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

REQUEST FOR QUALIFICATIONS (RFQu) No. 24-752-030
for
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR
Group 2 Security Vestibules

Project: **GROUP 2 SECURITY VESTIBULES**

DCSD Project Nos.: **Various**

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

Solicitation Timeline Summary (Subject to Change)

EVENT	DATE(S)	TIME	LOCATION
Solicitation Opens	April 25, 2024		http://dekalbschoolsga.ionwave.net
Virtual Mandatory Pre-Submittal Conference	**May 09, 2024**	**11:00 AM**	**Via TEAMS**
Optional Site Visit	**Upon Request**	**TBD**	**TBD**
Final Questions Due	May 15, 2024	2:00 PM	dcsd-op-bidquestion@dekalbschoolsga.org
Final Addendum	May 22, 2024	2:00 PM	http://www.dekalbschoolsga.ionwave.net
Statement of Qualifications Due Date & Time	**May 30, 2024**	**2:00 PM**	**http://dekalbschoolsga.ionwave.net**
Public Acknowledgement	June 3, 2024	5:00 PM	http://dekalbschoolsga.ionwave.net
Selection Committee Evaluation	June 4 -7, 2024		
Shortlist Finalist Notified (If Interviews are Conducted	N/A		Public Notice of Short List will be posted to the DCSD website by close of business
Anticipated Interviews Conducted (If Requested)	N/A		
Anticipated Board Review and Approval	August 12, 2024		
Anticipated Notice of Award	August 19, 2024		
Anticipated Notice to Proceed	September 16, 2024		

Request for Qualifications

PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR GROUP 2 SECURITY VESTIBULES

Qualifications will be received electronically on the DeKalb County School District website at https://dekalbschoolsga.ionwave.net for **ARCHITECTURAL AND ENGINEERING SERVICES FOR GROUP 2 SECURITY VESTIBULES**, until **2:00 p.m. EST, Thursday, May 30, 2024**. 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 09, 2024, 11:00 a.m., EST**, via TEAMS. Attendees must provide the following information by **5:00 p.m., EST** on **Wednesday, May 08, 2024:**

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 09, 2024.**

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 GROUP 2 SECURITY VESTIBULES

BACKGROUND

As the third largest school district in Georgia, the DeKalb County School District (DCSD) has more than 14,000 full-time employees and serves over 93,000 students throughout DeKalb County. DCSD has approximately 138 schools and centers, including 77 elementary, 19 middle schools and 22 high schools; 8 start-up charter schools, 13 specialized centers, 6 administrative centers and 5 athletic stadiums. Most facilities were constructed in the 1950's and 1960's. Almost all facilities have had some form of renovation, repair, or addition over the years.

Since 1997, the Owner has utilized Education SPLOST (Special Purpose Local Option Sales Tax) funds as the primary funding source for its capital improvement programs (CIP). On November 22, 2021, the DeKalb County voters approved the Owner's sixth E-SPLOST program. It is anticipated that approximately $700 million will be available to fund the District's 2022-2027 Capital Improvement Program through the utilization of the approved SPLOST funds, in conjunction with the State of Georgia's Capital Outlay Program.

A copy of the CIP Summary and more detailed information regarding the CIP can be obtained on the District's website at www.dekalbschoolsga.org/e-splost/

PURPOSE

The purpose of this RFQu is to solicit proposals from qualified Architect/Engineer firms to provide professional design services for K-12 educational facilities. This solicitation is specifically for the design of a fully functional security vestibule at 25 facilities throughout the district. Final documents will become the property of DCSD.

The scope of work for the RFQu includes the full professional architectural and engineering services for DCSD Projects listed in **Exhibit B.**

The anticipated construction delivery method for this project is CM at Risk. The selected Architect/Engineer shall provide professional services for the project as described below in Section 2 of this RFQu.

The total Stated Cost Limitation (SCL) for these projects is **$11,950,000.** DCSD has determined that the stipulated fee the Architect will receive for this project scope will be **7.5%** of the Stated Cost Limitation for a maximum total fee of **$896,250**. This fee is all inclusive and incorporates all reimbursable expenses for this project. This fee will be divided between each facility per **Exhibit B**.

1.0 PROJECT DESCRIPTION

Chapel Hill Elementary	3536 Radcliffe Boulevard	Decatur, GA, 30034
Chapel Hill Middle	3535 Dogwood Farm Road	Decatur, GA, 30034
Columbia Middle	3001 Columbia Dr	Decatur, GA, 30034
DeKalb ES of the Arts at Avondale Middle	3131 Old Rockbridge Road	Avondale Estates, GA, 30002
Eagle Woods Academy/GNETS	5931 Shadow Rock Dr	Lithonia, GA, 30058
Evansdale Elementary	2914 Evans Woods Dr.	Doraville, GA, 30340
Fairington Elementary	5505 Phillip Bradley Dr	Lithonia, GA, 30038
Huntley Hills Elementary	2112 Seaman Circle	Chamblee, GA, 30341

Mary McLeod Bethune Middle	5200 Covington Hwy	Decatur, GA, 30035
Miller Grove Middle	2215 Miller Rd	Decatur, GA, 30035
Montclair Elementary	1680 Clairmont Place, NE	Atlanta, GA, 30329
Montgomery Elementary	3995 Ashford-Dunwoody Rd.	Atlanta, GA, 30319
Oakcliff Elementary	3150 Willow Oak Way	Doraville, GA, 30340
Peachtree Middle	4664 North Peachtree Road	Atlanta, GA, 30338
Pine Ridge Elementary	750 Pine Ridge Drive	Stone Mountain, GA, 30087
Redan Elementary	1914 Stone Mountain-Lithonia Rd	Lithonia, GA, 30058
Redan High	5247 Redan Road	Stone Mountain, GA, 30088
Redan Middle	1775 Young Rd	Lithonia, GA, 30058
Ronald McNair Sr. Middle	2190 Wallingford Drive	Decatur, GA, 30032
Rowland Elementary	1317 S. Indian Creek Drive	Stone Mountain, GA. 30083
Snapfinger Elementary	1365 Snapfinger Road	Decatur, GA, 30032
Southwest DeKalb High	2863 Kelley Chapel Road	Decatur, GA, 30034
Stone Mountain Elementary	6720 James B. Rivers Dr	Stone Mountain, GA, 30083
Towers High	3919 Brookcrest Circle	Decatur, GA, 30032

At a minimum the project should meet the **DCSD Elementary School Educational Specifications** (Appendix C), 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:

- Provide design and construction administration services to create a fully functional entry vestibule at the main entry of each facility listed in **Exhibit B**. The entry vestibules shall comply with DCSD's Security Vestibule Design Guidelines/Specs included as **Appendix C**.

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 G**: 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 **$11,950,000.00** at **$500,000.00** per Middle School**, $750,000.00** per High School and **$400,000.00** per Elementary 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, 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 Kahua's Project Management Information System (PMIS) software as the District's project management software. All Contractors with a project's construction value exceeding a Stated Cost Limitation of $1 million will be required to use Kahua for that project, and the Architect of Record will have to be versed in Kahua 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 Kahua.

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 H).

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 for this project as outlined in the Standard Form of Contract for Architectural Services.

B. Kahua Project Management Information System Software

DCSD has adopted and implemented Kahua's Project Management Information System (PMIS) software 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 Kahua guidelines. This management will be performed in conjunction with DCSD and the Program Manager. This includes but is not limited to:

1. General
    - All project documentation shall be made available to DCSD in a format compatible with industry standards and able to be uploaded and stored electronically in the District's PMIS software.
    - All invoicing – architect's, contractor's, vendors', etc. will be recorded in the District's PMIS software

2. Schematic Design Phases
    - All drawings will be posted in Kahua as one package for each phase (one file for SD)
    - The detailed estimate will be posted in Kahua for each phase
    - All reports will be posted individually in Kahua
    - All project documentation (meeting minutes, photographs, etc.) will be posted in Kahua

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

4. Contract Administration
    - RFIs, Submittals, and Shop Drawings will be documented in Kahua
    - Samples (color boards, brick, etc.) will be processed outside of Kahua, but will be tracked by a transmittal inside Kahua
    - Invoices will be recorded in Kahua

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 H).

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 Successful Related Architectural 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 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 filled in by typewriter or manually and legibly, in 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 Chief Operating Officer ("the COO"). The COO, in his or her sole discretion, can either accept the short list recommendation or reject the short list recommendation. If the COO accepts the recommendation, the selection process proceeds as noted below. If the 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 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 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 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, & Knowledge of the Site (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 COO for approval. The 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 COO accepts the ranking recommendation, the approval process continues as noted below. If the 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 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 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 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 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 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 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 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 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 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 always maintain objectivity.

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.

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 09, 2024,** via TEAMS. 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 Group 2 Security Vestibules". 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 Senior 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 15, 2024** 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 22,**

2024 by **2:00 p.m. EST.** No response other than written by the Senior Procurement Manager, will be binding upon DCSD. All supplemental instructions will be in the form of written Addenda to the RFQu.

9.9 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 Chief Operating Officer. **At the discretion of DCSD, failure to comply with this requirement will be grounds for disqualification**.

9.10 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.

9.11 The assigned contact persons for this RFQu are Belinda Quillet, Senior Procurement Manager and Tijauna Naylor-Simth, Procurement Manager. Mrs. Quillet can be reached at (678) 676-1373 or by email at dcsd-op-bidquestion@dekalbschoolsga.org. Dr. Naylor-Smith can be reached at (678) 676-1313 or by email at tijauna_naylor_smith@dekalbschoolsga.org. Prospective Respondents must limit their contact regarding this RFQu to the assigned contact persons.

9.12 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 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.

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

10.13 Appendix H 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 requests must be submitted in writing prior to the close of the final questions. Requests 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.

11.0 PROTEST PROCESS:

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:

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.

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.

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.

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. Erick Hofstetter
Chief Operating Officer
DeKalb County School District
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084
Email: erick_hofstetter@dekalbschoolsga.org

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.

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.

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:

- 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.

- 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.

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.

NOTICE
FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES
FOR GROUP 2 SECURITY VESTIBULES

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

PROJECT AND NUMBER:	Group 2 Security Vestibules at Various Sites RFQu No. 24-752-030
SERVICES TO BE PROVIDED:	Professional Architectural and Engineering Design Services for Group 2 Security Vestibules
VIRTUAL PRE-SUBMITTAL MEETING:	**May 09, 2024, 11:00 a.m. EST, via TEAMS** Attendees must provide the following information by **Wednesday, May 08, 2024, 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, Senior Procurement Manager Tijauna Naylor-Smith, Procurement Manager
SUBMIT QUALIFICATIONS TO:	http://dekalbschoolsga.ionwave.net
QUALIFICATIONS DUE DATE AND TIME:	**May 30, 2024, 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 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 24 Pages

(See Attachments and Appendices Package)

ATTACHMENT A: ARCHITECT/ENGINEER CHECKLIST AND CERTIFICATION

The undersigned, hereby acknowledges having received **Request for Qualifications (RFQu) No. 24-752-030** for Project No. **Various**; **Professional A/E Services for Group 2 Security Vestibules** 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 – Cedar Grove Middle School (5 pages)	YES	☐
Attachment C2	Design Fee Form – Chapel Hill Elementary School (5 pages)	YES	☐
Attachment C3	Design Fee Form – Chapel Hill Middle School (5 pages)	YES	☐
Attachment C4	Design Fee Form – Columbia Middle School (5 pages)	YES	☐
Attachment C5	Design Fee Form – DeKalb ES of the Arts at Avondale School (5 pages)	YES	☐
Attachment C6	Design Fee Form – Eagle Woods Academy/GNETS (5 pages)	YES	☐
Attachment C7	Design Fee Form – Evansdale Elementary School (5 pages)	YES	☐
Attachment C8	Design Fee Form – Fairington Elementary School (5 pages)	YES	☐
Attachment C9	Design Fee Form – Huntley Hills Elementary School (5 pages)	YES	☐
Attachment C10	Design Fee Form – Mary McLeod Bethune Middle School (5 pages)	YES	☐
Attachment C11	Design Fee Form – Miller Grove Middle School (5 pages)	YES	☐
Attachment C12	Design Fee Form – Montclair Elementary School (5 pages)	YES	☐
Attachment C13	Design Fee Form – Montgomery Elementary School (5 pages)	YES	☐
Attachment C14	Design Fee Form – Oakcliff Elementary School (5 pages)	YES	☐
Attachment C15	Design Fee Form – Peachtree Middle School (5 pages)	YES	☐
Attachment C16	Design Fee Form – Pine Ridge Elementary School (5 pages)	YES	☐
Attachment C17	Design Fee Form – Redan Elementary School (5 pages)	YES	☐
Attachment C18	Design Fee Form – Redan High School (5 pages)	YES	☐
Attachment C19	Design Fee Form – Redan Middle School (5 pages)	YES	☐
Attachment C20	Design Fee Form – Ronald McNair Sr. Middle School (5 pages)	YES	☐
Attachment C21	Design Fee Form – Rowland Elementary School	YES	☐
Attachment C22	Design Fee Form – Snapfinger Elementary School (5 pages)	YES	☐
Attachment C23	Design Fee Form – Southwest Dekalb High School (5 pages)	YES	☐
Attachment C24	Design Fee Form – Stone Mountain Elementary School (5 pages)	YES	☐
Attachment C25	Design Fee Form - Towers High School (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

ATTACHMENT C1: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Cedar Grove MS**

RFQu No.: **24-752-030**
Project No: **302-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 302-36 A/E Services for Group 2 Security Vestibules-Cedar Grove Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 302-36:**

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 **$ $37,500.00**

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

ATTACHMENT C2: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Chapel Hill ES**

RFQu No.: **24-752-030**
Project No: **214-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 214-36 A/E Services for Group 2 Security Vestibules-Chapel Hill Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 214-36:**

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 **$ $30,000.00**

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

ATTACHMENT C3: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Chapel Hill MS**

RFQu No.: **24-752-030**
Project No: **305-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 305-36 A/E Services for Group 2 Security Vestibules-Chapel Hill Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 305-36:**

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 **$ $37,500.00**

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

ATTACHMENT C4: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Columbia MS**

RFQu No.: **24-752-030**
Project No: **306-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 306-36 A/E Services for Group 2 Security Vestibules-Columbia Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 306-36:**

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 **$ $37,500.00**

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

ATTACHMENT C5: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-DESA at Avondale MS** RFQu No.: **24-752-030**
Project No: **301-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 301-36 A/E Services for Group 2 Security Vestibules-DESA at Avondale Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 301-36:**

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 **$ $37,500.00**

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 C6: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Eagle Woods Academy** RFQu No.: **24-752-030**
Project No: **503-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 503-36 A/E Services for Group 2 Security Vestibules-DESA at Eagle Woods Academy/GNETS School** 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 **$30,000.00** 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 provides 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 **Project No. 503-36:**

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 **$ $30,000.00**

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

ATTACHMENT C7: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Evansdale ES**

RFQu No.: **24-752-030**
Project No: **223-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 223-36 A/E Services for Group 2 Security Vestibules-Evansdale Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 223-36:**

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 **$ $30,000.00**

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

ATTACHMENT C8: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Fairington ES**

RFQu No.: **24-752-030**
Project No: **224-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 224-36 A/E Services for Group 2 Security Vestibules-Fairington Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 224-36:**

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 **$ $30,000.00**

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

ATTACHMENT C9: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Huntley Hills ES**

RFQu No.: **24-752-030**
Project No: **232-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 232-36 A/E Services for Group 2 Security Vestibules-Huntley Hills Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 232-36:**

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 **$ $30,000.00**

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

ATTACHMENT C10: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Mary McLeod Bethune MS** RFQu No.: **24-752-030**
Project No: **311-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 311-36 A/E Services for Group 2 Security Vestibules-Mary McLeod Bethune Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 311-36:**

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 **$ $37,500.00**

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

ATTACHMENT C11: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Miller Grove MS**

RFQu No.: **24-752-030**
Project No: **312-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 312-36 A/E Services for Group 2 Security Vestibules-Miller Grove Middle School** 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 **$37,500.00.** 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 provides 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 **Project No. 312-36:**

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 **$ $37,500.00**

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

ATTACHMENT C12: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Montclair ES**

RFQu No.: **24-752-030**
Project No: **245-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 245-36 A/E Services for Group 2 Security Vestibules-Montclair Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 245-36:**

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 **$ $30,000.00**

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

ATTACHMENT C13: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Montgomery ES**

RFQu No.: **24-752-030**
Project No: **246-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 246-36 A/E Services for Group 2 Security Vestibules-Montgomery Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 246-36:**

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 **$ $30,000.00**

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

ATTACHMENT C14: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Oakcliff ES**

RFQu No.: **24-752-030**
Project No: **252-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 252-36 A/E Services for Group 2 Security Vestibules-Oakcliff Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 252-36:**

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 **$ $30,000.00**

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

ATTACHMENT C15: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Peachtree MS**

RFQu No.: **24-752-030**
Project No: **313-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 313-36 A/E Services for Group 2 Security Vestibules-Peachtree Middle School** 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 **$37,500.00.** 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 provides 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 **Project No. 313-36:**

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 **$ $37,500.00**

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

ATTACHMENT C16: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Pine Ridge ES**

RFQu No.: **24-752-030**
Project No: **255-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 255-36 A/E Services for Group 2 Security Vestibules-Pine Ridge Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 255-36:**

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 **$ $30,000.00**

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

ATTACHMENT C17: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Redan ES**

RFQu No.: **24-752-030**
Project No: **259-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 259-36 A/E Services for Group 2 Security Vestibules-Redan Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 259-36:**

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 **$ $30,000.00**

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

ATTACHMENT C18: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Redan HS**

RFQu No.: **24-752-030**
Project No: **415-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 415-36 A/E Services for Group 2 Security Vestibules-Redan High School** 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 **$56,250.00** 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 provides 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 **Project No. 415-36:**

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 **$ $56,250.00**

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

ATTACHMENT C19: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Redan MS**

RFQu No.: **24-752-030**
Project No: **314-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 314-36 A/E Services for Group 2 Security Vestibules-Redan Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 314-36:**

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 **$ $37,500.00**

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

ATTACHMENT C20: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Ronald McNair Sr MS** RFQu No.: **24-752-030**
Project No: **315-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 315-36 A/E Services for Group 2 Security Vestibules-Ronald McNair Sr. Middle School** 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 **$37,500.00** 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 provides 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 **Project No. 315-36:**

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 **$ $37,500.00**

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

ATTACHMENT C21: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Rowland ES**

RFQu No.: **24-752-030**
Project No: **264-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 264-36 A/E Services for Group 2 Security Vestibules-Rowland Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 264-36:**

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 **$ $30,000.00**

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

ATTACHMENT C22: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Snapfinger ES**

RFQu No.: **24-752-030**
Project No: **268-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 268-36 A/E Services for Group 2 Security Vestibules-Snapfinger Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 268-36:**

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 **$ $30,000.00**

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 C23: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Southwest Dekalb HS** RFQu No.: **24-752-030**
Project No: **417-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 417-36 A/E Services for Group 2 Security Vestibules- Southwest Dekalb High School** 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 **$56,250.00** 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 provides 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 **Project No. 417-36:**

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 **$ $56,250.00**

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 C24: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules-Stone Mountain ES**

RFQu No.: **24-752-030**
Project No: **270-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 270-36 A/E Services for Group 2 Security Vestibules-Stone Mountain Elementary School** 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 **$30,000.00** 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 provides 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 **Project No. 270-36:**

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 **$ $30,000.00**

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

ATTACHMENT C25: DESIGN FEE PROPOSAL FORM

Project Name: **A/E Services for Group 2 Security Vestibules- Towers HS**

RFQu No.: **24-752-030**
Project No: **420-36**
RFQu Due Date **May 30, 2024**

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; (Appendix I and the Owner's standard forms and other documents included in the Request for Qualifications and any Addenda thereto for **DCSD Project Nos 420-36 A/E Services for Group 2 Security Vestibules- Towers School** 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 **$56,250.00** 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 provides 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 **Project No. 420-36:**

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 **$ $56,250.00**

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 Group 2 Security Vestibules (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 subcontractor 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: **24-752-030** DCSD Project No.: **Various**
Title: **Professional A/E Services for Group 2 Security Vestibules**

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

DeKalb County Board of Education (the "Board")
Attention: Senior Procurement Manager
Email: belinda_quillet@dekalbschoolsga.org

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.

Appendix A1

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Cedar Grove Middle School **| 2021**

Executive Summary

Cedar Grove Middle School is located at 2300 Wildcat Road in Decatur, GA. It comprises 162,926 gross square feet. At the time of the assessment the oldest building was 21 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 $7,568,295. 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 Cedar Grove Middle School the ten-year need is $31,525,483.

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 Cedar Grove Middle School facility has a FCA score of 71.63% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Cedar Grove Middle School.

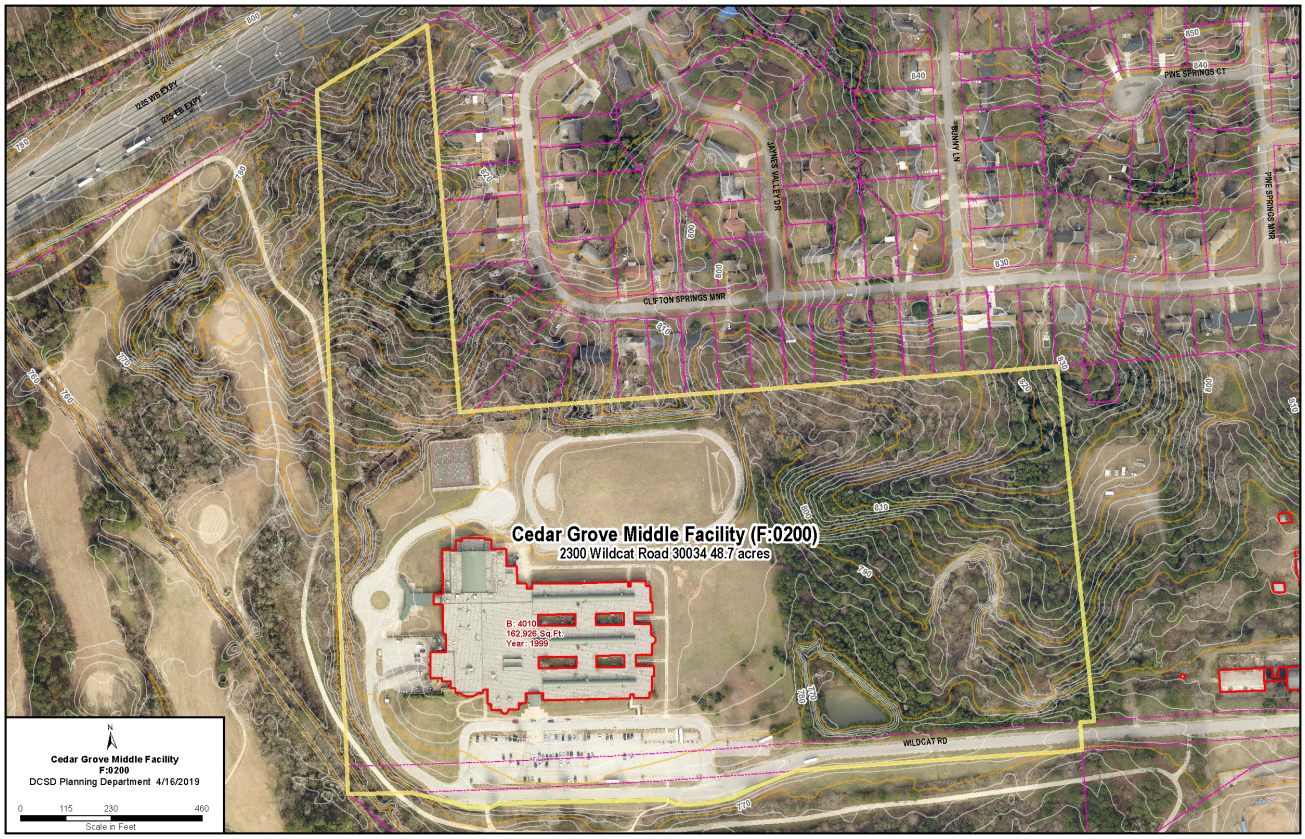
Table 1: Facility Condition by Building

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	$1,145,869	$723,700	$734,884	$1,869,569	$2,604,452		
Permanent Building(s)								
4010	Building 4010	$6,422,426	$6,226,018	$16,272,586	$12,648,444	$28,921,031	$51,176,680	75.28%
	Sub Total for Permanent Building(s):	*$6,422,426*	*$6,226,018*	*$16,272,586*	*$12,648,444*	*$28,921,031*	*$51,176,684*	
	Total for Site:	**$7,568,295**	**$6,949,718**	**$17,007,470**	**$14,518,013**	**$31,525,483**	**$51,176,684**	**71.63%**

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


Cedar Grove Middle Facility (F:0200)
2300 Wildcat Road 30034 48.7 acres
B: 4010
162,926 Sq.Ft.
Year: 1999
Cedar Grove Middle Facility
F:0200
DCSD Planning Department 4/16/2019
0 115 230 460
Scale in Feet
WILDCAT RD
CLEVELAND HWY
CLEVELAND HWY
CLEVELAND HWY

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.

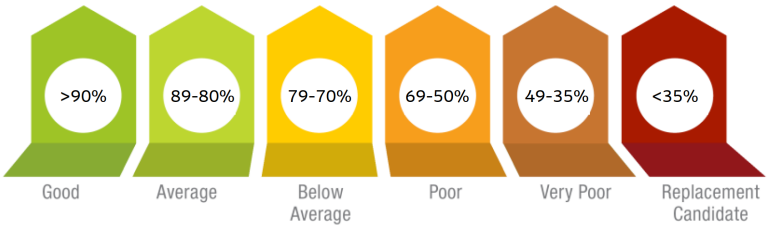
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $51,176,684. For planning purposes, the total 5-year need at the Cedar Grove Middle School is $14,518,013 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Cedar Grove Middle School facility has an FCA Score of 71.63%. which is considered "Below Average".

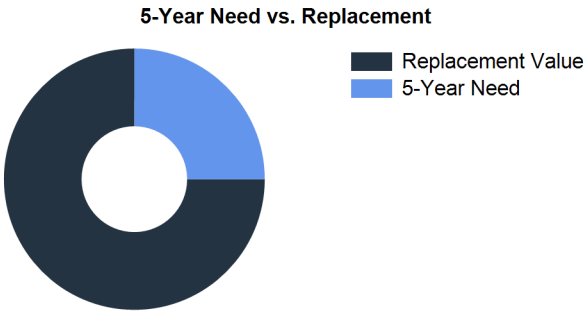


Figure 1: 5-Year FCI

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	$478,819	$601,665	$0	$1,080,483	14.28 %
Roofing	$0	$0	$25,590	$71,940	$363	$97,893	1.29 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$186,060	$7,346	$0	$265,087	$458,493	6.06 %
Interior	$0	$0	$103,682	$541,476	$0	$645,157	8.52 %
Mechanical	$0	$1,139,188	$718,965	$85,617	$0	$1,943,770	25.68 %
Electrical	$0	$8,636	$3,031,073	$20,081	$0	$3,059,790	40.43 %
Plumbing	$0	$10,516	$6,002	$2,554	$0	$19,071	0.25 %
Fire and Life Safety	$41,879	$0	$0	$0	$0	$41,879	0.55 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$221,758	$0	$221,758	2.93 %
Total:	$41,879	$1,344,400	$4,371,476	$1,545,090	$265,450	$7,568,295	

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

Electrical	-	$3,059,790
Mechanical	-	$1,943,770
Site	-	$1,080,483

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

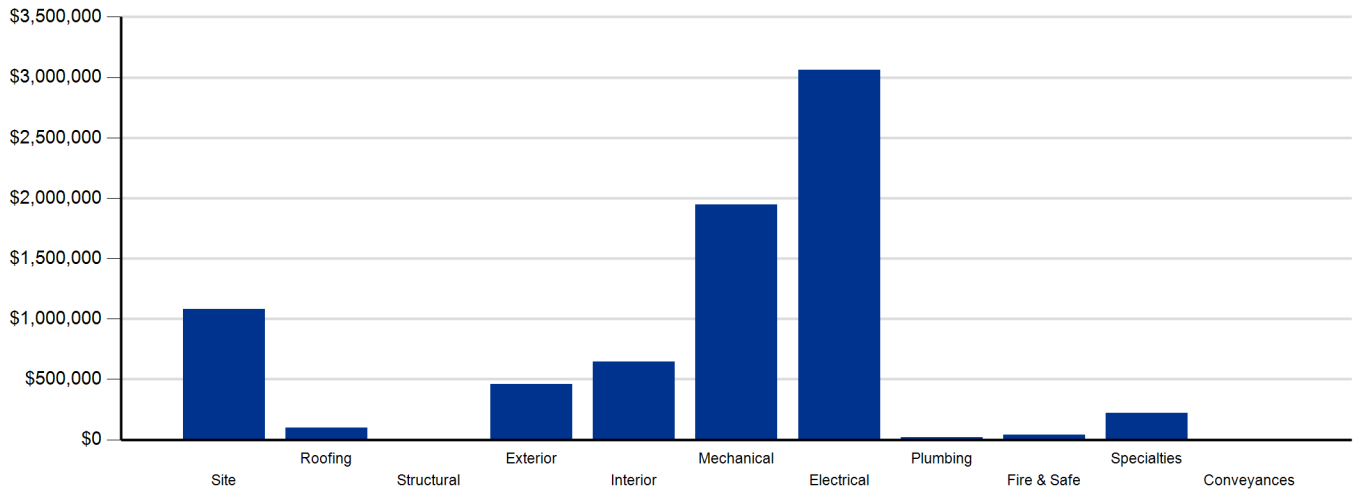


Figure 2: System Deficiencies

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	$311,988	$0	$311,988
Roofing	$0	$0	$0	$0	$251,600	$251,600
Exterior	$0	$0	$0	$0	$967,978	$967,978
Interior	$0	$122,689	$888,612	$568,277	$1,077,433	$2,657,011
Mechanical	$0	$0	$68,985	$35,706	$68,153	$172,843
Electrical	$0	$0	$0	$160,113	$0	$160,113
Plumbing	$0	$0	$0	$719,918	$63,557	$783,475
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$1,039,573	$605,139	$1,644,712
Total	**$0**	**$122,689**	**$957,597**	**$2,835,574**	**$3,033,858**	**$6,949,718**

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	$311,988	$0	$0	$734,884	$0	$0	$734,884	$1,046,871
Roofing	$251,600	$0	$0	$1,315,877	$0	$6,131,363	$7,447,241	$7,698,840
Exterior	$967,978	$0	$0	$0	$0	$0	$0	$967,978
Interior	$2,657,011	$1,616,897	$0	$381,840	$0	$0	$1,998,737	$4,655,748
Mechanical	$172,843	$0	$0	$341,273	$539,073	$426,113	$1,306,459	$1,479,302
Electrical	$160,113	$0	$0	$787,626	$0	$63,546	$851,171	$1,011,284
Plumbing	$783,475	$4,697	$0	$6,393	$0	$355,944	$367,035	$1,150,510
Fire and Life Safety	$0	$1,069,625	$0	$2,166,825	$0	$0	$3,236,450	$3,236,450
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,644,711	$883,941	$181,553	$0	$0	$0	$1,065,494	$2,710,206
Total	**$6,949,718**	**$3,575,160**	**$181,553**	**$5,734,718**	**$539,073**	**$6,976,966**	**$17,007,470**	**$23,957,188**

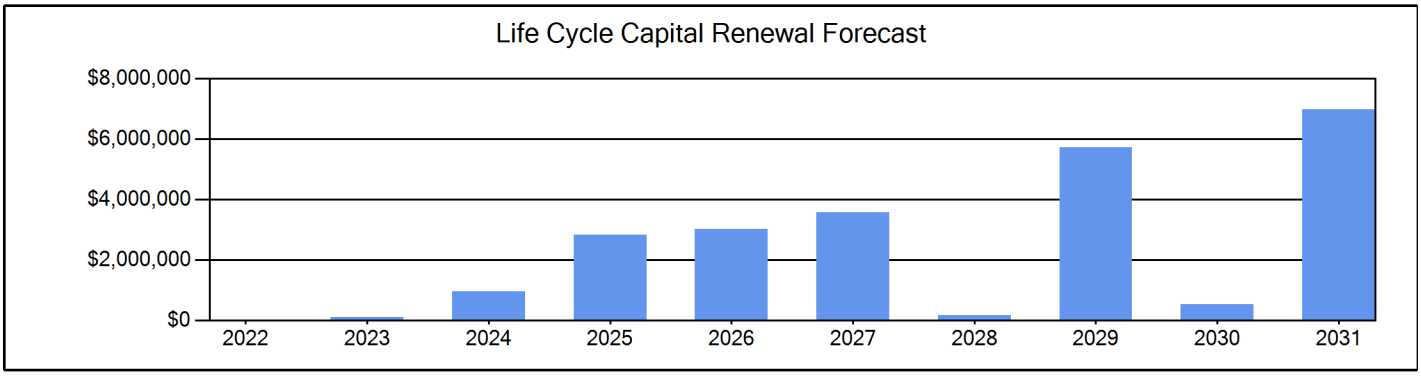


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$41,879
	Total for Priority 1	**$41,879**

Priority 2 - Indirect Impact to Educational Mission		Cost
Metal Exterior Door Replacement		$13,941
Storefront / Curtain Wall Repair		$172,119
Air Cooled Condenser Replacement		$12,077
Boiler Replacement		$105,715
Ductless Split System AC Replacement		$7,924
Electric Unit Heater Replacement		$19,748
Exterior Metal Cooling Tower Replacement		$54,369
Heat Exchanger Replacement		$114,909
Heat Pump HVAC Component Replacement		$779,574
Package Roof Top Unit Replacement		$44,872
Motor Control Center Replacement		$8,636
Water Heater Replacement		$10,516
	Total for Priority 2	**$1,344,400**

