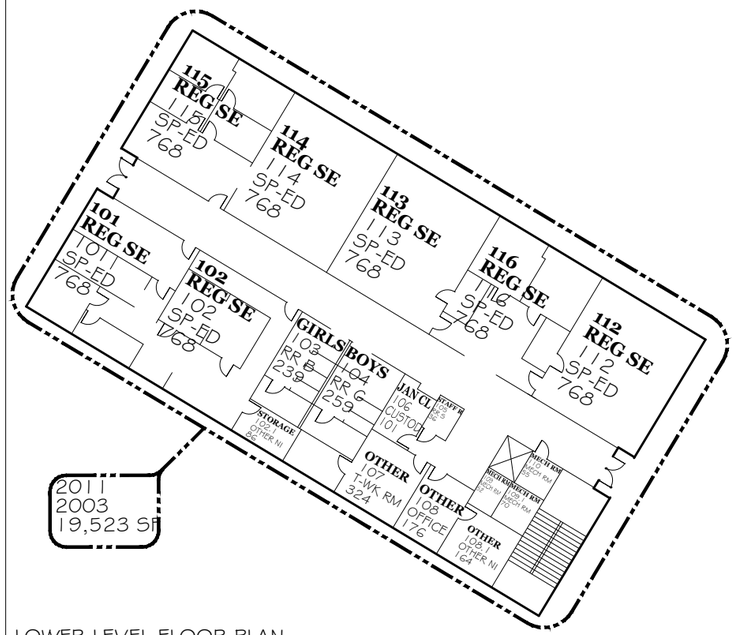
FACILITY# **644-0475-1055.01**
PARCEL#

69,401 SQ. FT.

10.6 ACRES

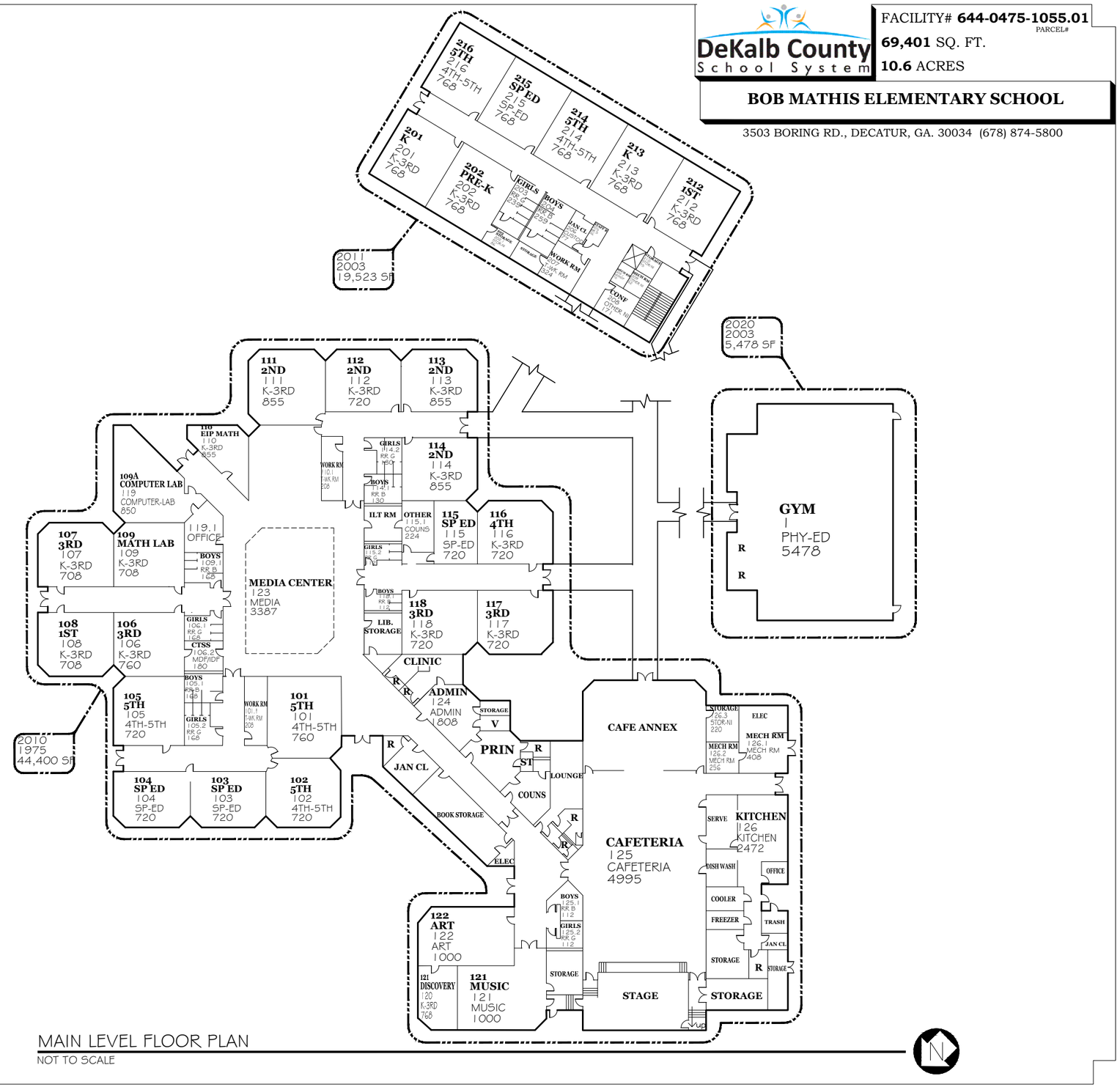
BOB MATHIS ELEMENTARY SCHOOL

3503 BORING RD., DECATUR, GA. 30034 (678) 874-5800



LOWER LEVEL FLOOR PLAN

NOT TO SCALE



MAIN LEVEL FLOOR PLAN

NOT TO SCALE

GDOE Minimum Required Areas

Space	New	-10%	Existing
K - 3		-75sf	**675sf**
4 - 5	**750sf**	-66sf	**594sf**
Art	**660sf**	-100sf	**900sf**
Music	**1,000sf**	-100sf	**900sf**
PE	**1,000sf**	-500sf	**4,500sf**
Sp Ed	**5.000sf**	-75sf	**675sf**
	750sf		

48 IU's = 750 FTE
Media Center (for 750 FTE) **3,525sf**
Cafeteria (750 FTE x 5) = **3,750sf**
Total Kitchen = **2,000sf**

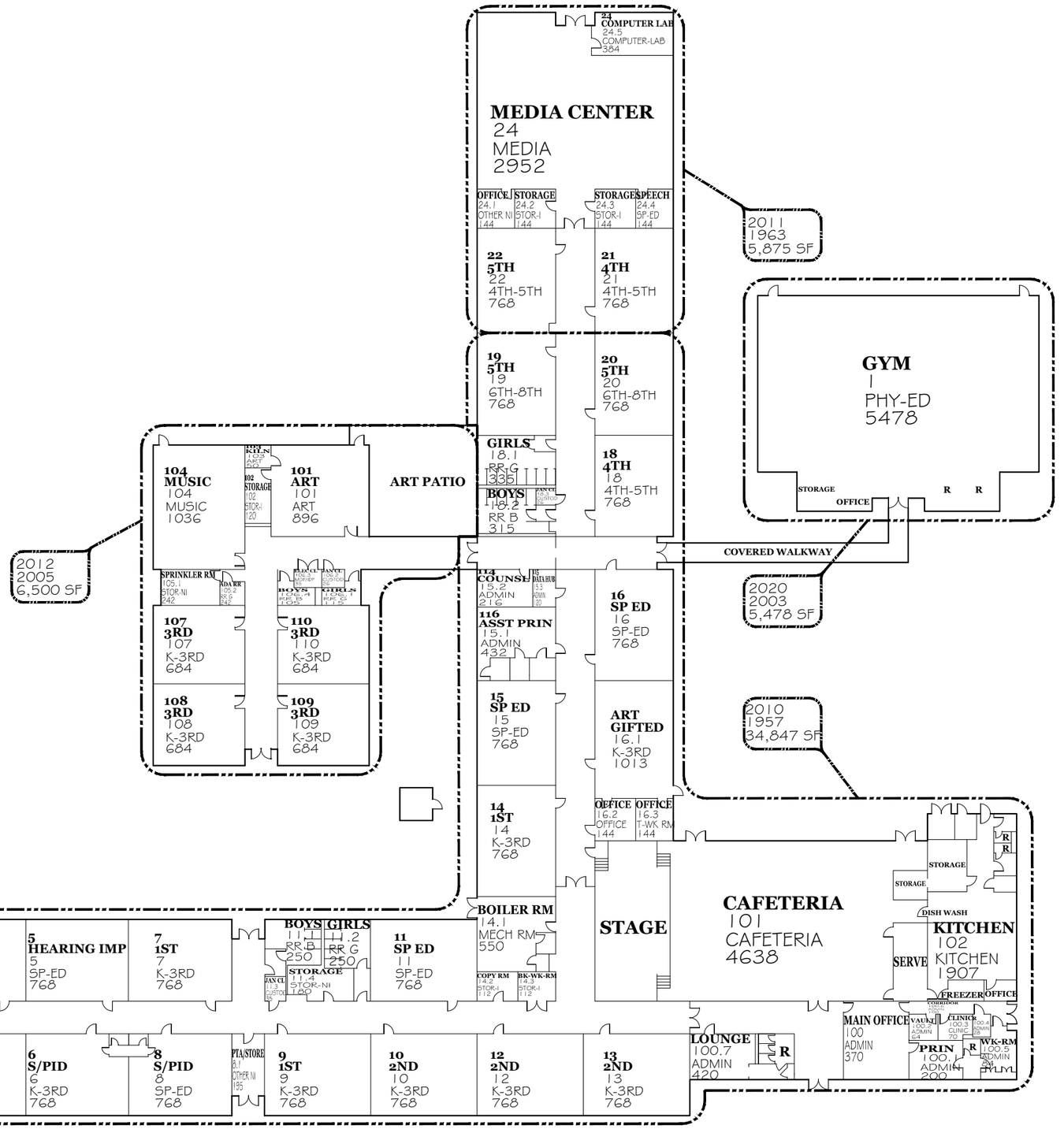
ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
2010	1975	44,400	24
2011	2003	19,523	14
2020	2003	5,478	1
TOTAL		**69,401**	**39**

UPDATED: 6/11/10 BY: AMP

DeKalb County School District



BRIARLAKE ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1957	34,847	20
2011	1963	5,875	3
2012	2007	7,100	6
2020	2003	5,478	1
TOTAL		**53,300**	**30**

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

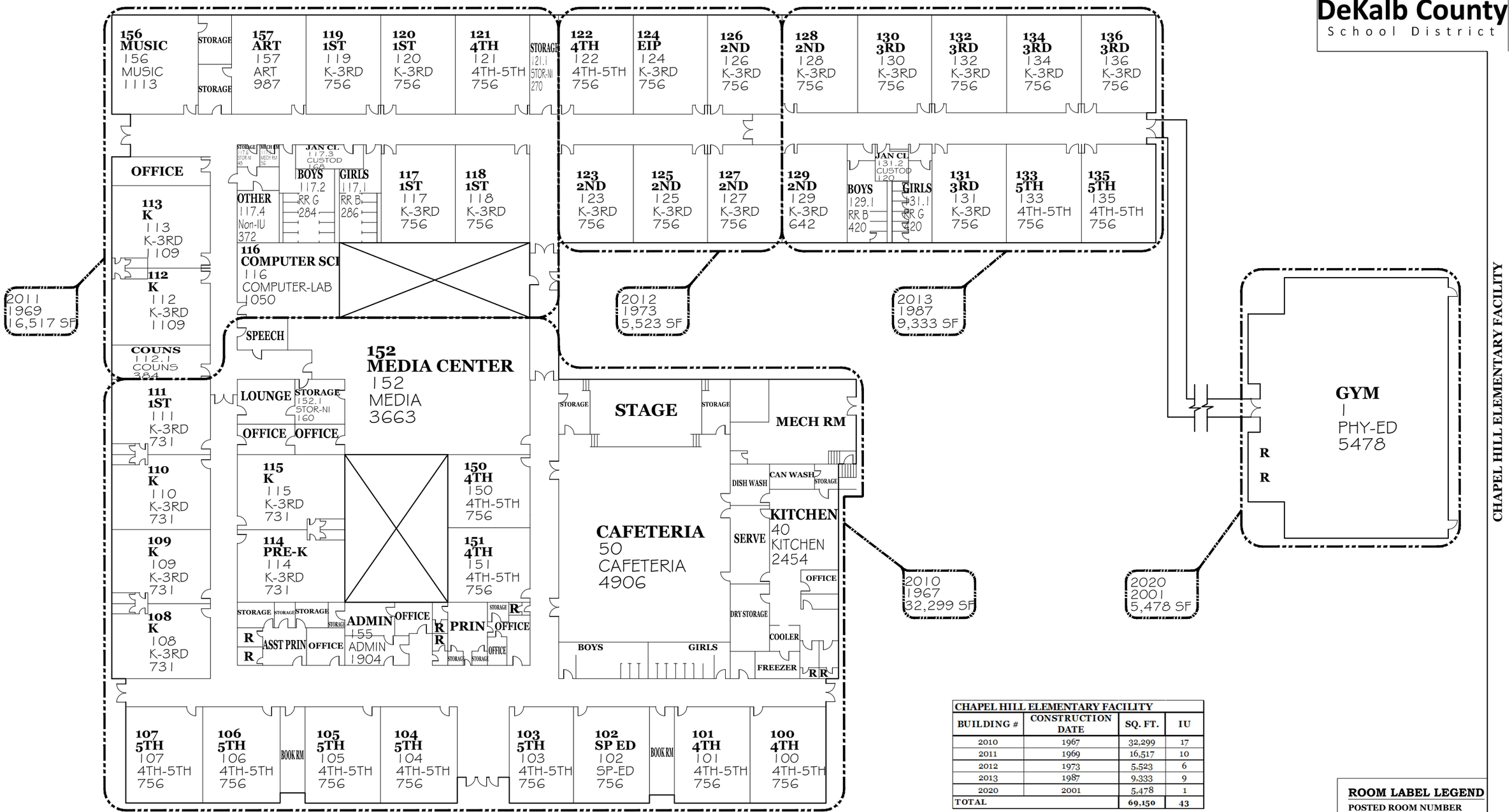
N

BRIARLAKE ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 6/28/2017 BY: AM

DeKalb County School District



CHAPEL HILL ELEMENTARY FACILITY

CHAPEL HILL ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1967	32,299	17
2011	1969	16,517	10
2012	1973	5,523	6
2013	1987	9,333	9
2020	2001	5,478	1
TOTAL		69,150	43

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/6/2017 BY: AM

Appendix F

DeKalb County School System

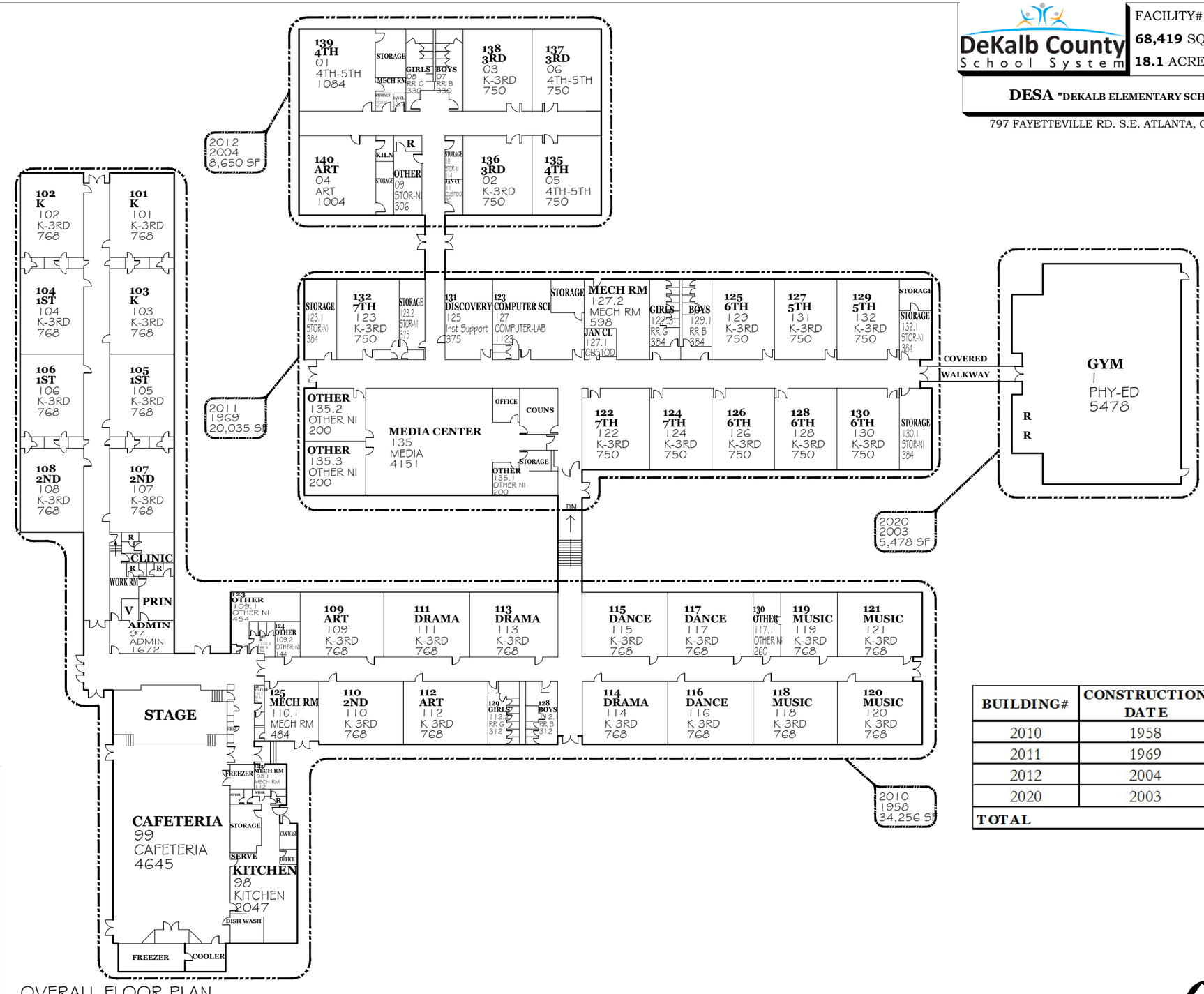
FACILITY# **644-5068-1670.01** PARCEL#

68,419 SQ. FT.

18.1 ACRES

DESA "DEKALB ELEMENTARY SCHOOL OF THE ARTS"

797 FAYETTEVILLE RD. S.E. ATLANTA, GA 30316 (678)874-1300



BUILDING#	CONSTRUCTION DATE	SQ.FT.	IU
2010	1958	34,256	20
2011	1969	20,035	12
2012	2004	8,650	6
2020	2003	5,478	1
TOTAL		**68,419**	**39**

GDOE Minimum Required Areas

Space	New	-10%	Existing
K - 3	**750sf**	-75sf	**675sf**
4 - 5	**660sf**	-66sf	**594sf**
Art	**1,000sf**	-100sf	**900sf**
Music	**1,000sf**	-100sf	**900sf**
PE	**5.000sf**	-500sf	**4,500sf**
Sp Ed	**750sf**	-75sf	**675sf**

48 IU's = 750 FTE
Media Center (for 750 FTE) **3,525sf**
Cafeteria (750 FTE x 5) = **3,750sf**
Total Kitchen = **2,000sf**

ROOM TAG LEGEND

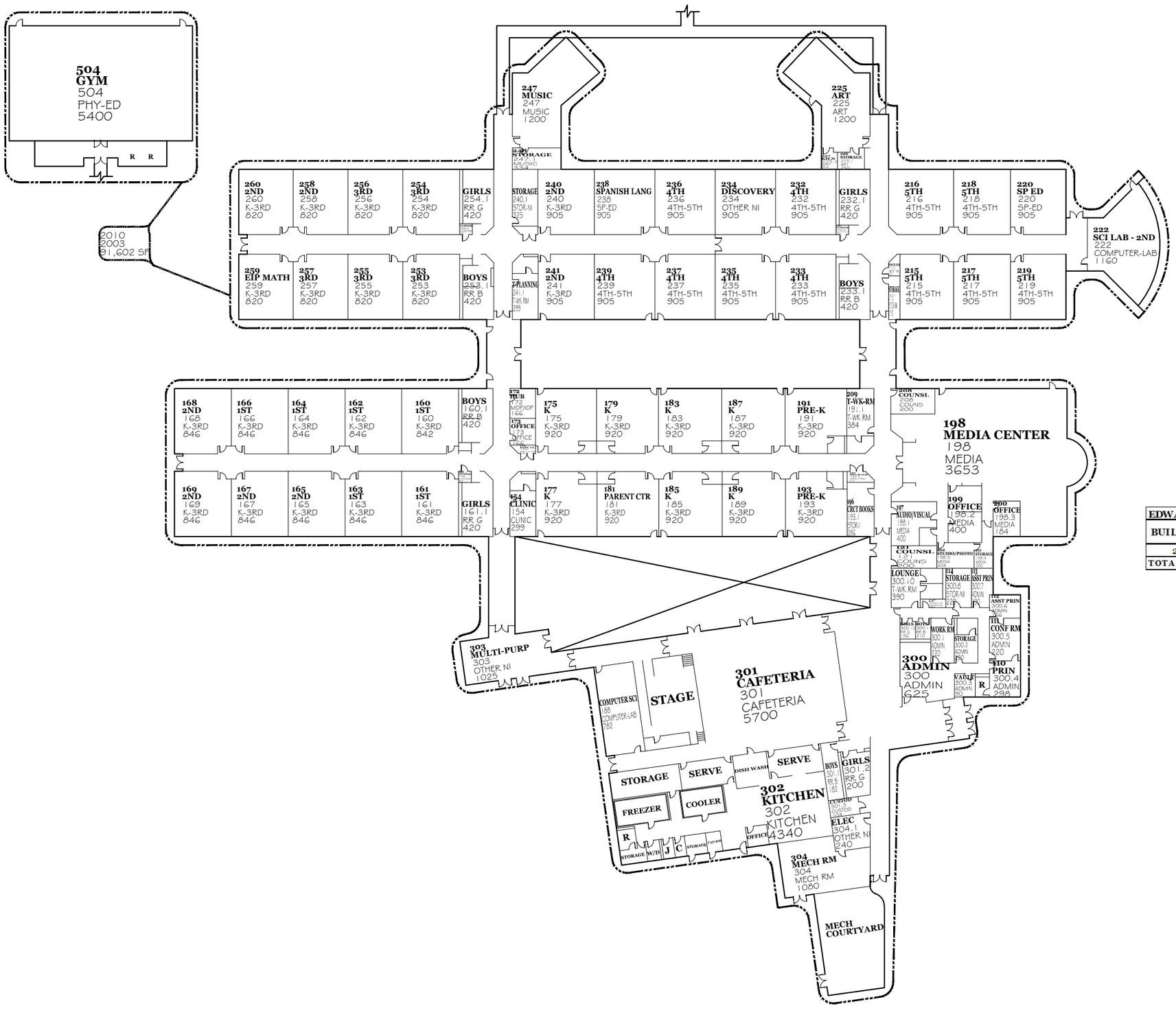
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

OVERALL FLOOR PLAN

NOT TO SCALE

UPDATED: 8/18/2010 BY: AMP

DeKalb County School District



EDWARD L. BOUIE ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1996	91,602	50
TOTAL		91,602	50

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

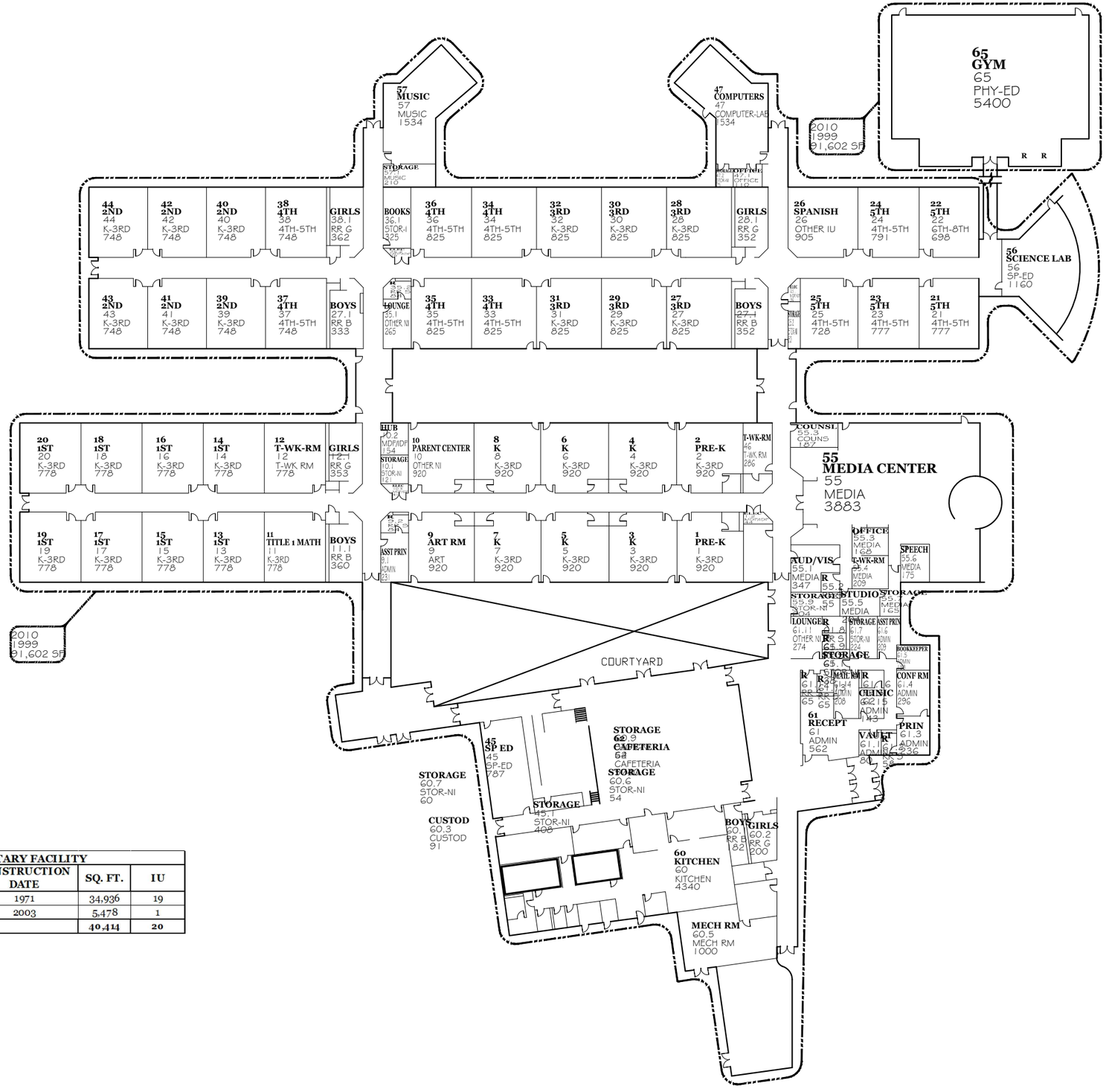
N

E.L BOUIE ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/11/2017 BY: AM

DeKalb County School District



MARBUT ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1971	34,936	19
2020	2003	5,478	1
TOTAL		**40,414**	**20**

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

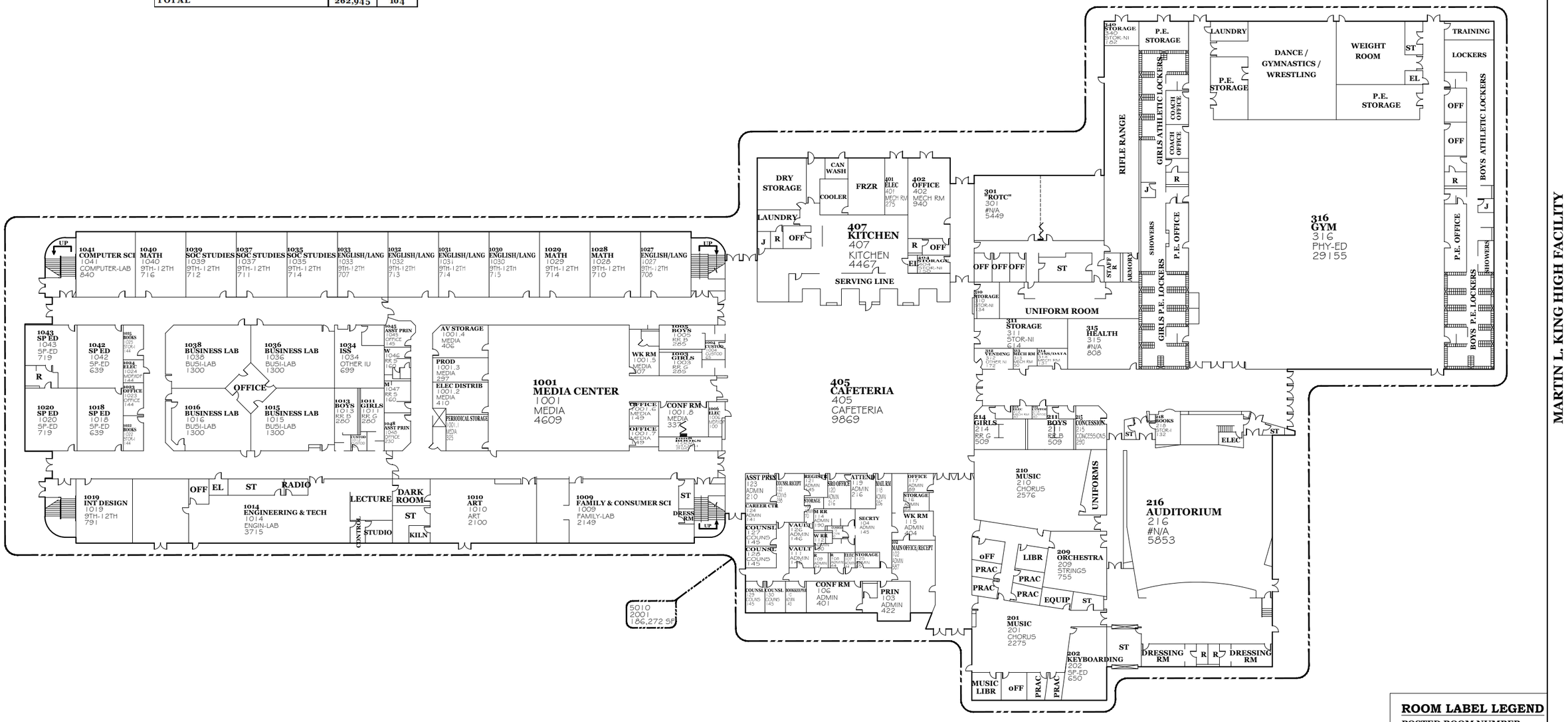
OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/11/2017 BY: AM

MARBUT ELEMENTARY FACILITY

DeKalb County School District

MARTIN LUTHER KING, JR. HIGH FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
5010	2001	186,272	70
5011	2014	76,673	34
TOTAL		**262,945**	**104**



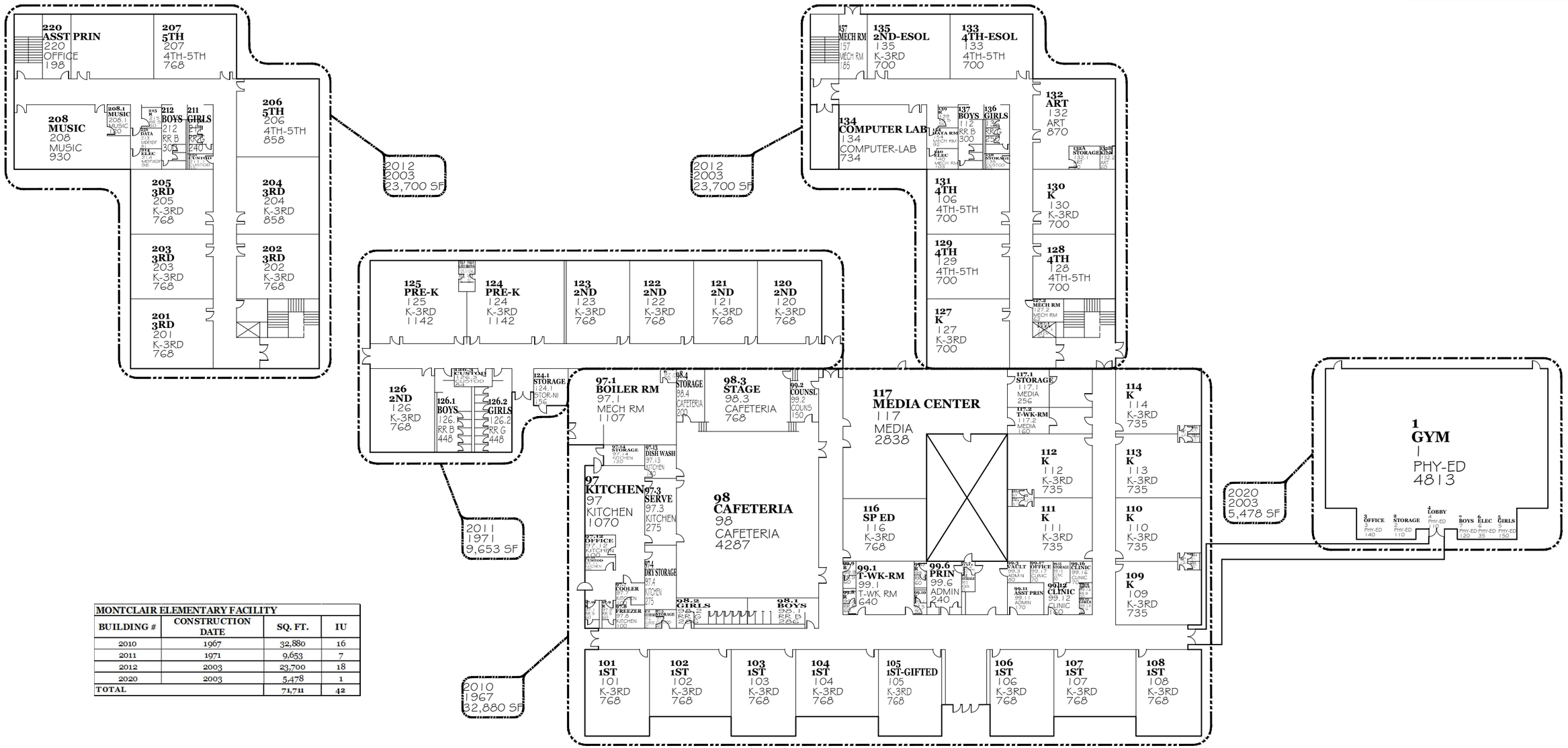
ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

MARTIN L. KING HIGH FACILITY

MAIN LEVEL FLOOR PLAN **NOT TO SCALE**

UPDATED: 7/10/2017 BY: AM

DeKalb County School District



MONTCLAIR ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1967	32,880	16
2011	1971	9,653	7
2012	2003	23,700	18
2020	2003	5,478	1
TOTAL		**71,711**	**42**

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

MONTCLAIR ELEMENTARY FACILITY

FIRST & SECOND LEVEL FLOOR PLAN **NOT TO SCALE**

UPDATED: 7/13/2017 BY: AM

DeKalb County School District

PANOLA WAY ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1987	66,965	40
2011	2004	13,775	12
2020	2003	5,478	1
TOTAL		86,218	53