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	79,200	SF	3	$478,819	2314
Note: Resurface, Rather Than Replace; Cracked						
Asphalt Paving Replacement	Capital Renewal	300	CAR	4	$409,200	4420
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$139,668	4446
Note: Resurface 12700 Sf Of Tennis Court Surface Because Of Cracking.						
Track Repair	Deferred Maintenance	1	Ea.	4	$52,797	2310
Note: Cracked Asphalt						
	Sub Total for System	**4**	**items**		**$1,080,483**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Awning or Canopy Steel Paint	Deferred Maintenance	4,550	SF	4	$65,386	2316
Note: Repaint Underside (Already Painted In Passed)						
	Sub Total for System	**1**	**items**		**$65,386**	
	Sub Total for School and Site Level	**5**	**items**		**$1,145,869**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Access Ladder Replacement	Deferred Maintenance	20	LF	3	$2,986	4170
Note: Not Well Anchored To Wall (Missing Bolts)						
Roof Drain Cleaning	Deferred Maintenance	6	Ea.	3	$393	2352
Note: Debris						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	5,000	SF	3	$22,211	2354
Note: Ponding						
Roof Cleaning	Deferred Maintenance	30,000	SF	4	$6,554	2351
Note: Stained						
Splash Block Installation	Deferred Maintenance	6	Ea.	5	$363	2353
Note: Missing						
	Sub Total for System	**5**	**items**		**$32,507**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	$13,941	2324
Note: Damaged						
Storefront / Curtain Wall Repair	Deferred Maintenance	2,700	SF Wall	2	$172,119	2320
Note: Replace Gaskets And Sealant: Gaskets Are Falling Out Of Place, Sealant Is Cracked And Could Be Leading To Roof Leaks						
Location: Roof						
Exterior Metal Door Repainting	Deferred Maintenance	68	Door	3	$7,346	2325
Note: Faded						
Exterior Cleaning	Deferred Maintenance	61,500	SF Wall	5	$223,932	2321
Note: Stained And Weathered						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit Repair	Deferred Maintenance	1,400	SF	5	$41,155	2337
Note: Damaged And Delaminating						
Location: Ext. Soffits At Exterior Doors						
	Sub Total for System	**5**	**items**		**$458,493**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	3,259	SF	3	$47,006	2338
Note: Beyond Useful Life - Shrunk						
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	2319
Note: At Entry Door Missing						
Expansion Joints Missing or Deteriorated	Deferred Maintenance	10,000	SF	3	$6,515	2350
Note: Metal Roof: Open Joints And Cracked Sealant; Roof Leaks (Staff Mentioned)						
Interior Door Replacement	Capital Renewal	20	Door	3	$35,268	2343
Note: Damaged						
Acoustical Ceiling Tile Replacement	Capital Renewal	10,000	SF	4	$54,982	2332
Note: Stained And Sagging						
Carpet Flooring Replacement	Capital Renewal	22,810	SF	4	$271,501	2339
Note: Beyond Useful Life						
Ceramic Tile Flooring Replacement	Capital Renewal	1,500	SF	4	$24,915	2340
Note: Damaged And Cracked						
Gypsum Board Ceiling Repair	Deferred Maintenance	200	SF	4	$1,073	2333
Note: Cracked						
Interior CMU Wall Repair	Deferred Maintenance	2,000	SF	4	$62,135	2334
Note: Damaged And Cracked						
Interior CMU Walls Repainting	Capital Renewal	2,000	SF	4	$1,942	2335
Note: Damaged And Cracked						
Toilet Partition Replacement	Capital Renewal	15	Stall	4	$28,438	2336
Note: Damaged And Missing						
Vinyl Composition Tile Replacement	Capital Renewal	7,000	SF	4	$55,989	2341
Note: Damaged						
Wood Flooring Replacement	Capital Renewal	2,000	SF	4	$40,502	2342
Note: Damaged						
	Sub Total for System	**13**	**items**		**$645,157**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	2376
Location: Roof						
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	2379
Note: 1 Ton						
Boiler Replacement	Capital Renewal	1	Ea.	2	$105,715	2365
Location: Main Mech Room 410.1						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$5,100	2377
Location: Elec 312						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$2,824	2378
Location: Kitchen Office 410.7						
Electric Unit Heater Replacement	Capital Renewal	14	Ea.	2	$17,103	2373
Location: Storage 404.14; Storage 404.12; Boys 606.1; Girls 610.1; Women 903.2; Men 903.1; Rr 909.1; Womens 915.1; Girls 713.1; Boys 707.1; Boys 807.1; Girls 813.1; Girls 917.2; Building Entry						
Electric Unit Heater Replacement	Capital Renewal	3	Ea.	2	$2,645	2374
Location: Laundry 410.12; Rr 410.5; Jan 410.11						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$54,369	2375
Location: Mech Yard						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	$114,909	2372
Location: Main Mech Room 410.1						
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	$13,836	2381
Location: Mech Platform And Above Ceiling						
Heat Pump HVAC Component Replacement	Capital Renewal	6	Ea.	2	$50,248	2382
Location: Mech Platform And Above Ceiling						
Heat Pump HVAC Component Replacement	Capital Renewal	33	Ea.	2	$276,365	2383
Location: Mech Platform And Above Ceiling						
Heat Pump HVAC Component Replacement	Capital Renewal	31	Ea.	2	$259,615	2384
Location: Mech Platform And Above Ceiling						
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	$8,375	2385
Location: Mech Platform And Above Ceiling						
Heat Pump HVAC Component Replacement	Capital Renewal	15	Ea.	2	$171,135	2386
Location: Mech Platform And Above Ceiling						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	2392
Note: Roof Top Unit Over Admin Area: The Rtu's Access Panel Is Not Installed - 4 Ton						
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	2393
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	2394
Location: Roof						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$21,738	2390
Location: Main Mech Room 410.1						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$27,042	2391
Location: Main Mech Room 410.1						
Energy Recovery Unit Replacement	Capital Renewal	4	Ea.	3	$101,865	2387
Location: Roof						
Expansion Tank Replacement	Capital Renewal	1	Ea.	3	$33,705	4169
Note: 100 Gallon Tank, Replace 1						
Location: Main Mech Room 410.1						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	31	Ea.	3	$234,218	2396
Location: Roof						
Testing And Balancing	Deferred Maintenance	150,000	SF	3	$300,396	2388
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	3	Ea.	4	$49,797	2398
Location: Sci Lab 608.2, 710.2, 810.2						
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	$8,110	2389
Location: Main Mech Room 401.1						
Kitchen Air/Exhaust Replacement	Capital Renewal	1	Ea.	4	$9,917	2395
Location: Roof						
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	4	Ea.	4	$17,793	2397
Location: Kitchen 410						
	Sub Total for System	**28**	**items**		**$1,943,770**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	5	Ea.	2	$8,636	2399
Note: Old						
Location: Mech Room						
Canopy Lighting Replacement	Capital Renewal	38	Ea.	3	$74,417	2408
Note: Old						
Location: Building Ext						
Exterior Mounted Building Lighting Replacement	Capital Renewal	33	Ea.	3	$27,977	2409
Note: Old						
Location: Building Ext						
Lighting Fixtures Replacement	Capital Renewal	162,926	SF	3	$2,809,060	4415
Note: Lighting Throughout Building Is Old And Should Be Replaced.						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	162,926	SF	3	$119,619	2407
Note: Not Installed						
Stage Lighting Replacement	Capital Renewal	30	Ea.	4	$20,081	2411
Note: Old						
Location: Cafeteria						
	Sub Total for System	**6**	**items**		**$3,059,790**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$3,799	2355
Location: Cust 501.3						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$4,193	2357
Location: Jan. 404.10						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	2359
Location: Mech Platform						
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$6,002	2360
Location: Main Mech Room						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	$2,554	2364
Location: Girls 713.1						
	Sub Total for System	**5**	**items**		**$19,071**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	70	Ea.	1	$41,879	2406
Note: Old						
Location: Throughout Building						
	Sub Total for System	**1**	**items**		**$41,879**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	20	LF	4	$10,362	2344
Note: Damaged						
Metal Gym Locker Replacement	Capital Renewal	20	Ea.	4	$9,129	2346
Note: Damaged						
Replace Cabinetry In Classes/Labs	Capital Renewal	12	Room	4	$99,303	2348
Note: Art Casework						
Replace Cabinetry In Classes/Labs	Capital Renewal	10	Room	4	$82,752	2349
Note: Vocational Explorer Tech						
Upper Storage Cabinet Replacement	Capital Renewal	20	LF	4	$20,212	2345
Note: Damaged						
	Sub Total for System	**5**	**items**		**$221,758**	
	Sub Total for Building 4010 - Building 4010	**68**	**items**		**$6,422,426**	
	Total for Campus	**73**	**items**		**$7,568,295**	

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.	$311,988	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	4,500	LF	$419,881	8
Pedestrian Pavement	Sidewalks - Concrete	3	23,350	SF	$315,003	8
		Sub Total for System	**3**	**items**	**$1,046,871**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3	4,550	SF	$251,600	5
		Sub Total for System	**1**	**items**	**$251,600**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	26	Ea.	$160,113	4
		Sub Total for System	**1**	**items**	**$160,113**	
		Sub Total for Building -	**5**	**items**	**$1,458,583**	

Building: 4010 - Building 4010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	27,700	SF	$1,315,877	8
Low-Slope Roofing	Modified Bitumen	2	140,796	SF	$6,131,363	10
		Sub Total for System	**2**	**items**	**$7,447,240**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	3,132	SF	$363,080	5
Exterior Operating Windows	Aluminum - Windows per SF	2	2,688	SF	$311,608	5
Exterior Operating Windows	Aluminum - Windows per SF	2	120	SF	$13,911	5
Exterior Operating Windows	Aluminum - Windows per SF	2	40	SF	$4,637	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	68	Door	$274,741	5
		Sub Total for System	**5**	**items**	**$967,977**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	61	Stall	$122,689	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	145,004	SF	$871,183	3
Suspended Plaster and	Painted ceilings	5	8,146	SF	$17,429	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	16,293	SF	$77,255	4
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$5,594	4
Interior Door Supplementary Components	Door Hardware	3	309	Door	$485,429	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	74,946	SF	$694,928	5
Wood Flooring	Wood Flooring - All Types	4	16,293	SF	$382,505	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	145,004	SF	$677,868	6
Tile Flooring	Ceramic Tile	4	8,146	SF	$161,564	6
Tile Flooring	Quarry Tile	4	4,888	SF	$150,005	6
Interior Swinging Doors	Wooden Door	3	298	Door	$627,460	6
Carpeting	Carpet	4	22,810	SF	$343,929	8
Interior Swinging Doors	Metal Door (Steel)	3	11	Door	$37,911	8
		Sub Total for System	**14**	**items**	**$4,655,748**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	4	Ea.	$45,990	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	3	1	Ea.	$2,037	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4

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.	$16,834	4
Other HVAC Distribution Systems	VFD (15 HP)	3	1	Ea.	$8,238	5
Other HVAC Distribution Systems	VFD (40 HP)	3	2	Ea.	$30,378	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$17,339	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$57,729	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$113,345	8
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$76,533	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$18,947	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$18,947	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	162,926	SF	$539,073	9
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$73,067	10
Facility Hydronic Distribution	2-Pipe System (Cold)	3	150,000	SF	$338,905	10
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
		Sub Total for System	**20**	**items**	**$1,479,302**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	1	Ea.	$81,019	8
Note:	main elec rm					
Transfer Switches	Automatic Transfer Switch (Amps)	3	200	Amps	$8,182	8
Note:	main elec rm					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 225A	3	6	Ea.	$39,299	8
Power Distribution	Panelboard - 120/208 400A	3	14	Ea.	$205,780	8
Power Distribution	Panelboard - 277/480 100A	3	3	Ea.	$23,898	8
Power Distribution	Panelboard - 277/480 225A	3	2	Ea.	$22,324	8
Power Distribution	Panelboard - 277/480 400A	3	10	Ea.	$165,436	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	162,926	SF	$137,357	8
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Note:	bldg exterior					
		Sub Total for System	**15**	**items**	**$851,171**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	67	Ea.	$192,578	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	6	Ea.	$5,054	4
Plumbing Fixtures	Showers	5	17	Ea.	$23,502	4
Plumbing Fixtures	Toilets	3	73	Ea.	$390,819	4
Plumbing Fixtures	Urinals	3	19	Ea.	$27,227	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	23	Ea.	$53,601	4
Plumbing Fixtures	Classroom Lavatory	4	9	Ea.	$24,424	4
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,714	4
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$4,861	5
Plumbing Fixtures	Classroom Lavatory	4	21	Ea.	$58,696	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	2	Ea.	$4,697	6
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	2	Ea.	$6,393	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$5,106	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$5,635	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$8,066	10
Plumbing Fixtures	Classroom Lavatory	4	103	Ea.	$333,747	10
		Sub Total for System	**17**	**items**	**$1,150,510**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	162,926	SF	$1,069,625	6
Security System Component	Security Alarm System	1	162,926	SF	$2,166,825	8
		Sub Total for System	**2**	**items**	**$3,236,450**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	827	Ea.	$424,858	4
Casework	Fixed Cabinetry	4	48	Room	$447,066	4
Casework	Fixed Cabinetry	4	18	Room	$167,649	4
Movable Multiple Seating	Bleachers	4	1,344	Seat	$605,139	5
Casework	Lockers	4	1,478	Ea.	$883,941	6
Fixed Multiple Seating	Auditorium Seating	4	350	Ea.	$181,553	7
		Sub Total for System	**6**	**items**	**$2,710,205**	
		Sub Total for Building 4010 - Building 4010	**81**	**items**	**$22,498,604**	
		Total for: Cedar Grove Middle School	**86**	**items**	**$23,957,187**	

Supporting Photos

Pump

Boiler

Plate Frame Heat Exchanger

Rooftop Unit

Replace Motor Control Center

Cracked Tennis Court Surface Needs Resurfacing

Building Exterior Needs Pressure Washing To Clean Stains/Weathering

Appendix A2

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.

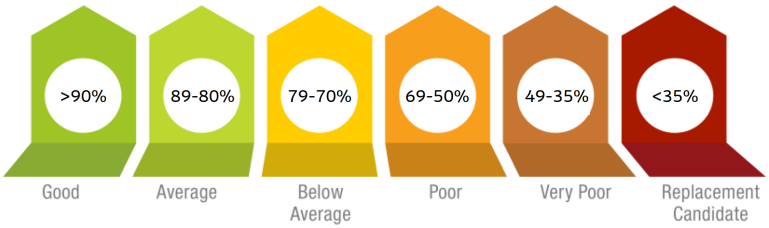
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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".

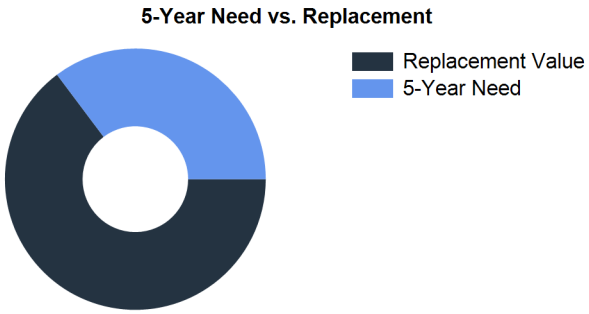


Figure 1: 5-Year FCI

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.

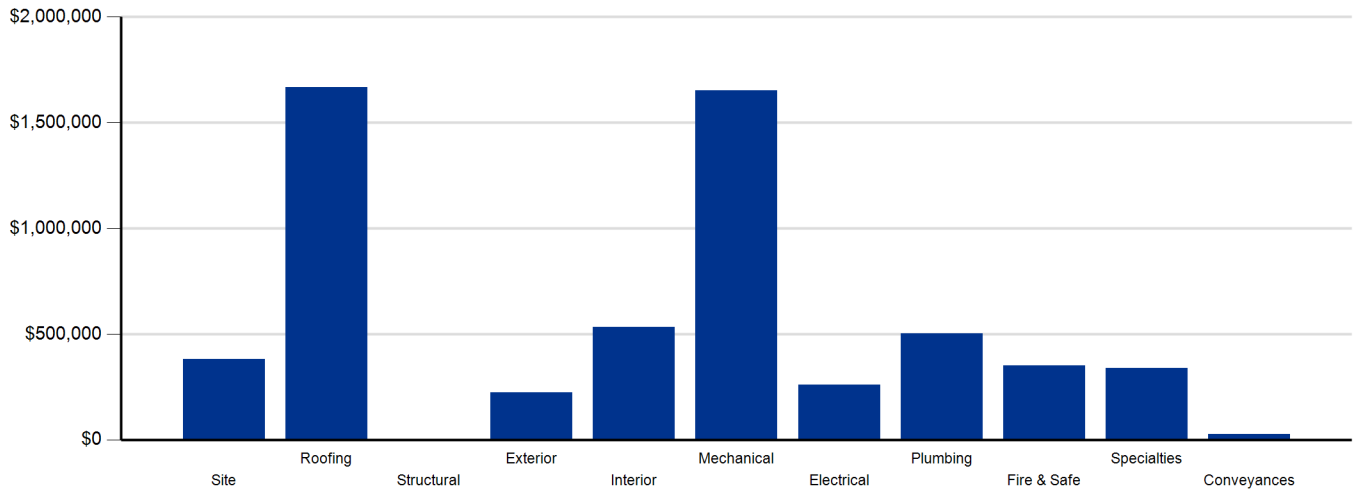


Figure 2: System Deficiencies

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**

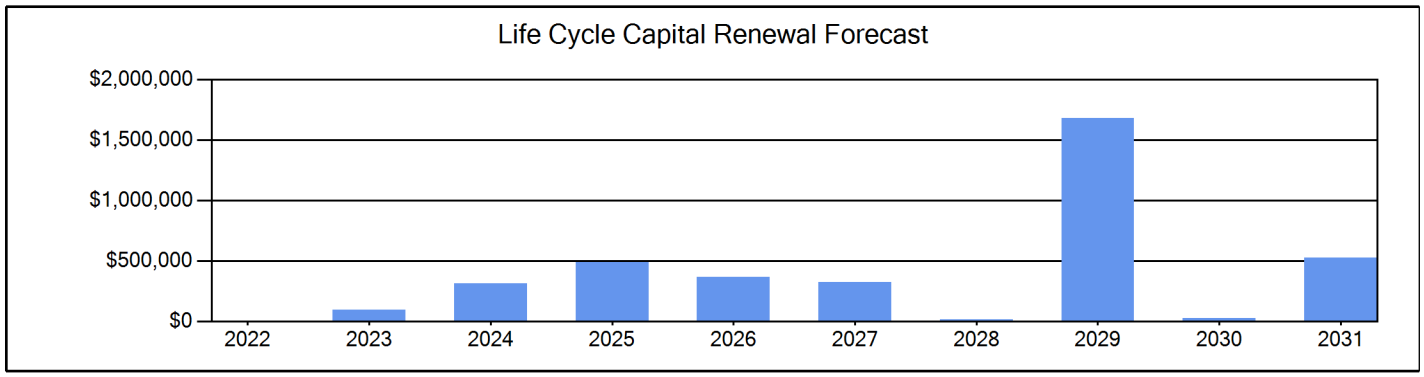


Figure 3: Ten Year Capital Renewal Forecast

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

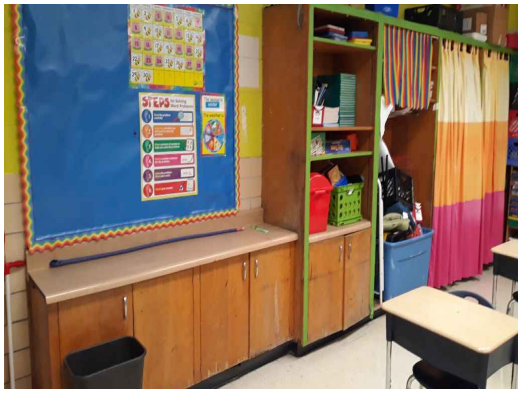
Replace Exterior Transformer

Damaged Concrete Pad At Trash Compactor Needs Replacement/Repair

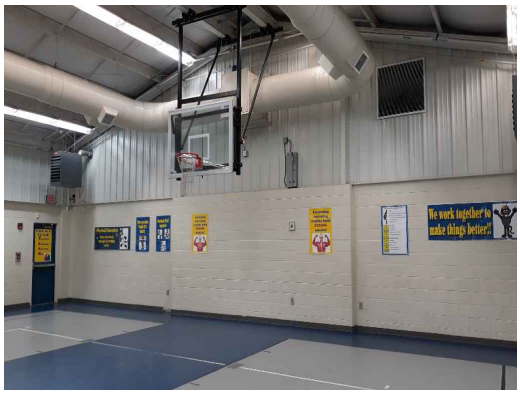
School Marquee Sign Brick Base Is Damaged And Needs Repair

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

Appendix A3

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Chapel Hill Middle School **| 2021**

Executive Summary

Chapel Hill Middle School is located at 3535 Dogwood Farm Road in Decatur, GA. It comprises 154,881 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 $14,702,185. 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 Middle School the ten-year need is $29,967,364.

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 Middle School facility has a FCA score of 60.33% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Chapel Hill 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	$725,375	$502,953	$949,483	$1,228,327	$2,177,811		
Permanent Building(s)								
4010	Building 4010	$13,976,810	$4,094,540	$9,718,202	$18,071,351	$27,789,553	$48,649,670	62.85%
	Sub Total for Permanent Building(s):	*$13,976,810*	*$4,094,540*	*$9,718,202*	*$18,071,351*	*$27,789,553*	*$48,649,668*	
	Total for Site:	**$14,702,185**	**$4,597,493**	**$10,667,686**	**$19,299,678**	**$29,967,364**	**$48,649,668**	**60.33%**

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.

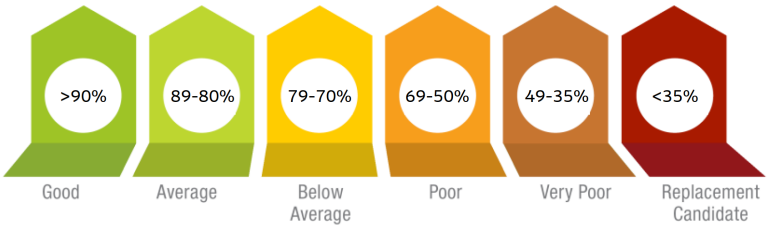
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $48,649,668. For planning purposes, the total 5-year need at the Chapel Hill Middle School is $19,299,678 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Chapel Hill Middle School facility has an FCA Score of 60.33%. which is considered "Poor".

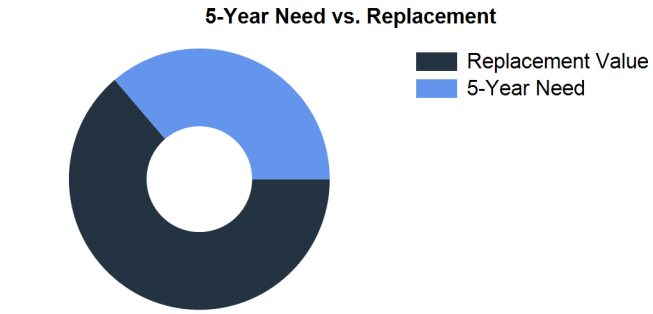


Figure 1: 5-Year FCI

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	$238,930	$485,537	$908	$725,375	4.93 %
Roofing	$0	$5,018,717	$0	$0	$0	$5,018,717	34.14 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$1,207,249	$17,987	$0	$0	$1,225,237	8.33 %
Interior	$0	$0	$26,451	$902,376	$0	$928,827	6.32 %
Mechanical	$0	$2,812,313	$1,152,371	$392,754	$3,496	$4,360,935	29.66 %
Electrical	$0	$414,349	$211,424	$40,694	$0	$666,466	4.53 %
Plumbing	$0	$2,523	$324,789	$127,470	$0	$454,783	3.09 %
Fire and Life Safety	$99,634	$0	$0	$0	$0	$99,634	0.68 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$2,457	$1,189,224	$30,531	$1,222,213	8.31 %
Total:	$99,634	$9,455,151	$1,974,410	$3,138,056	$34,934	$14,702,185	

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

Roofing	-	$5,018,717
Mechanical	-	$4,360,935
Exterior	-	$1,225,237

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

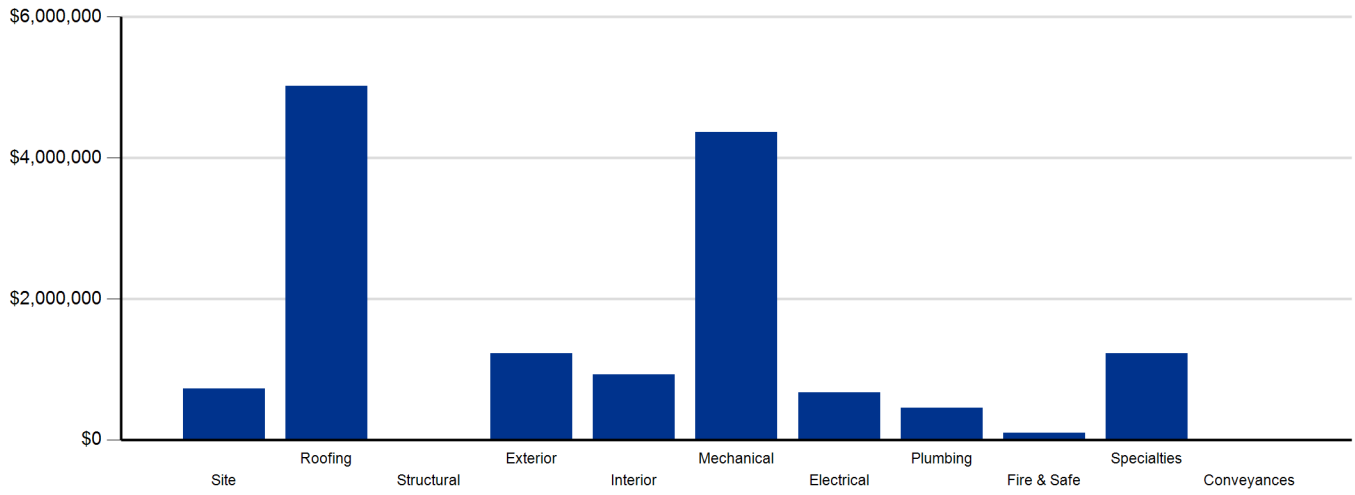


Figure 2: System Deficiencies

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	$392,106	$392,106
Exterior	$0	$0	$0	$0	$181,814	$181,814
Interior	$0	$6,923	$791,752	$444,774	$486,581	$1,730,030
Mechanical	$0	$0	$0	$0	$360,901	$360,901
Electrical	$253,309	$0	$0	$110,847	$0	$364,156
Plumbing	$0	$0	$11,532	$117,992	$262,738	$392,261
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$1,176,226	$0	$1,176,226
Total	**$253,309**	**$6,923**	**$803,283**	**$1,849,839**	**$1,684,139**	**$4,597,493**

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	$949,483	$0	$0	$949,483	$949,483
Roofing	$392,106	$0	$0	$0	$0	$0	$0	$392,106
Exterior	$181,814	$0	$0	$0	$0	$0	$0	$181,814
Interior	$1,730,030	$1,568,746	$0	$140,120	$8,515	$211,909	$1,929,289	$3,659,319
Mechanical	$360,901	$0	$0	$605,839	$0	$101,349	$707,188	$1,068,088
Electrical	$364,156	$0	$0	$0	$0	$0	$0	$364,156
Plumbing	$392,261	$0	$0	$0	$0	$1,989,086	$1,989,086	$2,381,347
Fire and Life Safety	$0	$0	$0	$3,981,546	$1,111,094	$0	$5,092,640	$5,092,640
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,176,226	$0	$0	$0	$0	$0	$0	$1,176,226
Total	**$4,597,493**	**$1,568,746**	**$0**	**$5,676,988**	**$1,119,609**	**$2,302,343**	**$10,667,686**	**$15,265,179**

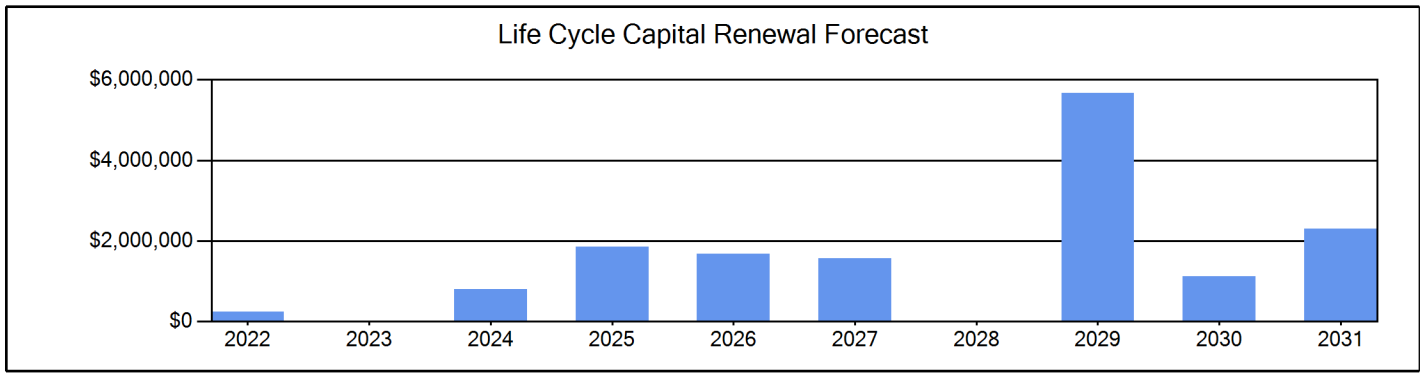


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$28,717
Emergency Lighting System Replacement		$70,916
	Total for Priority 1	**$99,634**

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$5,018,717
Aluminum Window Replacement		$188,997
EIFS Exterior Replacement (Bldg SF)		$893,944
Storefront / Curtain Wall Repair		$124,308
Air Cooled Condenser Replacement		$30,191
Copper Tube Boiler Replacement		$192,466
Ductwork Replacement (SF Basis)		$1,859,149
Exterior Metal Cooling Tower Replacement		$54,369
Fan Coil Unit Replacement		$9,261
Gas Unit Heater Replacement		$4,874
Heat Exchanger Replacement		$30,204
Heat Pump HVAC Component Replacement		$586,228
Package Roof Top Unit Replacement		$45,572
Distribution Panel Replacement		$17,453
Electrical Transformer Replacement		$38,354
Generator Replacement		$47,284
Motor Control Center Replacement		$1,727
Panelboard Replacement		$245,574
Switchgear Replacement		$63,957
Water Heater Replacement		$2,523
	Total for Priority 2	**$9,455,151**

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	38,640	SF	3	$233,605	5305
Note: Beyond Useful Life - Cracked						
Concrete Walks Replacement	Capital Renewal	500	SF	3	$5,325	5306
Note: Cracked						
Asphalt Paving Resurfacing	Deferred Maintenance	51,600	SF	4	$201,782	5304
Note: Beyond Useful Life - Cracked						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	60	LF	4	$4,419	5301
Note: Damaged And Football Field						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$139,668	5302
Note: Worn Out.						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$139,668	5303
Note: Resurface Tennis Courts - Cracked And Weathered						
Site Signage Replacement	Capital Renewal	4	Ea.	5	$908	5308
Note: Bent And Cracked And Faded						
	Sub Total for System	**7**	**items**		**$725,375**	
	Sub Total for School and Site Level	**7**	**items**		**$725,375**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	154,881	SF	2	$5,018,717	5327
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$5,018,717**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,890	SF	2	$188,997	5314
Note: Beyond Useful Life - Damaged						
EIFS Exterior Replacement (Bldg SF)	Capital Renewal	30,740	SF	2	$893,944	5309
Note: Beyond Useful Life - Cracked						
Storefront / Curtain Wall Repair	Deferred Maintenance	1,950	SF Wall	2	$124,308	5312
Note: Replace Sealant						
Brick Exterior Repointing	Deferred Maintenance	3,000	SF Wall	3	$17,987	5313
Note: Cracked						
	Sub Total for System	**4**	**items**		**$1,225,237**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	15	Door	3	$26,451	5322
Note: Damaged						
Acoustical Ceiling Tile Replacement	Capital Renewal	20,000	SF	4	$109,963	10742
Carpet Flooring Replacement	Capital Renewal	9,293	SF	4	$110,612	5318
Note: Beyond Useful Life						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	6,195	SF	4	$70,203	5320
Note: Beyond Useful Life						
Interior Ceiling Repainting	Deferred Maintenance	1,548	SF	4	$3,019	5316
Note: Cracked And Stained						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Walls Repair or Replacement	Capital Renewal	200	SF	4	$1,561	5317
Note: Damaged						
Vinyl Composition Tile Replacement	Capital Renewal	75,892	SF	4	$607,017	5321
Note: Beyond Useful Life						
	Sub Total for System	**7**	**items**		**$928,827**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	5	Ea.	2	$30,191	5362
Note: Roof						
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	$140,246	5355
Note: Mech Room						
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	$52,220	5356
Note: Mech Room 98.14						
Ductwork Replacement (SF Basis)	Capital Renewal	154,881	SF	2	$1,859,149	5369
Note: Throughout						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$54,369	5361
Note: Mech Room Yard						
Fan Coil Unit Replacement	Capital Renewal	5	Ea.	2	$9,261	5363
Note: Throughout						
Gas Unit Heater Replacement	Capital Renewal	1	Ea.	2	$4,874	5359
Note: Mech Room						
Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	$30,204	5358
Note: Mech Room						
Heat Pump HVAC Component Replacement	Capital Renewal	70	Ea.	2	$586,228	5365
Note: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$45,572	5370
Note: Roof						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$40,563	5367
Note: Mech Room						
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	$32,607	5368
Note: Mech Room						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$10,522	5372
Note: Kitchen						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$10,522	5374
Note: Dishwasher Hood						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	93	Ea.	3	$702,655	5371
Note: Roof						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	6	Ea.	3	$45,333	5375
Testing And Balancing	Deferred Maintenance	154,881	SF	3	$310,171	5366
Note: Throughout						
Existing Controls Are Obsolete	Capital Renewal	154,881	SF	4	$392,754	5360
Note: Throughout						
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	$3,496	5373
Note: Mech Room						
	Sub Total for System	**19**	**items**		**$4,360,935**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$17,453	5334
Note: Old, Elec Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,037	5331
Note: Old, Elec Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	5332
Note: Old, Elec Room						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$9,315	5333
Note: Old, Elec Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$17,150	5335
Note: Old, Elec Room						
Generator Replacement	Capital Renewal	1	Ea.	2	$47,284	5344
Note: Old, Exterior Building						
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	$1,727	5330
Note: Old, Main Elec Room						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,231	5336
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	23	Ea.	2	$118,921	5337
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	5	Ea.	2	$58,016	5338
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	5339
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	5	Ea.	2	$44,058	5340
Note: Old, Elec Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$13,060	5341
Note: Old, Elec Room						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$63,957	5328
Note: Old, Main Elec. Room						
Canopy Lighting Replacement	Capital Renewal	18	Ea.	3	$35,250	5345
Note: Old Canopies						
Interior Power Wiring Replacement	Deferred Maintenance	154,881	SF	3	$172,944	5347
Note: Old, Throughout Building						
Transfer Switch Replacement	Capital Renewal	100	Amps	3	$3,230	5329
Note: Old, Main Elec Room						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	$267	5350
Note: 5800 Sf Old, Throughout Building						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	4	$265	5351
Note: 2X4 Ltg. - 137,955 Sf Old, Throughout Building						
Stage Lighting Replacement	Capital Renewal	60	Ea.	4	$40,162	5346
Note: Old, Stage						
	Sub Total for System	**20**	**items**		**$666,466**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	5349
Note: Concession 301.1						
Toilet Replacement	Capital Renewal	65	Ea.	3	$309,184	5353
Note: Throughout						
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	$15,605	5348
Note: Mech Room 98.14						
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	$748	5357
Note: Emergency Eye Wash - Science 314						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	5354
Note: G. Locker 98.8						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	48	Ea.	4	$122,581	5352
Note: Throughout						
	Sub Total for System	**6**	**items**		**$454,783**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	48	Ea.	1	$28,717	5342
Note: Old, Throughout Building						

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	154,881	SF	1	$70,916	5343
Note: Old, Throughout Building						
	Sub Total for System	**2**	**items**		**$99,634**	

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	5296
Note: Non-ADA						
Bleacher Replacement	Capital Renewal	864	Seat	4	$335,570	5325
Note: Beyond Useful Life. Replace All Hardware.						
Metal Gym Locker Replacement	Capital Renewal	30	Ea.	4	$13,693	5324
Note: Damaged						
Metal Student Lockers Replacement	Capital Renewal	1,677	Ea.	4	$839,961	10743
Metal Student Locker Repainting	Deferred Maintenance	1,677	Ea.	5	$30,531	5323
Note: Faded And Scratch						
	Sub Total for System	**5**	**items**		**$1,222,213**	
	Sub Total for Building 4010 - Building 4010	**64**	**items**		**$13,976,810**	
	Total for Campus	**71**	**items**		**$14,702,185**	

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	4,400	LF	$410,551	8
Pedestrian Pavement	Sidewalks - Concrete	3	13,920	SF	$187,787	8
Athletic Areas	Competition Style Track	4	1	Ea.	$351,145	8
		Sub Total for System	**3**	**items**	**$949,483**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	7,100	SF	$392,106	5
Note:	Steel support structure to alum. coverd walkway needs to be repainted (19 columns & beams) Down spout connection to drain missing/damaged. Add 56LF of down spout.					
		Sub Total for System	**1**	**items**	**$392,106**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	18	Ea.	$110,847	4
		Sub Total for System	**1**	**items**	**$110,847**	
		Sub Total for Building -	**5**	**items**	**$1,452,436**	

Building: 4010 - Building 4010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	45	Door	$181,814	5
		Sub Total for System	**1**	**items**	**$181,814**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,549	SF	$6,923	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	131,783	SF	$791,752	3
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$11,188	4
Interior Door Supplementary Components	Door Hardware	3	276	Door	$433,586	4
Wall Paneling	Wood Panel wall	4	1,549	SF	$26,476	5
Compartments and Cubicles	Toilet Partitions	4	77	Stall	$169,230	5
Wood Flooring	Wood Flooring - All Types	4	12,390	SF	$290,876	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	151,783	SF	$709,558	6
Tile Flooring	Ceramic Tile	4	4,646	SF	$92,146	6
Tile Flooring	Quarry Tile	4	6,195	SF	$190,116	6
Interior Swinging Doors	Wooden Door	3	274	Door	$576,925	6
Carpeting	Carpet	4	9,293	SF	$140,120	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,549	SF	$8,515	9
Suspended Plaster and	Painted ceilings	5	1,549	SF	$4,076	10
Athletic Flooring	Athletic/Sport Flooring	4	3,098	SF	$60,052	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	20,000	SF	$147,781	10
		Sub Total for System	**16**	**items**	**$3,659,319**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Energy Recovery Unit (10,000 CFM)	3	2	Ea.	$59,045	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	154,881	SF	$301,855	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	3	Ea.	$86,594	8
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	5	Ea.	$382,662	8
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$97,800	8
Heat Generation	Boiler - Copper Tube (750 MBH)	2	1	Ea.	$38,783	8
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$73,067	10
		Sub Total for System	**9**	**items**	**$1,068,088**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	1	Ea.	$65,876	1
Electrical Service	Transformer (15 KVA)	2	1	Ea.	$5,188	1
Power Distribution	Panelboard - 120/208 225A	3	23	Ea.	$122,489	1
Power Distribution	Panelboard - 120/208 400A	3	5	Ea.	$59,756	1
		Sub Total for System	**4**	**items**	**$253,309**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	3	Ea.	$8,272	3
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	2	Ea.	$3,260	3
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Note:	Kitchen 4 compartment sink					
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Note:	Kitchen 2 compartment sink					
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Note:	Kitchen hand sink					
Plumbing Fixtures	Sink - Service / Mop Sink	5	9	Ea.	$7,579	4
Plumbing Fixtures	Showers	5	5	Ea.	$6,912	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$4,211	4
Plumbing Fixtures	Showers	5	19	Ea.	$26,266	4
Plumbing Fixtures	Urinals	3	22	Ea.	$31,526	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	16	Ea.	$37,288	4
Plumbing Fixtures	Classroom Lavatory	4	94	Ea.	$262,738	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$3,391	10
Domestic Water Equipment	Gas Piping System (BldgSF)	2	154,881	SF	$416,844	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	154,881	SF	$937,269	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	154,881	SF	$631,583	10
		Sub Total for System	**16**	**items**	**$2,381,347**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	154,881	SF	$2,059,831	8
Note:	Throughout bldg					
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	154,881	SF	$1,921,715	8
Fire Detection and Alarm	Fire Alarm	1	154,881	SF	$1,111,094	9
Note:	Throughout bldg					
		Sub Total for System	**3**	**items**	**$5,092,640**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	1	Room	$9,314	4
Casework	Fixed Cabinetry	4	43	Room	$400,497	4
Casework	Lockers, Gym	4	1,093	Ea.	$561,512	4
Casework	Fixed Cabinetry	4	9	Room	$83,825	4
Note:	Science lab mixed cabinets (80LF)					
Casework	Fixed Cabinetry	4	13	Room	$121,080	4
Note:	Rooms with 25 mixed cabinets					
		Sub Total for System	**5**	**items**	**$1,176,226**	
		Sub Total for Building 4010 - Building 4010	**54**	**items**	**$13,812,743**	
		Total for: Chapel Hill Middle School	**59**	**items**	**$15,265,179**	

Supporting Photos

Replace Boiler In Mechanical Room

Replace Rooftop Unit

Replace Main Switchboard

Replace Transformers

Replace Emergency Generator

Damaged Gym Men'S Lockers Need Replacement/Repair

Science Labs Cabinetry Beyond Useful Life/Damaged Needs Replacement

Modified Bitumen Roofing Beyond Useful Life Needs Replacement

Weathered Exterior Wall Facade Needs Pressure Washing

Modified Bitumen Roofing Blistered/Beyond Useful Life Needs Replacement. Potential Source For Roof Water Leaks Throughout Building

Appendix A4

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Columbia Middle School **| 2021**

Executive Summary

Columbia Middle School is located at 3001 Columbia Dr in Decatur, GA. It comprises 162,926 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 $5,578,325. 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 Columbia Middle School the ten-year need is $28,671,967.