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

PANOLA WAY ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/14/2017 BY: AM

DeKalb County School System

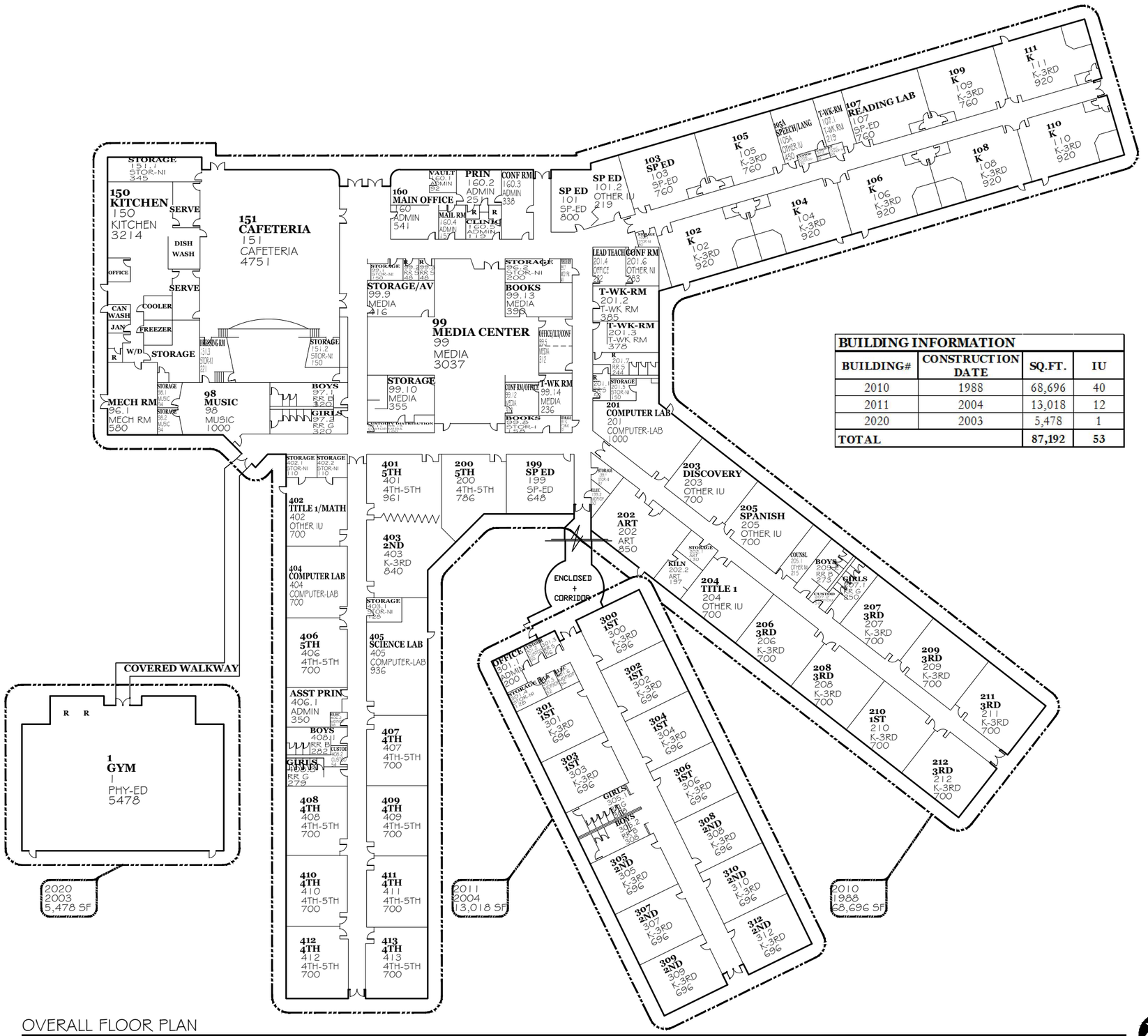
FACILITY# **644-0190-1755.01**
PARCEL#

87,192 SQ. FT.

14 ACRES

PINE RIDGE ELEMENTARY FACILITY

750 PINE RIDGE DRIVE, STONE MOUNTAIN, GA. 30081 (678)676-3402



BUILDING INFORMATION

BUILDING#	CONSTRUCTION DATE	SQ.FT.	IU
2010	1988	68,696	40
2011	2004	13,018	12
2020	2003	5,478	1
TOTAL		87,192	53

GDOE Minimum Required Areas

Space	New	-10%	Existing
K - 3	750sf	-75sf	675sf
4 - 5	660sf	-66sf	594sf
Art	1,000sf	-100sf	900sf
Music	1,000sf	-100sf	900sf
PE	5.000sf	-500sf	4,500sf
Sp Ed	750sf	-75sf	675sf

48 IU's = 750 FTE
Media Center (for 750 FTE) **3,525sf**
Cafeteria (750 FTE x 5) = **3,750sf**
Total Kitchen = **2,000sf**

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

OVERALL FLOOR PLAN
NOT TO SCALE

UPDATED: 08/17/2011 BY: AMP

DeKalb County School District

SHADOW ROCK ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1991	112,298	56
2020	2003	5,478	1
TOTAL		117,776	57

2020
2003
5,478 SF

1
GYM
1
PHY-ED
5478

R R

COVERED WALKWAY

116
SP ED
116
SP-ED
625

COUNSL
116.3
COUNS
154

117
STIMULUS MGMT CR
117
SP-ED
700

COUNSL
117.2
COUNS
114

118
SP ED
118
SP-ED
660

OFFICE
115.1
OFFICE
100

STORAGE
116.4
STOR-NI
90

STORAGE
117.1
STOR-NI
120

OFFICE
118.3
OFFICE
90

115
SP ED
115
SP-ED
625

119
SP ED
119
SP-ED
660

114
SPEECH CR
114
SP-ED
369

120
BOOKS
120
STOR-I
342

113
SP ED
113
SP-ED
622

112
FAMILY RM
112
SP-ED
353

122
ISS
122
SP-ED
327

121
MEETING RM
121
SP-ED
661

OFFICE
111.3
OFFICE
90

OFFICE
121.3
OFFICE
90

COUNSL
112.2
COUNS
230

COUNSL
112.7
COUNS
177

111
TRANSPORTATION
111
OFFICE
622

GIRLS
112.4
RR G
120

BOYS
112.5
RR B
170

123
ART
123
SP-ED
661

124
GYM
124
PHY-ED
1612

STORAGE
124.10
STOR-NI
200

STORAGE
124.11
STOR-NI
150

OFFICE
124.2
OFFICE
93

KITCHEN
124.1
KITCHEN
172

RECREATION
124.5
PHY-ED
621

LOUNGE
111.6
T-WK RM
320

WAIT RM
111.5
COUNS
90

MEDIA STORAGE
111.17
STOR-I
505

FAMILY LV
111.8
COUNS
505

ISS
111.13
SP-ED
350

101
SP ED
101
SP-ED
627

102
SP ED
102
SP-ED
627

103
SP ED
103
SP-ED
627

104
SP ED
104
SP-ED
627

106
SP ED
106
SP-ED
627

107
SP ED
107
SP-ED
627

108
COMPUTER RM
108
COMPUTER LAB
400

125
READING
125
INTER. IU
241

RECEPT
109.9
ADMIN
655

PRIN
109.1
ADMIN
235

109
CONF RM
109
ADMIN
432

T-WK-RM
109.8
T-WK RM
206

VAULT
109.10
ADMIN
105

CLINIC
109.12
CLINIC
120

LIBRARY
105.1
LIBRARY
1,139

LIBRARY WORK
105.2
LIBRARY
WORK
146

OFFICE
105.3
OFFICE
144

LIASION OFFICE
105.5
OFFICE
140

GIRLS
105.7
RR G
136

BOYS
105.8
RR B
144

TESTING RM
109.2
COUNS
130

SPEECH
109.5
SP-ED
113

COUNSL
108.5
COUNS
129

COUNSL
108.6
COUNS
119

T-WK-RM
108.3
T-WK RM
140

CUSTOD
109.14
CUSTOD
90

2010
1991
33,290 SF

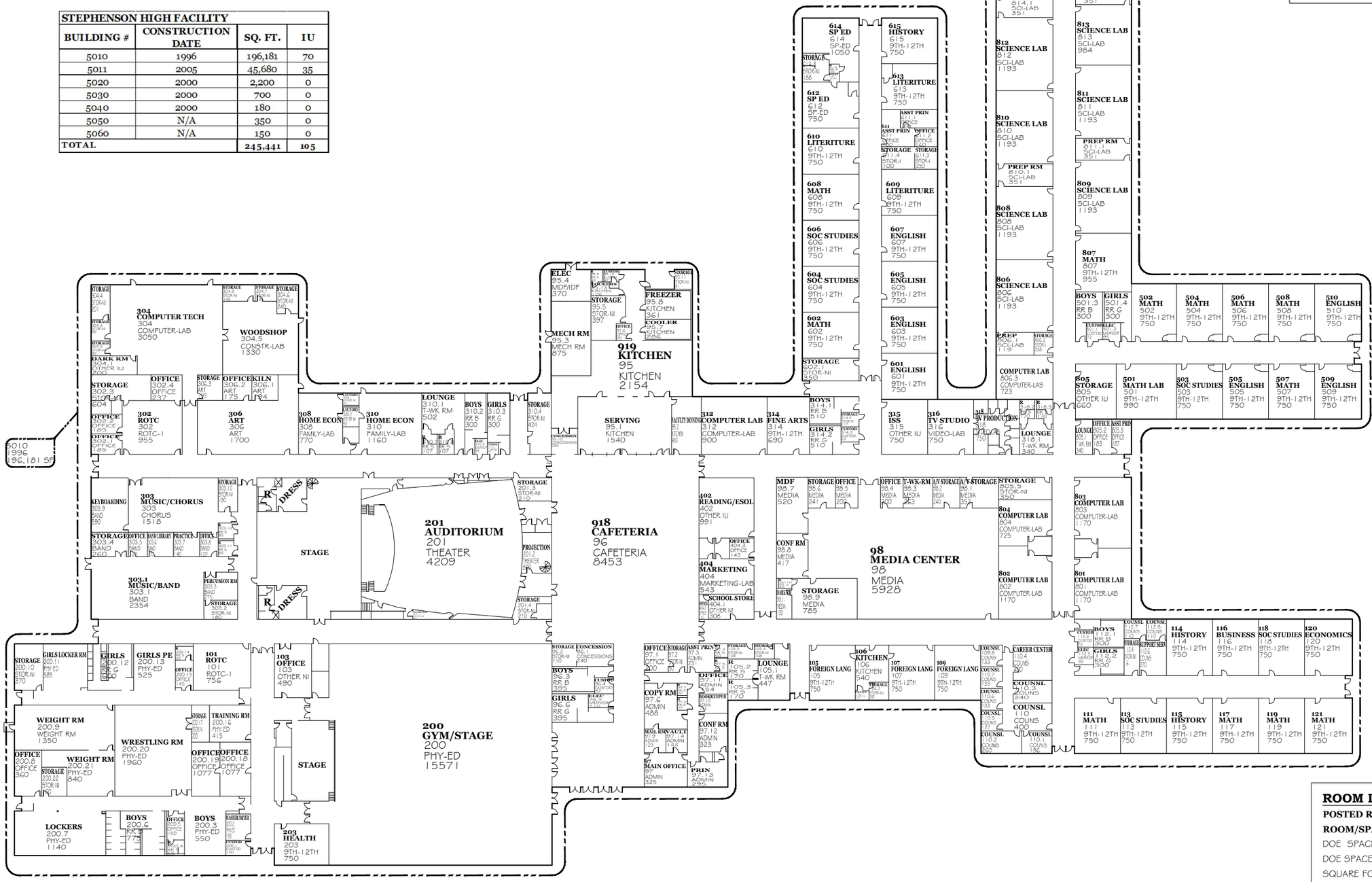
ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

SHADOW ROCK ELEMENTARY FACILITY

DeKalb County School District

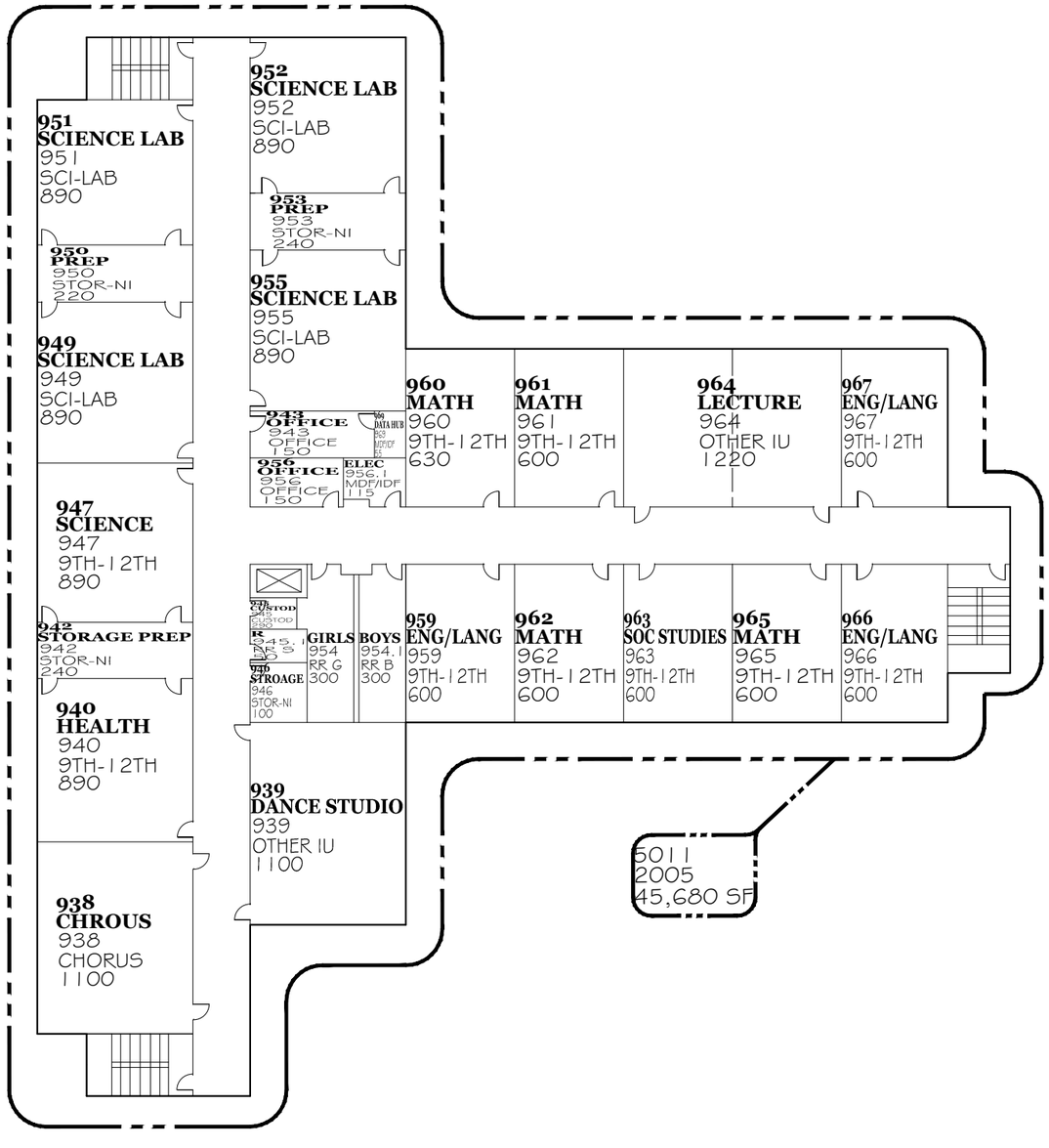
STEPHENSON HIGH FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
5010	1996	196,181	70
5011	2005	45,680	35
5020	2000	2,200	0
5030	2000	700	0
5040	2000	180	0
5050	N/A	350	0
5060	N/A	150	0
TOTAL		**245,441**	**105**