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 Columbia Middle School facility has a FCA score of 69.28% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Columbia 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	$28,367	$857,118	$1,431,685	$885,485	$2,317,170		
Permanent Building(s)								
4010	Building 4010	$5,549,958	$9,287,365	$11,517,474	$14,837,323	$26,354,797	$51,176,680	71.01%
	Sub Total for Permanent Building(s):	*$5,549,958*	*$9,287,365*	*$11,517,474*	*$14,837,323*	*$26,354,797*	*$51,176,684*	
	Total for Site:	**$5,578,325**	**$10,144,482**	**$12,949,160**	**$15,722,808**	**$28,671,967**	**$51,176,684**	**69.28%**

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.

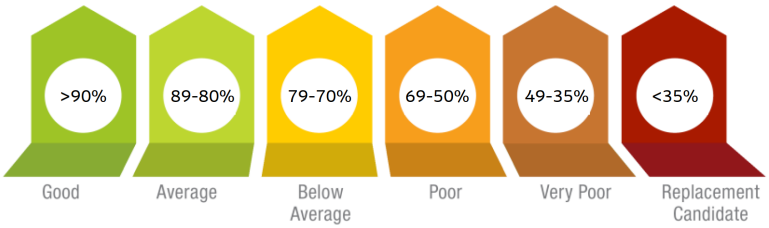
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $51,176,684. For planning purposes, the total 5-year need at the Columbia Middle School is $15,722,808 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Columbia Middle School facility has an FCA Score of 69.28%. which is considered "Poor".

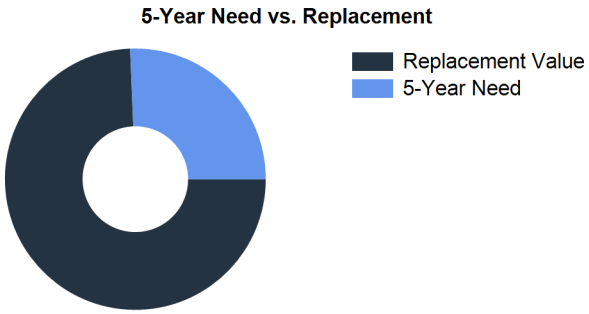


Figure 1: 5-Year FCI

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	$25,697	$0	$2,670	$28,367	0.51 %
Roofing	$0	$0	$9,090	$0	$0	$9,090	0.16 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$2,641	$0	$0	$0	$2,641	0.05 %
Interior	$0	$0	$0	$89,455	$8,496	$97,951	1.76 %
Mechanical	$0	$1,216,235	$678,232	$413,155	$0	$2,307,622	41.37 %
Electrical	$0	$48,750	$3,037,509	$0	$0	$3,086,259	55.33 %
Plumbing	$0	$18,724	$19,295	$0	$0	$38,019	0.68 %
Fire and Life Safety	$8,376	$0	$0	$0	$0	$8,376	0.15 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$8,376	$1,286,350	$3,769,823	$502,610	$11,166	$5,578,325	

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

Electrical	-	$3,086,259
Mechanical	-	$2,307,622
Interior	-	$97,951

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

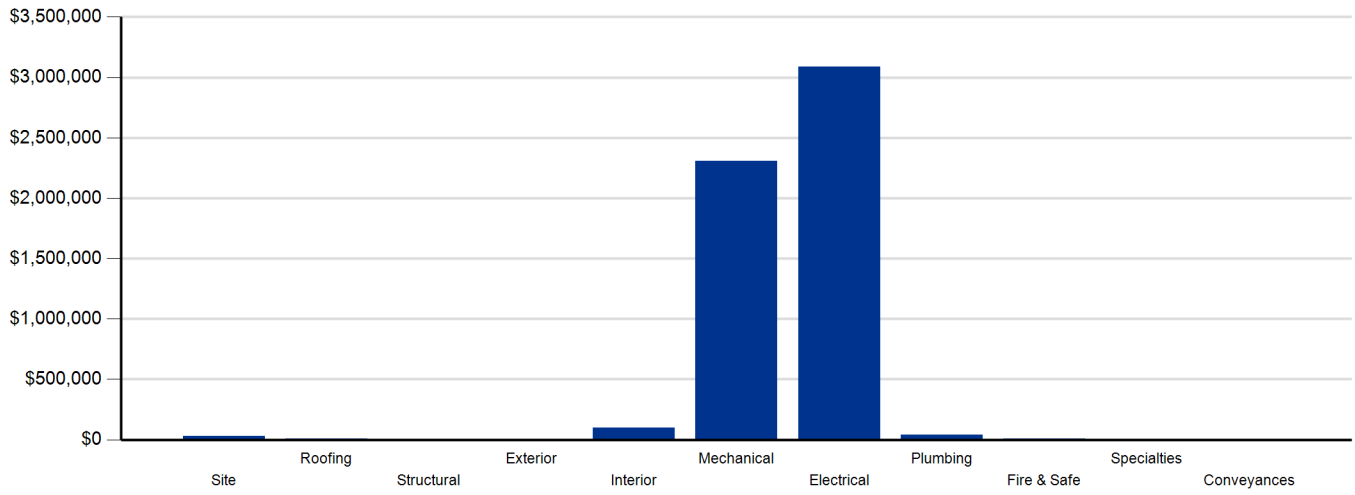


Figure 2: System Deficiencies

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	$311,988	$545,130	$857,118
Roofing	$0	$0	$0	$0	$5,520,893	$5,520,893
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$309,858	$0	$0	$947,778	$1,257,637
Mechanical	$0	$0	$29,222	$94,807	$322,691	$446,720
Electrical	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$711,452	$371,746	$1,083,198
Fire and Life Safety	$0	$0	$978,918	$0	$0	$978,918
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$309,858**	**$1,008,140**	**$1,118,247**	**$7,708,237**	**$10,144,482**

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	$857,118	$0	$0	$358,206	$0	$758,240	$1,116,446	$1,973,564
Roofing	$5,520,893	$0	$0	$757,983	$0	$211,273	$969,256	$6,490,149
Exterior	$0	$0	$0	$0	$0	$1,125,511	$1,125,511	$1,125,511
Interior	$1,257,636	$516,657	$0	$1,559,676	$0	$556,622	$2,632,955	$3,890,591
Mechanical	$446,720	$2,335,229	$0	$147,988	$0	$73,067	$2,556,284	$3,003,004
Electrical	$0	$0	$0	$708,627	$0	$0	$708,627	$708,627
Plumbing	$1,083,198	$0	$0	$0	$0	$42,589	$42,589	$1,125,786
Fire and Life Safety	$978,918	$0	$0	$2,021,535	$0	$0	$2,021,535	$3,000,454
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$116,635	$0	$1,076,808	$0	$582,514	$1,775,956	$1,775,956
Total	**$10,144,482**	**$2,968,521**	**$0**	**$6,630,823**	**$0**	**$3,349,815**	**$12,949,160**	**$23,093,642**

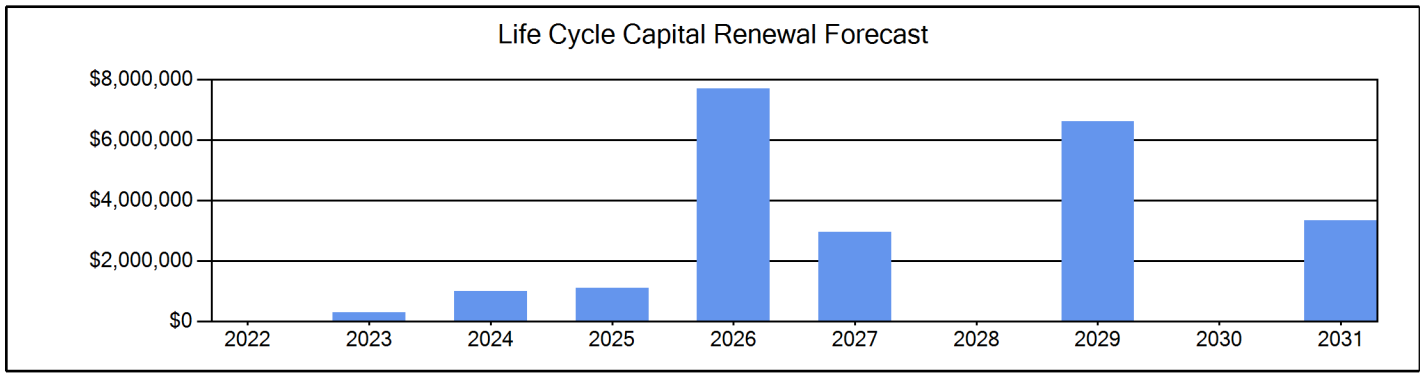


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$8,376
	Total for Priority 1	**$8,376**

Priority 2 - Indirect Impact to Educational Mission		Cost
Brick Exterior Replacement (Bldg SF)		$2,641
Air Cooled Condenser Replacement		$6,038
Boiler Replacement		$105,715
Ductless Split System AC Replacement		$5,100
Exterior Metal Cooling Tower Replacement		$54,369
Heat Pump HVAC Component Replacement		$654,682
Package Roof Top Unit Replacement		$376,025
Steam Condensate Receiver Replacement		$14,305
Electrical Receptacle Repair		$109
Generator Replacement		$48,641
Water Heater Replacement		$18,724
	Total for Priority 2	**$1,286,350**

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	2,413	SF	3	$25,697	2004
Location: Cracked Throughout						
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	2	Ea.	5	$2,670	2002
Note: Damaged Net						
Location: Tennis Courts						
	Sub Total for System	**2**	**items**		**$28,367**	
	Sub Total for School and Site Level	**2**	**items**		**$28,367**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	30	Ea.	3	$5,780	2010
Location: Throughout						
Roof Drain Cleaning	Deferred Maintenance	20	Ea.	3	$1,311	2011
Location: Throughout The Roof						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	450	SF	3	$1,999	2013
Location: Vestibule Near Band Room 408						
	Sub Total for System	**3**	**items**		**$9,090**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	100	SF	2	$2,641	2015
Location: Decorative Wall Outside Cafeteria						
	Sub Total for System	**1**	**items**		**$2,641**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	16,270	SF	4	$89,455	2019
Location: Kitchen, Cafeteria And All Restrooms						
Interior Door Repair	Deferred Maintenance	14	Door	5	$8,496	2020
Note: Broken Glass						
Location: Rooms 317, 500, 314, Outside 406, 102I, 804, 806, 817, 609						
	Sub Total for System	**2**	**items**		**$97,951**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	1979
Location: Mech Mdf						
Boiler Replacement	Capital Renewal	1	Ea.	2	$105,715	1891
Note: Beyond Useful Life						
Location: Mech Room						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$5,100	1980
Note: Beyond Useful Life						
Location: Media Mdf						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$54,369	1978
Note: Beyond Useful Life						
Location: Mech Yard						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	41	Ea.	2	$343,362	1981
Note: Beyond Useful Life						
Location: Throughout						
Heat Pump HVAC Component Replacement	Capital Renewal	21	Ea.	2	$175,868	1984
Note: Beyond Useful Life						
Location: Throughout						
Heat Pump HVAC Component Replacement	Capital Renewal	6	Ea.	2	$68,454	1986
Location: Throughout						
Heat Pump HVAC Component Replacement	Capital Renewal	8	Ea.	2	$66,998	1987
Note: Beyond Useful Life						
Location: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	1993
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	5	Ea.	2	$74,787	1995
Note: (2) 1.5 Ton, (1) 3 Ton, (2) 4 Ton						
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$45,572	1996
Note: 7.5 Ton						
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$59,651	1997
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$44,026	1998
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$77,204	1999
Note: 30 Ton						
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	$59,829	4561
Note: 6 Ton						
Steam Condensate Receiver Replacement	Capital Renewal	1	Ea.	2	$14,305	1894
Location: Media Mdf						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$27,042	1990
Note: Beyond Useful Life - 30HP						
Location: Mech Room						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$27,042	1991
Note: Beyond Useful Life - 15HP						
Location: Mech Room						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	35	Ea.	3	$264,440	2000
Location: Roof						
Make Up Air Equipment Replacement	Capital Renewal	4	Ea.	3	$33,426	1982
Location: Roof						
Testing And Balancing	Deferred Maintenance	162,926	SF	3	$326,283	1988
Location: Throughout						
Existing Controls Are Obsolete	Capital Renewal	162,926	SF	4	$413,155	1905
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**22**	**items**		**$2,307,622**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair	Educational Adequacy	1	Ea.	2	$109	2031
Note: Exposed Wiring In Classroom						
Location: Class Room 912						
Generator Replacement	Capital Renewal	1	Ea.	2	$48,641	2033
Note: 80KW						
Canopy Lighting Replacement	Capital Renewal	37	Ea.	3	$72,459	2034
Note: Beyond Useful Life						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Installation	Functional Deficiency	2	Ea.	3	$1,102	2030
Note: Concession 504.1 With GFI Protective Device, Lab 811-Circuit That Is Shorted At Device						
Exterior Mounted Building Lighting Replacement	Capital Renewal	48	Ea.	3	$40,694	2035
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	162,926	SF	3	$2,809,060	2036
Note: Old T8 Lamps						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	5018
Public Address System Replacement, Non-main Building	Deferred Maintenance	161,263	SF	3	$107,325	2028
Note: Beyond Useful Life						
Location: Throughout						
	Sub Total for System	**8**	**items**		**$3,086,259**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$3,799	1886
Location: Janitor Closet						
Water Heater Replacement	Capital Renewal	2	Ea.	2	$8,387	1887
Location: Locker Rooms						
Water Heater Replacement	Capital Renewal	2	Ea.	2	$4,015	1888
Location: Mezzanine						
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	1889
Location: Mezzanine						
Emergency Eyewash Replacement	Capital Renewal	6	Ea.	3	$6,328	1952
Location: Science Labs						
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$12,966	1890
Location: Mech Room						
	Sub Total for System	**6**	**items**		**$38,019**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	14	Ea.	1	$8,376	2032
	Sub Total for System	**1**	**items**		**$8,376**	
	Sub Total for Building 4010 - Building 4010	**43**	**items**		**$5,549,958**	
	Total for Campus	**45**	**items**		**$5,578,325**	

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.	$311,988	4
Roadway Pavement	Asphalt Driveways	3	77,780	SF	$545,130	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,839	LF	$358,206	8
Parking Lot Pavement	Asphalt	3	212	CAR	$388,618	10
Pedestrian Pavement	Sidewalks - Concrete	3	25,826	SF	$369,623	10
		Sub Total for System	**5**	**items**	**$1,973,563**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	3,300	SF	$211,273	10
		Sub Total for System	**1**	**items**	**$211,273**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	15	Ea.	$103,966	8
		Sub Total for System	**1**	**items**	**$103,966**	
		Sub Total for Building -	**7**	**items**	**$2,288,803**	

Building: 4010 - Building 4010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	146,970	SF	$5,520,892	5
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	15,956	SF	$757,983	8
		Sub Total for System	**2**	**items**	**$6,278,876**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	68	Door	$318,500	10
Exterior Operating Windows	Aluminum - Windows per SF	2	6,005	SF	$807,011	10
		Sub Total for System	**2**	**items**	**$1,125,511**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	62	Stall	$124,700	2
Carpeting	Carpet	4	14,663	SF	$185,158	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	135,229	SF	$861,933	5
Suspended Plaster and	Painted ceilings	5	9,776	SF	$22,190	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	13,034	SF	$63,656	5
Interior Door Supplementary Components	Door Hardware	3	310	Door	$516,657	6
Wall Coverings	Vinyl/Fabric Wall Covering	4	8,146	SF	$45,715	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	79,834	SF	$808,892	8
Interior Swinging Doors	Wooden Door	3	310	Door	$692,477	8
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$12,592	8
Carpeting	Carpet	4	14,663	SF	$234,552	10
Tile Flooring	Ceramic Tile	4	13,034	SF	$290,955	10
Resilient Flooring	Rubber Tile Flooring	4	1,629	SF	$31,114	10
		Sub Total for System	**13**	**items**	**$3,890,591**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	4	Ea.	$17,724	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$6,796	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	1	Ea.	$3,178	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$67,999	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	162,926	SF	$317,534	5

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Note:	Inline Exhaust Fan					
HVAC Air Distribution	Ductwork (Bldg.SF)	3	162,926	SF	$2,335,229	6
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 800 GPM)	2	1	Ea.	$145,563	8
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	2	Ea.	$2,425	8
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$73,067	10
	Sub Total for System		**12**	**items**	**$3,003,004**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	1	Ea.	$81,019	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	100	Amps	$4,092	8
Power Distribution	Motor Controller (Loads)	3	5	Ea.	$10,940	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	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	Panelboard - 120/208 225A	3	17	Ea.	$111,347	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 400A	3	6	Ea.	$88,191	8
Power Distribution	Panelboard - 277/480 225A	3	3	Ea.	$33,487	8
Power Distribution	Panelboard - 277/480 100A	3	2	Ea.	$15,932	8
Power Distribution	Panelboard - 277/480 400A	3	10	Ea.	$165,436	8
	Sub Total for System		**13**	**items**	**$604,661**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	66	Ea.	$189,703	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	7	Ea.	$5,895	4
Plumbing Fixtures	Showers	5	17	Ea.	$23,502	4
Plumbing Fixtures	Toilets	3	74	Ea.	$396,172	4
Plumbing Fixtures	Urinals	3	24	Ea.	$34,392	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	24	Ea.	$55,932	4
Plumbing Fixtures	Lavatory	5	4	Ea.	$5,855	4
Plumbing Fixtures	Classroom Lavatory	4	133	Ea.	$371,746	5
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$5,106	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	2	Ea.	$11,271	10
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	2	Ea.	$5,396	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	1	Ea.	$17,425	10
	Sub Total for System		**13**	**items**	**$1,125,786**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	162,936	SF	$978,918	3
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	162,926	SF	$2,021,535	8
	Sub Total for System		**2**	**items**	**$3,000,454**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	214	Ea.	$116,635	6
Casework	Fixed Cabinetry	4	64	Room	$670,902	8
Casework	Lockers, Gym	4	600	Ea.	$346,928	8
Casework	Lockers, Gym	4	102	Ea.	$58,978	8
Movable Multiple Seating	Bleachers	4	1,116	Seat	$582,514	10
	Sub Total for System		**5**	**items**	**$1,775,956**	
	Sub Total for Building 4010 - Building 4010		**62**	**items**	**$20,804,839**	
	Total for: Columbia Middle School		**69**	**items**	**$23,093,642**	

Supporting Photos

Aged Generator

Damaged Exit Sign

Exposed Wiring

Cooling Tower

Ceiling Heater

Mezzanine Water Heater

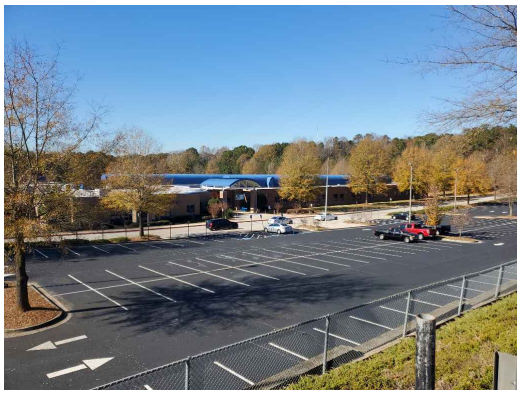
Roof Exhaust

Rooftop Unit

Stained And Sagging Ceiling Tiles

Roof

Debris At Clogged Roof Drain



Building Exterior

Appendix A5

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

DeKalb Elementary School of the Arts **| 2021**

Executive Summary

DeKalb Elementary School of the Arts is located at 3131 Old Rockbridge Road in Avondale Estates, GA. It comprises 156,479 gross square feet. At the time of the assessment the oldest building was 20 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 $6,034,283. 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 DeKalb Elementary School of the Arts the ten-year need is $20,847,101.

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 DeKalb Elementary School of the Arts facility has a FCA score of 75.82% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at DeKalb Elementary School of the Arts.

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	$196,796	$0	$1,045,768	$196,796	$1,242,564		
Permanent Building(s)								
4010	Building 4010	$5,837,487	$4,456,781	$9,310,270	$10,294,267	$19,604,538	$43,386,930	76.27%
	Sub Total for Permanent Building(s):	*$5,837,487*	*$4,456,781*	*$9,310,270*	*$10,294,267*	*$19,604,538*	*$43,386,932*	
	Total for Site:	**$6,034,283**	**$4,456,781**	**$10,356,038**	**$10,491,063**	**$20,847,101**	**$43,386,932**	**75.82%**

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.

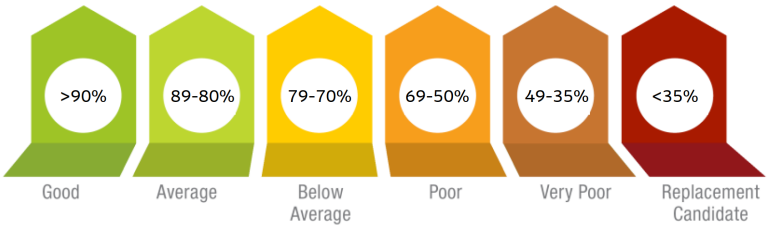
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $43,386,932. For planning purposes, the total 5-year need at the DeKalb Elementary School of the Arts is $10,491,063 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The DeKalb Elementary School of the Arts facility has an FCA Score of 75.82%. which is considered "Below Average".

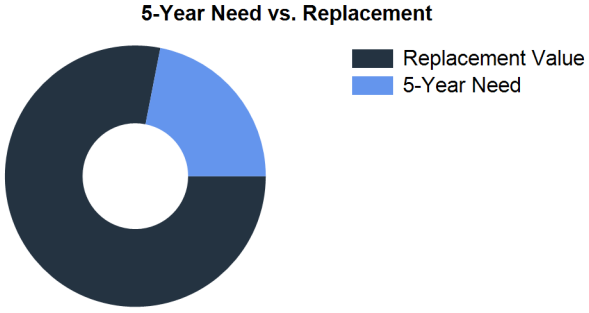


Figure 1: 5-Year FCI

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	$45,216	$140,828	$10,751	$196,796	3.26 %
Roofing	$0	$4,449,146	$5,129	$584	$0	$4,454,860	73.83 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$679	$3,241	$0	$4,561	$8,481	0.14 %
Interior	$0	$0	$0	$37,917	$0	$37,917	0.63 %
Mechanical	$0	$14,957	$318,899	$860,009	$0	$1,193,865	19.78 %
Electrical	$0	$0	$142,364	$0	$0	$142,364	2.36 %
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	$4,464,783	$514,850	$1,039,338	$15,312	$6,034,283	

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

Roofing	-	$4,454,860
Mechanical	-	$1,193,865
Site	-	$196,796

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

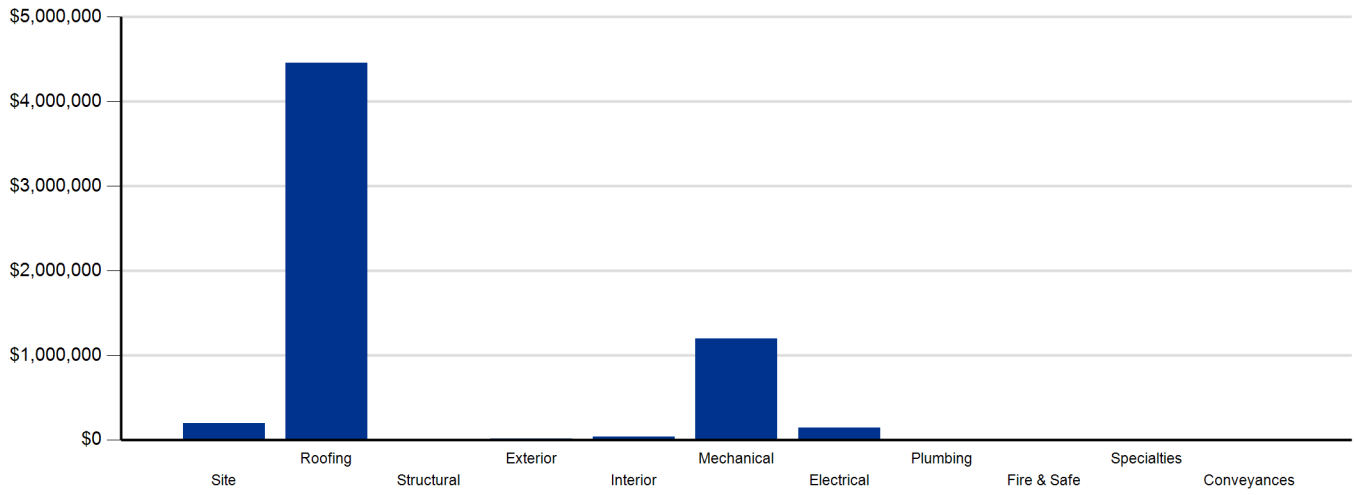


Figure 2: System Deficiencies

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	$125,275	$125,275
Mechanical	$0	$0	$32,689	$2,977	$1,135,522	$1,171,187
Electrical	$0	$0	$0	$0	$3,127,611	$3,127,611
Plumbing	$0	$0	$0	$0	$32,708	$32,708
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**	**$32,689**	**$2,977**	**$4,421,115**	**$4,456,781**

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	$694,623	$351,145	$0	$0	$1,045,768	$1,045,768
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$3,168	$0	$0	$0	$3,168	$3,168
Interior	$125,275	$222,396	$81,076	$1,000,281	$1,061,471	$0	$2,365,223	$2,490,497
Mechanical	$1,171,187	$1,217,419	$79,442	$64,941	$0	$1,004,765	$2,366,568	$3,537,755
Electrical	$3,127,611	$0	$0	$204,537	$0	$63,546	$268,082	$3,395,693
Plumbing	$32,708	$6,254	$0	$762,932	$0	$421,234	$1,190,421	$1,223,129
Fire and Life Safety	$0	$1,027,300	$0	$2,081,084	$8,425	$0	$3,116,809	$3,116,809
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$4,456,781**	**$2,473,369**	**$858,309**	**$4,464,919**	**$1,069,895**	**$1,489,545**	**$10,356,038**	**$14,812,819**

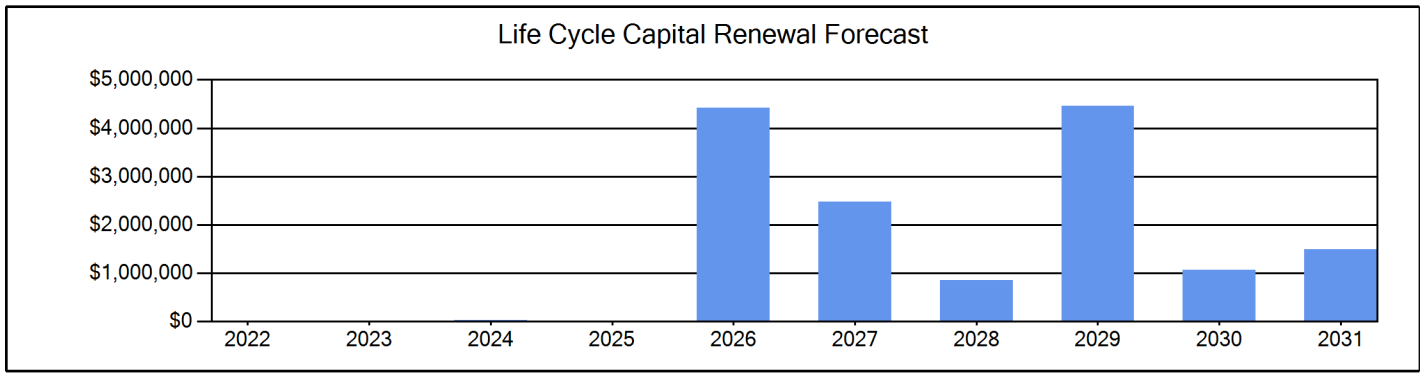


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$465
Metal Roof Architectural Roof Covering Replacement		$9,375
Modified Roof Covering Replacement		$4,439,306
Steel Window Replacement		$679
Package Roof Top Unit Replacement		$14,957
	Total for Priority 2	**$4,464,783**

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	300	SF	3	$3,195	5874
Note: Repair Sidewalk At Interior Courtyard. Concrete Surface Is Spalling Off.						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10422
Gate Replacement	Deferred Maintenance	2	Ea.	4	$1,160	5872
Note: Old Broken And Entrances						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$139,668	5873
Note: Old, Missing And Courts						
Site Signage Replacement	Capital Renewal	17	Ea.	5	$3,857	5875
Note: Old And Faded And All Lots						
Tree Trimming	Deferred Maintenance	40	Ea.	5	$6,894	5876
Note: Trim Trees Growing Over Running Track And Tennis Courts. Drops Needles On Track And Tennis Courts And Causes Damage.						
	Sub Total for System	**6**	**items**		**$196,796**	
	Sub Total for School and Site Level	**6**	**items**		**$196,796**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	2	Ea.	2	$465	5898
Note: Repair Gutter At Front Entrance Canopy That Is Leaking 2 Locations.						
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	250	SF	2	$9,375	5896
Note: Metal Roof Is Leaking In Four Places Above Classroom Halls Where Roof Bumps-Out. Replace Metal Roof At 4 Bump-Outs That Leak.						
Modified Roof Covering Replacement	Capital Renewal	137,000	SF	2	$4,439,306	5897
Note: Roof Over Whole School Is Bad And Leaking. Replace All Flat (R15) Roofs Over Whole School. 21 Years Old With Many Bubbles And Leaks.						
Gutter Replacement	Deferred Maintenance	210	LF	3	$4,017	5899
Note: Replace Gym Metal Roof Gutter On Both Sides. Leaking And Bent, Joints Leaking, Rusting.						
Metal Downspout Replacement	Deferred Maintenance	50	LF	3	$1,112	5901
Note: Gym Gutter.						
Splash Block Replacement	Deferred Maintenance	10	Ea.	4	$584	5900
Note: Old, Broken And Gym Gutter						
	Sub Total for System	**6**	**items**		**$4,454,860**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	5	SF	2	$679	5893
Note: 3X2 - Replace 5 Windows In Courtyard Storefronts Above Doors. Moisture Between Window Panes.						
Exterior Metal Door Repainting	Deferred Maintenance	30	Door	3	$3,241	5894
Note: Paint Peeling And Some Doors Rusting. Courtyards And Back Of School. Interior Courtyard Doors Leak When It Rains. The Windows Next To The Doors Also Leak. Add Awnings Over Doors In Courtyards And Windows Next To Doors.						
Exterior Cleaning	Deferred Maintenance	1,000	SF Wall	5	$3,641	5892
Note: Stained And Various Locations						
Exterior Painting	Capital Renewal	750	SF Wall	5	$919	5891
Note: The Steel Angle Above All Windows And Doors Is Rusting And Needs To Be Painted. This Steel Angle Supports The Brick Above The Windows And Doors. Clean And Repaint Angle Leg						
	Sub Total for System	**4**	**items**		**$8,481**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	20	Stall	4	$37,917	5895
Note: Some Partitions Were Broken And Repaired With Plywood Doors. Replace Partitions That Are Plywood. Only Doors Need To Be Replace. Partition Walls Are Made Out Of CMU And Are Ok.						
	Sub Total for System	**1**	**items**		**$37,917**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	5878
Note: Dead - Roof						
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	$5,527	5880
Note: Beyond Useful Life						
Testing And Balancing	Deferred Maintenance	156,479	SF	3	$313,372	5879
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	4	Ea.	4	$66,396	5881
Existing Controls Are Obsolete	Capital Renewal	156,479	SF	4	$396,807	5877
Note: Beyond Useful Life						
Existing Controls Are Obsolete	Capital Renewal	156,479	SF	4	$396,807	10358
	Sub Total for System	**6**	**items**		**$1,193,865**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	156,479	SF	3	$114,886	5890
Note: Missing - Building						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	5883
Note: Beyond Useful Life						
Location: Office						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	5886
Note: Beyond Useful Life						
Location: Stage						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	5888
Note: Beyond Useful Life						
Location: Cafeteria						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	10670
	Sub Total for System	**5**	**items**		**$142,364**	
	Sub Total for Building 4010 - Building 4010	**22**	**items**		**$5,837,487**	
	Total for Campus	**28**	**items**		**$6,034,283**	

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	196	CAR	$328,799	7
Roadway Pavement	Asphalt Driveways	3	49,200	SF	$365,823	7
Athletic Areas	Competition Style Track	4	1	Ea.	$351,145	8
Note:	Repair running track at east end. Asphalt is severely cracked. Repair 2000 sf asphalt. Paint football field goal posts. Rusting. Qty - 320sf paint.					
	Sub Total for System		**3**	**items**	**$1,045,768**	
	Sub Total for Building -		**3**	**items**	**$1,045,768**	

Building: 4010 - Building 4010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	1,565	SF	$3,168	7
	Sub Total for System		**1**	**items**	**$3,168**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	57	Stall	$125,275	5
Carpeting	Carpet	4	15,648	SF	$222,396	6
Note:	Media Center, Offices, Band					
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	15,648	SF	$81,076	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	140,831	SF	$980,875	8
Suspended Plaster and	Painted ceilings	5	7,824	SF	$19,406	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	101,711	SF	$1,061,471	9
Note:	Classes					
	Sub Total for System		**6**	**items**	**$2,490,497**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$32,689	3
Note:	Beyond service life - roof					
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	3	Ea.	$2,977	4
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$122,553	5
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$63,029	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	3	Ea.	$79,246	5
Note:	Beyond service life - roof					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$34,680	5
Note:	Beyond service life - roof					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$34,680	5
Note:	Beyond service life - roof					
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	2	Ea.	$125,789	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	160	Ea.	$675,546	5
Decentralized Cooling	Heat Pump (5 Ton)	5	63	Ea.	$858,245	6
Note:	Beyond service life - Mezzannes					
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	1	Ea.	$92,186	6
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$52,569	6
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$106,839	6
Note:	Beyond service life - roof					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	3	Ea.	$81,623	6
Note:	Beyond service life - roof					
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$25,956	6
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	4	Ea.	$79,442	7
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$1,117	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$34,256	8

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$13,329	8
Facility Hydronic Distribution	2-Pipe Water System (Hot)	3	156,479	SF	$841,075	10
Exhaust Air	Roof Exhaust Fan - Small	3	21	Ea.	$51,997	10
Exhaust Air	Roof Exhaust Fan - Large	3	11	Ea.	$111,693	10
	Sub Total for System		**24**	**items**	**$3,537,755**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	156,479	SF	$3,127,611	5
Distributed Systems	PA Communications (Bldg.SF)	3	156,479	SF	$192,193	8
Distributed Systems	PA Communications (Bldg.SF)	3	1,050	SF	$1,290	8
Distributed Systems	PA Communications (Bldg.SF)	3	9,000	SF	$11,054	8
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
	Sub Total for System		**5**	**items**	**$3,395,693**	

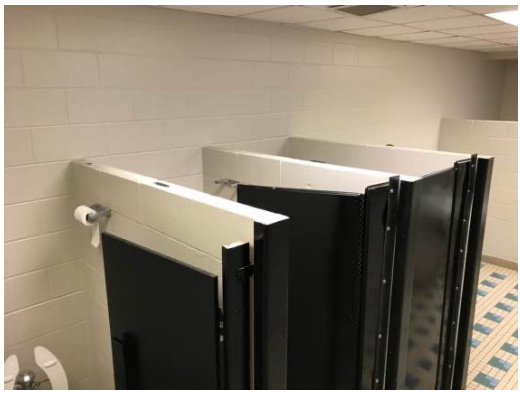
Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$2,925	5
Note:	Janitors - beyond service life					
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	2	Ea.	$9,723	5
Note:	Janitors - gym - beyond service life					
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	2	1	Ea.	$20,060	5
Plumbing Fixtures	Sink - Service / Mop Sink	5	7	Ea.	$6,254	6
Plumbing Fixtures	Restroom Lavatory	3	69	Ea.	$223,218	8
Plumbing Fixtures	Showers	5	17	Ea.	$26,451	8
Plumbing Fixtures	Toilets	3	66	Ea.	$397,691	8
Plumbing Fixtures	Urinals	3	31	Ea.	$49,998	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	25	Ea.	$65,574	8
Plumbing Fixtures	Classroom Lavatory	4	130	Ea.	$421,234	10
	Sub Total for System		**10**	**items**	**$1,223,129**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	156,479	SF	$1,027,300	6
Security System Component	Security Alarm System	1	156,479	SF	$2,081,084	8
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$8,425	9
Note:	Beyond service life - bldg					
	Sub Total for System		**3**	**items**	**$3,116,809**	
	Sub Total for Building 4010 - Building 4010		**49**	**items**	**$13,767,051**	
	Total for: DeKalb Elementary School of the Arts		**52**	**items**	**$14,812,819**	

Supporting Photos



Replace Broken Partition Doors

Ponding On Storage Shed Roof

Replace Gym Roof Gutter And Downspout

Paint Cooling Tower Steel Beams

Repair Entrance Awning Gutters

Add Outside Awnings Above Interior Courtyard Doors And Full Height Windows

Appendix A6

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Eagle Woods Academy | **2021**

Executive Summary

Eagle Woods Academy is located at 5931 Shadow Rock Dr in Lithonia, GA. It comprises 44,500 gross square feet. At the time of the assessment the oldest building was 50 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 $984,983. 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 Eagle Woods Academy the ten-year need is $5,985,567.

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 Eagle Woods Academy facility has a FCA score of 78.44% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Eagle Woods Academy.

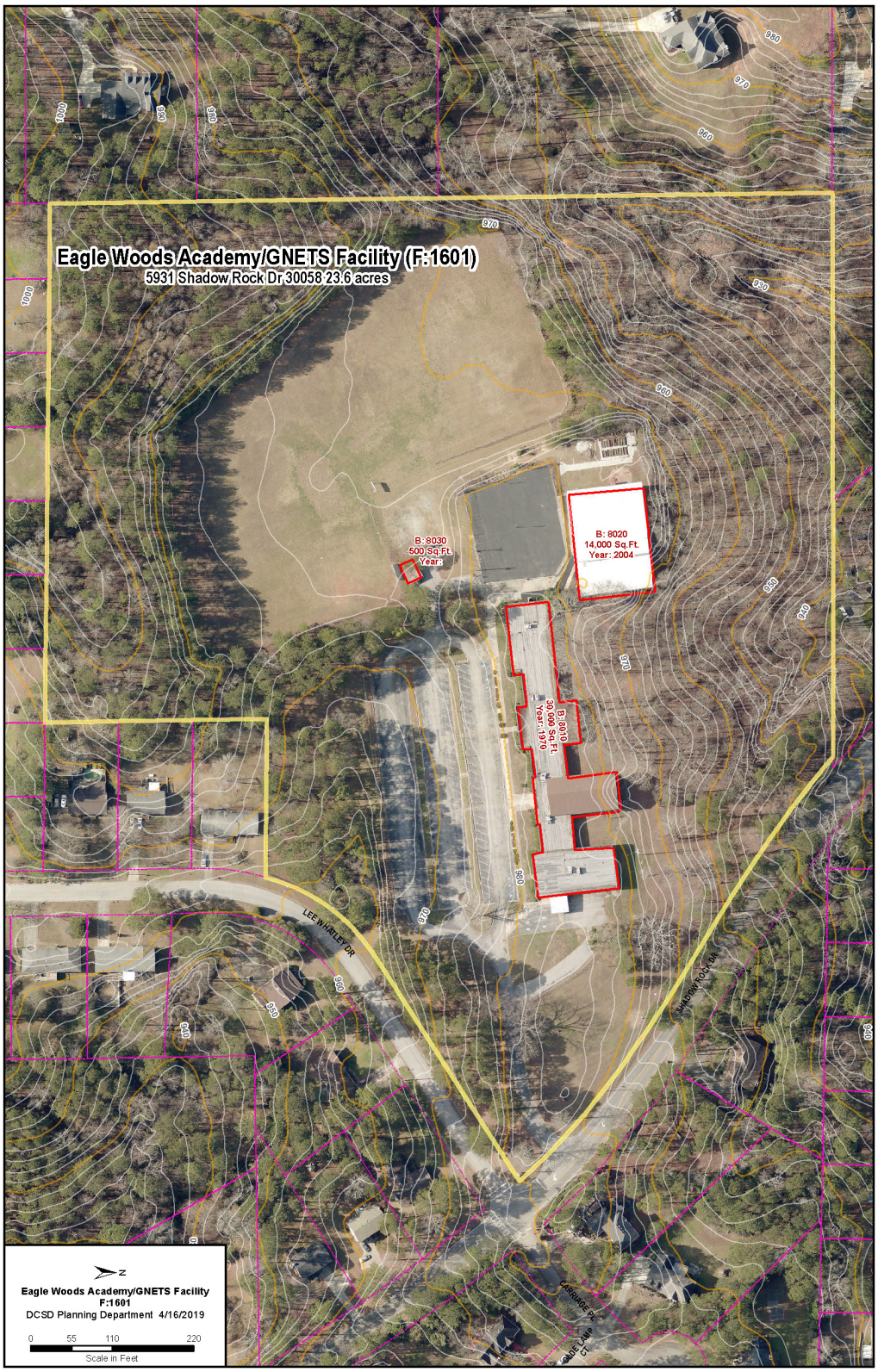
Table 1: Facility Condition by Building

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	$74,630	$0	$254,149	$74,630	$328,779		
Permanent Building(s)								
8010	Building 8010	$362,939	$1,824,891	$1,822,489	$2,187,831	$4,010,320	$10,693,500	79.54%
8020	Building 8020	$418,046	$601,480	$489,276	$1,019,526	$1,508,801	$4,990,300	79.57%
8030	Building 8030	$129,369	$8,297	$0	$137,666	$137,666	$178,225	22.76%
	Sub Total for Permanent Building(s):	*$910,353*	*$2,434,669*	*$2,311,765*	*$3,345,022*	*$5,656,787*	*$15,862,025*	
	Total for Site:	**$984,983**	**$2,434,669**	**$2,565,915**	**$3,419,652**	**$5,985,567**	**$15,862,025**	**78.44%**

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.

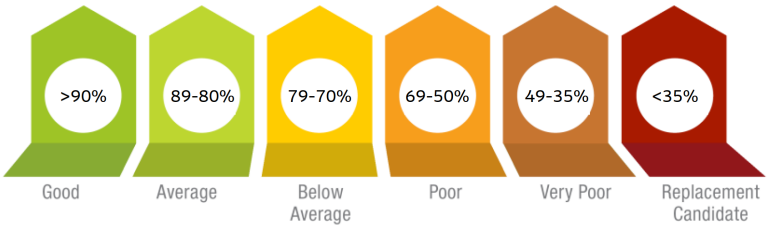
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $15,862,025. For planning purposes, the total 5-year need at the Eagle Woods Academy is $3,419,652 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Eagle Woods Academy facility has an FCA Score of 78.44%. which is considered "Below Average".

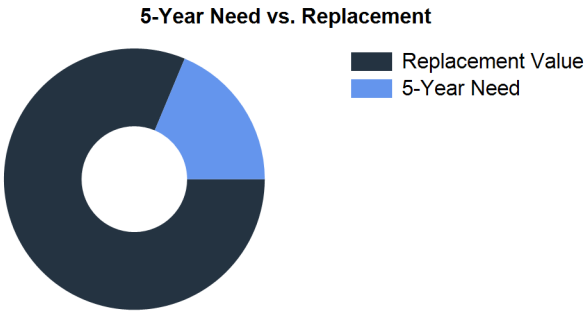


Figure 1: 5-Year FCI

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	$6,996	$73,411	$1,219	$81,626	8.29 %
Roofing	$0	$12,949	$356	$223	$0	$13,528	1.37 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$121,541	$38,718	$9,053	$13,866	$183,177	18.60 %
Interior	$0	$0	$121,357	$32,744	$30,545	$184,646	18.75 %
Mechanical	$0	$17,431	$0	$96,442	$0	$113,874	11.56 %
Electrical	$0	$79,852	$175,878	$47,358	$0	$303,088	30.77 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$13,542	$0	$0	$0	$0	$13,542	1.37 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$2,949	$88,553	$0	$91,502	9.29 %
Total:	$13,542	$231,773	$346,254	$347,784	$45,629	$984,983	

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

Electrical	-	$303,088
Interior	-	$184,646
Exterior	-	$183,177

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

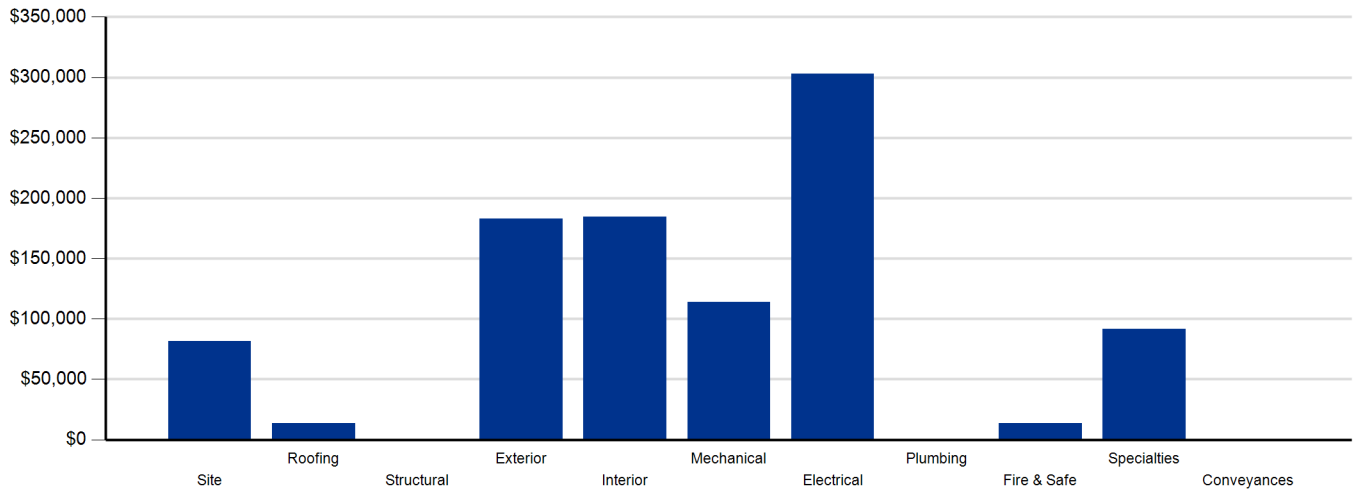


Figure 2: System Deficiencies

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	$31,381	$0	$31,381
Interior	$0	$0	$314,662	$8,297	$140,654	$463,612
Mechanical	$0	$51,441	$0	$355,819	$11,906	$419,166
Electrical	$0	$18,773	$11,299	$9,542	$930,689	$970,303
Plumbing	$4,319	$0	$2,757	$14,824	$8,385	$30,285
Fire and Life Safety	$0	$0	$0	$519,921	$0	$519,921
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$4,319**	**$70,214**	**$328,717**	**$939,785**	**$1,091,634**	**$2,434,669**

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	$254,150	$0	$0	$254,150	$254,150
Roofing	$0	$0	$0	$122,476	$0	$0	$122,476	$122,476
Exterior	$31,381	$8,911	$23,443	$0	$0	$358,551	$390,905	$422,287
Interior	$463,612	$0	$128,179	$154,581	$302,857	$49,257	$634,875	$1,098,487
Mechanical	$419,166	$200,663	$0	$28,865	$0	$0	$229,528	$648,694
Electrical	$970,303	$0	$0	$0	$0	$45,020	$45,020	$1,015,323
Plumbing	$30,285	$0	$0	$0	$0	$384,622	$384,622	$414,907
Fire and Life Safety	$519,921	$0	$0	$0	$315,649	$0	$315,649	$835,570
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$188,690	$0	$0	$188,690	$188,690
Total	**$2,434,669**	**$209,574**	**$151,621**	**$748,762**	**$618,507**	**$837,450**	**$2,565,915**	**$5,000,584**

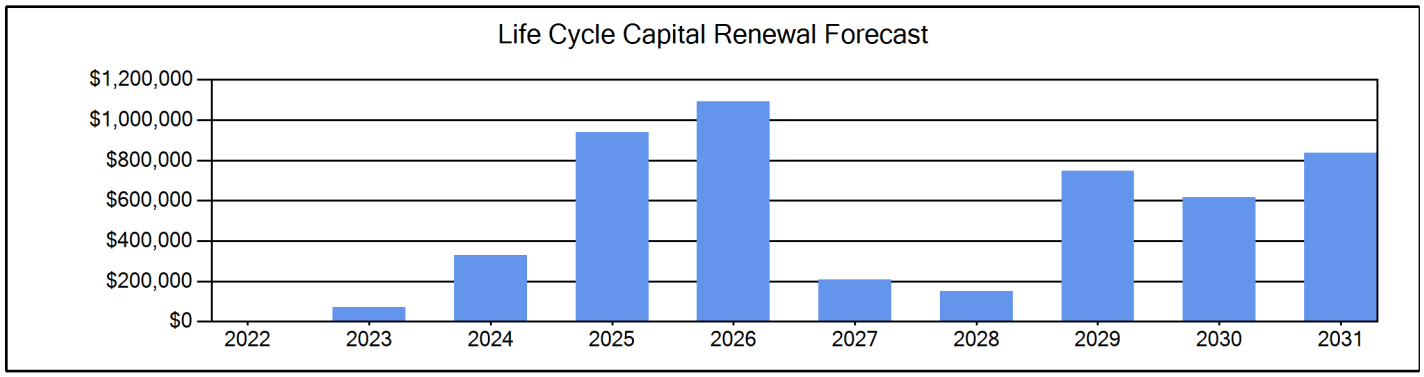


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$1,197
Fire Alarm Is Missing		$2,749
Security Alarm Camera Is Missing		$1,449
Security Alarm Is Missing		$5,249
Wall Pack Lighting Replacement		$2,898
	Total for Priority 1	**$13,542**

Priority 2 - Indirect Impact to Educational Mission		Cost
Asphalt Shingle Roof Covering Replacement		$12,949
Aluminum Window Replacement		$35,000
Metal Exterior Door Replacement		$73,189
Wood Window Replacement		$13,352
Air Cooled Condenser Replacement		$6,038
Ductless Split System AC Replacement		$4,463
Gas Furnace HVAC Component Replacement		$6,930
Distribution Panel Replacement		$34,191
Panelboard Replacement		$45,661
	Total for Priority 2	**$231,773**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	870	LF	4	$38,605	9058
Note: Fencing Damaged - Replace. Location - Several Locations Of N And W Perimeter Fence And Around Baseball Fields.						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	220	LF	4	$9,762	9060
Note: Fencing Damaged - Replace. Location - Several Locations Of N And W Perimeter Fence And Around Baseball Fields.						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	280	LF	4	$20,624	9059
Note: Fencing Damaged - Replace. Location - Several Locations Of N And W Perimeter Fence And Around Baseball Fields.						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	60	LF	4	$4,419	9061
Note: Fencing Damaged - Replace. Location - Several Locations Of N And W Perimeter Fence And Around Baseball Fields.						
Paving Restriping	Deferred Maintenance	39	CAR	5	$1,219	9062
Note: North Parking Lot Does Not Have Striping. Paint Striping.						
	Sub Total for System	**5**	**items**		**$74,630**	
	Sub Total for School and Site Level	**5**	**items**		**$74,630**	

Building: 8010 - Building 8010

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	9066
Note: No ADA Access To Stage At Room 102, Media Center. Install Ramp Or Lift To Comply.						
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	9063
Note: No ADA Sign At Entry. Add.						
	Sub Total for System	**2**	**items**		**$6,025**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	10	Door	2	$34,852	9068
Note: Old, Deficient Throughout. Replace.						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	9064
Note: No Power Assist Hardware Or Button. Add.						
Exterior Painting	Capital Renewal	2,400	SF Wall	5	$2,942	9067
Note: Top Stucco And Fascia Band - Paint Faded - Repaint Around All Building						
	Sub Total for System	**3**	**items**		**$40,222**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	1	Door	3	$1,763	9097
Note: Door At Room 162 Has Plywood Boards As Temp Fix. Replace With New Door.						
Carpet Flooring Replacement	Capital Renewal	1,200	SF	4	$14,283	9094
Note: Carpet Old, Deficient, Stained. Replace Rooms 140, 130, 137, 137.1, 103, 104, 106, 108, 110, 113.						
	Sub Total for System	**2**	**items**		**$16,047**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,038	9130
Note: 1.5 Tons Doesn't Work, Above Room 137. No Roof Access For Picture.						
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	9129
Note: 1.5 Tons Doesn't Work Room 137						
Existing Controls Are Obsolete	Capital Renewal	30,000	SF	4	$76,075	10442
	Sub Total for System	**3**	**items**		**$86,577**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$17,453	9102
Note: Basement, Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	9104
Note: Replace, Old						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$2,743	9105
Note: Storage Room 111						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$3,982	9106
Note: Basement, Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	9117
Note: Old, Room 143						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	9118
Note: Hallway, Old						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	174	Ea.	3	$71,698	9125
Note: Replace All Cfls Throughout 8010						
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	9122
Note: On Building Sides						
Electrical Receptacle Replacement	Capital Renewal	40	Ea.	3	$5,025	9109
Note: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	30,000	SF	3	$22,026	9121
Public Address System Replacement, Non-main Building	Deferred Maintenance	30,000	SF	3	$19,966	9112
Note: Replace Entire System						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	41	Ea.	4	$10,948	9123
Note: Replace All Cfls Throughout 8010						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	29	Ea.	4	$7,673	9124
Note: Replace All Cfls Throughout 8010						
Electrical Circuit Installation	Functional Deficiency	3	EACH	4	$3,911	9107
Note: Basement Panelboard						
Incandescent Lighting Replacement	Capital Renewal	3	Ea.	4	$1,852	9126
Note: Replace At Multiple Locations						
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	4	$12,289	9128
Note: Basement Old Equipment						
Stage Lighting Replacement	Capital Renewal	12	Ea.	4	$8,032	9127
Note: Replace Existing Lights						
	Sub Total for System	**17**	**items**		**$207,026**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	$1,197	9119
Note: Library, Old Sign						
Security Alarm Camera Is Missing	Functional Deficiency	1	Ea.	1	$1,449	9115
Note: Corridor						
Wall Pack Lighting Replacement	Capital Renewal	3	Ea.	1	$1,449	9120
Note: Multiple Locations						
	Sub Total for System	**3**	**items**		**$4,095**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	6	LF	3	$2,949	9065
Note: Front And Admin Counter Not ADA Compliant. Add.						
	Sub Total for System	**1**	**items**		**$2,949**	
	Sub Total for Building 8010 - Building 8010	**31**	**items**		**$362,939**	

Building: 8020 - Building 8020

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$734	9133
Note: Spots Provided At Other Parts Of The Site But Recommend Ones Next To 8020						
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	9134
Note: No Sign. Install New						
Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$111	9132
Note: Spots Provided At Other Parts Of The Site But Recommend Ones Next To 8020						
	Sub Total for System	**3**	**items**		**$971**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	350	SF	2	$35,000	9146
Note: Old, Deficient. Replace Throughout						
Metal Exterior Door Replacement	Capital Renewal	8	Door	2	$27,882	9147
Note: Old, Deficient. Replace All.						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	9135
Note: No Power Assist. Install Hardware And Button.						
Exterior Painting (Bldg SF)	Capital Renewal	5,500	SF	4	$9,053	9144
Note: Repaint All CMU (North And East) And Metal Panel (Corrugated) (North, East, West) And All Exterior Building Soffits.						
Exterior Cleaning	Deferred Maintenance	3,000	SF Wall	5	$10,924	9145
Note: Clean And Power Wash All East Side Of Building						
	Sub Total for System	**5**	**items**		**$85,285**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	7,660	SF	3	$110,484	9149
Note: Replace All. Bubbled Up, Old. Tripping Hazard.						
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	$2,792	9153
Note: Metal Doors At Room 226 (Idf) Old. Replace Doors And Hardware.						
Carpet Flooring Replacement	Capital Renewal	145	SF	4	$1,726	9150
Note: Old, Inconsistent. Replace Room 213 (Office)						
Metal Interior Door Replacement	Capital Renewal	2	Door	4	$5,441	9152
Note: Metal Doors At Room 226 (Idf) Old. Replace Doors And Hardware.						
Vinyl Composition Tile Replacement	Capital Renewal	155	SF	4	$1,240	9151
Note: Replace, Torn And Old Room 209 (Office)						
Interior Wall Repainting (Bldg SF)	Capital Renewal	6,000	SF	5	$25,277	9148
Note: Repaint All Interior Walls - Faded.						
	Sub Total for System	**6**	**items**		**$146,960**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Furnace HVAC Component Replacement	Capital Renewal	2	Ea.	2	$6,930	9171
Note: Beyond Useful Life - Ne Corner Room 226						
Existing Controls Are Obsolete	Capital Renewal	14,000	SF	4	$20,367	10443
	Sub Total for System	**2**	**items**		**$27,297**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$16,737	9156
Note: Basement Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	9157
Note: Gym, Main Lobby, Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	9158
Note: Basement, Old						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	39	Ea.	3	$16,070	9169
Note: Replace All Cfls Throughout						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	15	Ea.	3	$1,884	9159
Note: Replace Old Receptables. Install Gfcl Receps.						
H.I.D. Lighting Replacement	Capital Renewal	15	Ea.	3	$8,320	9170
Note: Replace All Pendant Lighting In Gym						
Lightning Protection Terminal Replacement	Deferred Maintenance	14,000	SF	3	$2,207	9163
Public Address System Replacement, Non-main Building	Deferred Maintenance	14,000	SF	3	$9,317	9160
Note: Entire System To Be Replaced						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	3	Ea.	4	$801	9167
Note: Replace All Cfls Throughout						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	7	Ea.	4	$1,852	9168
Note: Replace All Cfls Throughout						
	Sub Total for System	**10**	**items**		**$67,531**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Replacement	Capital Renewal	3	Ea.	1	$1,449	9162
Note: All Lights						
	Sub Total for System	**1**	**items**		**$1,449**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	228	Seat	4	$88,553	9154
Note: Wood Bleachers Old, Deficient. Replace With Newer System.						
	Sub Total for System	**1**	**items**		**$88,553**	
	Sub Total for Building 8020 - Building 8020	**28**	**items**		**$418,046**	

Building: 8030 - Building 8030

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	750	SF	2	$12,949	9194
Note: No Good View And Access To Roof						
Metal Downspout Installation	Deferred Maintenance	16	LF	3	$356	9196
Note: Add Gutter And Downspouts (2) At North End Of Shed Roof (Low Point) Non-Existent, Currently.						
Gutter Installation	Functional Deficiency	20	LF	4	$223	9195
Note: Add Gutter And Downspouts (2) At North End Of Shed Roof (Low Point) Non-Existent, Currently						
	Sub Total for System	**3**	**items**		**$13,528**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	$10,456	9177
Note: Old, Deficient, Replace.						
Wood Window Replacement	Capital Renewal	60	SF	2	$8,433	9174
Note: Old, Deficient, Boarded Up.						
Wood Window Replacement	Capital Renewal	35	SF	2	$4,919	9175
Note: Old, Deficient, Boarded Up.						
Wood Window Repair	Deferred Maintenance	60	Ea.	3	$33,863	9173
Note: Old, Deficient. Boarded Up. Replace.						
	Sub Total for System	**4**	**items**		**$57,671**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	$2,792	9183
Note: Hardware Old, Deficient						
Interior Door Replacement	Capital Renewal	2	Door	3	$3,527	9182
Note: Interior Closet Doors Old.						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repair	Deferred Maintenance	500	SF	4	$2,682	9178
Note: Ceiling Exposed. Recommend Installing And Painting New Gyp Board Ceiling						
Interior Wood Wall Replacement (LC)	Capital Renewal	500	SF	4	$7,372	9180
Note: Strip Wall (Wood) Exposed. Insulate, Cover With Gypsum Wall Board And Paint.						
Interior Wood Wall Repainting	Deferred Maintenance	3,500	SF Wall	5	$5,268	9181
Note: Strip Wall (Wood) Exposed. Insulate, Cover With Gypsum Wall Board And Paint.						
	Sub Total for System	**5**	**items**		**$21,640**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	$10,341	9184
Note: Inside 8030 Old						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$2,743	9185
Note: 150A - Inside 8030 Old						
Interior Power Wiring Replacement	Deferred Maintenance	500	SF	3	$558	9193
Lighting Fixtures Replacement	Capital Renewal	500	SF	3	$8,621	9191
Note: Replace All Cfls						
Lightning Protection System Installation	Functional Deficiency	500	SF	3	$367	9189
Mounted Building Lighting Installation	Functional Deficiency	4	Ea.	3	$5,569	9190
Public Address System Replacement, Non-main Building	Deferred Maintenance	500	SF	3	$333	9186
Note: Replace Throughout						
	Sub Total for System	**7**	**items**		**$28,531**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	500	SF	1	$2,749	9188
Security Alarm Is Missing	Functional Deficiency	500	SF	1	$5,249	9187
	Sub Total for System	**2**	**items**		**$7,998**	
	Sub Total for Building 8030 - Building 8030	**21**	**items**		**$129,369**	
	Total for Campus	**85**	**items**		**$984,983**	

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	1,050	LF	$59,021	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	790	LF	$73,712	8
Fences and Gates	Fencing - Chain Link (4 Ft)	3	2,160	LF	$121,416	8
	Sub Total for System		**3**	**items**	**$254,150**	
	Sub Total for Building -		**3**	**items**	**$254,150**	

Building: 8010 - Building 8010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2	5,600	SF	$122,476	8
	Sub Total for System		**1**	**items**	**$122,476**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	3	2	Door	$8,911	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	1,500	SF	$3,037	7
Exterior Operating Windows	Aluminum - Windows per SF	2	16	SF	$2,150	10
Exterior Operating Windows	Aluminum - Windows per SF	2	1,488	SF	$199,972	10
Exterior Operating Windows	Aluminum - Windows per SF	2	540	SF	$72,570	10
Exterior Operating Windows	Aluminum - Windows per SF	2	624	SF	$83,859	10
	Sub Total for System		**6**	**items**	**$370,499**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	26,100	SF	$111,659	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	26,100	SF	$156,809	3
Suspended Plaster and	Painted ceilings	5	3,900	SF	$8,344	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	28,800	SF	$140,654	5
Carpeting	Carpet	4	3,900	SF	$57,092	7
Carpeting	Carpet	4	1,200	SF	$18,093	8
Interior Door Supplementary Components	Door Hardware	3	76	Door	$134,378	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	23,700	SF	$247,337	9
Wall Paneling	Wood Panel wall	4	300	SF	$5,944	10
Compartments and Cubicles	Toilet Partitions	4	13	Stall	$33,122	10
	Sub Total for System		**10**	**items**	**$913,431**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Furnace - Gas (150 MBH)	2	5	Ea.	$18,381	2
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	2	2	Ea.	$23,113	2
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	1	Ea.	$9,947	2
Decentralized Cooling	Heat Pump (3 Ton)	5	34	Ea.	$320,476	4
Decentralized Cooling	Window Units	5	1	Ea.	$3,265	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
	Sub Total for System		**6**	**items**	**$376,243**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,485	2
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,485	2
Power Distribution	Panelboard - 120/240 225A	3	1	Ea.	$7,803	2
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,649	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	8	Ea.	$7,633	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	30,000	SF	$599,623	5
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	6	Ea.	$8,146	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	9	Ea.	$20,432	5

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	30,000	SF	$45,020	10
	Sub Total for System		**9**	**items**	**$705,276**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	1	Ea.	$4,319	1
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,795	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	30,000	SF	$80,741	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	30,000	SF	$181,546	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	30,000	SF	$122,335	10
	Sub Total for System		**6**	**items**	**$401,057**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	30,000	SF	$354,491	4
Fire Detection and Alarm	Fire Alarm	1	30,000	SF	$215,216	9
	Sub Total for System		**2**	**items**	**$569,707**	

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 8010 - Building 8010		**41**	**items**	**$3,647,381**	

Building: 8020 - Building 8020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	8	Door	$31,381	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	10,080	SF	$20,406	7
	Sub Total for System		**2**	**items**	**$51,787**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,300	SF	$37,850	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	13,720	SF	$71,087	7
Carpeting	Carpet	4	140	SF	$2,110	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	5,320	SF	$55,521	9
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$10,191	10
	Sub Total for System		**5**	**items**	**$176,759**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	2	Ea.	$10,973	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	2	Ea.	$21,106	4
Exhaust Air	Wall Exhaust Fan	3	2	Ea.	$10,314	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	14,000	SF	$200,663	6
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,865	8
	Sub Total for System		**6**	**items**	**$272,451**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,649	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	2	Ea.	$4,541	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	14,000	SF	$279,824	5
Power Distribution	Power Wiring	3	14,000	SF	$18,123	5
	Sub Total for System		**5**	**items**	**$310,046**	

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	Sink - Service / Mop Sink	5	1	Ea.	$842	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
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$5,590	5
		Sub Total for System	**4**	**items**	**$13,850**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	14,000	SF	$165,430	4
Fire Detection and Alarm	Fire Alarm	1	14,000	SF	$100,434	9
		Sub Total for System	**2**	**items**	**$265,863**	
		Sub Total for Building 8020 - Building 8020	**24**	**items**	**$1,090,756**	

Building: 8030 - Building 8030

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	4	500	SF	$8,297	4
		Sub Total for System	**1**	**items**	**$8,297**	
		Sub Total for Building 8030 - Building 8030	**1**	**items**	**$8,297**	
		Total for: Eagle Woods Academy	**69**	**items**	**$5,000,583**	

Supporting Photos

Main / Cover Photo. West Elevation Of Gymnasium Building

Wood Bleachers Old, Deficient. Replace With New System With Equal Or More Seating Capacity

Exterior Paint On CMU Old, Deficient. Replace

Vegetation And Mold Growing On Building - East Elevation. Clean And Power Wash

Main / Cover Photo. West Elevation / Main Building Entry

Main / Cover Photo. North-West Elevation

Both Furnaces Are At The End Of Their Life And Need To Be Replaced. Rm. 226

Replace Two Small Panelboards In The 111 Storage Room

Replace The Entire P.A. Speakers System

Appendix A7

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Evansdale Elementary School **| 2021**

Executive Summary

Evansdale Elementary School is located at 2914 Evans Woods Dr. in Atlanta, GA. It comprises 53,998 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 $3,167,405. 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 Evansdale Elementary School the ten-year need is $6,668,520.

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 Evansdale Elementary School facility has a FCA score of 70.08% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Evansdale 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	$87,604	$0	$540,259	$87,604	$627,863		
Permanent Building(s)								
2010	Building 2010	$1,950,110	$886,727	$880,635	$2,836,837	$3,717,472	$9,571,360	70.36%
2011	Building 2011	$983,101	$340,432	$315,718	$1,323,533	$1,639,252	$3,881,780	65.90%
2020	Building 2020	$146,589	$84,460	$452,883	$231,049	$683,932	$1,518,885	84.79%
	Sub Total for Permanent Building(s):	*$3,079,801*	*$1,311,619*	*$1,649,237*	*$4,391,420*	*$6,040,656*	*$14,972,025*	
	Total for Site:	**$3,167,405**	**$1,311,619**	**$2,189,496**	**$4,479,024**	**$6,668,520**	**$14,972,025**	**70.08%**

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.

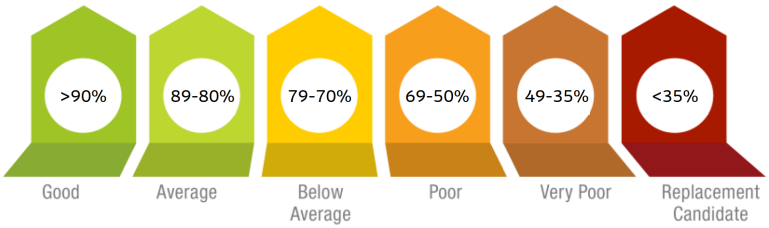
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $14,972,025. For planning purposes, the total 5-year need at the Evansdale Elementary School is $4,479,024 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Evansdale Elementary School facility has an FCA Score of 70.08%. which is considered "Below Average".