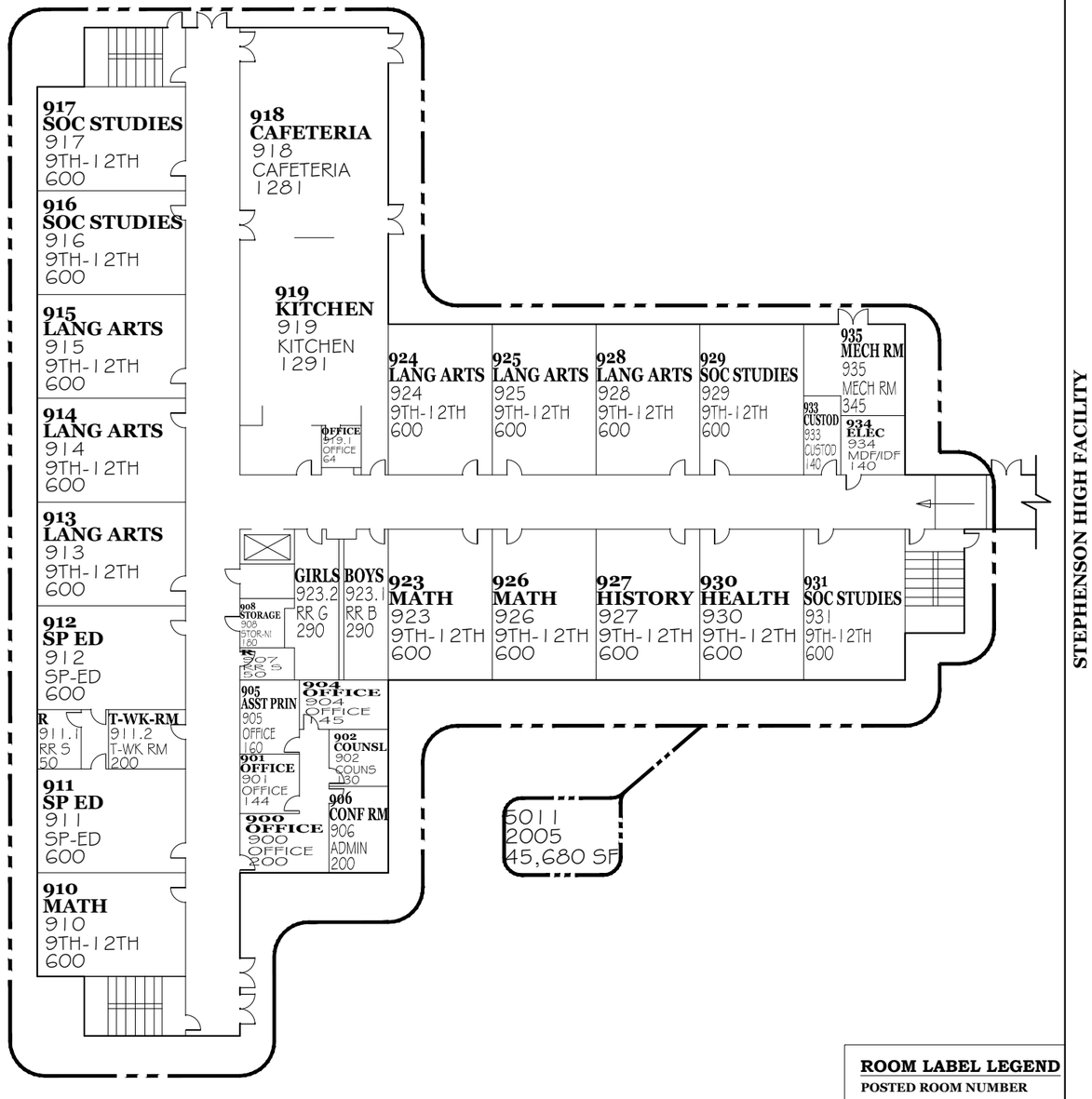


STEPHENSON HIGH FACILITY

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

DeKalb County School District





STEPHENSON HIGH FACILITY

ROOM LABEL LEGEND

POSTED ROOM NUMBER

ROOM/SPACE NAME

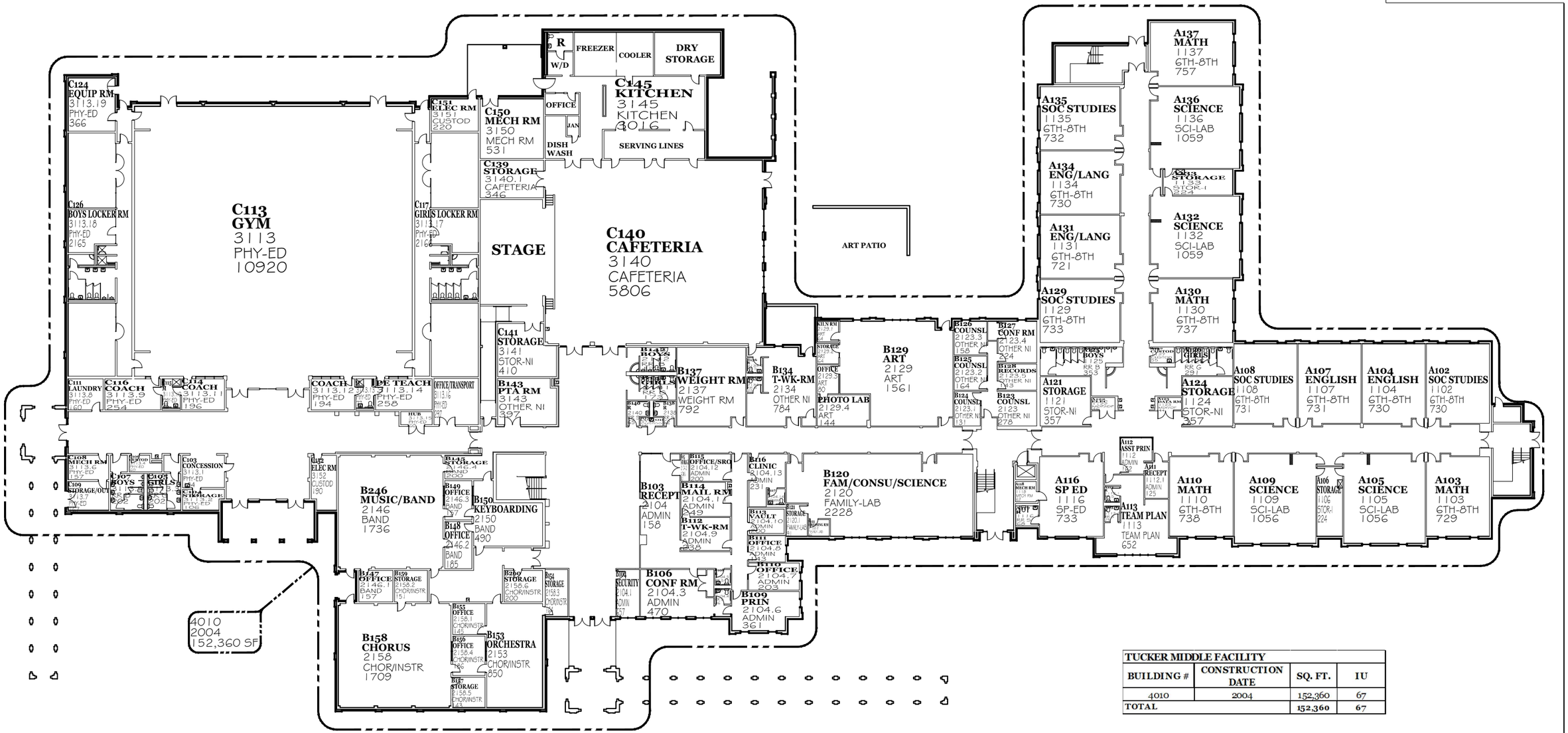
DOE SPACE NUMBER

DOE SPACE TYPE

SQUARE FOOTAGE

N

DeKalb County School District



TUCKER MIDDLE FACILITY

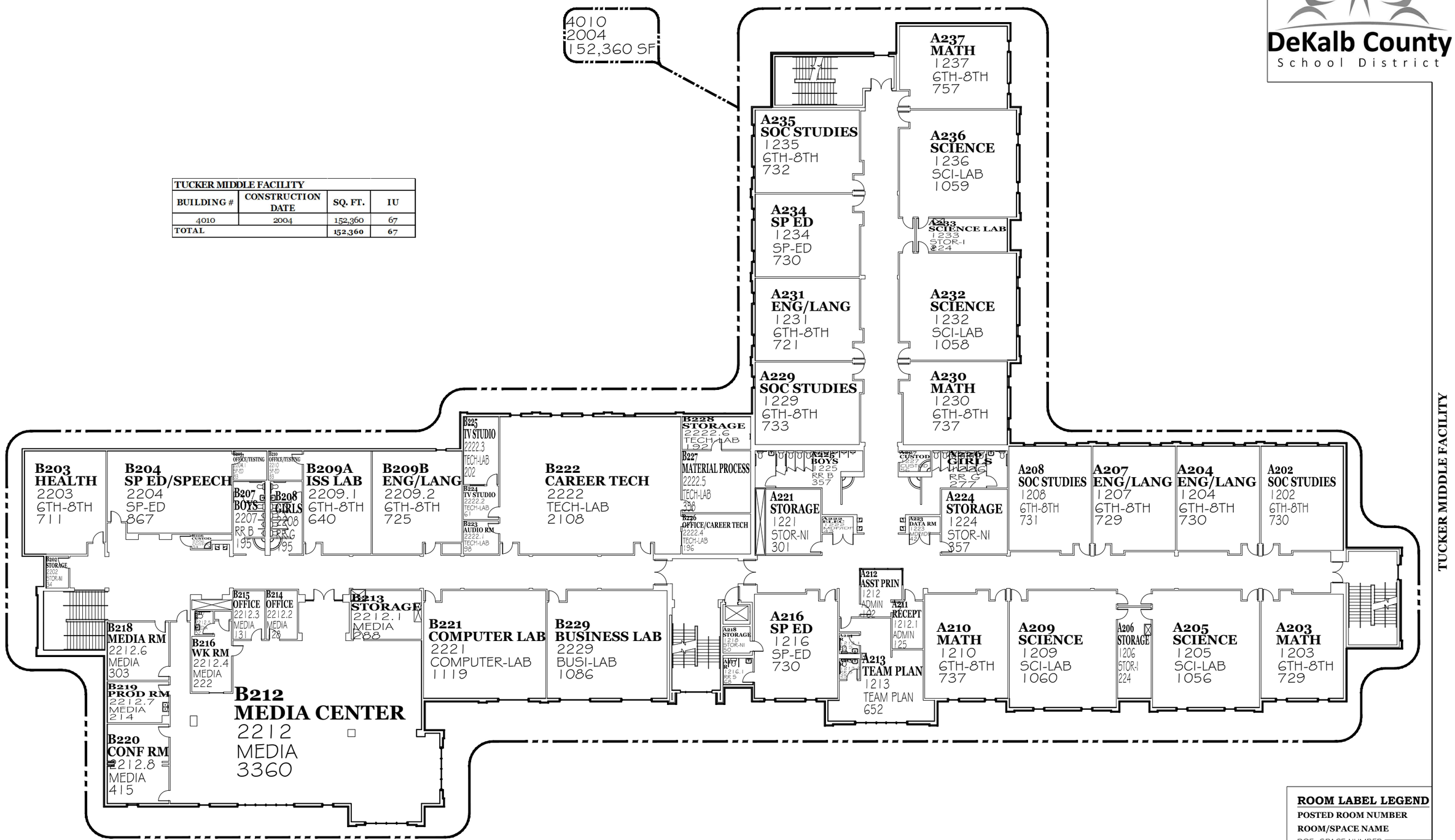
TUCKER MIDDLE FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
4010	2004	152,360	67
TOTAL		152,360	67

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

DeKalb County School District

TUCKER MIDDLE FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
4010	2004	152,360	67
TOTAL		**152,360**	**67**



ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

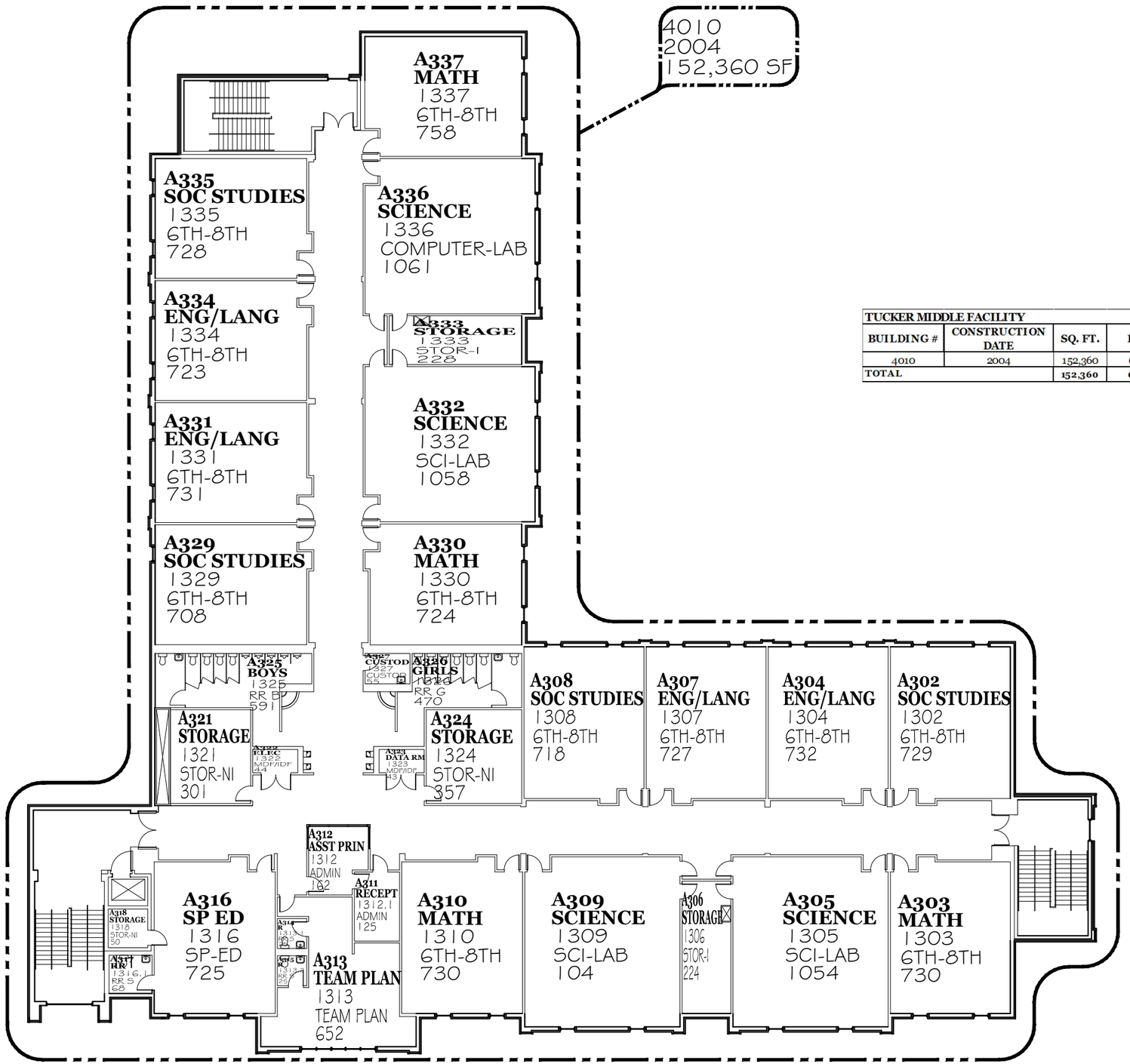
N

TUCKER MIDDLE FACILITY

SECOND FLOOR PLAN NOT TO SCALE

UPDATED: 7/11/2017 BY: AM

DeKalb County School District



TUCKER MIDDLE FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
4010	2004	152,360	67
TOTAL		152,360	67

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

TUCKER MIDDLE FACILITY

THIRD FLOOR PLAN NOT TO SCALE

UPDATED: 7/11/2017 BY: AM

Revised APPENDIX H1

Bob Mathis Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Bob Mathis ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H2

Briarlake Elementary School

AE Services for HVAC Replacement

	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	Project Design, Review, Permitting NTP	Project Design, Review, Permitting End	Anticipated Construction Procurement Start	Anticipated Construction Procurement NTP	Anticipated Construction Start	Anticipated Construction End
Briarlake ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H3

Chapel Hill Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Chapel Hill ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H4

Early Learning Center

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Early Learning Center	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H5

Edward L. Bouie Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Edward L. Bouie ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H6

Marbut Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Marbut ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H7

Martin Luther King Jr., High School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
MLK Jr., HS	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H8

Montclair Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Montclair ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H9

Panola Way Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Panola Way ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H10

Pine Ridge Elementary School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Pine Ridge ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H11

Shadow Rock Elementary School

AE Services for HVAC Replacement

	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	Project Design, Review, Permitting NTP	Project Design, Review, Permitting End	Anticipated Construction Procurement Start	Anticipated Construction Procurement NTP	Anticipated Construction Start	Anticipated Construction End
Shadow Rock ES	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H12

Stephenson High School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Stephenson HS	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

Revised APPENDIX H13

Tucker Middle School

AE Services for HVAC Replacement

								Project Design, Review, Permitting		Anticipated Construction Procurement		Anticipated Construction	
	RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Board Approval	NOA	NTP	End	Start	NTP	Start	End
Tucker MS	04/28/22	05/05/22	05/11/22	05/18/22	05/24/22	07/11/22	07/18/22	08/12/22	11/10/22	12/2022	3/2023	3/2023	8/2024

APPENDIX I

STANDARD FORM OF CONTRACT

FOR ARCHITECTURAL SERVICES

(STATE CAPITAL OUTLAY PROJECTS)

BETWEEN THE

DEKALB COUNTY BOARD OF EDUCATION

AND THE ARCHITECT

Architect: _____

Architect Address: _____

_____

Project Name: **HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr., HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS**

Project Address: **Various**

Project No.: **N/A**

Solicitation No.: **RFQu No. 22-752-030**

Cost Code: **420.4000.572000.31121.7520.4180.8010.040.2021**

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CONTRACT FOR ARCHITECTURAL SERVICES

This contract (the "Contract") is made and entered into by and between the DeKalb County Board of Education (the "Owner") and _____ (the "Architect"). This Contract shall be effective on the date executed by the last party to execute it.

The architectural services required by this Contract are to be rendered for a construction project identified as HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr., HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS (the "Project").

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements stated herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Owner and the Architect agree:

ARTICLE 1

REPRESENTATIONS AND WARRANTIES

In order to induce the Owner to execute this Contract and recognizing that Owner is relying thereon, and without limiting or restricting any other representation or warranty set forth elsewhere in this Contract or implied by operation of law, the Architect, by executing this Contract, makes the following express representations to the Owner:

1.1 The Architect is professionally qualified to act as the architect for the Project and is licensed to practice architecture by all public entities having jurisdiction over the Architect and the Project;

1.2 The Architect has and shall maintain all necessary licenses, permits or other authorizations necessary to act as architect for the Project until the Architect's duties hereunder have been fully satisfied;

1.3 The Architect has become familiar with the Project site and the local conditions under which the Project is to be designed, constructed, and operated;

1.4 The Architect shall prepare all documents and things required by this Contract including, but not limited to, all contract plans and specifications, in such a manner that they shall be accurate, coordinated and adequate for construction and shall be in conformity and comply with all applicable law, codes and regulations; and

1.5 The Architect assumes full responsibility to the Owner for the improper acts and omissions of Architect’s consultants or others employed or retained by the Architect in connection with the Project.

ARTICLE 2

PRELIMINARY CONSULTATION, EXAMINATION AND REPORT

Prior to the preparation of the Schematic Design as required by Article 3 below, the Architect shall first consult in detail with the Owner, and shall carefully examine any information provided by the Owner concerning the Owner's policies, purposes, concepts, objectives, desires, and design, construction, scheduling, budgetary or operational Project needs, restrictions or requirements, and any other information provided by the Owner concerning the Owner's criteria for the Project (collectively, all of the foregoing information may be referred to as the "Owner's Criteria"). Following such examination, and in no event later than ten (10) calendar days after the effective date of this Contract, the Architect shall prepare and submit to the Owner a written report detailing the Architect's budgetary, operational, or other problems or recommendations which may result from the Owner's Criteria. The written report of the Architect shall also include proposed solutions, if appropriate; addressing each of such identified problems.

ARTICLE 3

PRELIMINARY DESIGN AND PRICE ESTIMATES

3.1 After reviewing with the Owner the written report required by Article 2 above, agreeing upon any proposed solutions to identified problems resulting from the Owner's Criteria, the Architect shall draft and submit to the Owner a "Schematic Design" for the Project per RFQu Appendix H: Owner's Master Schedule. The Schematic Design shall be consistent with the Owner's Criteria, as, and if, modified, and shall include as a minimum the information outlined in RFQu Appendix B: Design Review – Minimum Submittal Requirements. This includes:

3.1.1 Schematic Design Drawings

3.1.2 Preliminary Outline of Specifications

3.1.3 Cost Estimate as described in Article 3.2 below

3.1.4 Written description of major components of the Design

3.1.5 Any other documents or things necessary or appropriate to describe and depict the Preliminary Design and the conformity of same with the Owner's Criteria (as, and if, modified as set forth above) for the Project.