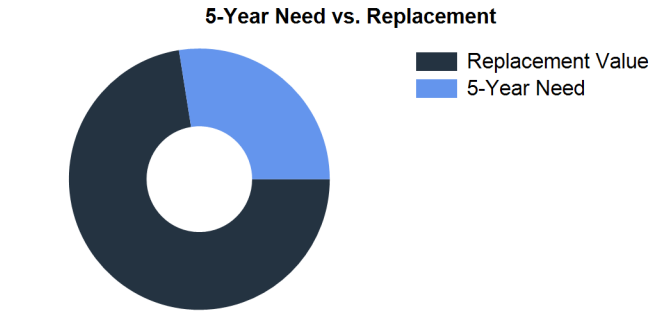


Figure 1: 5-Year FCI

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	$28,376	$22,187	$2,348	$52,911	1.67 %
Roofing	$0	$0	$17,907	$2,822	$0	$20,729	0.65 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$285,024	$17,987	$31,945	$6,129	$341,086	10.77 %
Interior	$0	$0	$361,329	$355,253	$2,704	$719,286	22.71 %
Mechanical	$0	$20,719	$0	$131,425	$0	$152,144	4.80 %
Electrical	$0	$63,757	$1,089,690	$0	$0	$1,153,447	36.42 %
Plumbing	$0	$1,188	$0	$0	$0	$1,188	0.04 %
Fire and Life Safety	$266,771	$0	$0	$0	$0	$266,771	8.42 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	0.84 %
Specialties	$0	$0	$2,949	$430,313	$0	$433,262	13.68 %
Total:	$266,771	$370,688	$1,544,819	$973,946	$11,182	$3,167,405	

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

Electrical	-	$1,153,447
Interior	-	$719,286
Specialties	-	$433,262

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

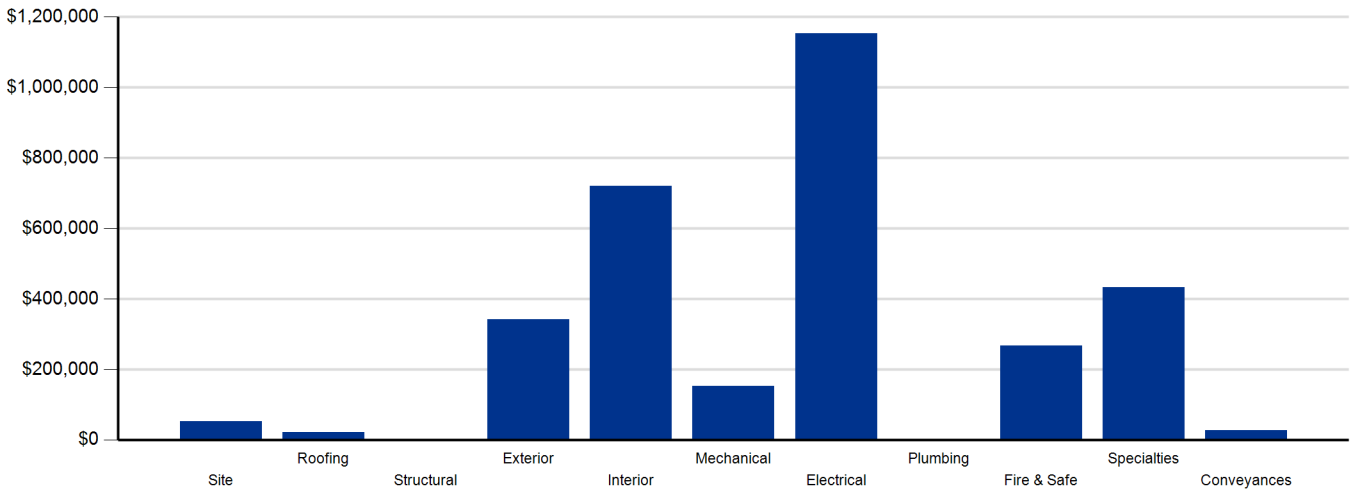


Figure 2: System Deficiencies

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	$92,927	$92,927
Interior	$0	$0	$2,601	$664	$19,345	$22,610
Mechanical	$0	$6,966	$77,545	$668,113	$39,736	$792,361
Electrical	$0	$0	$0	$17,175	$7,942	$25,117
Plumbing	$0	$0	$0	$216,525	$129,166	$345,692
Fire and Life Safety	$0	$0	$32,912	$0	$0	$32,912
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Total	**$0**	**$6,966**	**$113,058**	**$902,478**	**$289,117**	**$1,311,619**

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	$364,208	$0	$142,982	$507,190	$507,190
Roofing	$0	$0	$0	$325,312	$0	$19,207	$344,519	$344,519
Exterior	$92,927	$0	$39,290	$0	$0	$0	$39,290	$132,217
Interior	$22,610	$0	$0	$381,811	$75,652	$59,740	$517,203	$539,812
Mechanical	$792,361	$0	$0	$55,771	$0	$0	$55,771	$848,132
Electrical	$25,117	$0	$0	$23,633	$0	$8,221	$31,854	$56,971
Plumbing	$345,692	$0	$0	$39,992	$0	$488,015	$528,007	$873,699
Fire and Life Safety	$32,912	$0	$0	$0	$0	$0	$0	$32,912
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$165,664	$0	$0	$0	$0	$165,664	$165,664
Total	**$1,311,619**	**$165,664**	**$39,290**	**$1,190,726**	**$75,652**	**$718,165**	**$2,189,496**	**$3,501,115**

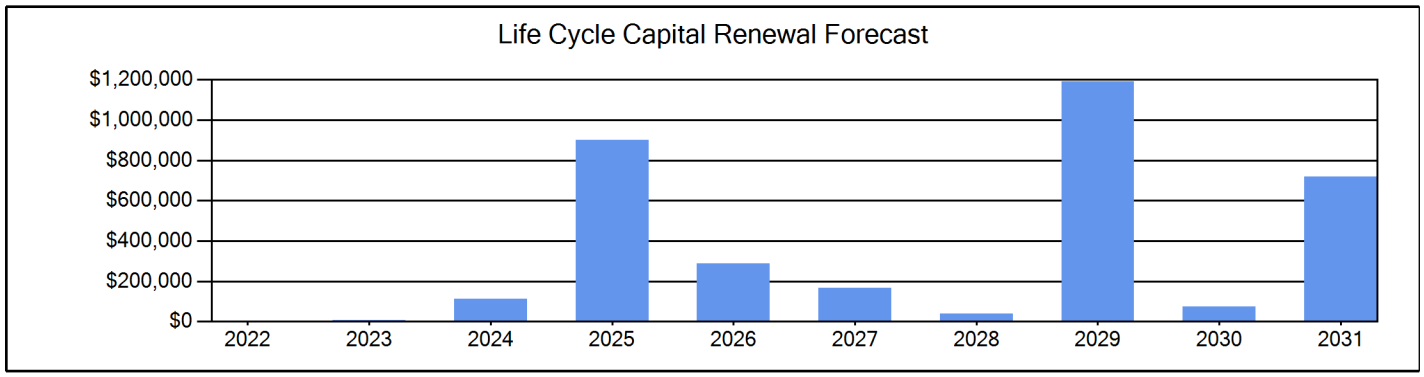


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Fire Alarm Replacement		$266,771
	Total for Priority 1	**$266,771**

Priority 2 - Indirect Impact to Educational Mission		Cost
Aluminum Window Replacement		$232,197
Brick Exterior Replacement (Bldg SF)		$52,827
Electric Unit Heater Replacement		$1,222
Gas Unit Heater Replacement		$19,497
Electrical Transformer Replacement		$17,605
Panelboard Replacement		$46,152
Water Heater Replacement		$1,188
	Total for Priority 2	**$370,688**

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	450	SF	3	$4,792	9890
Note: Cracked						
Parking Or Roadway Curbs Replacement	Capital Renewal	100	LF	3	$2,573	9892
Note: Cracked And Damaged						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10451
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	500	LF	4	$22,187	9887
Note: Damaged And Worn Out						
Location: Worn						
Exterior Basketball Goal Repair	Deferred Maintenance	2	Ea.	5	$1,214	9888
Note: Missing Hoops						
Site Signage Replacement	Capital Renewal	5	Ea.	5	$1,135	9891
Note: Weathered And Faded						
	Sub Total for System	**6**	**items**		**$52,911**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Area Lighting Installation	Functional Deficiency	4	Ea.	3	$34,693	9889
Note: Principal States That Pole Lighting Is Missing And Needed						
	Sub Total for System	**1**	**items**		**$34,693**	
	Sub Total for School and Site Level	**7**	**items**		**$87,604**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	13	Ea.	3	$852	9930
Note: Debris And Clogged						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,000	SF	3	$8,884	9932
Note: Water Ponding Issues						
Roof Cleaning	Deferred Maintenance	2,000	SF	4	$437	9929
Note: Debris						
Splash Block Replacement	Deferred Maintenance	4	Ea.	4	$234	9931
Note: Cracked And Missing						
	Sub Total for System	**4**	**items**		**$10,407**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,554	SF	2	$155,398	9914
Note: 8X9(17Ea) 1X30(1Ea) 6X25(2Ea)						
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,000	SF	2	$26,414	9903
Note: Cracked Wall						
Brick Exterior Repointing	Deferred Maintenance	2,000	SF Wall	3	$11,992	9906
Note: Weathered And Eroded						
Location: Brick At Hvac Wall Lovers - Repoint And Replace Sealant						
Exterior Painting (Bldg SF)	Capital Renewal	13,808	SF	4	$22,728	9907
Exterior Painting	Capital Renewal	5,000	SF Wall	5	$6,129	9909
Note: Pealing And Weathered						
	Sub Total for System	**5**	**items**		**$222,660**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	9894
Note: Missing						
Location: Main Door Exit						
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	3	$2,088	9896
Note: Doors At Media Center						
Interior Door Hardware Replacement	Capital Renewal	72	Door	3	$100,496	9927
Note: Beyond Useful Life						
Interior Door Replacement	Capital Renewal	72	Door	3	$126,963	9926
Note: Beyond Useful Life						
Carpet Flooring Replacement	Capital Renewal	1,381	SF	4	$16,438	9923
Note: Beyond Useful Life						
Interior CMU Wall Repair	Deferred Maintenance	1,000	SF	4	$31,067	9919
Note: Cracked						
Stone/Quarry Flooring Replacement	Capital Renewal	3,107	SF	4	$79,853	9924
Note: Beyond Useful Life						
Toilet Partition Replacement	Capital Renewal	20	Stall	4	$37,917	9921
Note: Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	9,320	SF	4	$74,545	9925
Note: Beyond Useful Life						
Interior Ceiling Repainting	Deferred Maintenance	1,381	SF	5	$2,704	9917
Note: Beyond Useful Life Peeling						
	Sub Total for System	**10**	**items**		**$486,964**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,222	9933
Note: Beyond Useful Life						
Location: Can Room						
Existing Controls Are Obsolete	Capital Renewal	34,520	SF	4	$87,537	10452
	Sub Total for System	**2**	**items**		**$88,759**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	9934
Note: Beyond Useful Life						
Location: Stage						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	9935
Note: Beyond Useful Life						
Location: Mdf Roof						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$7,847	9936
Note: Beyond Useful Life						
Location: Scattered						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$20,682	9937
Note: Beyond Useful Life						
Location: Scattered						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$17,623	9938
Note: Beyond Useful Life						
Location: Stage And Mdf						
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	$9,792	9941
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	34,520	SF	3	$38,546	9943
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	34,520	SF	3	$595,171	9942
Note: Beyond Useful Life - Old Fluorescent						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	34,520	SF	3	$22,974	9939
Note: Beyond Useful Life						
	Sub Total for System	**9**	**items**		**$723,387**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	34,520	SF	1	$189,797	9940
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$189,797**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	9895
Note: Missing						
	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	6	LF	3	$2,949	9893
Note: No Lower Counter Provided						
Location: Main Office						
Replace Cabinetry In Classes/Labs	Capital Renewal	24	Room	4	$198,606	9928
Note: Beyond Useful Life						
	Sub Total for System	**2**	**items**		**$201,555**	
	Sub Total for Building 2010 - Building 2010	**34**	**items**		**$1,950,110**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	5	Ea.	3	$328	9955
Note: Debris And Clogged						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	1,500	SF	3	$6,663	9956
Note: Water Ponding Issues						
Roof Cleaning	Deferred Maintenance	3,000	SF	4	$655	9954
Note: Debris						
	Sub Total for System	**3**	**items**		**$7,646**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	768	SF	2	$76,799	9947
Note: Beyond Useful Life						
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,000	SF	2	$26,414	9944
Note: Wall Cracked						
Brick Exterior Repointing	Deferred Maintenance	1,000	SF Wall	3	$5,996	9946
Note: Weathered And Eroded						
Exterior Painting (Bldg SF)	Capital Renewal	5,600	SF	4	$9,218	9945
Note: Peeling And Weathered						
	Sub Total for System	**4**	**items**		**$118,426**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	37	Door	3	$51,644	9952
Note: Beyond Useful Life						
Interior Door Replacement	Capital Renewal	37	Door	3	$65,245	9951
Note: Beyond Useful Life						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	500	SF	4	$15,534	9948
Note: Cracked						
Stone/Quarry Flooring Replacement	Capital Renewal	140	SF	4	$3,598	9949
Note: Beyond Useful Life						
Vinyl Composition Tile Replacement	Capital Renewal	12,040	SF	4	$96,301	9950
Note: Beyond Useful Life						
	Sub Total for System	**5**	**items**		**$232,322**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	14,000	SF	4	$35,502	10453
	Sub Total for System	**1**	**items**		**$35,502**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	9960
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	14,000	SF	3	$15,633	9962
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	14,000	SF	3	$241,379	9961
Note: Beyond Useful Life - Old Fluorescent						
Lightning Protection System Installation	Functional Deficiency	14,000	SF	3	$10,279	9959
Note: Missing						
Public Address System Replacement, Non-main Building	Deferred Maintenance	14,000	SF	3	$9,317	9957
Note: Beyond Useful Life						
	Sub Total for System	**5**	**items**		**$280,524**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	14,000	SF	1	$76,974	9958
	Sub Total for System	**1**	**items**		**$76,974**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	28	Room	4	$231,707	9953
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$231,707**	
	Sub Total for Building 2011 - Building 2011	**20**	**items**		**$983,101**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Batt Insulation Under Metal Roof Deck	Functional Deficiency	700	SF	3	$306	9963
Note: Ripped And Damaged						
Debris In Gutter Removal	Deferred Maintenance	180	LF	3	$874	9965
Note: Debris						
Roof Cleaning	Deferred Maintenance	6,848	SF	4	$1,496	9964
Note: Weathered						
	Sub Total for System	**3**	**items**		**$2,676**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement	Capital Renewal	4	Ea.	2	$19,497	9967
Note: Beyond Useful Life						
Location: Gym						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	$458	9968
Note: Beyond Useful Life						
Location: Gym Storage						
Existing Controls Are Obsolete	Capital Renewal	5,450	SF	4	$7,928	10454
	Sub Total for System	**3**	**items**		**$27,883**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$6,851	9969
Note: Beyond Useful Life						
Location: Outside						
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	$5,875	9972
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	9973
Note: Beyond Useful Life - Old Fluorescent						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	9971
Note: Missing						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	9970
Note: Beyond Useful Life						
	Sub Total for System	**5**	**items**		**$114,842**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,188	9966
Note: Gym Storage						
	Sub Total for System	**1**	**items**		**$1,188**	
	Sub Total for Building 2020 - Building 2020	**12**	**items**		**$146,589**	
	Total for Campus	**73**	**items**		**$3,167,405**	

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	140	LF	$13,063	8
Athletic Areas	Competition Style Track	4	1	Ea.	$351,145	8
Parking Lot Pavement	Asphalt	3	78	CAR	$142,982	10
	Sub Total for System		**3**	**items**	**$507,190**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	300	SF	$19,207	10
	Sub Total for System		**1**	**items**	**$19,207**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	2	Ea.	$13,862	8
	Sub Total for System		**1**	**items**	**$13,862**	
	Sub Total for Building -		**5**	**items**	**$540,259**	

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	14	Door	$56,564	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	13,808	SF	$27,953	7
	Sub Total for System		**2**	**items**	**$84,517**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	31,758	SF	$221,192	8
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	1,381	SF	$1,423	8
Carpeting	Carpet	4	2,416	SF	$36,429	8
Carpeting	Carpet	4	1,381	SF	$20,823	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	7,249	SF	$75,652	9
Suspended Plaster and	Painted ceilings	5	1,381	SF	$3,634	10
Compartments and Cubicles	Toilet Partitions	4	20	Stall	$50,957	10
	Sub Total for System		**7**	**items**	**$410,109**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	5	1	Ea.	$3,078	2
Exhaust Air	Roof Exhaust Fan - Large	3	8	Ea.	$66,048	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	4	Ea.	$5,499	4
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,023	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	1	Ea.	$3,178	4
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	$9,426	4
Decentralized Cooling	Heat Pump (5 Ton)	5	14	Ea.	$179,773	4
Decentralized Cooling	Heat Pump (1 Ton)	2	1	Ea.	$7,786	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$67,999	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$51,292	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	7	Ea.	$117,842	4
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
	Sub Total for System		**13**	**items**	**$533,142**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	10	Ea.	$9,542	4
	Sub Total for System		**1**	**items**	**$9,542**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
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	12	Ea.	$17,196	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	5	Ea.	$11,652	4
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	1	Ea.	$5,670	5
Plumbing Fixtures	Classroom Lavatory	4	17	Ea.	$47,516	5
Plumbing Fixtures	Restroom Lavatory	3	20	Ea.	$59,210	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	34,520	SF	$92,906	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	34,520	SF	$208,900	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	34,520	SF	$140,767	10
		Sub Total for System	**10**	**items**	**$730,051**	
		Sub Total for Building 2010 - Building 2010	**33**	**items**	**$1,767,362**	

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	4	Door	$16,161	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	5,600	SF	$11,337	7
		Sub Total for System	**2**	**items**	**$27,498**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	140	SF	$299	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	140	SF	$664	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	13,580	SF	$94,583	8
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	280	SF	$289	8
		Sub Total for System	**4**	**items**	**$95,836**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Decentralized Cooling	Package DX Unit (5 Ton)	2	12	Ea.	$144,395	4
Note:	Indoor packaged wall unit					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	4	Ea.	$67,338	4
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	$35,036	5
		Sub Total for System	**4**	**items**	**$249,518**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	8	Ea.	$7,633	4
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$7,942	5
		Sub Total for System	**2**	**items**	**$15,575**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	6	Ea.	$32,122	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	Gas Piping System (BldgSF)	2	5,000	SF	$13,457	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	3,000	SF	$18,155	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	3,000	SF	$12,234	10
		Sub Total for System	**6**	**items**	**$102,059**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	277	Ea.	$165,664	6
		Sub Total for System	**1**	**items**	**$165,664**	
		Sub Total for Building 2011 - Building 2011	**19**	**items**	**$656,150**	

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
		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
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	383	SF	$1,738	5
Suspended Plaster and	Painted ceilings	5	383	SF	$869	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	383	SF	$3,551	5
Interior Door Supplementary Components	Door Hardware	3	4	Door	$7,072	8
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	4,711	SF	$5,149	10
		Sub Total for System	**7**	**items**	**$33,867**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,592	2
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,296	2
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
		Sub Total for System	**4**	**items**	**$65,471**	

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
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	3	Ea.	$3,221	8
Power Distribution	Power Wiring	3	5,478	SF	$8,221	10
		Sub Total for System	**3**	**items**	**$17,991**	

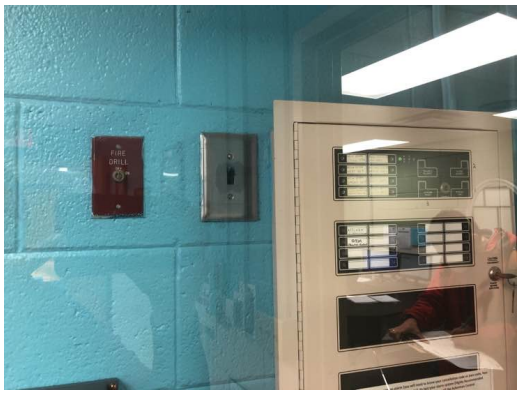
Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
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
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,597	10
		Sub Total for System	**6**	**items**	**$41,588**	

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	$32,912	3
		Sub Total for System	**1**	**items**	**$32,912**	
		Sub Total for Building 2020 - Building 2020	**23**	**items**	**$537,343**	
		Total for: Evansdale Elementary School	**80**	**items**	**$3,501,115**	

Supporting Photos



Building 2020- Unit Heater- Gym - Replace

Building 2020- Electric Water Heater - Gym Storage - Replace

Standing Seam Metal Roof Is Weathered And Needs To Be Pressure Washed. Debris In Gutters Need To Be Removed

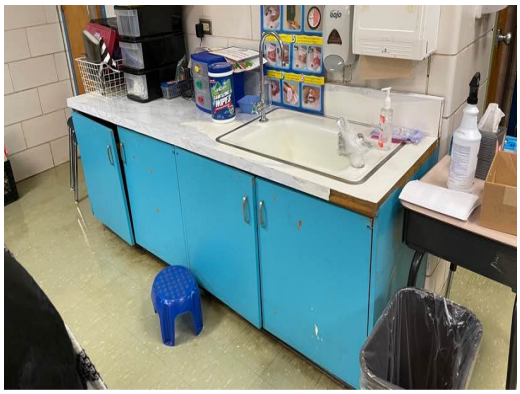
Stage Is Non-ADA Compliant. A Lift Is Needed To Make The Stage ADA Accessible

Cabinetry Is Beyond Useful Life And Needs To Be Replaced

Debris At Roof Level Needs To Be Removed

Rigid Roof Insulation Is Needed To Resolve Water Ponding Issues

Building Main Photo



Cabinetry Beyond Useful Life Needs To Be Replaced

Hallway Lockers Need To Be Repainted

Appendix A8

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Fairington Elementary School | **2021**

Executive Summary

Fairington Elementary School is located at 5505 Phillip Bradley Dr in Lithonia, GA. It comprises 66,977 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 $3,078,567. 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 Fairington Elementary School the ten-year need is $13,131,063.

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 Fairington Elementary School facility has a FCA score of 53.43% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Fairington 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	$534,523	$85,018	$145,022	$619,541	$764,563		
Permanent Building(s)								
2010	Building 2010	$2,068,169	$4,211,337	$3,539,125	$6,279,506	$9,818,631	$13,820,520	54.56%
2011	Building 2011	$337,658	$1,025,445	$628,381	$1,363,103	$1,991,484	$3,231,305	57.82%
2020	Building 2020	$138,217	$247,386	$170,782	$385,603	$556,385	$1,518,885	74.61%
	Sub Total for Permanent Building(s):	*$2,544,044*	*$5,484,168*	*$4,338,288*	*$8,028,212*	*$12,366,500*	*$18,570,713*	
	Total for Site:	**$3,078,567**	**$5,569,186**	**$4,483,310**	**$8,647,753**	**$13,131,063**	**$18,570,713**	**53.43%**

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.

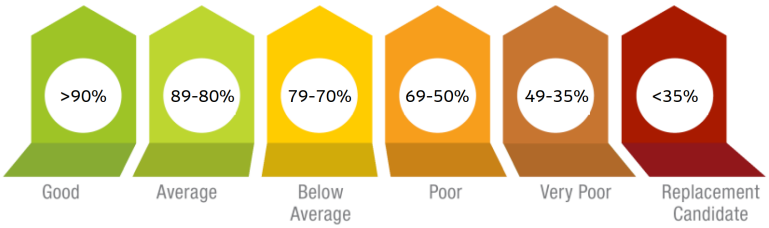
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $18,570,713. For planning purposes, the total 5-year need at the Fairington Elementary School is $8,647,753 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Fairington Elementary School facility has an FCA Score of 53.43%. which is considered "Poor".

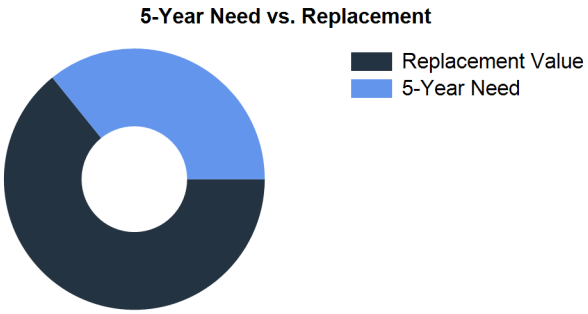


Figure 1: 5-Year FCI

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	$1,253	$395,993	$139,418	$4,010	$540,674	17.56 %
Roofing	$0	$0	$1,199	$0	$0	$1,199	0.04 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$974,465	$7,282	$0	$0	$981,748	31.89 %
Interior	$0	$0	$306,255	$39,538	$4,488	$350,281	11.38 %
Mechanical	$0	$173,892	$0	$155,952	$0	$329,844	10.71 %
Electrical	$0	$19,478	$319,940	$5,564	$0	$344,981	11.21 %
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	$485	$529,354	$0	$529,839	17.21 %
Total:	$0	$1,169,088	$1,031,154	$869,827	$8,498	$3,078,567	

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

Exterior	-	$981,748
Site	-	$540,674
Specialties	-	$529,839

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

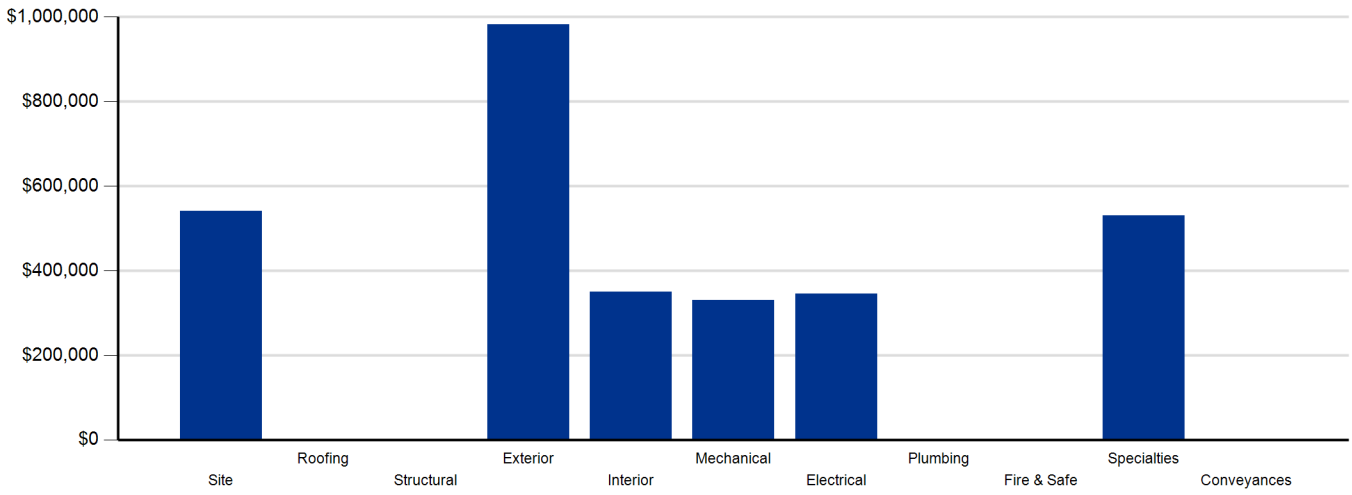


Figure 2: System Deficiencies

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	$2,125,276	$0	$0	$0	$2,125,276
Exterior	$0	$18,487	$0	$0	$0	$18,487
Interior	$0	$66,686	$0	$305,066	$390,907	$762,659
Mechanical	$135,734	$0	$59,150	$203,405	$133,647	$531,937
Electrical	$0	$0	$110,750	$138,381	$1,429,552	$1,678,683
Plumbing	$0	$0	$6,559	$400,865	$44,721	$452,144
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	**$135,734**	**$2,210,449**	**$176,459**	**$1,047,717**	**$1,998,827**	**$5,569,186**

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	$145,022	$0	$0	$145,022	$145,022
Roofing	$2,125,276	$0	$0	$0	$0	$0	$0	$2,125,276
Exterior	$18,487	$116,523	$0	$0	$0	$0	$116,523	$135,010
Interior	$762,659	$58,642	$14,664	$199,799	$358,930	$0	$632,035	$1,394,694
Mechanical	$531,937	$0	$0	$1,043,395	$0	$136,983	$1,180,378	$1,712,315
Electrical	$1,678,683	$0	$0	$80,698	$0	$164,055	$244,753	$1,923,436
Plumbing	$452,144	$2,349	$0	$2,544	$0	$788,466	$793,359	$1,245,503
Fire and Life Safety	$0	$0	$0	$890,757	$480,484	$0	$1,371,241	$1,371,241
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$5,569,186**	**$177,514**	**$14,664**	**$2,362,215**	**$839,414**	**$1,089,503**	**$4,483,310**	**$10,052,496**

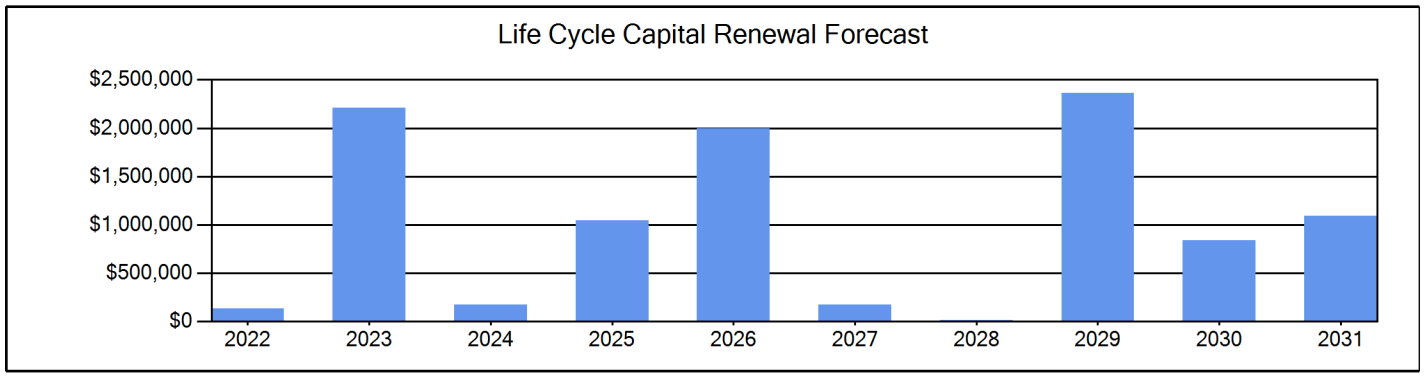


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$1,253
Aluminum Window Replacement		$229,997
EIFS Exterior Replacement (Bldg SF)		$744,468
Boiler Replacement		$94,155
Electric Unit Heater Replacement		$1,222
Exterior Metal Cooling Tower Replacement		$48,312
Heat Exchanger Replacement		$30,204
Electrical Transformer Replacement		$5,496
Panelboard Replacement		$13,982
	Total for Priority 2	**$1,169,088**

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	15	LF	2	$1,253	8915
Note: Asphalt Crosswalk - Replace.						
Asphalt Driveway Replacement	Capital Renewal	50,000	SF	3	$302,285	8902
Note: Cracked, Deficient						
Asphalt Driveway Replacement	Capital Renewal	7,000	SF	3	$42,320	8905
Note: Cracked, South Of 2010						
Concrete Walks Replacement	Capital Renewal	200	SF	3	$2,130	8909
Note: Concrete Cracked At Walkway Directly South-West Of Building 2011 Back Egress Doors.						
Exterior Signage At Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$225	8914
Note: Faded - Replace						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10456
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	5	Ea.	3	$860	8913
Asphalt Paving Replacement	Capital Renewal	93	CAR	4	$126,852	8901
Note: Cracked, Deficient						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	250	LF	4	$11,093	8898
Note: Chain Link Segments Damaged Along South-West, South And South-East Segments Of Perimeter Fencing. Replace.						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	20	LF	4	$1,473	8899
Note: Segment Damaged Directly South Of West Parking Lot.						
Paving Restriping	Deferred Maintenance	18	CAR	5	$563	8906
Note: Faded, North Of Main Sidewalk						
Tree Trimming	Deferred Maintenance	20	Ea.	5	$3,447	8911
Note: Fallen Trees Or Overgrown Tree Limbs At All Areas Mentioned In S01 And S02 Lines Of Site Report (Page 1). Include East Parking Lot.						
	Sub Total for System	**12**	**items**		**$534,523**	
	Sub Total for School and Site Level	**12**	**items**		**$534,523**	

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	8921
Note: No Ramp. Install Ramp (ADA Compliant) Or Lift						
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$126	8916
Note: No Signage						
	Sub Total for System	**2**	**items**		**$6,025**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,800	SF	2	$179,998	8933
Note: Old, Deficient						
EIFS Exterior Replacement (Bldg SF)	Capital Renewal	25,000	SF	2	$727,020	8928
Note: Old, Stained. Replace						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	3	$4,855	8918
Note: Add Power Assist.						
	Sub Total for System	**3**	**items**		**$911,872**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant	ADA Compliance	1	Door	3	$7,252	8923
Note: Add Power Assist Door If Necessary.						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	107	Door	3	$149,349	8947
Note: Some ADA Non-Compliant (Knobs) - Replace All Door Hardware On Wood Doors.						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	3,489	SF	4	$39,538	8945
Note: See Non-Standard Deficiency Form For Replacement Solution.						
Interior Door Repainting	Deferred Maintenance	107	Door	5	$4,488	8946
Note: Old, Deficient						
	Sub Total for System	**4**	**items**		**$200,627**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	$94,155	8975
Note: 2250 Mbh - Beyond Useful Life - Room 42.3						
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,222	8978
Note: Beyond Useful Life - Room 42.3						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$48,312	8979
Note: 140 Tons - Beyond Useful Life - Room 42.3						
Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	$30,204	8977
Note: 420 Gpm - Beyond Useful Life - Room 42.3						
Existing Controls Are Obsolete	Capital Renewal	49,845	SF	4	$126,399	10455
	Sub Total for System	**5**	**items**		**$300,291**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	$5,496	8957
Note: 2 Kva - Security Room, Old.						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	8960
Note: Kitchen, Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	8962
Note: Kitchen, Old						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	376	Ea.	3	$154,934	8971
Note: Replace Old Cfls From Classrooms						
Electrical Receptacle Replacement	Capital Renewal	20	Ea.	3	$2,512	8965
Note: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	49,845	SF	3	$36,596	8968
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	10	Ea.	4	$2,670	8969
Note: Replace Old Cfls						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	5	Ea.	4	$1,323	8970
Note: Replace Old Cfls						
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	$1,304	8964
Note: Panelboard In Mech Room						
	Sub Total for System	**9**	**items**		**$218,817**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	8	LF	3	$485	8920
Note: Tall Counter. Add Low And ADA Counter.						
Metal Student Lockers Replacement	Capital Renewal	16	Ea.	4	$8,014	8955
Note: Old, Deficient. Replace In Rooms - Locker Room (By Kitchen) And 24A - Storage.						
Replace Cabinetry In Classes/Labs	Capital Renewal	51	Room	4	$422,038	8954
Note: Cabinetry Old, Deficient Throughout. Replace In All Classrooms And Room 25.2, 24, 40 (Media Center Book Displays) 15.3, 20.2.						
	Sub Total for System	**3**	**items**		**$430,536**	
	Sub Total for Building 2010 - Building 2010	**26**	**items**		**$2,068,169**	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	500	SF	2	$49,999	9020
Note: Old, Deficient						
EIFS Exterior Replacement (Bldg SF)	Capital Renewal	600	SF	2	$17,448	9019
Note: Old, Stained, Replace						
	Sub Total for System	**2**	**items**		**$67,448**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	25	Door	3	$34,895	9022
Note: Old, Deficient. Some Not ADA Compliant. Replace						
Interior Door Replacement	Capital Renewal	25	Door	3	$44,085	9021
Note: Old, Deficient						
	Sub Total for System	**2**	**items**		**$78,979**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	11,654	SF	4	$29,553	10457
	Sub Total for System	**1**	**items**		**$29,553**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	130	Ea.	3	$53,568	9046
Note: Replace Old Cfls						
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	9044
Note: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	11,654	SF	3	$8,556	9045
	Sub Total for System	**3**	**items**		**$62,375**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	12	Room	4	$99,303	9023
Note: Old, Damaged. Replace, All Classroom Cabinetry And Ros 32.3 And 37.3.						
	Sub Total for System	**1**	**items**		**$99,303**	
	Sub Total for Building 2011 - Building 2011	**9**	**items**		**$337,658**	

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	9048
Note: Add ADA Sign						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	$243	9056
Note: Debris, Clean						
Gutter Replacement	Deferred Maintenance	50	LF	3	$956	9057
Note: Detached, Reinstall, Damaged.						
	Sub Total for System	**2**	**items**		**$1,199**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	$2,427	9049
Note: ADA Power Assist.						
	Sub Total for System	**1**	**items**		**$2,427**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	4,900	SF	3	$70,675	9050
Note: Cracked, Bumpy Throughout. Replace.						
	Sub Total for System	**1**	**items**		**$70,675**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	9	Ea.	3	$3,709	9054
Note: Replace Old Cfls						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	9052
Note: Replace 3 Lights Not Working.						
H.I.D. Lighting Replacement	Capital Renewal	96	Ea.	3	$53,248	9055
Note: Replace Old Cfls						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	9051
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	$267	9053
Note: Replace Old Cfl						
	Sub Total for System	**5**	**items**		**$63,789**	
	Sub Total for Building 2020 - Building 2020	**10**	**items**		**$138,217**	
	Total for Campus	**57**	**items**		**$3,078,567**	

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	1,200	LF	$67,453	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	500	LF	$46,654	8
Fences and Gates	Fencing - Chain Link (4 Ft)	3	550	LF	$30,916	8
	Sub Total for System		**3**	**items**	**$145,022**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	220	SF	$11,119	2
	Sub Total for System		**1**	**items**	**$11,119**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	12	Ea.	$73,899	4
	Sub Total for System		**1**	**items**	**$73,899**	
	Sub Total for Building -		**5**	**items**	**$230,040**	

Building: 2010 - Building 2010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	49,845	SF	$1,713,525	2
Note:	No roof access. Bldg engineer said roof has been repaired (but not fully replaced) in 17 years. Probably close to end of life.					
	Sub Total for System		**1**	**items**	**$1,713,525**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	20	Door	$83,230	6
	Sub Total for System		**1**	**items**	**$83,230**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	22	Stall	$44,248	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	46,854	SF	$222,162	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	48,848	SF	$311,351	5
Suspended Plaster and	Painted ceilings	5	997	SF	$2,263	5
Carpeting	Carpet	4	3,489	SF	$49,588	6
Interior Door Supplementary Components	Door Hardware	3	113	Door	$199,799	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	34,393	SF	$358,930	9
	Sub Total for System		**7**	**items**	**$1,188,340**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (25 Ton)	2	1	Ea.	$44,442	1
Note:	2006					
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,862	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,862	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	1	Ea.	$11,877	3
Decentralized Cooling	Window Units	5	1	Ea.	$3,265	4
Decentralized Cooling	Heat Pump (3 Ton)	5	20	Ea.	$188,516	4
Note:	Water source HP					
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	49,845	SF	$97,145	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$7,649	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,865	8
Note:	No access to roof, RTUs & roof exhaust fans are estimates.					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$37,895	8
HVAC Air Distribution	Ductwork (Bldg.SF)	3	49,845	SF	$757,941	8
Central Cooling	Cooling Tower - Metal (170 Tons)	2	1	Ea.	$64,927	10
Exhaust Air	Roof Exhaust Fan - Small	3	20	Ea.	$49,522	10
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$10,153	10
	Sub Total for System		**20**	**items**	**$1,384,251**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	$22,600	3
Power Distribution	Panelboard - 277/480 100A	3	5	Ea.	$34,358	3
Power Distribution	Panelboard - 277/480 225A	3	3	Ea.	$28,886	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	49,845	SF	$37,337	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	9	Ea.	$8,588	4
Power Distribution	Panelboard - 120/208 100A	3	2	Ea.	$6,064	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	20	Ea.	$45,405	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	49,845	SF	$996,273	5
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,033	5
Transfer Switches	Automatic Transfer Switch (Amps)	3	100	Amps	$4,092	8
Note:	1 each					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (75 KVA)	2	2	Ea.	$17,359	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 120/208 225A	3	5	Ea.	$32,749	8
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Power Distribution	Power Wiring	3	49,845	SF	$74,800	10
	Sub Total for System		**17**	**items**	**$1,395,037**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,559	3
Note:	2014					
Plumbing Fixtures	Restroom Lavatory	3	25	Ea.	$71,857	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	28	Ea.	$149,903	4
Plumbing Fixtures	Urinals	3	15	Ea.	$21,495	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	12	Ea.	$27,966	4
Plumbing Fixtures	Classroom Lavatory	4	16	Ea.	$44,721	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	$2,349	6
Domestic Water Equipment	Gas Piping System (BldgSF)	2	49,845	SF	$134,152	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	49,845	SF	$301,639	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	49,845	SF	$203,261	10
	Sub Total for System		**11**	**items**	**$965,586**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	49,845	SF	$662,911	8
Fire Detection and Alarm	Fire Alarm	1	49,845	SF	$357,581	9
	Sub Total for System		**2**	**items**	**$1,020,492**	
	Sub Total for Building 2010 - Building 2010		**59**	**items**	**$7,750,462**	

Building: 2011 - Building 2011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	11,654	SF	$400,631	2
Note:	Same note as bldg 2010					
	Sub Total for System		**1**	**items**	**$400,631**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	8	Door	$33,293	6
		Sub Total for System	**1**	**items**	**$33,293**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$20,113	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	10,955	SF	$51,944	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	11,537	SF	$73,535	5
Suspended Plaster and	Painted ceilings	5	117	SF	$265	5
		Sub Total for System	**4**	**items**	**$145,858**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	5	10	Ea.	$86,259	1
Note:	Water source					
Facility Hydronic Distribution	2-Pipe System (Cold)	3	11,654	SF	$22,712	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	11,654	SF	$177,210	8
Exhaust Air	Roof Exhaust Fan - Small	3	5	Ea.	$12,380	10
Note:	No access to roof, roof exhaust fans are estimated.					
		Sub Total for System	**4**	**items**	**$298,562**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,649	3
Power Distribution	Panelboard - 277/480 225A	3	2	Ea.	$19,257	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	11,654	SF	$8,729	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	4	Ea.	$9,081	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	11,654	SF	$232,933	5
Power Distribution	Power Wiring	3	11,654	SF	$17,488	10
		Sub Total for System	**7**	**items**	**$295,047**	

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	10	Ea.	$53,537	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	11,654	SF	$31,366	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	11,654	SF	$70,525	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	11,654	SF	$47,524	10
		Sub Total for System	**8**	**items**	**$241,841**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	11,654	SF	$154,992	8
Fire Detection and Alarm	Fire Alarm	1	11,654	SF	$83,605	9
		Sub Total for System	**2**	**items**	**$238,596**	
		Sub Total for Building 2011 - Building 2011	**27**	**items**	**$1,653,827**	

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
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,325	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,204	SF	$24,676	4
Interior Door Supplementary Components	Door Hardware	3	4	Door	$6,284	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	548	SF	$3,493	5
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,055	6

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	548	SF	$2,638	7
Tile Flooring	Ceramic Tile	4	164	SF	$3,350	7
Interior Swinging Doors	Wooden Door	3	4	Door	$8,676	7
		Sub Total for System	**8**	**items**	**$60,496**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	4	Ea.	$5,033	1
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	1	Ea.	$5,812	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	5,478	SF	$17,597	8
Note:	2018					
		Sub Total for System	**4**	**items**	**$29,502**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	4	Ea.	$3,817	4
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	2	Ea.	$4,541	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$109,491	5
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**	**$159,453**	

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
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,544	8
Note:	2019					
		Sub Total for System	**6**	**items**	**$38,076**	

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
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$39,298	9
		Sub Total for System	**2**	**items**	**$112,153**	
		Sub Total for Building 2020 - Building 2020	**28**	**items**	**$418,167**	
		Total for: Fairington Elementary School	**119**	**items**	**$10,052,496**	

Supporting Photos

Classroom Cabinetry Old, Replace

Main / Cover Photo. North Elevation - Main Entry

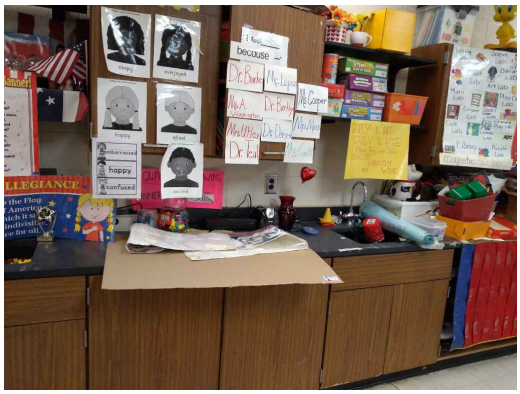
Main / Cover Photo. North Elevation - Main Entry

Classroom Cabinetry Old, Deficient. Replace

Front Counter Not ADA Accessible - Add Low Segment

ADA Parking Spot Signage / Striping Faded. Repaint All

Install Blanks Or A Spare Circuit Breaker In The 480Y/277V Panelboard On The Left In The Mech/Elec Room



Replace With Gfci Receptacles In 3K And 4K Rooms

Replace Cfl Fixtures In The Gym

Cooling Tower

Boiler

Appendix A9

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Huntley Hills Elementary School **| 2021**

Executive Summary

Huntley Hills Elementary School is located at 2112 Seaman Circle in Atlanta, GA. It comprises 54,012 gross square feet. At the time of the assessment the oldest building was 56 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 $1,432,610. 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 Huntley Hills Elementary School the ten-year need is $6,954,852.

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 Huntley Hills Elementary School facility has a FCA score of 74.04% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Huntley Hills 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	$207,580	$0	$60,348	$207,580	$267,928		
Permanent Building(s)								
2010	Building 2010	$753,706	$1,599,730	$1,880,279	$2,353,436	$4,233,715	$9,149,910	74.28%
2011	Building 2011	$157,978	$389,185	$313,095	$547,163	$860,258	$2,126,661	74.27%
2012	Building 2012	$211,015	$358,233	$264,966	$569,248	$834,213	$2,180,451	73.89%
2020	Building 2020	$102,331	$108,002	$548,404	$210,333	$758,738	$1,518,885	86.15%
	Sub Total for Permanent Building(s):	*$1,225,030*	*$2,455,149*	*$3,006,745*	*$3,680,180*	*$6,686,924*	*$14,975,907*	
	Total for Site:	**$1,432,610**	**$2,455,149**	**$3,067,092**	**$3,887,760**	**$6,954,852**	**$14,975,907**	**74.04%**

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.

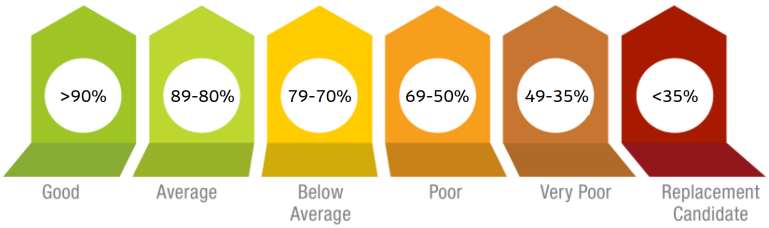
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $14,975,907. For planning purposes, the total 5-year need at the Huntley Hills Elementary School is $3,887,760 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Huntley Hills Elementary School facility has an FCA Score of 74.04%. which is considered "Below Average".

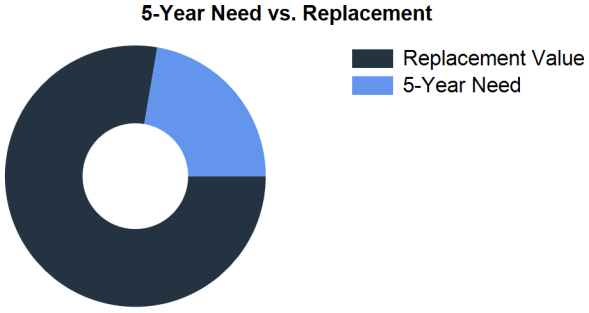


Figure 1: 5-Year FCI

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	$129,079	$78,328	$172	$207,580	14.49 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$98,433	$222,207	$392	$321,032	22.41 %
Mechanical	$0	$40,781	$96,928	$458	$0	$138,167	9.64 %
Electrical	$0	$84,045	$375,614	$0	$0	$459,659	32.09 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$306,172	$0	$0	$0	$0	$306,172	21.37 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$306,172	$124,827	$700,055	$300,993	$564	$1,432,610	

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

Electrical	-	$459,659
Interior	-	$321,032
Fire and Life Safety	-	$306,172

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

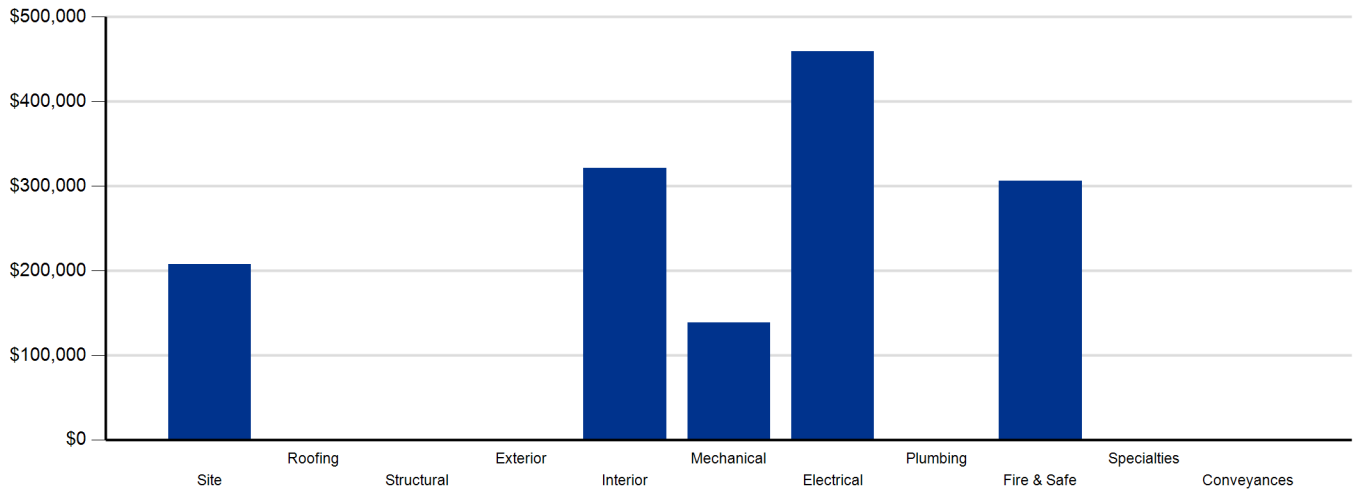


Figure 2: System Deficiencies

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	$305,116	$305,116
Interior	$0	$229,968	$7,521	$0	$109,156	$346,645
Mechanical	$0	$0	$127,336	$3,265	$429,796	$560,397
Electrical	$0	$0	$0	$60,600	$689,126	$749,725
Plumbing	$0	$0	$0	$20,028	$183,524	$203,552
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$289,714	$0	$0	$0	$289,714
Total	**$0**	**$519,682**	**$134,857**	**$83,893**	**$1,716,718**	**$2,455,149**

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	$0	$0	$0
Roofing	$0	$0	$0	$60,348	$335,071	$0	$395,419	$395,419
Exterior	$305,116	$0	$0	$0	$0	$117,095	$117,095	$422,212
Interior	$346,645	$65,451	$0	$382,241	$78,596	$55,813	$582,101	$928,746
Mechanical	$560,397	$0	$0	$173,273	$0	$473,459	$646,732	$1,207,128
Electrical	$749,725	$0	$0	$6,728	$0	$81,054	$87,782	$837,507
Plumbing	$203,552	$0	$0	$307,900	$0	$207,098	$514,997	$718,549
Fire and Life Safety	$0	$35,964	$0	$668,515	$0	$0	$704,479	$704,479
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$289,714	$8,971	$0	$9,517	$0	$0	$18,488	$308,202
Total	**$2,455,149**	**$110,385**	**$0**	**$1,608,521**	**$413,666**	**$934,519**	**$3,067,092**	**$5,522,242**

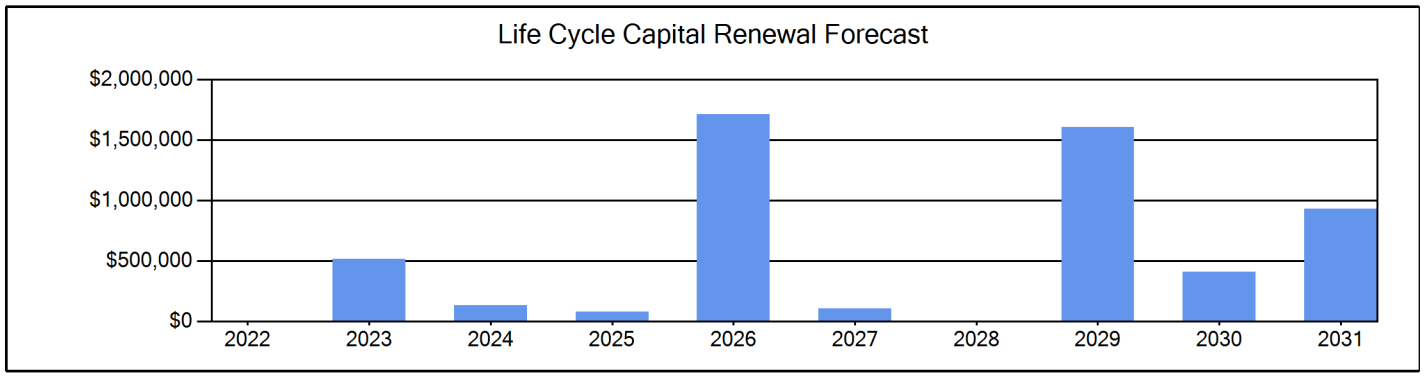


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Fire Alarm Replacement		$223,610
Security Alarm Replacement		$82,562
	Total for Priority 1	**$306,172**

Priority 2 - Indirect Impact to Educational Mission		Cost
Unit Ventilator Replacement		$40,781
Electrical Transformer Replacement		$15,111
Panelboard Replacement		$68,935
	Total for Priority 2	**$124,827**

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	14,400	SF	3	$87,058	3213
Note: Drives Are Deteriorated And Significant Potholes Are Present						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10486
Asphalt Paving Replacement	Capital Renewal	57	CAR	4	$77,748	3212
Note: Parking Is Deteriorated And Significant Numbers Of Potholes Are Present						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	3211
Note: South Side Gate Is Broken And Damaged And Replace						
Location: South Side						
Tree Trimming	Deferred Maintenance	1	Ea.	5	$172	3214
Note: Trim Tree East Of Building 2011						
	Sub Total for System	**5**	**items**		**$207,580**	
	Sub Total for School and Site Level	**5**	**items**		**$207,580**	

Building: 2010 - Building 2010

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	47	Door	3	$49,059	3222
Acoustical Ceiling Tile Replacement	Capital Renewal	100	SF	4	$550	3216
Note: Damaged Tile From Roof Leak In Kitchen Storage						
Ceiling Grid Replacement	Capital Renewal	100	SF	4	$392	3215
Note: Damaged Tile From Roof Leak In Kitchen Storage						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	990	SF	4	$11,219	3220
Note: Epoxy Coating Is Deteriorated And Beyond Useful Life						
Location: Rooms 99.6, 99.7, 98.1, 98.2						
Vinyl Composition Tile Replacement	Capital Renewal	13,200	SF	4	$105,579	3219
Note: Vat Throughout The Building Is Chipped And Damaged And Beyond Useful Life. Replace						
Interior Ceiling Repainting	Deferred Maintenance	200	SF	5	$392	3217
Note: Peeling Wall Paint Due To Roof Leak In Kitchen Storage Area						
	Sub Total for System	**6**	**items**		**$167,190**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Unit Ventilator Replacement	Capital Renewal	4	Ea.	2	$40,781	3263
Testing And Balancing	Deferred Maintenance	33,000	SF	3	$66,087	3264
Note: Zones And Rooms Throughout The Building Are Often Very Warm Or Cold. Perform Test And Balancing						
	Sub Total for System	**2**	**items**		**$106,868**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	3	Ea.	2	$15,111	3235
Note: Aged And Obsolete.						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$10,462	3236
Note: Aged And Obsolete.						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$15,511	3237
Note: Aged And Obsolete.						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$25,153	3238
Note: Aged And Obsolete.						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	$7,833	3240
Note: Aged And Obsolete.						
Lighting Fixtures Replacement	Capital Renewal	13,000	SF	3	$224,137	3241
Note: Upgrade Lighting In Cafeteria, Corridors And Media Center						
	Sub Total for System	**6**	**items**		**$298,208**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	33,000	SF	1	$181,439	3239
Note: Aged And Obsolete.						
	Sub Total for System	**1**	**items**		**$181,439**	
	Sub Total for Building 2010 - Building 2010	**15**	**items**		**$753,706**	

Building: 2011 - Building 2011

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	14	Door	3	$24,687	3226
Note: Door Are Approaching Beyond Useful Life, And Are Not Equipped With ADA Hardware. Room 113 Door Frame Is Particularly Rusted And Damaged						
Vinyl Composition Tile Replacement	Capital Renewal	5,983	SF	4	$47,855	3225
Note: Vat Is Beyond Useful Life, Chipping And Deteriorated						
	Sub Total for System	**2**	**items**		**$72,542**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	7,600	SF	3	$15,220	3265
	Sub Total for System	**1**	**items**		**$15,220**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	3242
Note: Aged And Obsolete.						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	3243
Note: Aged And Obsolete.						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	3246
Note: Aged And Obsolete.						
Lighting Fixtures Replacement	Capital Renewal	670	SF	3	$11,552	3247
Note: Aged And Obsolete.						
Location: Corridor						
Lightning Protection System Installation	Functional Deficiency	7,670	SF	3	$5,631	3245
	Sub Total for System	**5**	**items**		**$28,045**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	7,670	SF	1	$42,171	3244
Note: Aged And Obsolete.						
	Sub Total for System	**1**	**items**		**$42,171**	
	Sub Total for Building 2011 - Building 2011	**9**	**items**		**$157,978**	

Building: 2012 - Building 2012

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	14	Door	3	$24,687	3228
Note: Doors Are At Beyond Useful Life And Are Not Equipped With ADA Hardware.						
Vinyl Composition Tile Replacement	Capital Renewal	7,078	SF	4	$56,613	3229
Note: Vat Tile Is Chipped And Deteriorated						
	Sub Total for System	**2**	**items**		**$81,300**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	7,800	SF	3	$15,621	3266
	Sub Total for System	**1**	**items**		**$15,621**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	3248
Note: Aged And Obsolete.						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	3249
Note: Aged And Obsolete.						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	3253
Note: Aged And Obsolete.						
Lighting Fixtures Replacement	Capital Renewal	864	SF	3	$14,897	3252
Note: Aged And Obsolete.						
Location: Corridor						
Lightning Protection System Installation	Functional Deficiency	7,864	SF	3	$5,774	3251
	Sub Total for System	**5**	**items**		**$31,532**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Replacement	Capital Renewal	7,864	SF	1	$82,562	3250
Note: Aged And Obsolete.						
	Sub Total for System	**1**	**items**		**$82,562**	
	Sub Total for Building 2012 - Building 2012	**9**	**items**		**$211,015**	

Building: 2020 - Building 2020

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	$458	3268
Location: Gym Storage						
	Sub Total for System	**1**	**items**		**$458**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	8	Ea.	3	$15,667	3255
Note: Aged And Obsolete.						
Lighting Fixtures Replacement	Capital Renewal	5,000	SF	3	$86,207	3254
Note: Aged And Obsolete.						
Location: Gym						
	Sub Total for System	**2**	**items**		**$101,873**	
	Sub Total for Building 2020 - Building 2020	**3**	**items**		**$102,331**	
	Total for Campus	**41**	**items**		**$1,432,610**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Site Level Life Cycle Items

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,000	SF	$60,348	8
		Sub Total for System	**1**	**items**	**$60,348**	
		Sub Total for Building -	**1**	**items**	**$60,348**	

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	1,224	SF	$141,893	5
Exterior Operating Windows	Aluminum - Windows per SF	2	128	SF	$14,839	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	12	Door	$56,205	10
		Sub Total for System	**3**	**items**	**$212,937**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	22	Stall	$44,248	2
Interior Swinging Doors	Wooden Door	3	77	Door	$144,049	2
Carpeting	Carpet	4	3,300	SF	$41,671	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	330	SF	$1,519	3
Suspended Plaster and	Painted ceilings	5	2,640	SF	$5,648	3
Interior Swinging Doors	Metal Door (Steel)	3	4	Door	$12,616	5
Tile Flooring	Ceramic Tile	4	3,300	SF	$65,451	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	29,700	SF	$206,858	8
Interior Door Supplementary Components	Door Hardware	3	34	Door	$60,117	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	6,600	SF	$68,879	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	330	SF	$1,868	10
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	660	SF	$722	10
Carpeting	Carpet	4	3,300	SF	$52,788	10
		Sub Total for System	**13**	**items**	**$706,434**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	5	Ea.	$55,703	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Cooling	Window Units	5	1	Ea.	$3,265	4
Decentralized Cooling	AHU 50,000 CFM Interior	2	1	Ea.	$193,557	5
Facility Hydronic Distribution	2-Pipe Water System (Hot)	3	33,000	SF	$153,006	5
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	$6,407	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	1	Ea.	$531	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	16	Ea.	$73,818	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	33,000	SF	$112,463	10
HVAC Air Distribution	AHU 5,000 CFM Interior	2	1	Ea.	$54,537	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	1	Ea.	$108,610	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	4	Ea.	$21,798	10
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	1	Ea.	$123,111	10
		Sub Total for System	**14**	**items**	**$922,735**	

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
Distributed Systems	PA Communications (Bldg.SF)	2	33,000	SF	$36,012	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	20,000	SF	$399,749	5
Power Distribution	Power Wiring	3	33,000	SF	$49,522	10
		Sub Total for System	**4**	**items**	**$487,192**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	33,000	SF	$172,263	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	1	Ea.	$5,670	5
Plumbing Fixtures	Restroom Lavatory	3	18	Ea.	$58,231	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,896	8
Plumbing Fixtures	Toilets	3	28	Ea.	$168,717	8
Plumbing Fixtures	Urinals	3	13	Ea.	$20,968	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$15,738	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$7,603	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	33,000	SF	$88,815	10
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	$22,681	10
	Sub Total for System		**10**	**items**	**$562,584**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	33,000	SF	$438,881	8
	Sub Total for System		**1**	**items**	**$438,881**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	17	Room	$149,246	2
	Sub Total for System		**1**	**items**	**$149,246**	
	Sub Total for Building 2010 - Building 2010		**46**	**items**	**$3,480,009**	

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	64	SF	$7,419	5
Exterior Operating Windows	Aluminum - Windows per SF	2	576	SF	$66,773	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
	Sub Total for System		**3**	**items**	**$92,928**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	77	SF	$354	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	7,670	SF	$53,421	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	767	SF	$8,005	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	77	SF	$435	10
	Sub Total for System		**4**	**items**	**$62,215**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	3	Ea.	$33,422	3
Facility Hydronic Distribution	2-Pipe Water System (Hot)	3	7,670	SF	$35,562	5
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	$4,272	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	8	Ea.	$36,910	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	7,670	SF	$26,139	10
	Sub Total for System		**5**	**items**	**$136,305**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	PA Communications (Bldg.SF)	2	7,670	SF	$8,370	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	7,000	SF	$139,912	5
Power Distribution	Power Wiring	3	7,670	SF	$11,511	10
	Sub Total for System		**4**	**items**	**$161,702**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	2	Ea.	$10,707	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$5,590	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	7,670	SF	$46,415	10
	Sub Total for System		**4**	**items**	**$67,373**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	7,670	SF	$102,007	8
		Sub Total for System	**1**	**items**	**$102,007**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	8	Room	$70,234	2
Casework	Lockers	4	15	Ea.	$9,517	8
		Sub Total for System	**2**	**items**	**$79,751**	
		Sub Total for Building 2011 - Building 2011	**23**	**items**	**$702,280**	

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	576	SF	$66,773	5
Exterior Operating Windows	Aluminum - Windows per SF	2	64	SF	$7,419	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
		Sub Total for System	**3**	**items**	**$92,928**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	7,864	SF	$54,773	8
		Sub Total for System	**1**	**items**	**$54,773**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	3	2	Ea.	$22,282	3
Facility Hydronic Distribution	2-Pipe Water System (Hot)	3	7,864	SF	$36,461	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	9	Ea.	$41,523	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	7,864	SF	$26,800	10
		Sub Total for System	**4**	**items**	**$127,067**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	PA Communications (Bldg.SF)	2	7,864	SF	$8,582	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	7,000	SF	$139,912	5
Power Distribution	Power Wiring	3	7,864	SF	$11,801	10
		Sub Total for System	**4**	**items**	**$162,203**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	7,864	SF	$47,589	10
		Sub Total for System	**2**	**items**	**$52,250**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	7,864	SF	$54,773	8
		Sub Total for System	**1**	**items**	**$54,773**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	8	Room	$70,234	2
Casework	Lockers	4	15	Ea.	$8,971	6
		Sub Total for System	**2**	**items**	**$79,205**	
		Sub Total for Building 2012 - Building 2012	**17**	**items**	**$623,198**	

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	$335,071	9
		Sub Total for System	**1**	**items**	**$335,071**	

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
Athletic Flooring	Athletic/Sport Flooring	4	4,985	SF	$83,353	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Interior Door Supplementary Components	Door Hardware	3	4	Door	$7,072	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	164	SF	$1,712	9
		Sub Total for System	**4**	**items**	**$105,324**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	5,478	SF	$17,597	8
Decentralized Cooling	Thru-Wall AC (1 Ton)	3	1	Ea.	$3,424	8
		Sub Total for System	**2**	**items**	**$21,021**	

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
Lighting Fixtures	Light Fixtures (Bldg SF)	4	478	SF	$9,554	5
Distributed Systems	PA Communications (Bldg.SF)	2	5,478	SF	$6,728	8
Power Distribution	Power Wiring	3	5,478	SF	$8,221	10
		Sub Total for System	**4**	**items**	**$26,411**	

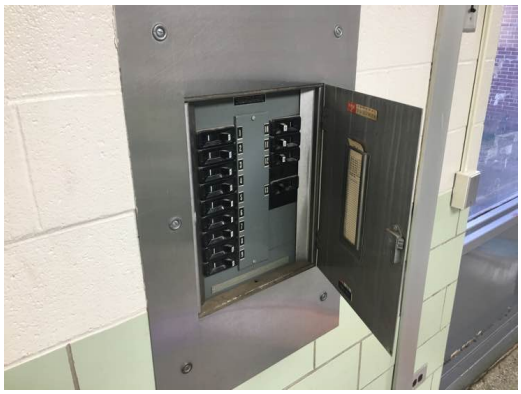
Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
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
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,597	10
		Sub Total for System	**5**	**items**	**$36,343**	

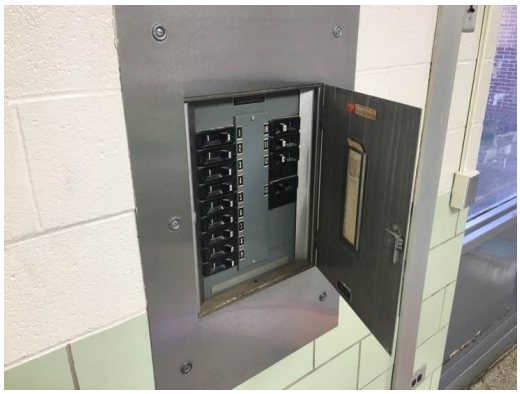
Fire and Life Safety

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	**19**	**items**	**$656,407**	
		Total for: Huntley Hills Elementary School	**106**	**items**	**$5,522,242**	

Supporting Photos



Replace Original Panels And Transformers



Replace Original Panelboards

Replace Original Panels

Marquee Sign

Asphalt Driveway Needs Repaving

Appendix A10

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Mary McLeod Bethune Middle School **| 2021**

Executive Summary

Mary McLeod Bethune Middle School is located at 5200 Covington Hwy in Decatur, GA. It comprises 161,263 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 $9,732,777. 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 Mary McLeod Bethune Middle School the ten-year need is $27,906,641.

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 Mary McLeod Bethune Middle School facility has a FCA score of 75.77% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Mary McLeod Bethune 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	$78,172	$513,952	$1,891,157	$592,125	$2,483,282		
Permanent Building(s)								
4010	Building 4010	$9,654,605	$2,028,386	$13,740,368	$11,682,991	$25,423,359	$50,654,320	76.94%
	Sub Total for Permanent Building(s):	*$9,654,605*	*$2,028,386*	*$13,740,368*	*$11,682,991*	*$25,423,359*	*$50,654,320*	
	Total for Site:	**$9,732,777**	**$2,542,338**	**$15,631,526**	**$12,275,115**	**$27,906,641**	**$50,654,320**	**75.77%**

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.

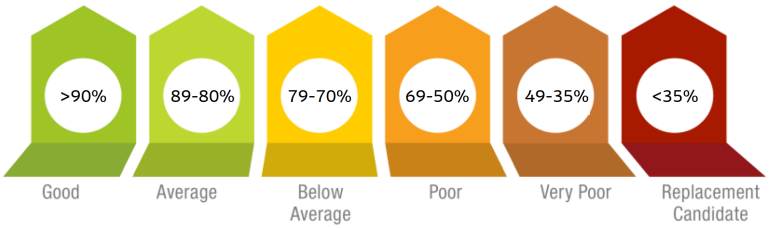
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $50,654,320. For planning purposes, the total 5-year need at the Mary McLeod Bethune Middle School is $12,275,115 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Mary McLeod Bethune Middle School facility has an FCA Score of 75.77%. which is considered "Below Average".

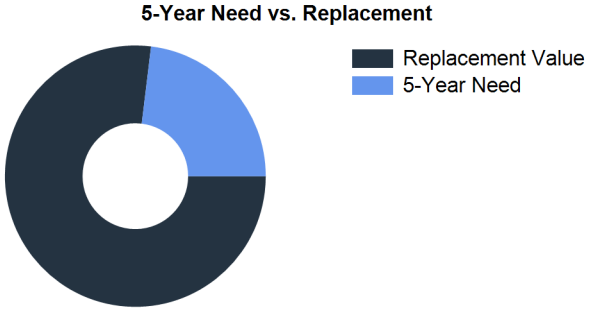


Figure 1: 5-Year FCI

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	$5,347	$0	$444	$2,843	$8,633	0.09 %
Roofing	$0	$5,225,517	$0	$0	$242	$5,225,759	53.69 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$2,658	$167	$0	$2,825	0.03 %
Interior	$0	$0	$14,892	$90,940	$672,969	$778,801	8.00 %
Mechanical	$0	$0	$322,952	$234,600	$0	$557,553	5.73 %
Electrical	$0	$0	$3,012,432	$10,640	$0	$3,023,072	31.06 %
Plumbing	$0	$8,387	$4,181	$25,538	$0	$38,106	0.39 %
Fire and Life Safety	$31,269	$0	$0	$0	$0	$31,269	0.32 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$66,759	$0	$66,759	0.69 %
Total:	$31,269	$5,239,251	$3,357,116	$429,088	$676,054	$9,732,777	

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

Roofing	-	$5,225,759
Electrical	-	$3,023,072
Interior	-	$778,801

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

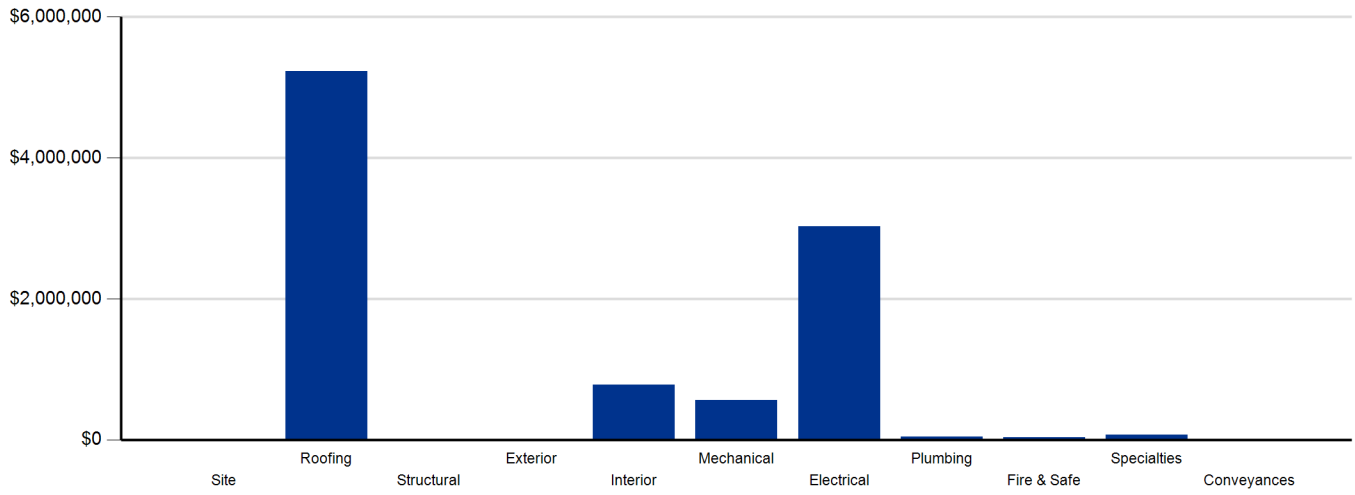


Figure 2: System Deficiencies

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	$269,044	$0	$269,044
Roofing	$0	$0	$0	$0	$60,163	$60,163
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$0	$0	$0
Mechanical	$0	$0	$47,507	$514,576	$661,932	$1,224,015
Electrical	$0	$0	$0	$208,601	$110,830	$319,431
Plumbing	$0	$576,383	$21,313	$71,991	$0	$669,686
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**	**$576,383**	**$68,820**	**$1,064,211**	**$832,924**	**$2,542,338**

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	$269,044	$0	$0	$0	$0	$1,891,157	$1,891,157	$2,160,201
Roofing	$60,163	$0	$0	$0	$0	$0	$0	$60,163
Exterior	$0	$0	$0	$892,406	$0	$214,855	$1,107,261	$1,107,261
Interior	$0	$1,495,130	$827,186	$77,083	$0	$326,588	$2,725,987	$2,725,987
Mechanical	$1,224,015	$2,311,394	$570,072	$0	$0	$154,428	$3,035,894	$4,259,909
Electrical	$319,431	$0	$0	$141,934	$0	$175,596	$317,530	$636,961
Plumbing	$669,686	$396,012	$0	$4,812	$0	$11,271	$412,096	$1,081,782
Fire and Life Safety	$0	$0	$1,090,469	$2,144,709	$0	$2,122,756	$5,357,933	$5,357,933
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$783,668	$0	$0	$0	$783,668	$783,668
Total	**$2,542,338**	**$4,202,536**	**$3,271,395**	**$3,260,944**	**$0**	**$4,896,651**	**$15,631,526**	**$18,173,864**

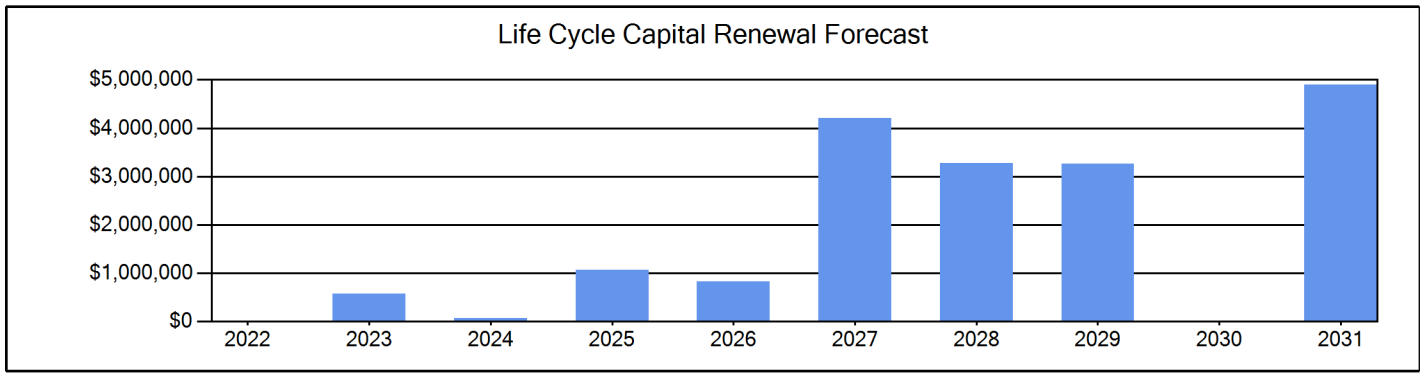


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$29,914
Security Alarm Camera Replacement		$1,355
	Total for Priority 1	**$31,269**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$5,347
Modified Roof Covering Replacement		$5,225,517
Water Heater Replacement		$8,387
	Total for Priority 2	**$5,239,251**