3.2 Upon completion of the Schematic Design and as part of the Schematic Design submittal, the Architect shall submit to the Owner in writing, its preliminary estimate for constructing the Project. This estimate may be based on current area, volume or similar conceptual estimating techniques. As the design process progresses through the end of the preparation of the Construction Documents (CD), the Architect shall update and refine the preliminary estimate of the contractor's anticipated price for constructing the Project. At a minimum, the Architect shall submit to the Owner in writing its updated and refined estimate per the requirements outlined in RFQu Appendix B: Design Review – Minimum Submittal Requirements. The Architect shall advise the Owner of any adjustments to previous estimates for constructing the Project. If at any time the Architect's estimate for constructing the Project

exceeds the Owner's Stated Cost Limitation (SCL) by more than 5%, the Architect shall make appropriate revisions to the Design Documents to bring the cost within the SCL. These revisions will be performed by the Architect at no additional cost to the Owner. The Architect will also be responsible for creating a Recovery Schedule to complete the design per the original Design Schedule.

3.3 In preparing estimates of the contractor's anticipated price for constructing the Project, the Architect shall be permitted to include reasonable contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction acceptable to Owner are to be included in the Construction Documents (CD); to make reasonable adjustments in the scope of the Project acceptable to Owner and to include in the Design for Construction alternate bids acceptable to Owner as may be necessary to adjust the estimated contractor's anticipated price for constructing the Project to meet the Owner's budget.

3.4 Upon completion and submittal of the Schematic Design and the Preliminary Estimate, the Owner, the Owner's Representatives, and other parties as deemed necessary will review the documents for general compliance with the Owner's design criteria described in Article 2 of this Contract. The Architect will participate in a Design Review Meeting at the end of the design review period and, once in agreement with the proposed comments/ revisions, will proceed to the 50% Construction Drawings Phase, where he will promptly incorporate the agreed upon comments/ revisions into the Design Documents.

3.5 After reviewing with the Owner the design review comments identified in 3.4 above, and agreeing upon any proposed solutions to identified problems resulting from the review, the Architect shall draft and submit to the Owner a " 50% Construction Drawings" submittal for the Project per RFQu Appendix H: Owner's Master Schedule. The 50% Construction Drawings submittal shall be consistent with the Owner's Criteria, as, and if, modified, and shall include as a minimum the information outlined in RFQu Appendix B: Design Review – Minimum Submittal Requirements.: This includes:

3.5.1 50% Construction Drawings

3.5.2 Initial Draft of Specification Manual

3.5.3 Cost Estimate as described in Article 3.2 above

3.5.4 Any other documents or things necessary or appropriate to describe and depict the 50% Construction Drawings Concepts and the conformity of same with the Owner's Criteria (as, and if, modified as set forth above) for the Project.

ARTICLE 4

CONSTRUCTION DOCUMENTS

4.1 Upon written direction from the Owner, after reviewing with the Owner the 50% Construction Drawings Submittal required by Article 3 above, and after incorporating any changes or alterations authorized or directed by the Owner with respect to the 50% Construction Drawings Submittal or with respect to the Owner's Criteria, as, and if, modified, , the Architect shall draft and

submit to the Owner the "Construction Documents (CD)" in the phased submittals outlined in RFQu Appendix B: Design Review – Minimum Submittal Requirements and RFQu Appendix H: Owner's Master Schedule. The Construction Documents shall include plans and specifications which describe with specificity all systems, elements, details, components, materials, equipment, and other information necessary for construction of the Project. In preparing the Construction Documents, including without limitation any changes thereto, the Architect shall, as and when necessary, file and review all plans and specifications with all departments, divisions and offices of the State of Georgia and of DeKalb County having jurisdiction and requiring such filing or review, including without limitation the State of Georgia Department of Education, State of Georgia Environmental Protection Division, DeKalb County Building Department, DeKalb County Development Department and DeKalb County Fire Marshall, and incorporate all required review comments into the plans and specifications. The Construction Documents shall be accurate, coordinated and adequate for construction and shall be in strict conformity, and strictly comply, with all applicable law, codes and regulations, and with all standards, criteria (including the Owner's Criteria), and memoranda of policy furnished by the Owner. Products, equipment and materials specified for use shall be readily available unless written authorization to the contrary is given by the Owner. The services required of the Architect under this Contract do include, without limitation, an Erosion, Sedimentation and Pollution Control Plan in accordance with the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit, building evacuation plans, site evacuation plans, demolition plans (if demolition is applicable), and any and all other services required by law or otherwise necessary to provide permittable drawings and specifications.

4.2 All plans and specifications shall bear the signature and seal of the Architect. Structural, electrical, and mechanical plans and specifications shall also bear the signature and seal of the respective engineers, licensed in the State of Georgia. Five (5) sets of all plans, sized 30" x 42", and specifications, properly signed and sealed, shall be furnished to the Owner at every submittal stage. In addition:

4.2.1 Architect shall provide Owner with all final plans on computer disk in AutoCAD version 2000, or scanned onto magnetic media that can be accessed by AutoCAD 2000;

4.2.2 Drawings will be posted on the District's Project Management software Proliance "Contract Manager System" (CMS) using an Owner supplied license, as follows:

4.2.2.1 Preliminary Consultation and Examination Report – Posted on CMS as a PDF file.

4.2.2.2 Schematic Design Submittal – Drawings posted as one PDF file, specifications posted as one PDF file, additional reports posted as PDF files.

4.2.2.3 Construction Documents – 50% same as 4.2.2.2

4.2.2.4 100% Construction Documents – Each drawing and specification section is to be posted as a separate PDF file.

4.2.3 Architect shall provide Owner with 11" x 17" prints of the final site plan, grading plan, staking plan, and overall floor plan; and

4.2.4 The maximum drawing sheet size shall be 30" x 42".

4.2.5 If the Project involves construction to an existing school structure, Architect shall create and submit to Owner an evacuation plan for use during construction. If the Project has more than one Phase, Architect shall provide an evacuation plan specific to each Phase of construction. Any such evacuation plan created by the Architect for the Project shall be submitted to and subject to approval by the DeKalb County Fire Marshall. The Architect shall supplement any evacuation plan as required and necessary.

4.3 The Architect is responsible for the calculating in detail of all structural, mechanical, and electrical work including, but not limited to, the furnishing to the Owner of life-cycle-costing and energy consumption analyses for the purpose of ascertaining and verifying (i) adequacy and correctness of equipment specified or shown on the plans and (ii) that the plans and specifications do not violate sound and accepted engineering principles; and

4.3.1 to confirm that there has been ample provision in the entire structural system for expansion and contraction, including but not limited to, building frames, the roof system, gravel stops, gutters, roof expansion joints, metal flashing and metal counterflashing, roof decks, and masonry walls; and

4.3.2 to confirm that there has been ample provision in the mechanical work for expansion and contraction.

4.4 The Architect shall design all buildings in such manner that, if such buildings are constructed in accordance with the construction contract between the Owner and contractor (hereinafter "Construction Contract"), such buildings will be free from leaks.

4.5 The Architect agrees that budgetary limitations are not a justification for breach of sound principles of architectural and engineering design. The Architect shall take no calculated risks in the design of the work. The Architect agrees that in the event it cannot design the work within the Owner's financial limitations without disregarding sound principles of design or in the event the Architect is requested by any person, agency, or public body to make any changes involving quality or quantity of the work, Architect shall give written notice to the Owner and obtain written direction from the Owner before proceeding.

4.6 The Architect acknowledges and agrees that the Owner does not undertake to approve or pass upon matters of design and that the Owner, therefore, assumes no responsibility for design. The Architect acknowledges and agrees that the review of plans and specifications by the Owner is limited to determining whether such documents are generally consistent with the Owner's Criteria, as, and if, modified. The Owner does not undertake to inquire into the adequacy, fitness, suitability, or correctness of engineering or architectural design. The Architect agrees that no review of plans and specifications by the Owner or by any person, body, or agency shall relieve Architect of the responsibility for the adequacy and correctness of architectural and engineering design and for designing the work in accordance with sound and accepted engineering and architectural principles.

4.7 The Architect shall create and provide to Owner a list of the plans, specifications and other documents constituting the 100% Construction Documents (the "Design Document List"). The Architect shall update the Design Document List and provide such updates to the Owner and the contractor as and when Owner authorized addenda, Change Orders, or other Owner authorized revisions to the Design for Construction are issued. The Architect shall ensure that the Design Document List is at all times accurate, complete and current; taking into account all Owner authorized changes to the Construction Contract.

ARTICLE 5

FINAL PRICE ESTIMATE

Contemporaneously with the submission of the 50% Construction Documents, the Architect shall submit to the Owner in writing its final estimate for constructing the Project. The final estimate for constructing the Project shall be prepared and submitted in accordance with the requirements of paragraphs 3.2 and 3.3 above. Once submitted, the final price estimate shall not be increased or decreased by the Architect unless the Construction Documents are changed upon authorization by the Owner. In such event the final price estimate shall be adjusted by the Architect to reflect any increase or decrease in estimated price resulting from the change in Construction Documents.

ARTICLE 6

EXCEEDING AN ESTABLISHED STATED COST LIMITATION

Prior to the Architect starting the Preliminary Design, the Owner may establish and communicate to the Architect a maximum amount for payment to the contractor as the Contract Price for constructing the Project (the "Stated Cost Limitation"). In the event the Architect's final anticipated price estimate as required by Article 5 exceeds the Stated Cost Limitation, or in the event the lowest bid or guaranteed maximum price or negotiated proposal from a qualified contractor exceeds the Stated Cost Limitation, the Owner may require the Architect, at no cost to the Owner, to consult with the Owner and to revise the Design for Construction so as to obtain a bid price or proposal at or below the Stated Cost Limitation. Absent clear and convincing evidence of gross negligence of the Architect in making its final anticipated price estimate or in designing the Project without regard to the Stated Cost Limitation, providing such revisions shall fulfill the Architect's liability to the Owner in connection with the Stated Cost Limitation.

ARTICLE 7

DUTIES, OBLIGATIONS AND RESPONSIBILITIES AFTER DESIGN

7.1 The Architect shall assist the Owner in obtaining bids or proposals and in tabulating bids and assessing the qualifications of bidders.

7.2 During construction of the Project, and at all times relevant thereto, the Architect shall have and perform the following duties, obligations, and responsibilities;

7.2.1 In addition to its duties, obligations and responsibilities set forth in the following paragraphs of this Article 7, the Architect shall have and perform those duties, obligations and responsibilities of the Architect set forth in the Construction Contract. The Architect hereby acknowledges that it has received, reviewed and studied a true and correct unexecuted copy of the form of the Construction Contract and same is herein incorporated by reference. Copies of the Owner's forms of the Construction Contracts are available for review on the Owner's website. Any changes to the form of Construction Contract made by the Owner shall be enforceable under this Contract unless such change is inconsistent with this Contract and the Architect specifically objects to such change, in writing, not later than five (5) days from the Architect's receipt of such change;

7.2.2 The Architect shall, as contemplated herein and in the Construction Contract, but not otherwise, act on behalf, and be the agent, of the Owner throughout construction of the Project. Instructions, directions, and other appropriate communications from the Owner to the contractor shall be given to the contractor by the Architect;

7.2.3 Upon receipt, the Architect shall carefully review and examine the contractor's Schedule of Values, together with any supporting documentation or data which the Owner or the Architect may require from the contractor. The purpose of such review and examination shall be to protect the Owner from an unbalanced Schedule of Values which allocates greater value to certain elements of the work than is indicated by such supporting documentation or data, or than is reasonable under the circumstances. If the Schedule of Values is not found to be appropriate, or if the supporting documentation or data is inadequate, the Schedule of Values shall be returned to the contractor for revision or supporting documentation or data. After making such examination, if the Schedule of Values is found to be appropriate as submitted, or if necessary, as revised, the Architect shall sign the Schedule of Values thereby indicating its informed belief that the Schedule of Values constitutes a reasonable, balanced basis for payment of the Contract Price to the contractor;

7.2.4 The Architect shall inspect the work of the contractor whenever and wherever necessary, including without limitation, within 24 hours of the Owner's request, and shall, at a minimum, inspect work at the Project site no less frequently than once per week. Such inspections shall be performed personally by a principal of the Architect's firm, licensed in the State of Georgia, at least once per month. The Architect shall require its consultants to participate in such inspections and to generate written reports within three (3) business days thereof with respect to their respective disciplines periodically as necessary to protect the Owner. A copy of any such written report shall be provided to Owner within three (3) business days of receipt by Architect. The purpose of such inspections shall be to determine the quality and quantity of the work in comparison with the requirements of the Construction Contract. While performing such inspections, the Architect shall protect the Owner from deficient or defective work, from unexcused delays in the schedule and from requests for payment which could result in overpayment to the contractor. Within three (3) days of each inspection the Architect shall submit a written report of such inspection, together with any appropriate comments or recommendations, to the Owner;

7.2.4.1 In addition to any other inspections required by this Contract, the Architect, through its consultant(s) as applicable, shall timely inspect the installation of the control measures set forth in the Erosion, Sedimentation and Pollution Control Plan in accordance with the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit;

7.2.4.2 In addition to any other inspections required by this Contract, the Architect, through its consultant(s) as applicable, shall timely perform such inspections as are required by the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit;

7.2.4.3 The Architect, through its consultant(s) as applicable, shall perform the duties, obligations and responsibilities of the "design professional" under the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit. As used in the immediately preceding sentence, the term "design professional" shall have

the meaning ascribed to it in the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit;

7.2.4.4 Excepting only the preparation of the Erosion, Sedimentation and Pollution Control Plan referred to in paragraph 4.1, the inspections referred to in paragraphs 7.2.4.1 and 7.2.4.2, and the performance of the duties, obligations and responsibilities of the "design professional" referred to in paragraph 7.2.4.3, the Architect shall ensure that the construction contractor provides, satisfies or otherwise complies with all requirements and conditions of the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit, including, without limitation, all notices, fees, plan implementation, monitoring, sampling, inspections, reports, record keeping, submittals and any other requirements and conditions of the State of Georgia Department of Natural Resources Environmental Protection Division storm water discharge permit;

7.2.5 The Architect shall initially approve periodic and final payments owed to the contractor under the Construction Contract predicated upon inspections of the work as required in paragraph 7.2.4 hereinabove and evaluations of the contractor's rate of progress in light of the remaining Contract Time and shall issue to the Owner Approvals of Payment in such amounts. By issuing an Approval of Payment to the Owner, the Architect reliably informs the Owner that the Architect has made the inspection of the work required by paragraph 7.2.4 above, and that the work for which payment is approved has reached the quantities or percentages of completion shown, or both, that the quality of the contractor's work meets or exceeds the requirements of the Construction Contract, and that under the terms and conditions of the Construction Contract, the Owner is obligated to make payment to the contractor of the amount approved;

7.2.6 The Architect shall promptly provide appropriate interpretations of the Contract Documents as to not delay the critical path of the project schedule and for the proper execution of the work after receiving a written request for information or other written inquiry from the Owner or the Contractor;

7.2.7 The Architect shall reject in writing any work of the contractor which is not in strict compliance with the Construction Contract unless directed by the Owner, in writing, not to do so;

7.2.8 The Architect shall require inspection or re-inspection and testing or retesting of the work in accordance with the provisions of the Construction Contract whenever appropriate;

7.2.9 The Architect shall receive and promptly examine, study, and approve, or otherwise respond to, the contractor's shop drawings and other submittals. Approval by the Architect of the contractor's submittal shall constitute the Architect's representation to the Owner that such submittal is in conformance with the Construction Contract;

7.2.10 The Architect shall receive and promptly examine and promptly consult with and advise the Owner concerning requests for Change Orders from the contractor. Upon request by the Owner, the Architect shall draft Change Orders, whether initiated by the Owner, or by the contractor and approved by the Owner, in accordance with the Construction Contract. No change in the Construction Contract, such as the price, the work, or the time for completion, may be made without the written consent of the Owner

7.2.10.1 The Architect may, with the prior approval of the Owner, authorize or direct minor changes in the work which are consistent with the intent of the Construction Contract and do not involve a change in: the price of the Construction Contract; the time

for construction; the Project scope; aesthetics; visual concepts; or approved design elements. Such minor changes shall be issued by written field order.

7.2.10.2 The Architect shall timely administer and manage all Change Order requests and Change Orders, and shall maintain appropriate records relative to Change Orders, including, without limitation, a log of all Change Order requests and proposals, all actions taken thereon, the dates thereof, the estimated and actual amounts of Change Orders;

7.2.10.3 The Architect shall promptly prepare required drawings, specifications and other supporting data as necessary in connection with minor changes, Change Order requests and Change Orders;

7.2.10.4 The Architect shall review all Change Order requests or proposals submitted, and, within ten (10) days after receipt thereof, or more expeditiously if necessary to avoid delay to the construction schedule, the Architect shall advise Owner in writing as to:

1. the description and nature of the proposed change and by whom the change has been requested;

2. the cause of the proposed change and whether the proposed change is due to error or omission, unforeseen conditions, owner requested change or other cause;

3. the necessity of the proposed change;

4. the purpose of the proposed change;

5. the advantages and disadvantages of the proposed change;

6. the likely cost of the proposed change;

7. the likely effect on the construction schedule of the issuance or non-issuance of the proposed Change Order;

8. all other impacts and problems that may result from the issuance or non-issuance of the proposed Change Order;

9. any reasonable alternatives to the proposed change; and

10. the course of action recommended by the Architect.

7.2.11 The Architect shall require its consultants to participate in inspections of the Project regarding the determination of whether Substantial Completion has been achieved and the determination of whether Final Completion has been achieved, and shall require each consultant to prepare a written listing of those items, if any, yet to be finished, copies of which shall be furnished to the Owner together with the Architect's written listing of items, if any, yet to be finished. Based upon inspections of the Project, the Architect shall certify in writing to the Owner the fact that, and the date upon which, the contractor has achieved Substantial Completion of the Project and the date upon which the contractor has achieved Final Completion of the Project.