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	64	LF	2	$5,347	452
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	10	LF	4	$444	449
Note: Bent						
Location: Baseball Field						
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	2	Ea.	5	$2,670	450
Note: Tennis Ground Has Cracks						
Tree Trimming	Deferred Maintenance	1	Ea.	5	$172	451
Location: Behind The Gym						
	Sub Total for System	**4**	**items**		**$8,633**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Repair	Deferred Maintenance	18	Ea.	3	$69,539	448
Note: Not Working And Various						
	Sub Total for System	**1**	**items**		**$69,539**	
	Sub Total for School and Site Level	**5**	**items**		**$78,172**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	161,263	SF	2	$5,225,517	2078
Note: Beyond Useful Life - Replace All						
Splash Block Installation	Deferred Maintenance	4	Ea.	5	$242	466
Location: Near Highest Point Of Roof						
	Sub Total for System	**2**	**items**		**$5,225,759**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Repair	Deferred Maintenance	2	Ea.	3	$2,658	455
Concrete/CMU Exterior Repair	Deferred Maintenance	12	LF	4	$167	454
Note: Exterior CMU						
Location: Beneath Windows And Various						
	Sub Total for System	**2**	**items**		**$2,825**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	4314
Note: Currently No Power Assist						
Acoustical Ceiling Tile Replacement	Capital Renewal	769	SF	4	$4,228	457
Note: Roof Needs To Preferably Be Redone First; Rooms Listed Need More Immediate Attention To Their Ac Tiles And Grids, But The Problems Will Persist If Roof Is Not Replaced						
Location: Boys Bathroom 606.1, Girls Bathroom 713.1, And Office 101						
Ceiling Grid Replacement	Capital Renewal	766	SF	4	$2,999	456
Note: Roof Needs To Be Redone First						
Interior Gypsum Board Wall Repair	Deferred Maintenance	10	SF Wall	4	$296	459
Location: Room 602, Entry 10 Sf						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	44	Stall	4	$83,417	461
Note: Original Partitions Missing Handles						
Interior Ceiling Repainting	Deferred Maintenance	200	SF	5	$392	458
Location: Media Center						
Interior Wall Repainting (Bldg SF)	Capital Renewal	159,650	SF	5	$672,577	4315
	Sub Total for System	**7**	**items**		**$778,801**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	161,263	SF	3	$322,952	474
Existing Controls Are Obsolete	Capital Renewal	161,263	SF	4	$234,600	10516
	Sub Total for System	**2**	**items**		**$557,553**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	$19,583	470
Exterior Mounted Building Lighting Replacement	Capital Renewal	12	Ea.	3	$10,173	471
Lighting Fixtures Replacement	Capital Renewal	161,263	SF	3	$2,780,388	3202
Note: Old Lighting Needs Replacement						
Lightning Protection Terminal Replacement	Deferred Maintenance	161,263	SF	3	$25,424	469
Public Address System Replacement, Non-main Building	Deferred Maintenance	161,263	SF	3	$107,325	4365
Electrical Circuit Installation	Functional Deficiency	2	EACH	4	$2,607	907
Location: Electrical Room						
Stage Lighting Replacement	Capital Renewal	12	Ea.	4	$8,032	3207
Note: Old Lighting Needs Replacement						
Location: Stage Sport Lights						
	Sub Total for System	**7**	**items**		**$2,953,533**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	$8,387	472
Location: Boys Locker Room, Girls Locker Room						
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	2	Ea.	3	$3,697	453
Note: Wrong Faucet						
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	2	Ea.	3	$484	4364
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	10	Ea.	4	$25,538	473
Note: Falling						
Location: Rr 606.1, Rr 501.2, Kitchen						
	Sub Total for System	**4**	**items**		**$38,106**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	50	Ea.	1	$29,914	468
Note: Mentioned There Were 93 Total In The Building						
Security Alarm Camera Replacement	Capital Renewal	1	Ea.	1	$1,355	467
Note: Old And Broken						
Location: 612 And 614 Room						
	Sub Total for System	**2**	**items**		**$31,269**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	32	LF	4	$16,578	464
Repair Cabinetry In Classes/Labs	Deferred Maintenance	1	Room	4	$910	463
Replace Cabinetry In Classes/Labs	Capital Renewal	4	Room	4	$33,101	462
Location: 701, 703, 715, 403						

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Upper Storage Cabinet Replacement	Capital Renewal	16	LF	4	$16,170	465
	Sub Total for System	**4**	**items**		**$66,759**	
	Sub Total for Building 4010 - Building 4010	**30**	**items**		**$9,654,605**	
	Total for Campus	**35**	**items**		**$9,732,777**	

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	540	LF	$26,969	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	480	LF	$39,793	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	2,400	LF	$198,965	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	40	LF	$3,316	4
Parking Lot Pavement	Asphalt	3	244	CAR	$447,277	10
Roadway Pavement	Asphalt Driveways	3	113,000	SF	$918,114	10
Pedestrian Pavement	Sidewalks - Concrete	3	36,736	SF	$525,767	10
		Sub Total for System	**7**	**items**	**$2,160,201**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3	1,088	SF	$60,163	5
		Sub Total for System	**1**	**items**	**$60,163**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	30	Ea.	$184,746	4
		Sub Total for System	**1**	**items**	**$184,746**	
		Sub Total for Building -	**9**	**items**	**$2,405,109**	

Building: 4010 - Building 4010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	2	120	SF	$20,657	8
Exterior Operating Windows	Steel - Windows per SF	2	72	SF	$12,394	8
Exterior Operating Windows	Steel - Windows per SF	2	216	SF	$37,183	8
Exterior Operating Windows	Steel - Windows per SF	2	486	SF	$83,663	8
Exterior Operating Windows	Steel - Windows per SF	2	126	SF	$21,691	8
Exterior Operating Windows	Steel - Windows per SF	2	360	SF	$61,973	8
Exterior Operating Windows	Steel - Windows per SF	2	12	SF	$2,066	8
Exterior Operating Windows	Steel - Windows per SF	2	2,280	SF	$392,493	8
Exterior Operating Windows	Steel - Windows per SF	2	576	SF	$99,156	8
Exterior Operating Windows	Steel - Windows per SF	2	108	SF	$18,592	8
Exterior Operating Windows	Steel - Windows per SF	2	288	SF	$49,578	8
Exterior Operating Windows	Steel - Windows per SF	2	540	SF	$92,959	8
Exterior Entrance Doors	Steel - Insulated and Painted	3	44	Door	$206,088	10
Exterior Operating Windows	Steel - Windows per SF	2	48	SF	$8,766	10
		Sub Total for System	**14**	**items**	**$1,107,261**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	120,947	SF	$565,405	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	120,947	SF	$794,029	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	29,027	SF	$135,696	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	159,650	SF	$827,186	7
Suspended Plaster and	Painted ceilings	5	8,063	SF	$19,998	8
Wall Coverings	Vinyl/Fabric Wall Covering	4	1,613	SF	$9,052	8
Compartments and Cubicles	Toilet Partitions	4	20	Stall	$48,032	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	29,027	SF	$214,482	10
Compartments and Cubicles	Toilet Partitions	4	44	Stall	$112,105	10
		Sub Total for System	**9**	**items**	**$2,725,987**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	4	Ea.	$47,507	3
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	20	Ea.	$27,498	4

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$10,046	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	2	1	Ea.	$67,999	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	4	Ea.	$198,207	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	11	Ea.	$185,180	4
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$122,553	5
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$63,029	5
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	3	Ea.	$56,162	5
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	1	Ea.	$16,188	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	161,263	SF	$314,293	5
Exhaust Air	Roof Exhaust Fan - Small	3	42	Ea.	$89,707	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	161,263	SF	$2,311,394	6
Decentralized Cooling	Heat Pump (1 Ton)	2	67	Ea.	$570,072	7
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 800 GPM)	2	1	Ea.	$154,428	10
	Sub Total for System		**16**	**items**	**$4,259,908**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	25	Ea.	$23,855	4
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$30,279	5
Note:	HG section 1 & 2; E9 storage with gym					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$10,216	5
Note:	HK panel					
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$11,988	5
Note:	LK Panel					
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,591	5
Note:	LE Panel					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	25	Ea.	$56,757	5
Power Distribution	Panelboard - 120/240 400A	3	1	Ea.	$12,323	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Note:	LD & LDA Panels					
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	$29,397	8
Note:	E9 storage with gym; LG sectionn 1 & 2					
Power Distribution	Distribution Panel (3000 Amps)	3	2	Ea.	$65,006	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,948	10
Power Distribution	Panelboard - 120/208 400A	3	1	Ea.	$15,593	10
Power Distribution	Panelboard - 120/208 400A	3	2	Ea.	$31,187	10
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	$27,795	10
Note:	sections 1 and 2					
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$23,048	10
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,479	10
	Sub Total for System		**18**	**items**	**$452,215**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	56	Ea.	$151,720	2
Plumbing Fixtures	Showers	5	17	Ea.	$22,153	2
Plumbing Fixtures	Toilets	3	72	Ea.	$363,338	2
Plumbing Fixtures	Urinals	3	29	Ea.	$39,172	2
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	2	Ea.	$4,387	3
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	Sink - Service / Mop Sink	5	8	Ea.	$6,737	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	28	Ea.	$65,254	4
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea)	5	1	Ea.	$10,766	6
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	5	1	Ea.	$2,349	6
Plumbing Fixtures	Classroom Lavatory	4	133	Ea.	$382,898	6
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$4,812	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	2	Ea.	$11,271	10
	Sub Total for System		**14**	**items**	**$1,081,782**	

Fire and Life Safety

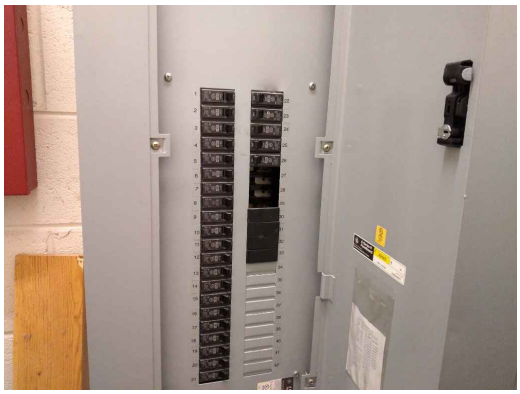
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	161,263	SF	$1,090,469	7
Security System Component	Security Alarm System	1	161,263	SF	$2,144,708	8
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	161,263	SF	$2,122,756	10
	Sub Total for System		**3**	**items**	**$5,357,933**	

Specialties

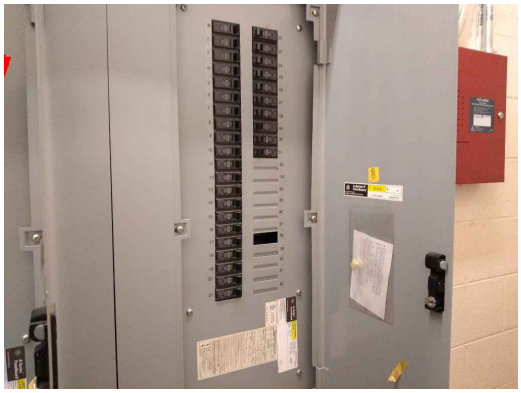
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	77	Room	$783,668	7
	Sub Total for System		**1**	**items**	**$783,668**	
	Sub Total for Building 4010 - Building 4010		**75**	**items**	**$15,768,754**	
	Total for: Mary McLeod Bethune Middle School		**84**	**items**	**$18,173,864**	

Supporting Photos

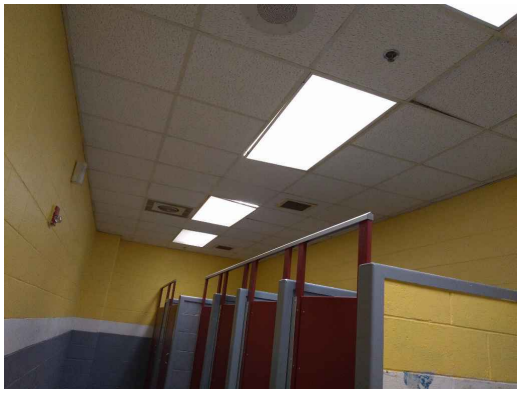
Transformer, <5 Years Of Life Left



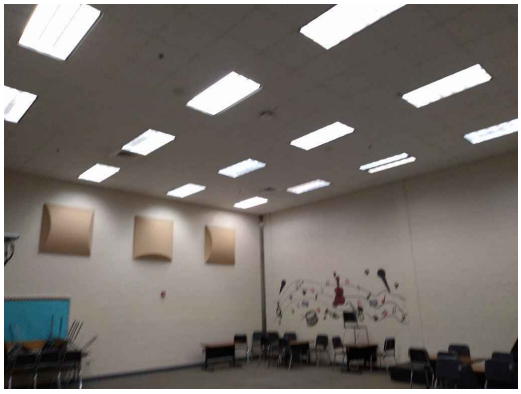
LF Panel, Section 2, Insert Blanks/Circuit Breakers, 600 Electrical Room



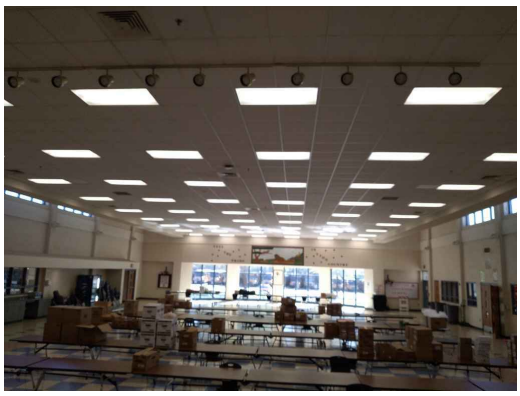
LM Panel Section 2, Insert Blank/Circuit Breaker



Girls Restrooms Next To 811 Science Lab Need Lighting Panel Front Cover Fixed



Music Chorus Room Light Replacement Needed



Cafeteria Fluorescent Lights Need Replacement

Fire Alarm System Needs Maintenance

Security System Would Need Replacement Within The Next 8 Years

Appendix A11

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Miller Grove Middle School | **2021**

Executive Summary

Miller Grove Middle School is located at 2215 Miller Rd in Decatur, GA. It comprises 132,700 gross square feet. At the time of the assessment the oldest building was 35 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 $3,246,739. 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 Miller Grove Middle School the ten-year need is $18,951,255.

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 Miller Grove Middle School facility has a FCA score of 75.98% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Miller Grove 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	$887,108	$288,965	$81,389	$1,176,074	$1,257,462		
Permanent Building(s)								
4010	Building 4010	$2,057,744	$5,352,434	$7,699,086	$7,410,178	$15,109,264	$35,180,320	78.94%
4011	Building 4011	$301,887	$1,122,238	$1,160,404	$1,424,125	$2,584,529	$6,502,077	78.10%
	Sub Total for Permanent Building(s):	*$2,359,631*	*$6,474,672*	*$8,859,490*	*$8,834,303*	*$17,693,793*	*$41,682,397*	
	Total for Site:	**$3,246,739**	**$6,763,638**	**$8,940,879**	**$10,010,376**	**$18,951,255**	**$41,682,397**	**75.98%**

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.

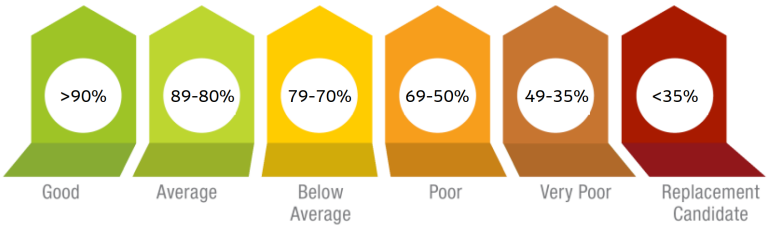
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $41,682,397. For planning purposes, the total 5-year need at the Miller Grove Middle School is $10,010,376 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Miller Grove Middle School facility has an FCA Score of 75.98%. which is considered "Below Average".

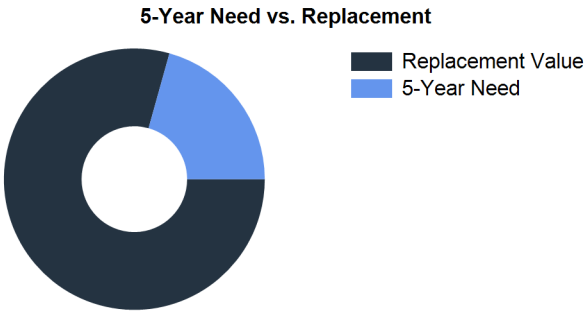


Figure 1: 5-Year FCI

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	$367,116	$516,715	$3,404	$887,234	27.33 %
Roofing	$0	$0	$9,107	$0	$242	$9,348	0.29 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$501,177	$11,225	$0	$30,950	$543,352	16.74 %
Interior	$0	$0	$691,539	$80,603	$528	$772,670	23.80 %
Mechanical	$0	$4,874	$0	$338,337	$0	$343,211	10.57 %
Electrical	$0	$0	$144,665	$0	$0	$144,665	4.46 %
Plumbing	$0	$2,523	$18,424	$28,989	$0	$49,936	1.54 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$303	$496,018	$0	$496,321	15.29 %
Total:	$0	$508,575	$1,242,379	$1,460,662	$35,123	$3,246,739	

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

Site	-	$887,234
Interior	-	$772,670
Exterior	-	$543,352

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

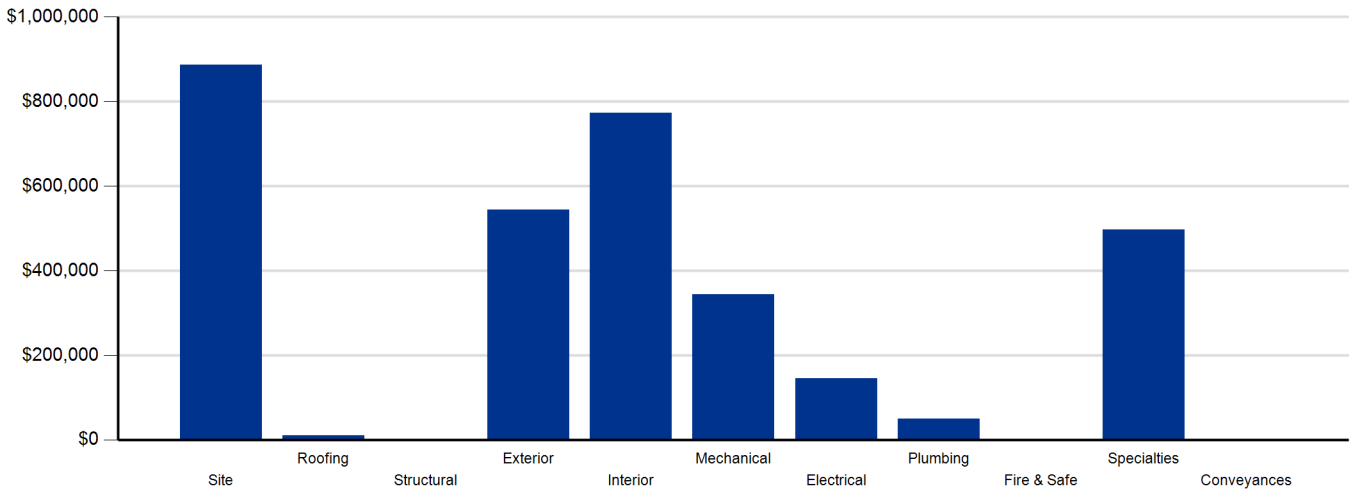


Figure 2: System Deficiencies

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	$147,327	$0	$147,327
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$28,282	$28,282
Interior	$0	$0	$0	$50,020	$365,171	$415,191
Mechanical	$0	$0	$486,313	$566,959	$2,186,296	$3,239,568
Electrical	$0	$0	$0	$141,639	$413,739	$555,378
Plumbing	$0	$0	$5,724	$427,993	$212,425	$646,142
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$1,003,621	$728,131	$1,731,751
Total	**$0**	**$0**	**$492,036**	**$2,337,558**	**$3,934,044**	**$6,763,638**

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	$147,327	$0	$0	$0	$0	$81,389	$81,389	$228,716
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$28,282	$0	$0	$0	$0	$0	$0	$28,282
Interior	$415,191	$259,655	$34,377	$115,799	$819,623	$916,993	$2,146,448	$2,561,639
Mechanical	$3,239,567	$0	$0	$267,677	$0	$427,587	$695,264	$3,934,832
Electrical	$555,378	$0	$0	$156,849	$0	$2,794,276	$2,951,125	$3,506,502
Plumbing	$646,142	$0	$0	$72,594	$0	$1,347,559	$1,420,153	$2,066,295
Fire and Life Safety	$0	$0	$0	$1,646,501	$0	$0	$1,646,501	$1,646,501
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,731,751	$0	$0	$0	$0	$0	$0	$1,731,751
Total	**$6,763,638**	**$259,655**	**$34,377**	**$2,259,419**	**$819,623**	**$5,567,804**	**$8,940,879**	**$15,704,516**

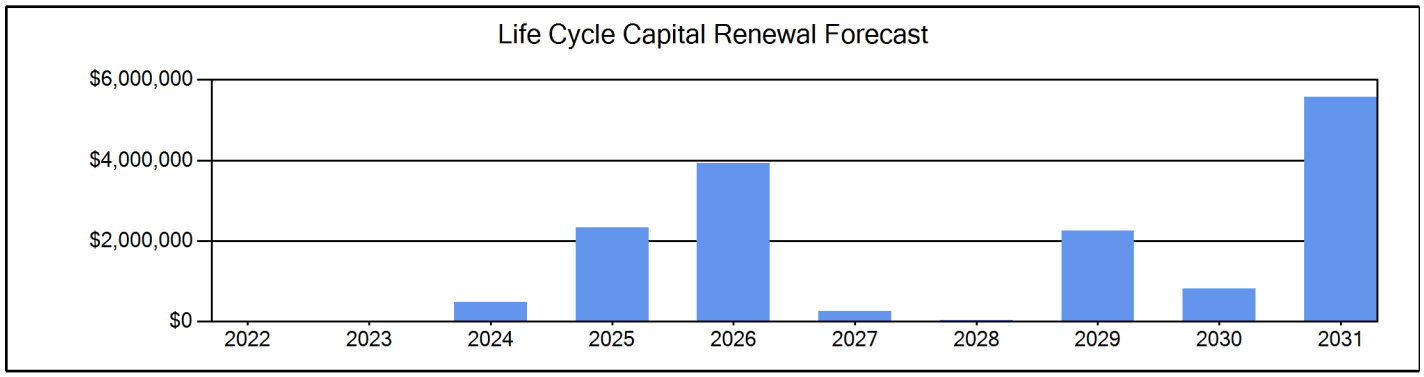


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Aluminum Window Replacement		$379,195
Metal Exterior Door Replacement		$121,982
Gas Unit Heater Replacement		$4,874
Water Heater Replacement		$2,523
	Total for Priority 2	**$508,575**

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	60,000	SF	3	$362,741	8155
Note: Beyond Useful Life Cracked						
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	$4,248	8157
Note: Water Ponding At West School Lawn						
Asphalt Paving Resurfacing	Deferred Maintenance	61,250	SF	4	$239,518	8153
Note: Beyond Useful Life Cracked						
Track Replacement	Capital Renewal	1	Ea.	4	$277,197	8151
Note: Beyond Useful Life						
Site Signage Replacement	Capital Renewal	15	Ea.	5	$3,404	8158
Note: Cracked And Faded						
	Sub Total for System	**5**	**items**		**$887,108**	
	Sub Total for School and Site Level	**5**	**items**		**$887,108**	

Building: 4010 - Building 4010

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	8160
Note: Missing						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Parapet (>2') Repair	Deferred Maintenance	30	LF	3	$222	8239
Note: Open Joints. Mtl Coping Flashing And Sealant.						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	1,000	SF	3	$4,442	8238
Note: Ponding						
Splash Block Installation	Deferred Maintenance	4	Ea.	5	$242	8237
Note: Missing						
	Sub Total for System	**3**	**items**		**$4,906**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,854	SF	2	$185,398	8218
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	180	SF	2	$18,000	8219
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	90	SF	2	$9,000	8220
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	300	SF	2	$30,000	8221
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	504	SF	2	$50,399	8222
Note: Beyond Useful Life						
Aluminum Window Replacement	Capital Renewal	162	SF	2	$16,200	8223
Note: Beyond Useful Life						
Metal Exterior Door Replacement	Capital Renewal	32	Door	2	$111,527	8224
Note: Beyond Useful Life - Corroded						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	500	SF Wall	3	$5,856	8215
Note: Cracked						
Brick Exterior Repointing	Deferred Maintenance	500	SF Wall	3	$2,998	8216
Note: Cracked Mortar And Roof						
Exterior Cleaning	Deferred Maintenance	7,000	SF Wall	5	$25,488	8217
Note: Weathered						
	Sub Total for System	**10**	**items**		**$454,865**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	8163
Note: Missing At Main Door Exit						
Interior Door Hardware Replacement	Capital Renewal	189	Door	3	$263,803	8231
Note: Beyond Useful Life - Damaged						
Interior Door Replacement	Capital Renewal	175	Door	3	$308,592	8230
Note: Beyond Useful Life						
Acoustical Ceiling Tile Replacement	Capital Renewal	700	SF	4	$3,849	8225
Note: Water Damage						
Carpet Flooring Replacement	Capital Renewal	4,480	SF	4	$53,324	8227
Note: Beyond Useful Life						
Metal Interior Door Replacement	Capital Renewal	4	Door	4	$10,883	8229
Note: Worn Out And Gym						
Vinyl Composition Tile Replacement	Capital Renewal	1,500	SF	4	$11,998	8228
Note: Cracked And Worn Out						
Interior Wall Repainting	Deferred Maintenance	150	SF Wall	5	$317	8226
Note: Paint Peeling						
	Sub Total for System	**8**	**items**		**$667,657**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement	Capital Renewal	1	Ea.	2	$4,874	8246
Note: Mech Room						
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	$1,830	8260
Note: Restrooms						
Existing Controls Are Obsolete	Capital Renewal	112,000	SF	4	$284,015	10530
	Sub Total for System	**3**	**items**		**$290,719**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	$19,583	8263
Note: Old						
Exterior Mounted Building Lighting Replacement	Capital Renewal	27	Ea.	3	$22,890	8264
Note: Old						
Lightning Protection System Installation	Functional Deficiency	112,000	SF	3	$82,230	8261
Note: Not Installed						
	Sub Total for System	**3**	**items**		**$124,703**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	15	Ea.	3	$18,424	8242
Note: Boys Locker Room						
Refrigerated Water Cooler Replacement	Capital Renewal	12	Ea.	4	$24,847	8243
Note: Throughout						
	Sub Total for System	**2**	**items**		**$43,272**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	$303	8161
Note: No Low ADA Countertop Available						
Bleacher Replacement	Capital Renewal	342	Seat	4	$132,830	8233
Note: Beyond Useful Life						
Metal Gym Locker Replacement	Capital Renewal	560	Ea.	4	$255,610	8232
Note: Boys Are Worn Out						
Replace Cabinetry In Classes/Labs	Capital Renewal	6	Room	4	$49,651	8234
Note: Beyond Useful Life						
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	$16,550	8235
Note: Beyond Useful Life						
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	$16,550	8236
Note: Beyond Useful Life						
	Sub Total for System	**6**	**items**		**$471,496**	
	Sub Total for Building 4010 - Building 4010	**36**	**items**		**$2,057,744**	

Building: 4011 - Building 4011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	1,000	SF	3	$4,442	8304
Note: Ponding						
	Sub Total for System	**1**	**items**		**$4,442**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	702	SF	2	$70,199	8297
Note: Beyond Useful Life						
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	$10,456	8298
Note: Corroded						
Brick Exterior Repair	Deferred Maintenance	100	SF Wall	3	$1,171	8294
Note: Cracked						
Brick Exterior Repointing	Deferred Maintenance	200	SF Wall	3	$1,199	8295
Note: Cracked Mortar						
Exterior Cleaning	Deferred Maintenance	1,500	SF Wall	5	$5,462	8296
Note: Weathered						
	Sub Total for System	**5**	**items**		**$88,487**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	33	Door	3	$46,061	8302
Note: Beyond Useful Life						
Interior Door Replacement	Capital Renewal	33	Door	3	$58,192	8301
Note: Beyond Useful Life						
Acoustical Ceiling Tile Replacement	Capital Renewal	100	SF	4	$550	8299
Note: Water Damage						
Interior Wall Repainting	Deferred Maintenance	100	SF Wall	5	$211	8300
Note: Paint Peeling						
	Sub Total for System	**4**	**items**		**$105,013**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	20,700	SF	4	$52,492	10531
	Sub Total for System	**1**	**items**		**$52,492**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	8292
Note: Old						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	$848	8293
Note: Old						
Lightning Protection System Installation	Functional Deficiency	20,700	SF	3	$15,198	8291
Note: Not Installed						
	Sub Total for System	**3**	**items**		**$19,962**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	8267
Note: Custodian						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	8271
Note: Corridor						
	Sub Total for System	**2**	**items**		**$6,665**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	3	Room	4	$24,826	8303
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$24,826**	
	Sub Total for Building 4011 - Building 4011	**17**	**items**		**$301,887**	
	Total for Campus	**58**	**items**		**$3,246,739**	

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	460	LF	$22,974	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,500	LF	$124,353	4
Roadway Pavement	Concrete Driveways	3	5,160	SF	$81,389	10
	Sub Total for System		**3**	**items**	**$228,716**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	23	Ea.	$141,639	4
	Sub Total for System		**1**	**items**	**$141,639**	
	Sub Total for Building -		**4**	**items**	**$370,354**	

Building: 4010 - Building 4010

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$5,594	4
Fluid-Applied Flooring	Epoxy Coating	4	3,360	SF	$42,855	4
Interior Door Supplementary Components	Door Hardware	3	1	Door	$1,571	4
Suspended Plaster and	Painted ceilings	5	10,080	SF	$22,881	5
Compartments and Cubicles	Toilet Partitions	4	40	Stall	$87,911	5
Wood Flooring	Wood Flooring - All Types	4	10,080	SF	$236,645	5
Tile Flooring	Quarry Tile	4	7,840	SF	$240,598	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,600	SF	$29,015	7
Carpeting	Carpet	4	4,480	SF	$67,549	8
Interior Swinging Doors	Metal Door (Steel)	3	14	Door	$48,250	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	63,840	SF	$666,243	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	98,560	SF	$728,267	10
Athletic Flooring	Athletic/Sport Flooring	4	2,240	SF	$43,421	10
	Sub Total for System		**13**	**items**	**$2,220,799**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$59,410	3
Facility Hydronic Distribution	Pump - 5HP	4	4	Ea.	$28,149	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Heat Generation	Boiler - Steel Tube (750 MBH)	2	2	Ea.	$50,531	3
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	2	Ea.	$146,487	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	3	Ea.	$50,504	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	4	Ea.	$67,338	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$51,292	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	4	Ea.	$102,582	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$33,568	4
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	2	Ea.	$173,786	4
Exhaust Air	Kitchen Exhaust Hoods	3	6	Ea.	$71,054	4
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	$16,477	5
Other HVAC Distribution Systems	VFD (40 HP)	3	2	Ea.	$30,378	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	112,000	SF	$218,282	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	112,000	SF	$1,558,548	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$15,299	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$11,307	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Decentralized Cooling	Ductless Split System (3 Ton)	2	1	Ea.	$6,461	8
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	4	Ea.	$75,066	10

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Energy Recovery Unit (6,000 CFM)	3	2	Ea.	$50,832	10
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$21,703	10
Exhaust Air	Roof Exhaust Fan - Large	3	17	Ea.	$172,615	10
	Sub Total for System		**27**	**items**	**$3,105,453**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	1	Ea.	$66,597	8
Note:	Main elec					
Electrical Service	Transformer (500 KVA)	2	1	Ea.	$90,252	8
Note:	Main elec					
Lighting Fixtures	Light Fixtures (Bldg SF)	4	112,000	SF	$2,595,139	10
Power Distribution	Power Wiring	3	112,000	SF	$168,073	10
	Sub Total for System		**4**	**items**	**$2,920,061**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	7	Ea.	$5,724	3
Plumbing Fixtures	Restroom Lavatory	3	29	Ea.	$83,354	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$4,211	4
Plumbing Fixtures	Showers	5	29	Ea.	$40,091	4
Plumbing Fixtures	Toilets	3	43	Ea.	$230,208	4
Plumbing Fixtures	Urinals	3	10	Ea.	$14,330	4
Plumbing Fixtures	Classroom Lavatory	4	72	Ea.	$201,245	5
Facility Potable-Water Storage Tanks	Water Storage Tank - 750 Gallon	3	2	Ea.	$65,959	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$4,739	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	112,000	SF	$677,772	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	112,000	SF	$456,719	10
	Sub Total for System		**13**	**items**	**$1,786,247**	

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	112,000	SF	$1,389,662	8
	Sub Total for System		**1**	**items**	**$1,389,662**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	7	Room	$65,197	4
Casework	Lockers, Gym	4	1,174	Ea.	$603,124	4
Casework	Fixed Cabinetry	4	25	Room	$232,846	4
Casework	Lockers	4	1,254	Ea.	$728,131	5
	Sub Total for System		**4**	**items**	**$1,629,298**	
	Sub Total for Building 4010 - Building 4010		**62**	**items**	**$13,051,520**	

Building: 4011 - Building 4011

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
Suspended Plaster and	Painted ceilings	5	1,035	SF	$2,350	5
Compartments and Cubicles	Toilet Partitions	4	7	Stall	$15,385	5
Tile Flooring	Quarry Tile	4	621	SF	$19,057	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,035	SF	$5,362	7
Resilient Flooring	Vinyl Composition Tile Flooring	4	14,697	SF	$153,380	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	19,665	SF	$145,306	10
	Sub Total for System		**6**	**items**	**$340,839**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (1200 MBH)	2	1	Ea.	$57,062	3
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$40,710	3
Facility Hydronic Distribution	Pump - 5HP	4	1	Ea.	$7,037	3
Facility Hydronic Distribution	Pump - 5HP	4	2	Ea.	$14,074	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$23,754	3
Other HVAC Distribution Systems	VFD (5 HP)	3	2	Ea.	$9,577	5
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	$12,441	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	20,700	SF	$40,343	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	20,700	SF	$288,053	5
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	1	Ea.	$6,174	8
Decentralized Cooling	Heat Pump (3 Ton)	5	2	Ea.	$21,217	8
Decentralized Cooling	Heat Pump (3 Ton)	5	2	Ea.	$21,217	8
Decentralized Cooling	Heat Pump (3 Ton)	5	15	Ea.	$159,132	8
Decentralized Cooling	Heat Pump (3 Ton)	5	2	Ea.	$21,217	8
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$21,703	10
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	1	Ea.	$18,766	10
Exhaust Air	Roof Exhaust Fan - Large	3	6	Ea.	$60,924	10
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,978	10
		Sub Total for System	**18**	**items**	**$829,379**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	20,700	SF	$413,739	5
Power Distribution	Power Wiring	3	20,700	SF	$31,063	10
		Sub Total for System	**2**	**items**	**$444,802**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$11,497	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	7	Ea.	$37,476	4
Plumbing Fixtures	Urinals	3	3	Ea.	$4,299	4
Plumbing Fixtures	Classroom Lavatory	4	4	Ea.	$11,180	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	20,700	SF	$125,266	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	20,700	SF	$84,411	10
		Sub Total for System	**9**	**items**	**$280,048**	

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	20,700	SF	$256,839	8
		Sub Total for System	**1**	**items**	**$256,839**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	11	Room	$102,453	4
		Sub Total for System	**1**	**items**	**$102,453**	
		Sub Total for Building 4011 - Building 4011	**38**	**items**	**$2,282,642**	
		Total for: Miller Grove Middle School	**104**	**items**	**$15,704,516**	

Supporting Photos

Replace Unit Heater In Mechanical Room

Exterior Mechanical Area Needs Cleaning From Debris And Growing Plants

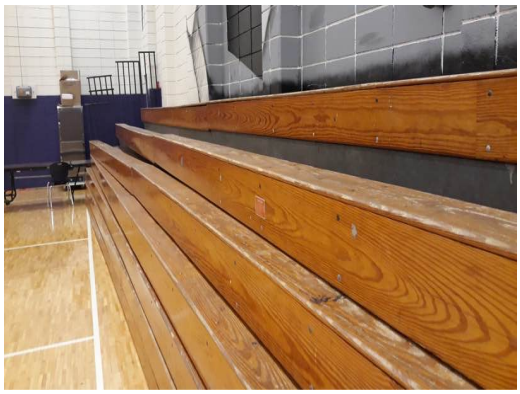
Classroom Cabinetry Beyond Useful Life Needs Replacement

Debris Throughout Roof And At Roof Drains Need To Be Cleaned

Quarry Tile Flooring Beyond Useful Life Needs Replacement

Cabinetry At Art Classroom Beyond Useful Life Needs Replacement

Damaged And Beyond Useful Life Gym Lockers Need Replacement



Retractable Wood Bleachers At Gym Beyond Useful Life Need Replacement

Main Office Counter Is Non-ADA Compliant And Needs Retrofit To Become ADA Accessible

Appendix A12

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.