If the Project is divided into two or more Phases, each Phase is described in more detail in RFQu Appendix B: Design Review – Minimum Submittal Requirements. In the event the Project is divided into Phases, the Architect shall require its consultants to participate in inspections of each Phase of the Project regarding the determination of whether Substantial Completion has been achieved for such Phase and determination of whether Final Completion for such Phase has been achieved, and shall require each consultant to prepare a written listing of those items, if any, yet to be finished, copies of which shall be furnished to the Owner together with the Architect's written listing of items, if any, yet to be finished. Based upon inspections of the Project, the Architect shall certify in writing to the Owner the fact that, and the date upon which, the contractor has achieved Substantial Completion of each Phase of the Project and the date upon which the contractor has achieved Final Completion of each Phase of the Project.

7.2.12 The Architect shall transmit to the Owner all manuals, operating instructions, as-built plans, warranties, guarantees and other documents and things required by the Construction Contract and submitted by the contractor;

7.2.13 The Architect shall testify in any judicial proceeding concerning the design and construction of the Project when requested in writing by the Owner, and the Architect shall make available to the Owner any personnel or consultants employed or retained by the Architect for the purpose of reviewing, studying, analyzing or investigating any claims, contentions, allegations, or legal actions relating to, or arising out of, the design or construction of the Project;

7.2.14 The Architect shall review any as-built, or record, drawings furnished by the contractor and shall certify to the Owner that same are adequate and complete. The Architect shall update the Final Construction Documents to reflect the as-built or record documents furnished by the contractor. The Architect shall provide the Owner with the updated As-Built Final Construction Documents as per Article 4.2.

7.2.15 The Architect shall be responsible for any errors, omissions, deficiencies, inconsistencies or conflicts in the drawings, specifications or other documents prepared by the Architect or its consultant(s), or both, and in any other work or services performed by the Architect or its consultant(s), or both. The Architect shall, without additional compensation, promptly correct any errors, omissions, deficiencies, inconsistencies or conflicts in the drawings, specifications or other documents prepared by the Architect or its consultant(s), or both, and in any other work or services performed by the Architect or its consultant(s), or both;

7.2.16 It shall be the responsibility of the Architect to utilize its position as Architect to ascertain whether the contractor is performing the Construction Contract in strict compliance with the requirements of the Contract Documents. The Architect promptly shall provide the Owner with written notice in the event that the contractor is not performing the Construction Contract in strict compliance with the requirements of the Contract Documents, with such notice identifying the non-compliant work and recommending a course of action to be taken by the Architect or the Owner, or both; and,

7.2.17 Once site work begins, the Architect shall attend a job site progress meeting at least once every two weeks.

7.3 Prior to the Project being substantially complete, the Architect shall have and perform the following duties, obligations, and responsibilities;

7.3.1 Assemble a furniture bid package and provide copies as needed to the Owner's staff for issuance to vendors. The bid package shall consist of the spreadsheet of all the furniture required for each space, a keyed floor plan labeling the location and quantity of each product, and specifications for each product. The floor plan shall be keyed back to the spreadsheet.

7.3.2 Assist Owner with bid tabulation as needed and coordinate with Owner to ensure timely ordering and delivery of furniture in coordination with the construction schedule.

7.3.3 Assist Owner by tracking the furniture order and periodically providing updates on the status of the order.

7.3.4 Coordinate the furniture delivery with the construction schedule to ensure timely delivery and installation of furniture. Confirm that furniture is installed after all construction activities, including punch list work and ensure the furniture is not damaged by construction activities.

7.3.5 Conduct a Substantial Completion inspection of all furnishings, fixtures and equipment and prepare a punch list. Review project for final acceptance to confirm punch list completion prior to project being turned over the Owner.

7.3.6 During FF&E warranty period the Architect shall review all problems, issues, and/or concerns as they relate to the FF&E phase for one-year duration from Substantial Completion and will follow-up with the vendors, as required, for all remedial actions.

7.3.7 Approve all furniture invoices and submit to Owner for payment.

ARTICLE 8

INDEMNITY

To the fullest extent permitted by law, the Architect shall indemnify and hold harmless the Owner from and against all liability, claims, damage, loss, liens, costs and expenses, including without limitation attorneys' fees and litigation expenses, arising out of, or resulting from, the services of the Architect. In the event the Owner is alleged to be liable on account of alleged acts or omissions, or both, of the Architect, the Architect shall defend such allegations through counsel chosen by the Owner and the Architect shall bear all costs, fees, expenses of such defense, including but not limited to, all attorneys' fees and expenses, court costs, expert witness fees and expenses. The Architect shall not be required to indemnify or hold harmless the Owner against claims for damages, losses, or expenses, including attorneys' fees, caused by or resulting from the negligence of the Owner.

ARTICLE 9

SCHEDULE

Time is of the essence in the performance of this Contract. Within the RFQu and now as an integral part of this Contract, the Architect has been provided a detailed schedule for completing the Contract Documents as provided in Articles 3 and 4 of this Contract (See RFQu Appendix H: Owner's Master Schedule). The Design Schedule shall constitute the schedule for performance by the Architect of its duties hereunder, and shall not, except for good cause, be exceeded by the Architect. Not less frequently than monthly (unless the parties otherwise agree in writing) Architect shall update the Design Schedule to show actual progress and provide a copy to the Owner. Should Architect, at any time during the course of performing the Contract, have any reason to believe that it will be unable to meet any completion date in accordance with the Design Schedule, it shall immediately notify the Owner in writing. In such notice, the Architect shall state the reason for the delay including the party responsible, if any, and the steps being taken to remedy or minimize the impact of the delay.

ARTICLE 10

PERSONNEL AND CONSULTANTS

10.1 The Architect shall assign only qualified personnel to perform any service concerning the Project. The Architect's management, design, and construction administration staff assigned to the Project shall have experience in K-12 school design and construction. The Owner shall have the right, but not the obligation, to interview the management, design, and construction administration staff that will be assigned to this Project. At the time of execution of this Contract, the parties anticipate that the following named individuals will perform those functions indicated:

NAME	FUNCTION

So long as the individuals named above remain actively employed or retained by the Architect or its consultants, they shall perform the functions indicated next to their names.

10.2 Owner shall have the right, but not the obligation, to review the consultants being considered for this Project prior to the Architect entering into a subcontract with such consultant. Architect shall not enter into a subcontract with an intended consultant with reference to whom Owner objects in writing. Any objection, lack of objection, or consent by Owner shall in no way relieve Architect of any of its duties or warranties under the Contract. Identified below are the

Architect's proposed consultants for the disciplines stated, and such proposed consultants shall not be changed by Architect without the Owner's prior written consent:

Civil: _____

Structural: _____

Mechanical: _____

Plumbing: _____

Electrical: _____

Kitchen Consultant: _____

All consultants retained by the Architect in connection with the services required by this Contract shall be retained at the Architect's sole cost and expense.

Architect shall coordinate with all appropriate and applicable consultants to schedule review sessions with Owner's representatives as identified in RFQu Appendix B: Design Review – Minimum Submittal Requirements and RFQu Appendix H: Owner's Master Schedule. Architect shall ensure that all meeting participants have allotted at least six (6) hours for such review sessions. Upon completion of a review session, the Architect will incorporate the comments agreed to in the Design Review Meeting prior to the next submittal for review.

ARTICLE 11

PAYMENTS

For its assumption and performance of the duties, obligations and responsibilities set forth herein, the Architect shall be paid as follows:

11.1 The Architect shall be paid for those services required by this Contract the sum of Two Million Nine Hundred Six Thousand Four Hundred Eighty-Eight Dollars ($2,906,488.00), allocated in the following manner:

A. **Preliminary Consultation/ Examination Report** **$** _____

B. **Schematic Design Phase** **$** _____

- Provide items identified in Appendix B

C. **Design Development Phase** **$** _____

- Provide items identified in Appendix B

D. **Construction Document Phase:**

30% complete CD phase **$** _____

- 30% complete drawings
- Detailed project manual
- Detailed cost estimate

80% complete CD phase **$** _____

- Construction documents per Appendix B
- Detailed project manual
- Detailed cost estimate
- Fire Marshall review
- Submittal to GA DOE

100% Complete CD Phase **$** _____

- Construction documents per Appendix B
- Detailed project manual
- Submittal for permitting
- Fire Marshall review
- Submittal to GA DOE

E. **Sub-consultants** **$ Included in Fee**

F. **FF&E Services** **$ N/A**

G. **Reimbursable Expenses** **$ Included in Fee**

H. **Construction Administration Fee (Minimum of 15% of Fee Required)** **$** _____

Total Lump Sum for HVAC Replacement at Bob Mathis ES, Briarlake ES, Chapel Hill ES, Early Learning Center, Edward L. Bouie ES, Marbut ES, Martin Luther King Jr., HS, Montclair ES, Panola Way ES, Pine Ridge ES, Shadow Rock ES, Stephenson HS, and Tucker MS **$ 2,906,488.00**

11.2 For additional engineering or consultant services actually, reasonably and properly hired by the Architect to perform any such duties, obligations and responsibilities, the Architect shall be reimbursed for the cost actually, reasonably and properly incurred by the Architect for such services.

(a) For the number of hours actually, reasonably and properly expended by Architect's personnel in the performance of such duties, obligations and responsibilities other than those services required by this Contract, Architect shall be paid at the applicable hourly rate set forth below opposite the title/position of such personnel performing such services:

Title/Position	**Hourly Rate**
Principal:	$ 210 per hour
Director:	$ 155 per hour
Project Architect:	$ 110 per hour

Project Manager:	$ 110 per hour
Project Coordinator:	$ 100 per hour
Interior Designer:	$ 110 per hour
Project Captain:	$ 90 per hour
Technical Staff:	$ 110 per hour
Contract Administrator:	$ 85 per hour
Clerical:	$ 50 per hour
Estimator:	$ 85 per hour
Scheduler:	$ 90 per hour
Designer:	$ 85 per hour
CADD:	$ 65 per hour
Civil Engineer	$ 110 per hour
Junior Civil Engineer	$ 75 per hour
Structural Engineer	$ 115 per hour
Junior Structural Engineer	$ 90 per hour
Mechanical Engineer	$ 117 per hour
Junior Mechanical Engineer	$ 90 per hour
Electrical Engineer	$ 117 per hour
Junior Electrical Engineer	$ 90 per hour
Fire Protection Engineer	$ 115 per hour
Junior Fire Protection Engineer	$ 90 per hour
FF&E Coordinator	$ 80 per hour
Others as appropriate	$_____ per hour

11.2.1 For the avoidance of doubt, the services required of the Architect by this Contract do not include, unless otherwise amended to the contrary:

(a) flood plain study and delineation;

(b) wetlands study and delineation;

(c) offsite utility system design;

(d) domestic and fire water wells, towers or pressure booster systems design;

(e) civil engineering services, studies, drawings/specifications required for off-site road developments/improvements required by DeKalb County Public Works or Georgia Department of Transportation;

(f) interior design services other than color selections.

11.3 All expenses of the Architect, including but not limited to transportation, long-distance calls, and the actual cost of copying and postage or other reasonable mode of transmission of plans, specifications, and other Project documents, are included in the amount to be paid to the Architect pursuant to Article 11.1 and all such expenses shall be paid by the Architect without reimbursement from the Owner.

11.4 If the Architect's duties, obligations and responsibilities are materially changed through no fault of the Architect after execution of this Contract, compensation due to the Architect shall be equitably adjusted, either upward or downward;

11.5 As a condition precedent for any payment due under this Article 11, the Architect shall submit monthly to Owner, unless otherwise agreed in writing by the Owner, an invoice requesting payment for services properly rendered and expenses due hereunder. The Architect's invoice shall describe with reasonable particularity each service rendered, the date thereof, the time expended if such services were rendered pursuant to paragraphs 11.2 or 11.4 hereinabove, and the person(s) rendering such service. The Architect's invoice shall be in such form and content and shall be accompanied by such supporting documentation or data as the Owner may require. If payment is requested for services rendered by the Architect pursuant to paragraph 11.1 hereinabove, the invoice shall additionally reflect the allocations as provided in said paragraph and shall state the percentage of completion as to each such allocation. Each invoice shall bear the signature of the Architect, which signature shall constitute the Architect's representation to the Owner that the services indicated in the invoice have reached the level stated, have been properly and timely performed as required herein, that the expenses included in the invoice have been reasonably incurred in accordance with this Contract, that all obligations of the Architect covered by prior invoices have been paid in full, and that the amount requested is currently due and owing, there being no reason known to the Architect that payment of any portion thereof should be withheld. Submission of the Architect's invoice for final payment shall further constitute the Architect's representation to the Owner that, upon receipt by the Owner of the amount invoiced, all obligations of the Architect to others, including its consultants, incurred in connection with the Project, will be paid in full;

11.6 The Owner may decline to make payment, may withhold funds, and, if necessary, may demand the return of some or all of the amount previously paid to the Architect, to protect the Owner from loss, or risk of loss, because of any one or more of the following: (i) Services that are defective and not remedied by the Architect nor, in the opinion of the Owner, likely to be remedied by the Architect; (ii) claims, or potential claims, of third parties against the Owner or the Owner’s property or third party property; (iii) failure by the Architect to pay subconsultants or others in a prompt or proper fashion; (iv) damage to the Owner or to a third-party to whom the Owner is, or may be, liable; or, (v) “premium costs” incurred by the Owner on account of any errors, omissions, deficiencies, inconsistencies or conflicts in the drawings, specifications or other documents prepared by the Architect or its consultant(s) or both. As used in paragraph 11.6(v), the term “premium costs” means costs that would not have been incurred if such drawings, specifications or other documents had been prepared free of any errors, omissions, deficiencies, inconsistencies or conflicts;

11.7 The Owner shall make payment to the Architect of all sums properly invoiced under the provisions of this Article 11 within thirty (30) days of the Owner's receipt of such invoice.

ARTICLE 12

PROJECT RECORDS

All records relating in any manner whatsoever to the Project, or any designated portion thereof, which are in the possession of the Architect or the Architect's consultants, shall be made available to the Owner for inspection and copying upon written request of the Owner. Additionally, said records shall be made available, upon request by the Owner, to any state, federal or other regulatory authorities and any such authority may review, inspect and copy such records. Said records include, but are not limited to, all plans, specifications, submittals, correspondence, minutes, memoranda, tape recordings, videos, or other writings or things which document the Project, its design, and its construction. Said records expressly include those documents reflecting the time expended by the Architect and its personnel in performing the obligations of this Contract and the records of expenses incurred by the Architect in its performance under said Contract. The Architect shall maintain and protect these records for no less than ten (10) years after final completion of the Project, or for any longer period of time as may be required by applicable law or good architectural practice.

ARTICLE 13

DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE OWNER

The Owner shall have and perform the following duties, obligations and responsibilities to the Architect:

13.1 The Owner shall provide the Architect with all information requested by Architect and in Owner's possession, including the Owner's Criteria;

13.2 The Owner shall review any documents provided by or through the Architect requiring the Owner's decision, and shall make any required decisions;

13.3 The Owner shall, at its own expense, furnish a legal description and any necessary survey of the real property upon which the Project is situated;

13.4 As may be mandated by law or called for by the Construction Contract, the Owner shall, at its own expense, provide for all required tests, inspections, filings, studies or reports (except for those tests, inspections, filings, studies or reports expressly required of the Architect, its consultants, or both, by this Contract);

13.5 In the event the Owner learns of any failure to comply with the Construction Contract by the contractor, or of any errors, omissions or inconsistencies in the work product of the Architect, and in the further event that the Architect does not have notice of same, the Owner shall inform the Architect;

13.6 The Owner shall afford the Architect access to the Project site and to the work as may be reasonably necessary for the Architect to properly perform its services under this Contract;

13.7 The Owner shall perform its duties set forth in this Article 13 in a timely manner;

13.8 Except for documents requiring the Owner's decision as set forth in paragraph 13.2 above, the Owner's review of any documents prepared by the Architect or its consultants shall be solely for the purpose of determining whether such documents are generally consistent with the Owner's Criteria, as, and if, modified. The review of such documents shall not relieve the Architect of its responsibility for the accuracy, adequacy or coordination of its work product.

ARTICLE 14

APPLICABLE LAW

The law applicable to this Contract is the law of the State of Georgia. Each and every provision required by law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein. Architect irrevocably consents to the non-exclusive venue of the courts sitting in the county in which the Project is located regarding any matter arising out of or relating to this Contract.

ARTICLE 15

OWNERSHIP OF THE PRELIMINARY DESIGN AND THE CONSTRUCTION DOCUMENTS

The Preliminary Design and the Construction Documents shall become "Instruments of Service" and include all Drawings, Plans, Specifications, and other documents, including those in electronic form, prepared specifically for this Project by the Architect and its consultants. The Architect and its consultants agree and shall be deemed to have prepared their respective Instruments of Service as architectural works as defined in 17 U.S.C. §§ 102(a)(8) and 201(b), thereby transferring and vesting in the Owner, pursuant to 17 U.S.C. § 201(d), all common law, statutory, and other reserved rights, including copyrights in the Instruments of Service and in the buildings, improvements, and structures constituting the Project. The Instruments of Service shall include the Space Plan and Design Concept, if any.

Upon execution of this Agreement, the Architect expressly grants, assigns, transfers, and otherwise quitclaims to the Owner, its successors, and assigns, pursuant to 17 U.S.C. §201(d), all common law, statutory, and other reserved rights, including copyrights in both the Instruments of Service and in the buildings, improvements, and structures embodying the architectural and engineering works that constitute the Project, provided that the Owner shall comply with all obligations, including prompt payment of all sums, when due, under this Agreement. The Architect shall obtain similar grants, assignments, transfers, and quitclaims from its consultants consistent with this Agreement. The Architect warrants (and shall cause each of the Architect's consultants to warrant also) that this transfer of copyright and other rights is valid against the world.

The Architect hereby grants, assigns, transfers, and otherwise quitclaims to the Owner, without reservation, all copyrights to all Project-related documents, models, computer drawings, and other electronic expressions, photographs, and other expression or Instruments of Service produced by the Architect. However, the Architect will retain all rights to any pre-existing intellectual property or standard construction details or conventions contained in the Instruments of Service.

The Owner hereby grants to the Architect a nonexclusive license to reproduce such documents for purposes relating directly to the Architect's performance of this Project, for the

Architect's archival records, and for the Architect's reproduction of drawings and photographs for the Architect's marketing materials provided that the content of those materials, as to this Project, are approved by the Owner prior to publication. No other Project-related documents may be reproduced for any other purpose without the express written permission of the Owner. The Architect's materials shall not include the Owner's confidential or proprietary information.

ARTICLE 16

SUCCESSORS AND ASSIGNS

The Architect shall not assign its rights hereunder, excepting its right to payment, nor shall it delegate any of its duties hereunder without the written consent of the Owner. Subject to the provisions of the immediately preceding sentence, each party hereto binds itself, its successors, assigns and legal representatives to the other and to the successors, assigns and legal representatives of such other party.

ARTICLE 17

NO THIRD PARTY BENEFICIARIES

Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

ARTICLE 18

ERRORS AND OMISSIONS INSURANCE

The Architect shall provide and maintain Professional Liability Insurance at all times this Contract is in effect and for a period of six (6) years after Final Completion of the Project, with a minimum level of coverage as described herein below. Said coverage shall be written by an insurer licensed to do business in the State of Georgia and acceptable to the Owner.

18.1 Within five days after the execution of this Contract the Architect shall file with the Owner and the GaDOE Facility Services Unit a valid Certificate of Insurance showing the Architect is then insured with Professional Liability (Errors and Omissions) Insurance with limits not less than the following:

a. For Projects with a **Stated Cost Limitation** of more than $30,000,000:
i. For the Architect - $3,000,000 per claim and $4,000,000 in aggregate coverage;
ii. For the Architect's subconsultant engineers and architects - $2,000,000 per claim and $3,000,000 in aggregate coverage; and
iii. For other professional subconsultants - $1,000,000 per claim and $2,000,000 in aggregate coverage.

b. For Projects with a **Stated Cost Limitation** of $20,000,000 up to $30,000,000:
i. For the Architect - $2,000,000 per claim and $3,000,000 in aggregate coverage;
ii. For the Architect's subconsultant engineers and architects - $1,000,000

per claim and $2,000,000 in aggregate coverage; and
iii. For other professional subconsultants - $1,000,000 per claim and $1,000,000 in aggregate coverage.

c. For Projects with a **Stated Cost Limitation** of less than $20,000,000:
i. For the Architect - $1,000,000 per claim and $1,000,000 in aggregate coverage;
ii. For the Architect's subconsultant engineers and architects - $1,000,000 per claim and $1,000,000 in aggregate coverage; and
iii. For other professional subconsultants - $1,000,000 per claim and $1,000,000 in aggregate coverage.

18.2 For such period of time that Professional Liability insurance is required for the Project, as set forth above, the Architect shall provide the Owner with an updated or renewed Certificate of Insurance at least annually, or more frequently if requested by the Owner, showing the required coverage and limits of coverage remain in place.

18.3 The coverage provided herein shall contain an endorsement providing thirty (30) days' notice to the Owner prior to any cancellation of said coverage. Said coverage shall be written by an insurer acceptable to the Owner and shall be in a form acceptable to the Owner.

ARTICLE 19

OTHER INSURANCE

The Architect shall also maintain insurance in accordance with the requirements of Exhibit C attached hereto and incorporated herein by reference.

ARTICLE 20

TERMINATION

20.1 Either party hereto may terminate this Contract upon giving seven (7) days written notice to the other in the event that such other party substantially fails to perform its material obligations set forth herein;

20.2 This Contract may be terminated by the Owner without cause upon seven (7) days written notice to the Architect. In such event, the Owner shall pay the Architect for all services rendered prior to the termination, plus any expenses incurred and unpaid which would otherwise be payable hereunder. In such event, the Architect shall promptly submit to the Owner its invoice for final payment which invoice shall comply with the provisions of Article 11.

ARTICLE 21

COOPERATION WITH PROGRAM MANAGER AND CONSTRUCTION MANAGER

21.1 In the event the Owner gives the Architect written notice that Owner will employ the services of a program manager or construction manager, then the terms of this Article 21 shall apply to the services provided by the Architect.

21.2 In the event the Owner gives the Architect written notice that Owner will employ the services of a construction manager, the term “contractor” as used in this Contract shall mean “construction manager” and the term “Construction Contract” as used in this Contract shall mean “Construction Management Contract”.

21.3 The Architect shall fully cooperate with the Owner’s program manager (“Program Manager”) and, if applicable, the construction manager. Such cooperation shall include, without limitation, providing any requested information to the Program Manager and, if applicable, the construction manager, and advising, meeting with, consulting with, and coordinating with the Program Manager and, if applicable, the construction manager.

21.4 The Architect acknowledges that it has received, reviewed, and studied the contract between the Owner and Program Manager. To the extent that the Program Manager is authorized by its contract with Owner to act as the agent of the Owner, Architect agrees to comply with all directions and instructions given by the Program Manager. To the extent that the Program Manager is authorized and responsible for providing certain services delegated to the Architect hereinabove, the Architect’s role with reference thereto shall be to advise, consult, and cooperate with the Program Manager in its provisions of such services.

21.5 The Architect is not a third-party beneficiary of any agreement by and between Owner and the Program Manager or any construction manager. It is expressly acknowledged and agreed that Architect’s duties to Owner are independent of, and are not diminished by, any duties owed to Owner by the Program Manager or any construction manager.

ARTICLE 22

PROHIBITION AGAINST CONTINGENT FEES

The Architect by execution of this Contract warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Contract and that he has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for it, any fees, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

ARTICLE 23

ASBESTOS STATEMENT

The Architect shall sign and deliver to the Owner the Asbestos Statement of Declaration, attached hereto as Exhibit C, or in such other form as may be required by the Georgia Department of Education, at such time as the Owner may require.

ARTICLE 24

MANDATORY ADDENDUM TO THE OWNER/ARCHITECT CONTRACT

Pursuant to the requirements of the Georgia Department of Education, the “Mandatory Addendum to the Owner/Architect Agreement For Projects Funded in Whole or in Part with State Capital Outlay Funds” attached hereto as Exhibit B is hereby incorporated herein and

made a part hereof.

ARTICLE 25

ENTIRE AGREEMENT

This Contract constitutes the entire and exclusive agreement between the parties with reference to the Project and supersedes any and all prior communications, discussions, negotiations, understandings, or agreements. This Contract may be amended only by a writing signed by both the Owner and the Architect.

ARTICLE 26

MISCELLANEOUS

26.1 Throughout the performance of its duties under this Contract, the Architect shall comply with, and shall provide all services necessary for the Owner to comply with, all laws applicable to the design of the Project or the administration of the Construction Contract, including without limitation the rules, guidelines, and other requirements of the State of Georgia Environmental Protection Division, the State of Georgia Department of Education and the ordinances and codes of DeKalb County Georgia.

26.2 Unless otherwise expressly provided to the contrary in this Contract, the term ”day” shall mean calendar day.

26.3 In addition to, and not in limitation of, the Architect’s other obligations under this Contract, the Architect shall, without additional compensation, promptly assist the Owner in resolving any problems arising out of, resulting from or relating to the design of the Project or the materials or equipment specified by the Architect or its consultant(s).

26.4 Any claim, dispute or other matter in question arising out of or related to this Contract shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Architect’s services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation. The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to this Contract and with the American Arbitration Association. The request may be made concurrently with the filing of a civil action but, in such event, mediation shall proceed in advance of legal or equitable proceedings, which may be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or a court order. The parties shall share the mediator’s fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Subject to the express approval of the DeKalb County Board of Education, agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

[SIGNATURES ON NEXT PAGE]

OWNER:

DEKALB COUNTY BOARD OF EDUCATION

By: _____
[Signature]

Mrs. Vickie B. Turner, Board Chairperson
[Printed Name, Title]

By: _____
[Signature]

Dr. Vassanne S. Tinsley, Interim Superintendent
[Printed Name, Title]

1701 Mountain Industrial Blvd.

Stone Mountain, Georgia 30083
[Printed Address]

_____
[Date of Execution]

_____
Richard H. Boyd, Interim Chief Operating Officer

ARCHITECT:

_____
[Typed Name]

By: _____
[Signature]

_____
[Printed Name, Title]

_____
[Printed Address]

_____
[Date of Execution]

EXHIBIT "A"

LIST OF PROPOSAL DOCUMENTS FOR THE PROJECT

[Here insert or attach list of document(s) for the Project, included herewith in by reference.]

EXHIBIT "B"

Mandatory Addendum to the Owner/Architect Contract
For Projects Funded in Whole or in Part with State Capital Outlay Funds

The Owner may use any form of agreement mutually agreed upon by the Owner and Architect to contract for the Architect's Services for any project funded in whole or in part with State Capital Outlay Funds provided by the Georgia Department of Education ("GaDOE"); provided, however, that this Mandatory Addendum must and shall be incorporated into the Owner and Architect's selected form of agreement on any such State Capital Outlay Funded project. In the event of a conflict or inconsistency between the terms and conditions of the selected form of agreement and this Mandatory Addendum, the terms and conditions of this Mandatory Addendum shall prevail and govern over conflicting or inconsistent terms and conditions of the selected form of agreement. This Mandatory Addendum shall not be modified without prior written consent of the GaDOE. THE GaDOE SHALL NOT RELEASE ANY STATE CAPITAL OUTLAY FUNDS FOR AN APPROVED CAPITAL OUTLAY PROJECT IF THIS MANDATORY ADDENDUM IS NOT MADE A PART OF THE OWNER/ARCHITECT CONTRACT.

1. For purposes of this Mandatory Addendum, notwithstanding terminology used in the Owner/Architect Contract, the following terms are defined to mean:
    a. "Architect" shall be the architect, engineer, or architect/engineer, whether individually or as a firm or other legal entity, engaged to perform the Architect's Services.
    b. "Architect's Services" shall be the scope of the Architect's services for the Project set forth in the Contract, including the services and requirements set forth in this Mandatory Addendum.
    c. "Owner" shall be the Local Board of Education that is engaging the Architect to perform the Architect's Services for the Project.
    d. "Contract" shall be the form of agreement between the Owner and the Architect, to which this Mandatory Addendum is attached and is a part, and shall set forth the Architect's Services for the Project.
    e. "Project" shall be the Project for which the Architect's Services are engaged and performed pursuant to the Contract.
    f. "Program" shall be the Owner's policies, purposes, concepts, goals and objectives, and design, construction, scheduling, budgetary or operational needs, restrictions, or requirements for the Project.
    g. "Stated Cost Limitation" shall be the maximum amount that the Owner is authorized to spend to construct the Project as determined and established by the Owner.
    h. "Record Plans and Specifications" shall be the as-built plans and specifications including, but not limited to, actual location of utility lines, and any approved change orders.

2. The Architect agrees not to assign or transfer any interest or rights in the Contract to any person or entity without the advanced written consent of the Owner. The Architect agrees to utilize the design and management team represented to the Owner and agrees that no substitutions, additions, or deletions to this team shall occur without the advanced written consent of the Owner. The Owner agrees to provide a response to the Architect within 14 days of any such request by the Architect.

3. Prior to beginning the "Preliminary Plans and Specifications," the Architect shall first consult in detail with the Owner to determine and understand the Owner's Program. Within 10 days of such consultation, the Architect shall prepare and submit to the Owner a written report detailing and confirming the Architect's understanding of the Owner's Program. The Architect's report must include, but is not limited to, the identification of any design, construction, scheduling, budgetary, operational, or other issues, problems or impediments foreseen by the Architect concerning the Project, the Program, or both. The Architect's report should include proposed solutions or recommendations, for the Owner's consideration, to resolve, eliminate, minimize or mitigate any such issues, problems or impediments. The Architect's report shall also include any applicable educational specifications and GaDOE requirements.

4. The Architect shall obtain written authorization from the Owner before proceeding with each next stage of Architect's Services, including the "Preliminary Plans and Specifications," the "Check Set Plans and Specifications," and the "Final Plans and Specifications," as defined in "Guidelines for Submission of Documents for Review of Planning, Bidding, and Construction of Educational Facilities" (as may be amended from time to time, always using the most recently published edition).

5. The Architect agrees to comply with all applicable federal, state and local laws, codes and ordinances in the design of the Project. The Architect also agrees to comply with all applicable GaDOE rules and guidelines and to make required submittals in a timely manner to GaDOE's Facility Services Unit. The Architect shall respond to GaDOE's Facility Services Unit review report comments in a timely fashion so as to ensure that the review process may proceed orderly, efficiently and does not impede the Project or the Program.

6. The Architect assumes full responsibility to the Owner for the acts and omissions of the Architect and the Architect's consultants, subconsultants and employees in connection with the Contract, the Project and the Program.

7. The Architect agrees to design the Project within the Owner's budgetary limits and consistent with the Owner's Program for the construction of the Project which shall be referred to as the **Stated Cost Limitation**, as follows:

   The **Stated Cost Limitation** for the Project shall be $_____, which is composed of:

   State Capital Outlay Funds in the amount of $_____, and

   Required Local Funds in the amount of $_____, and

   Additional Required Local Funds in the amount of $_____.

8. The Architect shall provide reasonably reliable cost estimates to the Owner at the following design stages: (1) Preliminary Plans and Specifications stage, (2) 65% completion stage, and (3) Check Set Plans and Specifications stage (95% completion).

9. In the event the Architect's final project cost estimate (at Check Set Plans and Specifications stage) exceeds the **Stated Cost Limitation** for the Project, the Owner may

require the Architect, at no additional cost to the Owner, to consult with the Owner and to revise the design so as to enable the Owner to obtain a final cost for the Project at or below the **Stated Cost Limitation**. The Architect acknowledges and agrees that the **Stated Cost Limitation** shall not be exceeded except as provided herein; provided, however, the Architect further acknowledges and agrees that budgetary limitations are never a justification for breach, disregard or circumvention of sound principles of architectural and engineering design. Therefore, the Architect shall take no calculated risks in the design of the Project. The Architect agrees that, in the event that the Architect determines that the Project cannot be designed so as to be fully and finally constructed within the **Stated Cost Limitation** and in keeping with sound principles of design, the Architect will give written notice of such determination immediately, and in no event more than seven (7) days after the Architect makes such a determination, to the Owner and to the GaDOE Facilities Services Unit.

10. The **Stated Cost Limitation** may be amended by written mutual agreement signed by the Owner and the Architect at any time after the Contract between the Architect and Owner is executed. Prior to such amendment, the Architect shall provide the Owner with reliable and verifiable evidence through either internal-Architect estimates, third party estimates, materials supplier quotes, or other industry best management practices standards to establish that an increase in the **Stated Cost Limitation** is warranted and justifiable. The Owner reserves the right to request additional supporting documentation substantiating the need to increase the **Stated Cost Limitation.** The Owner reserves and has the right, in its sole discretion, to refuse to increase the **Stated Cost Limitation**.

11. All plans, specifications, design calculations, designs, drawings, or other documents or data produced pursuant to the Contract by the Architect, or the Architect's consultants, subconsultants, or employees shall be the sole property of the Owner regardless of the stage in which the development of the design has progressed, and shall be delivered to the Owner upon request. The Owner shall retain all ownership rights with regard to such plans, specifications, design calculations, designs, drawings, or other documents or data produced pursuant to the Contract.

12. The Architect shall provide and maintain Professional Liability Insurance at all times this Contract is in effect and for a period of six (6) years after execution by the Architect of the "Certificate of Final Completion" indicating final completion of the Project, with a minimum level of coverage as described herein below. Said coverage shall be written by an insurer licensed to do business in the State of Georgia and acceptable to the Owner.

    Before the Owner executes the Contract, the Architect shall provide the Owner and the GaDOE Facility Services Unit with a valid Certificate of Insurance showing that the Architect is then insured with Professional Liability (Errors and Omissions) Insurance with limits not less than the following:

    a. For Projects with a **Stated Cost Limitation** of more than $30,000,000:
       i. For the Architect - $3,000,000 per claim and $4,000,000 in aggregate coverage;
       ii. For the Architect's subconsultant engineers and architects - $2,000,000 per claim and $3,000,000 in aggregate coverage; and
       iii. For other professional subconsultants - $1,000,000 per claim and $2,000,000 in aggregate coverage.

b. For Projects with a **Stated Cost Limitation** of $20,000,000 up to $30,000,000:
i. For the Architect - $2,000,000 per claim and $3,000,000 in aggregate coverage;
ii. For the Architect's subconsultant engineers and architects - $1,000,000 per claim and $2,000,000 in aggregate coverage; and
iii. For other professional subconsultants - $1,000,000 per claim and $1,000,000 in aggregate coverage.

c. For Projects with a **Stated Cost Limitation** of less than $20,000,000:
i. For the Architect - $1,000,000 per claim and $1,000,000 in aggregate coverage;
ii. For the Architect's subconsultant engineers and architects - $1,000,000 per claim and $1,000,000 in aggregate coverage; and
iii. For other professional subconsultants - $1,000,000 per claim and $1,000,000 in aggregate coverage.

For such period of time that Professional Liability insurance is required for the Project, as set forth above, the Architect shall provide the Owner with an updated or renewed Certificate of Insurance at least annually, or more frequently if requested by the Owner, showing the required coverage and limits of coverage remain in place.

13. The Architect shall carefully inspect the work of the Contractor within 24 hours of the Owner's request, and shall also, **at a minimum, inspect work at the Project site** _____, and in any event, no less frequent than once per month. At least once per month, the inspection shall be performed by an architect or engineer licensed in the State of Georgia. The purpose of such inspections, among other things, shall be to determine the quality and quantity of the work in comparison with the requirements of the contract documents for the Project. In performing such inspections, the Architect shall advise the Owner of: deficient or defective work; real or potential delays in the schedule or the work of the Project; and, requests for payment by the Contractor which could constitute overpayment for work not yet performed or completed. Within three (3) days of each site visit, the Architect shall submit a written report of such site visit which, in addition to the information required by the preceding sentence, shall include and convey any relevant information, comments or recommendations to the Owner.

14. The Architect shall provide Owner a set of "Record Plans and Specifications" within thirty (30) days after execution by the Architect of the "Certificate of Substantial Completion." Such "Record Plans and Specifications" shall include any authorized change orders, actual locations of all utility lines, and any other appropriate information. The drawings shall be presented in a Computer Aided Drafting (CAD) format or other format of the Owner's choice, and the specifications shall be presented in a word processing format of the Owner's choice.

15. The Contract executed between the Owner and the Architect, to which this Mandatory Addendum is a part, shall include a provision for the termination of the Architect's Services (or be deemed to include this Paragraph 15) giving the Owner the rights of (1) termination of the Architect's Services with cause and (2) termination of the Architect's Services without cause. In the event of termination, the Owner shall pay the Architect for the reasonable value of the Architect's Services performed by the Architect prior to the termination. Payment for the Architect's Services rendered prior to termination shall be

based on statements properly submitted by the Architect to the Owner and supported by time sheets, invoices and such other supporting documentation that the Owner may reasonably require; provided, however, that in no event shall the total payment to the Architect exceed an amount equal to the percentage of completion of the Architect's Services for the Project at the time of termination.

16. The Architect shall be responsible for the timely submittal and completion of all forms required by GaDOE and shall respond to GaDOE comments on submittals within twenty-one (21) days of receipt of GaDOE comments. Such forms may be obtained from the Facilities Services Unit, Georgia Department of Education, 1670 Twin Towers East, 205 Jesse Hill Jr. Drive, SE, Atlanta, Georgia 30334. At the close of the Project, the Architect shall submit an "**Architectural Certification"** form, as provided by the GaDOE, to the Owner. Unless the Architect's services are terminated by the Owner before final completion of the Project, the completion and submittal of this form is required prior to the Owner's release of the final payment to the Architect.

17. All architectural plans and specifications shall bear the signature and seal of the Architect, which shall be licensed to practice in the State of Georgia. Civil, survey, structural, electrical, and mechanical plans and specifications shall bear the signature and seal of the respective engineer, who shall be licensed to practice in the State of Georgia.

18. A fully executed copy of the Contract between the Owner and the Architect, including a completed copy of this Mandatory Addendum, must be filed with the GaDOE Facilities Services Unit.

OWNER

_____
Chairperson, Local Board of Education

Date: _____

_____
Superintendent, Local Board of Education

Date: _____

ARCHITECT

_____
Firm:

Date: _____

EXHIBIT "C"

OTHER INSURANCE

1.1 The Architect shall maintain the following other insurance at all times this Contract is in effect and for a period of six (6) years after Final Completion of the Project. The Architect shall secure the following insurance at his own expense and shall file Certificates of Insurance with the Owner within five (5) days after the execution of this Contract. Insurance will not be acceptable unless written by a Company licensed by the State Insurance Department to do business in Georgia at the time the policy is issued and the company must in addition be acceptable to the Owner.

1.1.1 Workmen's Compensation and Employer's Liability to statutory limits.

1.1.2 Comprehensive Commercial General Liability ("CGL") including Owner's & Contractor's Protective with the following limits;

(a) General Aggregate: $2,000,000, which shall apply on a per-project basis;
(b) Products and Completed Operations Aggregate: $1,000,000;
(c) Personal & Advertising Injury: $1,000,000;
(d) Each Occurrence: $1,000,000;
(e) Fire Damage (Any one fire): $50,000; and,
(f) Medical Expense (Any one person): $5,000.

1.1.3 Automobile Liability (owned, non-owned, hired) with combined single limit of $2,000,000 annual aggregate, $1,000,000 per occurrence.

1.1.4 Professional Liability (Errors and Omissions); as per Article 18.

1.1.5 Excess/Umbrella Liability Insurance with limits of at least $5,000,000 per occurrence and in the aggregate which shall provide excess coverage above all insurance described in this Section 1.1.

1.1.6 The Owner and the Architect waive all rights against (1) each other and any of their subcontractors, subconsultants, agents and employees, each of the other, and (2) the Contractor, the Contractor subcontractors, if any, and any of their subcontractors, sub-contractors, agents and employees, for damages caused by fire or other causes of loss to the extent fully covered by property insurance obtained pursuant to Paragraph (9) above or other property insurance applicable to Work, except such rights as they have to proceeds of such insurance held by the Architect as fiduciary.

1.2 The Owner and DeKalb County School District shall be included as additional insured on the coverages specified in subparagraphs 1.1.2, 1.1.3 and 1.1.5 and shall be indicated as such on certificates of insurance required herein.

1.2.1 With respect to CGL Insurance only, all CGL insurance policies shall contain additional insured endorsements forms CG 20 10 11 85, CG 20 10 10 01, CG 20 37 10 01, or their substantial equivalents, so that the policies provide additional insured coverage for (a) both ongoing and completed operations; and (b) liability "arising out of" Architect's work.

1.2.2 Each certificate shall contain a provision that coverages afforded under the policies will not be canceled, changed or allowed to expire until thirty (30) days after the Owner has received written notice evidence by return receipt of registered letter.

1.2.3 Each primary and excess/umbrella CGL and Automobile Liability insurance policy required to be maintained by the Architect and any of its subcontractors or subconsultants shall be primary to an non-contributory with any insurance carried by the Owner and DeKalb County School District, such that no primary, excess or umbrella insurance carried by the Owner or DeKalb County School District shall be required to respond to any claim, suit or demand, if at all, until all applicable primary and excess/umbrella CGL and Automobile Liability insurance policies maintained by the Architect and any of its subcontractors and subconsultants have been exhausted.

1.2.4 The primary, excess/umbrella CGL and Automobile Liability insurance policies maintained by the Architect and any of its subcontractors or subconsultants shall not contain any insured vs. insured, cross-liability or cross-claim exclusion or endorsement barring coverage for any claims by the Owner or DeKalb County School District against the Architect or any other insured under said policies.

1.3 In the event that the Architect elects to retain subcontractors or subconsultants and the Owner approves said retention, the Architect shall require all such subcontractors and subconsultants to comply with the insurance and notice requirements of this Exhibit C, including but not limited to (a) maintaining the types and amounts of insurance described in Article 18 and this Exhibit C; and (b) having the DeKalb County Board of Education and DeKalb County School District named as additional insureds on all such insurance pursuant to Section 1.2 of this Exhibit C. The Architect assumes all liability for its subconstracors' and subconsultants' failure to comply with insurance provisions of this Exhibit C.

EXHIBIT "D"

ASBESTOS EXCLUSION CERTIFICATION FORM
(NEW CONSTRUCTION & ADDITIONS ONLY)

In compliance with AHERA Part 763 "Asbestos", Subpart E "Asbestos Containing Materials in Schools", Section 763.99 "Exclusions" paragraph (a) (7), I _____
(Architect)

of record for _____, _____
(Project Name) **(Substantial Completion Date)**

Located in DeKalb County School District, _____
(School System Name) **(State Project Number)**

certify that to the best of my knowledge no Asbestos Containing Building Material (ACBM) was specified as a building material in any construction document, nor was any ACBM building material installed on this project.

_____
(Architectural Firm)

_____
(Signature of Architect)

_____
(Date)

_____
(Georgia Architectural License Number)

_____
(Seal and Signature)

EXHIBIT "E"

ARCHITECT'S PROPOSAL

EXHIBIT "F"

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, and attests **under oath** that:

(1) the individual, firm, or corporation ("Contractor") which is contracting with the DeKalb County Board of Education has registered with, is authorized to use, uses, and will continue throughout the contract term to use and participate in, a federal work authorization program [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91, as amended. As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U. S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

(2) Contractor's correct user identification number and date of authorization is set forth herein below.

(3) Contractor agrees that the Contractor will not employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract with the DeKalb County Board of Education, unless at the time of the contract said subcontractor:

(a) is registered with and participates in the federal work authorization program;

(b) provides Contractor with a duly executed, notarized affidavit with the same affirmations, agreements, and information as contained herein and in such form as required under applicable law; and

(c) agrees to provide Contractor with notice of receipt and a copy of every sub-subcontractor Affidavit or other applicable verification procured by subcontractor at the time of contract with the sub-subcontractor(s) within five (5) business days after receiving the said Affidavit or verification.

Contractor agrees to maintain records of such compliance and to provide notice of receipt and a copy of each such subcontractor Affidavit or other permissible verification to the DeKalb County Board of Education at the time the subcontractor(s) is retained to perform such service or within five (5) days after receiving the said Affidavit or verification, whichever first occurs.

(4) Contractor further agrees to and shall provide DeKalb County Board of Education with copies of all other affidavits or other applicable verification received by Contractor (i.e.: sub-subcontractor affidavits and all other lower tiered affidavits) within five (5) days of receipt.

EEV/Basic Pilot Program User Identification Number | Date of Authorization

If an applicable Federal work authorization program as described above is used, other than the EV/Basic Pilot Program,please identify the program.

Company Name / Contractor Name | Date

BY: Signature of Authorized Officer or Agent | Date

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____ DAY OF_____, 20____

Notary Public
My Commission Expires:_____

EXHIBIT "G"

SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, and attests **under oath** that:

(1) the undersigned individual, firm or corporation ("Subcontractor") is engaged in the physical performance of services under a contract with _____ (*name of Contractor*), which has a contract with the DeKalb County Board of Education.

(2) Subcontractor has registered with, is authorized to use, uses, and will continue throughout the contract term to use and participate in, a federal work authorization program [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91. As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U. S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

(3) Subcontractor's correct user identification number and date of authorization is set forth herein below.

(4) Subcontractor agrees that the Subcontractor will not employ or contract with any sub-subcontractor(s) in connection with the physical performance of services pursuant to this subcontract or the contract with the DeKalb County Board of Education, unless said sub-subcontractor:

(a) is registered with and participates in the federal work authorization program;

(b) provides Subcontractor with a duly executed, notarized affidavit with the same affirmations, agreements, and information as contained herein and in such form as required under applicable law; and

(c) agrees to provide Subcontractor with notice of receipt and a copy of every sub-subcontractor Affidavit or other permissible verification procured by sub-subcontractor at the time the sub-subcontractor(s) is retained to perform such service or within five (5) days after receiving the said Affidavit or verification, whichever first occurs.

Subcontractor agrees to maintain records of such compliance and to provide notice of receipt and a copy of each such sub-subcontractor Affidavit or other applicable verification to the Contractor at the time the sub-subcontractor(s) is retained to perform such service or within five (5) days after receiving the said Affidavit or verification, whichever first occurs.

EEV/Basic Pilot Program User Identification Number

Date of Authorization

If an applicable Federal work authorization program as described above is used, other than the EEV/Basic Pilot Program, please identify the program.

BY: Authorized Officer or Agent

Date

(Subcontractor Name)

Title of Authorized Officer or Agent of Subcontractor

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____ DAY OF _____, 20____

Notary Public
My Commission Expires:_____

EXHIBIT H
AFFIDAVIT OF EXEMPTION
(Under O.C.G.A. § 13-10-91(b)(1))

The undersigned, in connection with a proposed contract or subcontract with the DeKalb County School District for the physical performance of service in the State of Georgia (the "Contract"), hereby affirms and certifies under penalties of perjury that:

(a) I am exempt under Title 26 or Title 43

(b) If at any time hereafter I determine that I no longer qualify as exempt under Title 26 or Title 43, then I will:

(i.) immediately notify the School District in writing; and

(ii.) register with, participate in and use, a federal work authorization program operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91, as amended; and

(iii.) Provide the School District with all affidavits required by O.C.G.A. § 13-10-90 *et seq*. and Georgia Department of Labor Rule 300-10-1-.02, 300-10-1-.03, 300-10-1-.07 and 300-10-1-.08.

_____/_____

Signature Printed Name Title

By signing above you are certifying that the representations made herein are true and correct.

Firm Name: _____

Street/Mailing Address: _____

City, State, Zip Code: _____

Telephone Number: _____ / email: _____

Sworn to and subscribed before me this _____ day of _____, 20_____

_____

Notary Public

My Commission Expires: _____

EXHIBIT I
SPECIAL SUPPLEMENTARY CONDITIONS

THESE SPECIAL SUPPLEMENTARY CONDITIONS add the following Section 7.4 to the Standard Form of Contract for Architectural Services (State Capital Outlay Projects) between the DeKalb County Board of Education and the Architect for RFQu No. 22-752-030.

7.4 Davis-Bacon Compliance Services. During construction, Architect shall perform the following Davis-Bacon compliance services by, at minimum, ensuring:

7.4.1 That the general contractor submits copies of all certified payroll records which include all subcontractors of every tier;

7.4.2 That the certified payroll records are accompanied by a statement of compliance signed by the general contractor indicating that the certified payroll records are correct and complete, that the wage rates contained therein are in accordance with the Davis-Bacon Act and the regulations promulgated thereunder and that the classifications set forth for each employee conform with the work performed;

7.4.3 That all the names, addresses and social security numbers of every individual, laborer or craftsman working on the project appear on the certified payroll records, and that this information is constantly monitored to ensure no fraud is occurring;

7.4.4 That all fringe benefit plans are verified;

7.4.5 That all trade works, apprenticable craft, owner-operators, sole owners and partners working on the project are monitored and reported in accordance with the requirements of the Davis-Bacon Act;

7.4.6 That all apprenticeship and trainee plans are registered and certified, and that all established ratios for apprentices are adhered to;

7.4.7 That audited time cards, payroll checks, check stubs, daily logs, employee sign-in sheets, cancelled fringe benefit checks, fringe benefit statements and/or any other records are maintained for the purposes of reporting payroll of all contractors and subcontractors and that such payrolls are in compliance with the Davis-Bacon Act;

7.4.8 That information is in electronic format and that software used to monitor compliance is available to Owner;

7.4.9 That the copies of certified payroll records are maintained and available for review by Owner and its auditors as requested;

7.4.10 Provide assistance to Owner with any Federal, State or local audits of construction contracts to which the Davis-Bacon Act applies;

7.4.11 That the contractor and all subcontractors of every tier comply with any additional regulatory requirements not listed but which pertain to the Davis-Bacon Act to ensure that Owner is not in violation of any such additional regulatory requirements; and

7.4.12 That a noncompliance resolution process is maintained and enforced with respect to any violations of the Davis-Bacon Act or any regulations promulgated thereunder.

APPENDIX J

ACKNOWLEDGEMENT OF CONFLICT OF INTEREST POLICY AND DISCLOSURES

Contemporaneous with the execution and delivery of this Acknowledgment, _____ (name of firm) ("Consultant") has entered into a contract with the DeKalb County School District ("Owner"), pursuant to which Consultant will, among other things, assist in the preparation and/or development of specifications or requirements for _____ (name and number of project/IFB/RFP/RFQu). In connection therewith, and pursuant to and as required by O.C.G.A. § 36-80-28:

(1) Consultant covenants and agrees to avoid any appearance of impropriety and follow all Owner policies and procedures with respect to conflicts of interest.
(2) Consultant has disclosed any material transaction or relationship, including, but not limited to, any relationship involving Consultant, Consultant's employees or Consultant's agents or subsidiaries, which could be reasonably expected to give rise to a conflict of interest including, but not limited to, past, present or known prospective engagements, involvement in litigation or other dispute, client relationships, or other business or financial interest existing on the date hereof, as follows:

_____
_____
_____
_____
_____
(use additional pages if necessary)

(3) Consultant covenants and agrees to immediately disclose any material transaction or relationship subsequently discovered during the pendency of the parties' relationship by supplementing this Acknowledgement in writing.
(4) Consultant acknowledges and agrees that any violation or threatened violation of this agreement may cause irreparable injury to the Owner, and that Owner is accordingly entitled to seek injunctive relief in addition to all other legal remedies which it may have.

The undersigned further states that he is the _____ (title) of Consultant and is authorized to execute and deliver this Acknowledgement on behalf of Consultant.

By: _____

Name: _____

Title: _____

Date: _____

DeKalb County School District | 2022-2023 CALENDAR

(Approved by the Board of Education on December 13, 2021)

4 Independence Day

JULY '22

S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

1-5 Pre-Planning Days
8 First Day of School

18 Instructional Days

AUGUST '22

S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

5 Labor Day

21 Instructional Days

SEPTEMBER '22

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

7 Fall Break

10 Columbus Day/ Indigenous Peoples Day

19 Instructional Days

OCTOBER '22

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

8 Independent Learner Day / Professional Development Day

21-25 Thanksgiving Break

17 Instructional Days

NOVEMBER '22

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

16 Last Day of 1st Semester
19-30 Winter Break

12 Instructional Days

87 Instructional Days Total

DECEMBER '22

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JANUARY '23

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2 Winter Break
3 Post/Pre-Planning Day
4 First Day of 2nd Semester
16 Dr. M. L. King, Jr. Day

19 Instructional Days

FEBRUARY '23

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

17 February Break
20 Presidents' Day

18 Instructional Days

MARCH '23

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

10 Independent Learner Day / Professional Development Day

23 Instructional Days

APRIL '23

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

3-7 Spring Break

15 Instructional Days

MAY '23

S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

24 Last Day of School
25 Post Planning
29 Memorial Day

18 Instructional Days

JUNE '23

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

First/Last Day of Semester
Holiday/Break (School Closed)
Teachers' Workday/ Professional Development Day (School Closed)
Independent Learner Day/ Professional Development Day

93 Instructional Days Total

DeKalb County School District | 2023-2024 CALENDAR

(Approved by the Board of Education on December 13, 2021)

4 Independence Day

31 Pre-Planning Day

July '23						
S	M	T	W	Th	F	S
						1
2	3	**4**	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

1-4 Pre-Planning Days
7 First Day of School

19 Instructional Days

August '23						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

4 Labor Day

20 Instructional Days

September '23						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

6 Fall Break

9 Columbus Day/ Indigenous Peoples Day

20 Instructional Days

October '23						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

7 Independent Learner Day / Professional Development Day

20-24 Thanksgiving Break

17 Instructional Days

November '23						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

15 Last Day of 1st Semester
18-29 Winter Break

11 Instructional Days

87 Instructional Days Total

December '23						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January '24						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

1 Winter Break
2 Post/Pre-Planning Day
3 First Day of 2nd Semester
15 Dr. M. L. King, Jr. Day

20 Instructional Days

February '24						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

16 February Break
19 Presidents' Day

19 Instructional Days

March '24						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	8
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

8 Independent Learner Day / Professional Development Day

21 Instructional Days

April '24						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

1-5 Spring Break

17 Instructional Days

May '24						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

22 Last Day of School
23 Post Planning
27 Memorial Day

16 Instructional Days

June '24						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

First/Last Day of Semester
Holiday/Break (School Closed)
Teachers' Workday/ Professional Development Day (School Closed)
Independent Learner Day/ Professional Development Day

93 Instructional Days Total