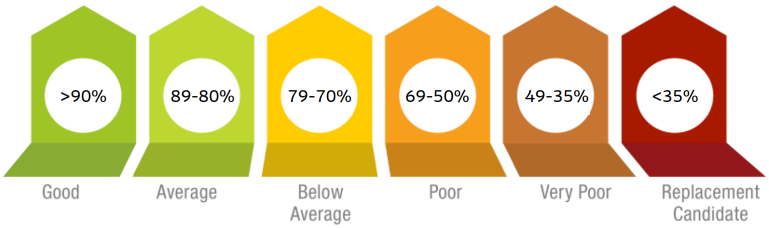
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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".

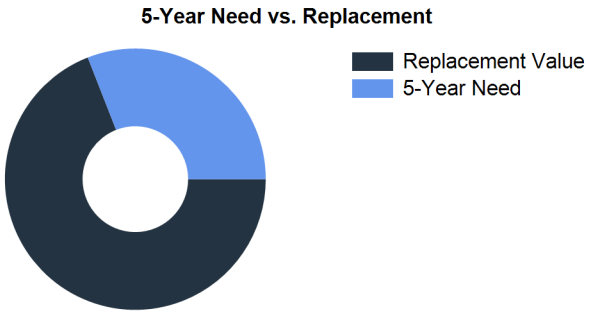


Figure 1: 5-Year FCI

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.

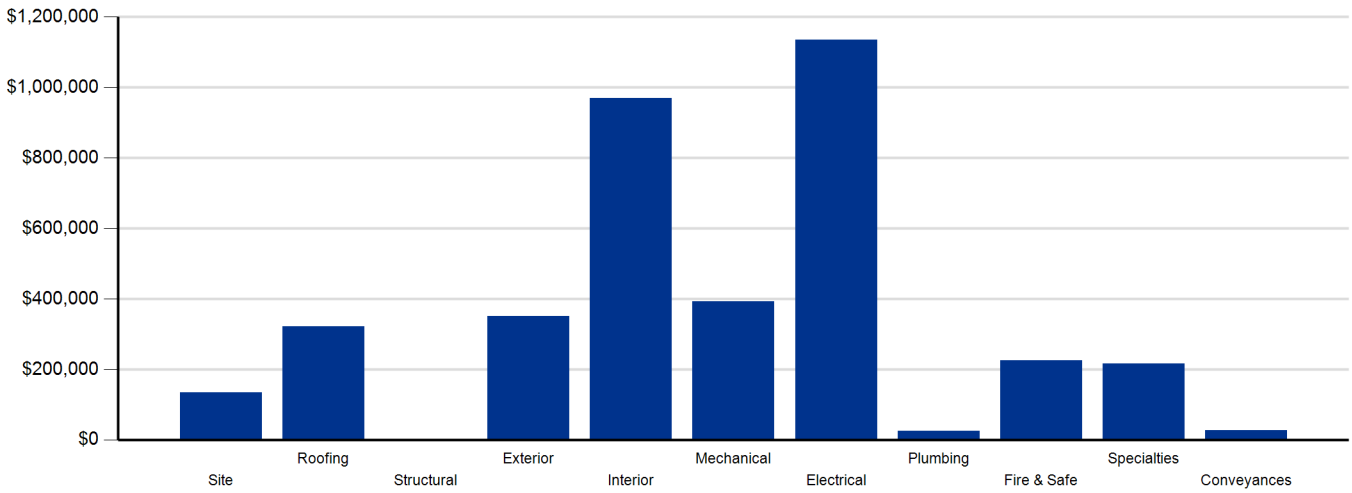


Figure 2: System Deficiencies

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**

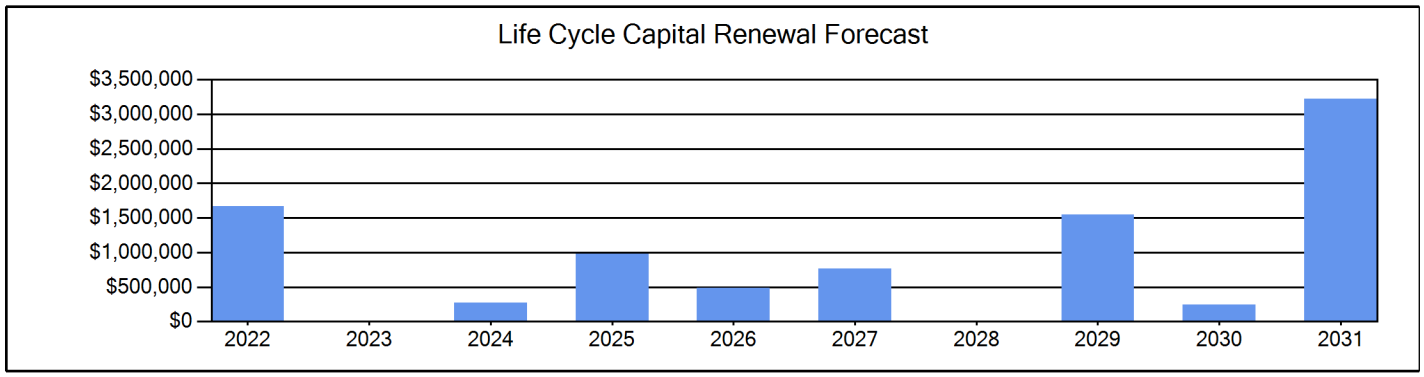


Figure 3: Ten Year Capital Renewal Forecast

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**	

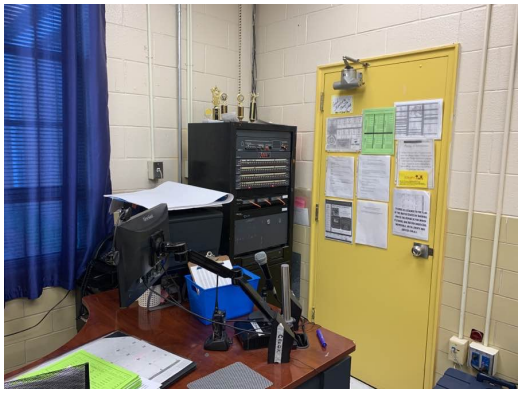
Supporting Photos

Classroom Cabinets Beyond Useful Life

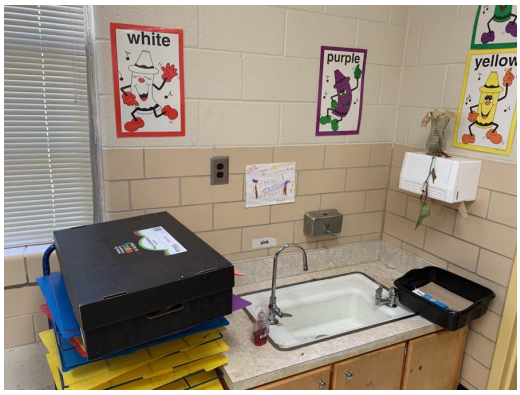
Classroom Doors Beyond Useful Life, Door Hardware Not ADA Compliant

Restroom Partitions Deficient

Existing Fire Alarm System Panels Need To Be Replaced



Existing Intercom System Is Beyond Useful Life



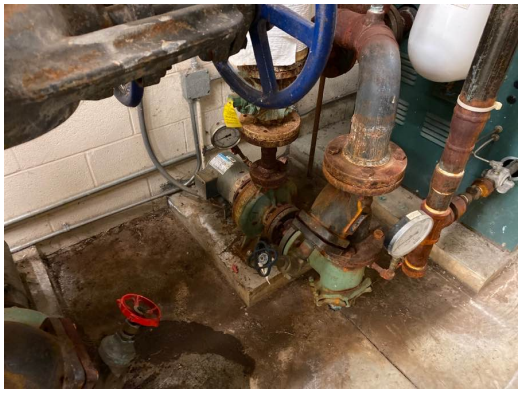
Replace The Standard Receptacle With A GFI Protected Receptacle At The Sink.

Pump

Air Separator

Controls

Small Pump



Pump

Exterior Photos

Appendix A13

Revision Date - 09/27/2021

FACILITY CONDITION ASSESSMENT

Montgomery Elementary School | **2021**

Executive Summary

Montgomery Elementary School is located at 3995 Ashford-Dunwoody Rd. in Atlanta, GA. It comprises 67,216 gross square feet. At the time of the assessment the oldest building was 57 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 $2,606,804. 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 Montgomery Elementary School the ten-year need is $11,276,888.

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 Montgomery Elementary School facility has a FCA score of 75.43% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Montgomery 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	$199,869	$165,734	$133,243	$365,603	$498,846		
Permanent Building(s)								
2010	Building 2010	$1,018,478	$978,351	$2,661,504	$1,996,829	$4,658,333	$6,836,369	70.79%
2011	Building 2011	$447,281	$257,572	$929,155	$704,853	$1,634,008	$3,992,688	82.35%
2012	Building 2012	$475,676	$265,495	$1,684,692	$741,171	$2,425,863	$4,159,050	82.18%
2013	Building 2013	$322,563	$199,243	$825,497	$521,807	$1,347,303	$2,129,988	75.50%
2020	Building 2020	$142,938	$105,506	$464,092	$248,444	$712,536	$1,518,885	83.64%
	Sub Total for Permanent Building(s):	*$2,406,936*	*$1,806,168*	*$6,564,939*	*$4,213,104*	*$10,778,043*	*$18,636,980*	
	Total for Site:	**$2,606,804**	**$1,971,902**	**$6,698,182**	**$4,578,707**	**$11,276,888**	**$18,636,980**	**75.43%**

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.

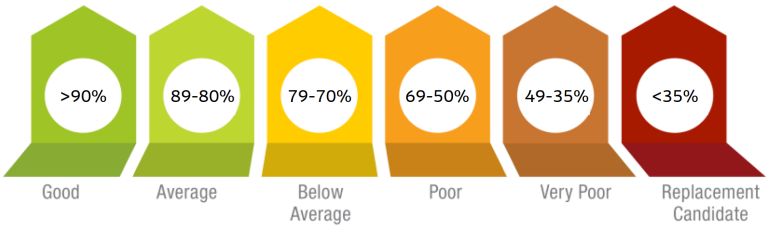
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $18,636,980. For planning purposes, the total 5-year need at the Montgomery Elementary School is $4,578,707 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Montgomery Elementary School facility has an FCA Score of 75.43%. which is considered "Below Average".

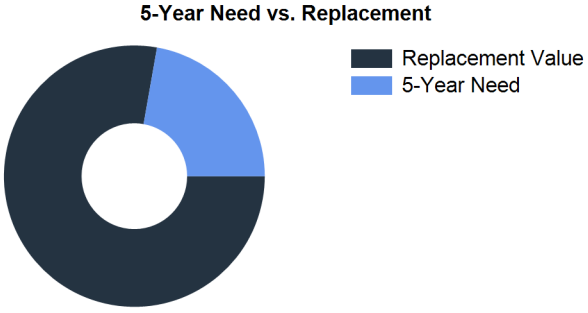


Figure 1: 5-Year FCI

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	$89,858	$109,494	$517	$199,869	7.67 %
Roofing	$0	$74,810	$4,127	$7,790	$0	$86,726	3.33 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$883,852	$216	$0	$12,744	$896,812	34.40 %
Interior	$0	$0	$0	$780	$419	$1,200	0.05 %
Mechanical	$0	$0	$0	$163,482	$0	$163,482	6.27 %
Electrical	$0	$105,958	$1,148,567	$0	$0	$1,254,525	48.13 %
Plumbing	$0	$0	$464	$0	$0	$464	0.02 %
Fire and Life Safety	$3,727	$0	$0	$0	$0	$3,727	0.14 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$3,727	$1,064,620	$1,243,231	$281,546	$13,681	$2,606,804	

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

Electrical	-	$1,254,525
Exterior	-	$896,812
Site	-	$199,869

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

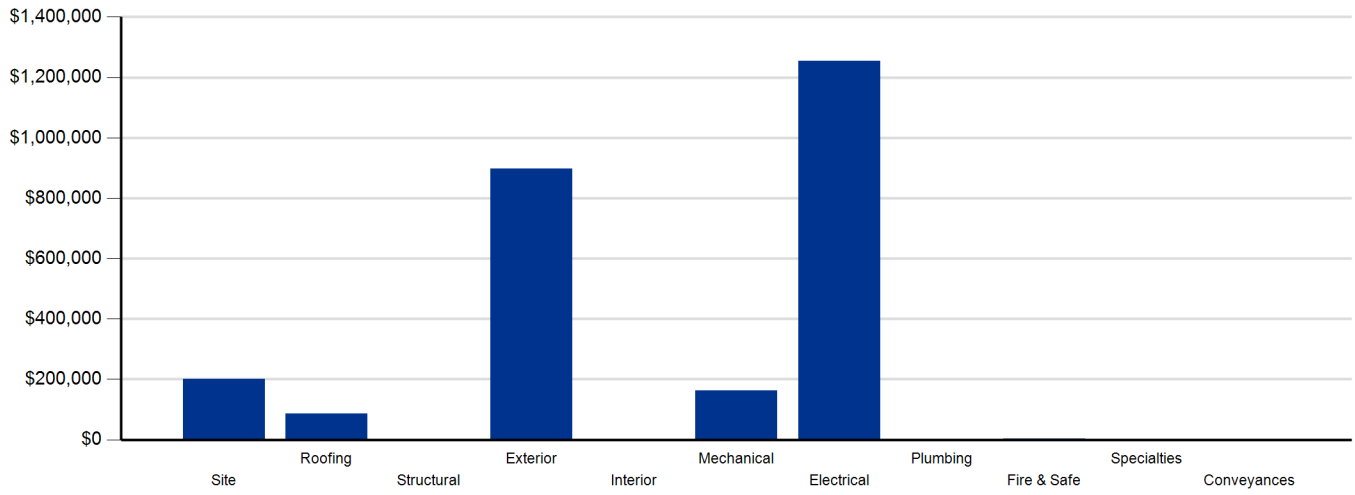


Figure 2: System Deficiencies

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	$165,734	$165,734
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$40,403	$40,403
Interior	$0	$0	$83,623	$284,907	$699,433	$1,067,963
Mechanical	$0	$0	$0	$116,629	$229,626	$346,254
Electrical	$0	$0	$75,936	$0	$0	$75,936
Plumbing	$0	$0	$5,947	$11,652	$25,779	$43,378
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$8,703	$8,703
Specialties	$0	$0	$0	$223,532	$0	$223,532
Total	**$0**	**$0**	**$165,506**	**$636,719**	**$1,169,677**	**$1,971,902**

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	$165,734	$0	$0	$133,243	$0	$0	$133,243	$298,977
Roofing	$0	$0	$0	$0	$0	$1,332,874	$1,332,874	$1,332,874
Exterior	$40,403	$0	$0	$30,904	$0	$9,367	$40,271	$80,674
Interior	$1,067,963	$608,832	$0	$591,822	$2,860	$13,626	$1,217,140	$2,285,103
Mechanical	$346,254	$0	$0	$486,844	$0	$266,938	$753,782	$1,100,036
Electrical	$75,936	$0	$0	$49,687	$0	$1,586,717	$1,636,404	$1,712,340
Plumbing	$43,378	$0	$0	$416,842	$0	$726,346	$1,143,188	$1,186,566
Fire and Life Safety	$0	$441,280	$0	$0	$0	$0	$441,280	$441,280
Conveyances	$8,703	$0	$0	$0	$0	$0	$0	$8,703
Specialties	$223,532	$0	$0	$0	$0	$0	$0	$223,532
Total	**$1,971,902**	**$1,050,112**	**$0**	**$1,709,341**	**$2,860**	**$3,935,869**	**$6,698,182**	**$8,670,084**

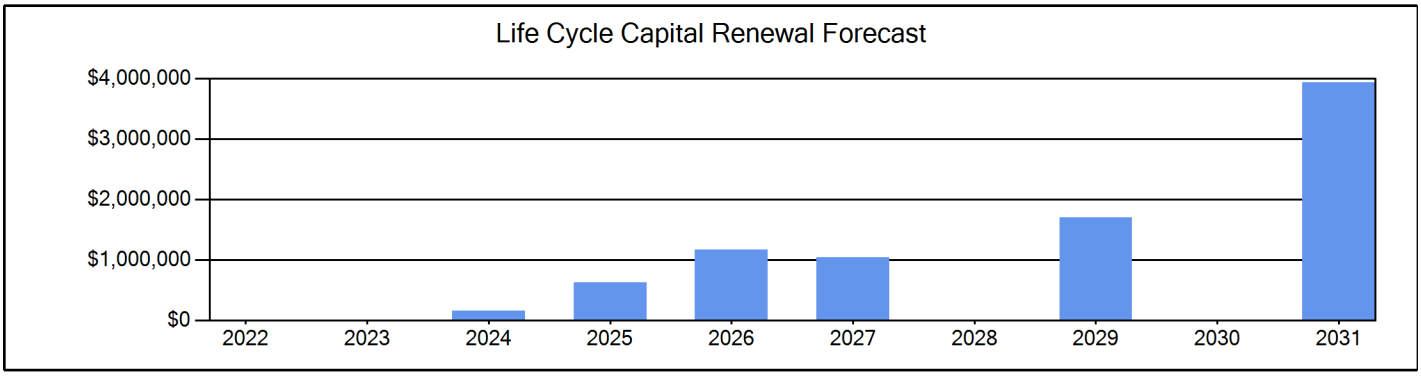


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$1,795
Wall Pack Lighting Replacement		$1,932
	Total for Priority 1	**$3,727**

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$929
Modified Roof Covering Replacement		$73,880
Steel Window Replacement		$883,852
Electrical Transformer Replacement		$17,150
Panelboard Replacement		$88,808
	Total for Priority 2	**$1,064,620**

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	546	SF	3	$5,815	6098
Note: Cracked						
Playground Equipment Replacement	Capital Renewal	4	Ea.	3	$84,043	10533
Asphalt Paving Resurfacing	Deferred Maintenance	28,000	SF	4	$109,494	6097
Note: Cracked						
Tree Trimming	Deferred Maintenance	3	Ea.	5	$517	6099
Note: Near Media Center						
	Sub Total for System	**4**	**items**		**$199,869**	
	Sub Total for School and Site Level	**4**	**items**		**$199,869**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	1,500	SF	2	$48,606	6100
Note: Roof Leaks Near The Main Entrance And Outside The Cafeteria Hall.						
Debris In Gutter Removal	Deferred Maintenance	360	LF	3	$1,748	6102
Note: Around The Building						
Roof Cleaning	Deferred Maintenance	24,656	SF	4	$5,387	6101
Note: Clean Debris						
	Sub Total for System	**3**	**items**		**$55,740**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	2,856	SF	2	$388,112	6103
Note: Beyond Useful Life						
Steel Window Replacement	Capital Renewal	216	SF	2	$29,353	6104
Note: Beyond Useful Life						
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	$216	6105
Note: Mech Room 48.1						
	Sub Total for System	**3**	**items**		**$417,681**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	400	SF	4	$780	6106
Note: Room 14.1, Kitchen Restroom						
Interior Door Repainting	Deferred Maintenance	4	Door	5	$168	6107
Note: Cafeteria, Kitchen Restroom						
	Sub Total for System	**2**	**items**		**$948**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	24,600	SF	4	$62,382	10534
	Sub Total for System	**1**	**items**		**$62,382**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$17,150	6108
Location: Mech 48.1 Roof						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	$34,263	6109
Location: Mech 48.1						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6110
Note: Stage 48.3						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6111
Note: Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6112
Location: Hallway At Cr3						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6113
Location: Hallway At Cr14						
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	$17,625	6116
Exterior Mounted Building Lighting Replacement	Capital Renewal	8	Ea.	3	$6,782	6117
Interior Power Wiring Replacement	Deferred Maintenance	23,000	SF	3	$25,682	6119
Note: Old Building Wiring.						
Lighting Fixtures Replacement	Capital Renewal	19,000	SF	3	$327,585	6118
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	24,656	SF	3	$18,102	6115
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	24,656	SF	3	$16,409	6114
	Sub Total for System	**12**	**items**		**$481,727**	
	Sub Total for Building 2010 - Building 2010	**21**	**items**		**$1,018,478**	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	1,080	SF	2	$146,765	6128
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$146,765**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	14,400	SF	4	$36,516	10535
	Sub Total for System	**1**	**items**		**$36,516**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6120
Location: Stair At Cr40						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6121
Location: Jan At Toilet 33.1						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6122
Location: Hallway At Cr35						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	6124
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	$848	6125
Interior Power Wiring Replacement	Deferred Maintenance	13,000	SF	3	$14,516	6127
Note: Old Wiring						
Lighting Fixtures Replacement	Capital Renewal	13,000	SF	3	$224,137	6126
Note: Old T8 Lamps						
Public Address System Replacement, Non-main Building	Deferred Maintenance	14,400	SF	3	$9,584	6123
	Sub Total for System	**8**	**items**		**$264,000**	
	Sub Total for Building 2011 - Building 2011	**10**	**items**		**$447,281**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	780	SF	2	$25,275	6140
Note: Roof Leaks In Classroom 25						
Debris In Gutter Removal	Deferred Maintenance	260	LF	3	$1,262	6142
Roof Cleaning	Deferred Maintenance	6,000	SF	4	$1,311	6141
Note: Clean Debris						
	Sub Total for System	**3**	**items**		**$27,848**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	1,200	SF	2	$163,072	6138
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$163,072**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	15,000	SF	4	$38,038	10536
	Sub Total for System	**1**	**items**		**$38,038**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6130
Note: Exposed Wiring Inside Panel.						
Location: Stair Ay Cr19						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6131
Location: Hallway At Cr24						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	$848	6134
Interior Power Wiring Replacement	Deferred Maintenance	11,000	SF	3	$12,283	6136
Note: Old Wiring In Building						
Lighting Fixtures Replacement	Capital Renewal	12,000	SF	3	$206,896	6135
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	15,000	SF	3	$11,013	6133
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	15,000	SF	3	$9,983	6132
	Sub Total for System	**7**	**items**		**$246,253**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Repair	Deferred Maintenance	1	Ea.	3	$464	6137
Note: Repair - Boys 27.1						
	Sub Total for System	**1**	**items**		**$464**	
	Sub Total for Building 2012 - Building 2012	**13**	**items**		**$475,676**	

Building: 2013 - Building 2013

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	90	LF	3	$437	6153
Note: Behind The Building						
Roof Cleaning	Deferred Maintenance	3,500	SF	4	$765	6152
Note: Clean Debris						
	Sub Total for System	**2**	**items**		**$1,202**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	1,152	SF	2	$156,549	6150
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$156,549**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Repainting	Deferred Maintenance	6	Door	5	$252	6151
Note: All Classrooms						
	Sub Total for System	**1**	**items**		**$252**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	7,600	SF	4	$19,272	10537
	Sub Total for System	**1**	**items**		**$19,272**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6143
Location: Hallway At Cr8						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$13,060	6144
Location: Hallway At Cr13						
Exterior Mounted Building Lighting Replacement	Capital Renewal	7	Ea.	3	$5,935	6147
Interior Power Wiring Replacement	Deferred Maintenance	6,200	SF	3	$6,923	6149
Note: Old Wiring In Building						
Lighting Fixtures Replacement	Capital Renewal	6,000	SF	3	$103,448	6148
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	7,682	SF	3	$5,640	6146
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	7,682	SF	3	$5,113	6145
Note: Intercom System Is Served From Building 2010						
	Sub Total for System	**7**	**items**		**$145,288**	
	Sub Total for Building 2013 - Building 2013	**12**	**items**		**$322,563**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	4	Ea.	2	$929	6165
Note: Front Of Gym						
Debris In Gutter Removal	Deferred Maintenance	140	LF	3	$680	6164
Note: Around The Gym						
Roof Cleaning	Deferred Maintenance	1,500	SF	4	$328	6163
Note: Clean Debris						
	Sub Total for System	**3**	**items**		**$1,937**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	3,500	SF Wall	5	$12,744	6162
Note: Clean Metal Panel And Brick						
	Sub Total for System	**1**	**items**		**$12,744**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	2,000	SF	4	$2,910	6161
Note: Replace Electric Heater Thermostats In Toilets (2 Each)						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	3,000	SF	4	$4,364	10538
	Sub Total for System	**2**	**items**		**$7,274**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	$11,750	6158
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	6159
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	6160
Note: Old T8 Lamps						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	6157
Location: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	6154
	Sub Total for System	**5**	**items**		**$117,257**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	3	Ea.	1	$1,795	6155
Wall Pack Lighting Replacement	Capital Renewal	4	Ea.	1	$1,932	6156
	Sub Total for System	**2**	**items**		**$3,727**	
	Sub Total for Building 2020 - Building 2020	**13**	**items**		**$142,938**	
	Total for Campus	**73**	**items**		**$2,606,804**	

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	80	CAR	$126,500	5
Roadway Pavement	Asphalt Driveways	3	5,598	SF	$39,234	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,428	LF	$133,243	8
	Sub Total for System		**3**	**items**	**$298,977**	
	Sub Total for Building -		**3**	**items**	**$298,977**	

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	10	Door	$40,403	5
	Sub Total for System		**1**	**items**	**$40,403**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	1,479	SF	$3,165	3
Carpeting	Carpet	4	11,427	SF	$153,083	4
Interior Door Supplementary Components	Door Hardware	3	57	Door	$89,545	4
Compartments and Cubicles	Toilet Partitions	4	9	Stall	$19,781	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	38,985	SF	$361,484	5
Tile Flooring	Quarry Tile	4	8,066	SF	$247,533	6
Interior Swinging Doors	Wooden Door	3	57	Door	$120,018	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	61,167	SF	$426,022	8
	Sub Total for System		**8**	**items**	**$1,420,630**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Radiant Heater - Fin Tube Water	2	1	Ea.	$777	4
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,375	4
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,023	4
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	$9,426	4
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	2	Ea.	$37,441	5
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	$12,441	5
Other HVAC Distribution Systems	VFD (20 HP)	3	2	Ea.	$19,220	5
Exhaust Air	Roof Exhaust Fan - Large	3	7	Ea.	$61,312	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	4	Ea.	$2,121	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	1	Ea.	$84,909	8
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	2	1	Ea.	$121,501	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	12	Ea.	$48,450	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	2	6	Ea.	$15,230	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 (10 Ton)	2	1	Ea.	$28,865	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$37,781	8
Facility Hydronic Distribution	4-Pipe System	4	24,656	SF	$75,380	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$5,450	10
Facility Hydronic Distribution	Pump - 5HP	4	1	Ea.	$8,655	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$29,214	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$36,342	10
	Sub Total for System		**22**	**items**	**$681,976**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	1	Ea.	$57,447	3
Transfer Switches	Automatic Transfer Switch (Amps)	3	200	Amps	$8,182	8
	Note: 2 each					

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	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Power Distribution	Panelboard - 120/208 100A	3	2	Ea.	$6,626	8
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$63,546	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	24,656	SF	$571,301	10
Power Distribution	Power Wiring	3	24,656	SF	$37,001	10
		Sub Total for System	**9**	**items**	**$778,981**	

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
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	1	Ea.	$3,752	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	5	Ea.	$11,652	4
Plumbing Fixtures	Restroom Lavatory	3	11	Ea.	$35,585	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,896	8
Plumbing Fixtures	Toilets	3	16	Ea.	$96,410	8
Plumbing Fixtures	Urinals	3	4	Ea.	$6,452	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$8,066	10
Domestic Water Equipment	Gas Piping System (BldgSF)	2	15,000	SF	$40,371	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	24,600	SF	$148,868	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	24,600	SF	$100,315	10
Plumbing Fixtures	Classroom Lavatory	4	8	Ea.	$25,921	10
		Sub Total for System	**12**	**items**	**$481,484**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	24,656	SF	$161,869	6
		Sub Total for System	**1**	**items**	**$161,869**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	8	Room	$74,511	4
Note:	Beyond service life					
		Sub Total for System	**1**	**items**	**$74,511**	
		Sub Total for Building 2010 - Building 2010	**54**	**items**	**$3,639,855**	

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	$30,904	8
		Sub Total for System	**1**	**items**	**$30,904**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	13,392	SF	$80,459	3
Carpeting	Carpet	4	576	SF	$7,716	4
Interior Door Supplementary Components	Door Hardware	3	16	Door	$25,136	4
Suspended Plaster and	Painted ceilings	5	288	SF	$654	5
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$21,978	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	10,944	SF	$101,477	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	13,392	SF	$62,605	6
Tile Flooring	Quarry Tile	4	720	SF	$22,096	6
Interior Swinging Doors	Wooden Door	3	16	Door	$33,689	6
		Sub Total for System	**9**	**items**	**$355,810**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	2	Ea.	$1,985	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	9	Ea.	$36,337	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	2	4	Ea.	$10,153	8
Facility Hydronic Distribution	4-Pipe System	4	14,000	SF	$42,802	10
		Sub Total for System	**5**	**items**	**$92,339**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,649	3
Lighting Fixtures	Light Fixtures (Bldg SF)	4	14,400	SF	$333,661	10
Power Distribution	Power Wiring	3	14,400	SF	$21,609	10
	Sub Total for System		**3**	**items**	**$360,919**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	2	Ea.	$2,754	5
Plumbing Fixtures	Restroom Lavatory	3	7	Ea.	$22,645	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	3	11	Ea.	$66,281	8
Plumbing Fixtures	Urinals	3	4	Ea.	$6,452	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	1	Ea.	$2,623	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	14,000	SF	$84,722	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	14,000	SF	$57,090	10
	Sub Total for System		**8**	**items**	**$243,514**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	14,400	SF	$94,538	6
	Sub Total for System		**1**	**items**	**$94,538**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$8,703	5
	Sub Total for System		**1**	**items**	**$8,703**	
	Sub Total for Building 2011 - Building 2011		**28**	**items**	**$1,186,727**	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	15,000	SF	$653,217	10
	Sub Total for System		**1**	**items**	**$653,217**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	300	SF	$680	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	10,950	SF	$101,533	5
Carpeting	Carpet	4	450	SF	$6,395	6
Tile Flooring	Quarry Tile	4	900	SF	$27,620	6
Interior Swinging Doors	Wooden Door	3	21	Door	$44,217	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,700	SF	$102,384	8
Compartments and Cubicles	Toilet Partitions	4	8	Stall	$19,213	8
Interior Door Supplementary Components	Door Hardware	3	21	Door	$37,130	8
	Sub Total for System		**8**	**items**	**$339,173**	

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
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	3	1	Ea.	$24,771	5
Exhaust Air	Roof Exhaust Fan - Large	3	4	Ea.	$35,036	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	10	Ea.	$40,374	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	2	4	Ea.	$10,153	8
Facility Hydronic Distribution	4-Pipe System	4	15,000	SF	$45,860	10
	Sub Total for System		**6**	**items**	**$162,007**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	15,000	SF	$347,564	10
Power Distribution	Power Wiring	3	15,000	SF	$22,509	10
	Sub Total for System		**2**	**items**	**$370,073**	

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

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,795	5
Plumbing Fixtures	Restroom Lavatory	3	6	Ea.	$19,411	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	3	8	Ea.	$48,204	8
Plumbing Fixtures	Urinals	3	4	Ea.	$6,452	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	1	Ea.	$2,623	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	15,000	SF	$90,773	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	15,000	SF	$61,168	10
		Sub Total for System	**9**	**items**	**$234,104**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	15,000	SF	$98,476	6
		Sub Total for System	**1**	**items**	**$98,476**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	10	Room	$93,138	4
Note:	Beyond service life					
		Sub Total for System	**1**	**items**	**$93,138**	
		Sub Total for Building 2012 - Building 2012	**28**	**items**	**$1,950,187**	

Building: 2013 - Building 2013

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	7,682	SF	$334,534	10
		Sub Total for System	**1**	**items**	**$334,534**	

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
Interior Door Supplementary Components	Door Hardware	3	6	Door	$9,426	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	4,148	SF	$26,438	5
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$8,791	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	4,916	SF	$45,583	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	4,148	SF	$19,391	6
Interior Swinging Doors	Wooden Door	3	12	Door	$25,267	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	1,844	SF	$13,626	10
		Sub Total for System	**7**	**items**	**$148,523**	

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	Heat Pump (3 Ton)	5	1	Ea.	$9,426	4
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$18,721	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	6	Ea.	$3,182	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2	6	Ea.	$24,224	8
Facility Hydronic Distribution	4-Pipe System	4	7,600	SF	$23,235	10
		Sub Total for System	**6**	**items**	**$83,812**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	7,682	SF	$177,999	10
Power Distribution	Power Wiring	3	7,682	SF	$11,528	10
		Sub Total for System	**2**	**items**	**$189,527**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	6	Ea.	$16,770	5
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$6,471	8
Plumbing Fixtures	Toilets	3	8	Ea.	$48,204	8

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$5,246	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	7,500	SF	$45,387	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	7,500	SF	$30,584	10
	Sub Total for System		**6**	**items**	**$152,661**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	7,682	SF	$50,433	6
	Sub Total for System		**1**	**items**	**$50,433**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	6	Room	$55,883	4
Note:	Beyond service life					
	Sub Total for System		**1**	**items**	**$55,883**	
	Sub Total for Building 2013 - Building 2013		**25**	**items**	**$1,024,740**	

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	$345,123	10
	Sub Total for System		**1**	**items**	**$345,123**	

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	219	SF	$497	5
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$8,791	5
Interior Door Supplementary Components	Door Hardware	3	4	Door	$7,072	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,860	9
	Sub Total for System		**5**	**items**	**$20,968**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	3	Ea.	$2,977	4
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$993	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	4	Ea.	$2,121	5
	Sub Total for System		**5**	**items**	**$79,902**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	6	Ea.	$12,840	3
	Sub Total for System		**1**	**items**	**$12,840**	

Plumbing

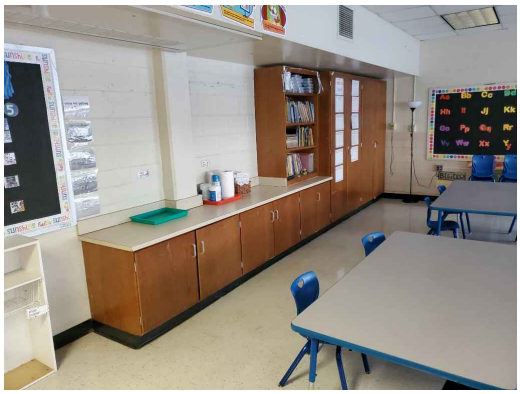
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$6,471	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	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
Domestic Water Equipment	Gas Piping System (BldgSF)	2	1,000	SF	$2,692	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	3,000	SF	$18,155	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	3,000	SF	$12,234	10
	Sub Total for System		**9**	**items**	**$74,802**	

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
	Sub Total for System		**1**	**items**	**$35,964**	
	Sub Total for Building 2020 - Building 2020		**22**	**items**	**$569,598**	
	Total for: Montgomery Elementary School		**160**	**items**	**$8,670,084**	

Supporting Photos

Classroom Casework Is Beyond Useful Life



Classroom Casework Is Beyond Useful Life

Electrical Panel In Janitors Closet Adjacent The Boys Toilet 33.1 Needs To Be Replaced

Electrical Panel In Hallway Outside Classroom 35 Needs To Be Replaced

Existing Intercom System Is Beyond Its Useful Life

Electrical Panel In Mechanical Room 48.1 Needs To Be Replaced

Electrical Transformer On Roof Above Mechanical Room 48.1 Needs To Be Replaced

Existing Fluorescent Light Fixtures In Jam Need To Be Replaced

Clean Roof

Clean Roof

Appendix A14

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Oakcliff Elementary School | **2021**

Executive Summary

Oakcliff Elementary School is located at 3150 Willow Oak Way in Atlanta, GA. It comprises 72,228 gross square feet. At the time of the assessment the oldest building was 56 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 $1,568,177. 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 Oakcliff Elementary School the ten-year need is $8,311,735.

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 Oakcliff Elementary School facility has a FCA score of 73.61% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Oakcliff Elementary School.

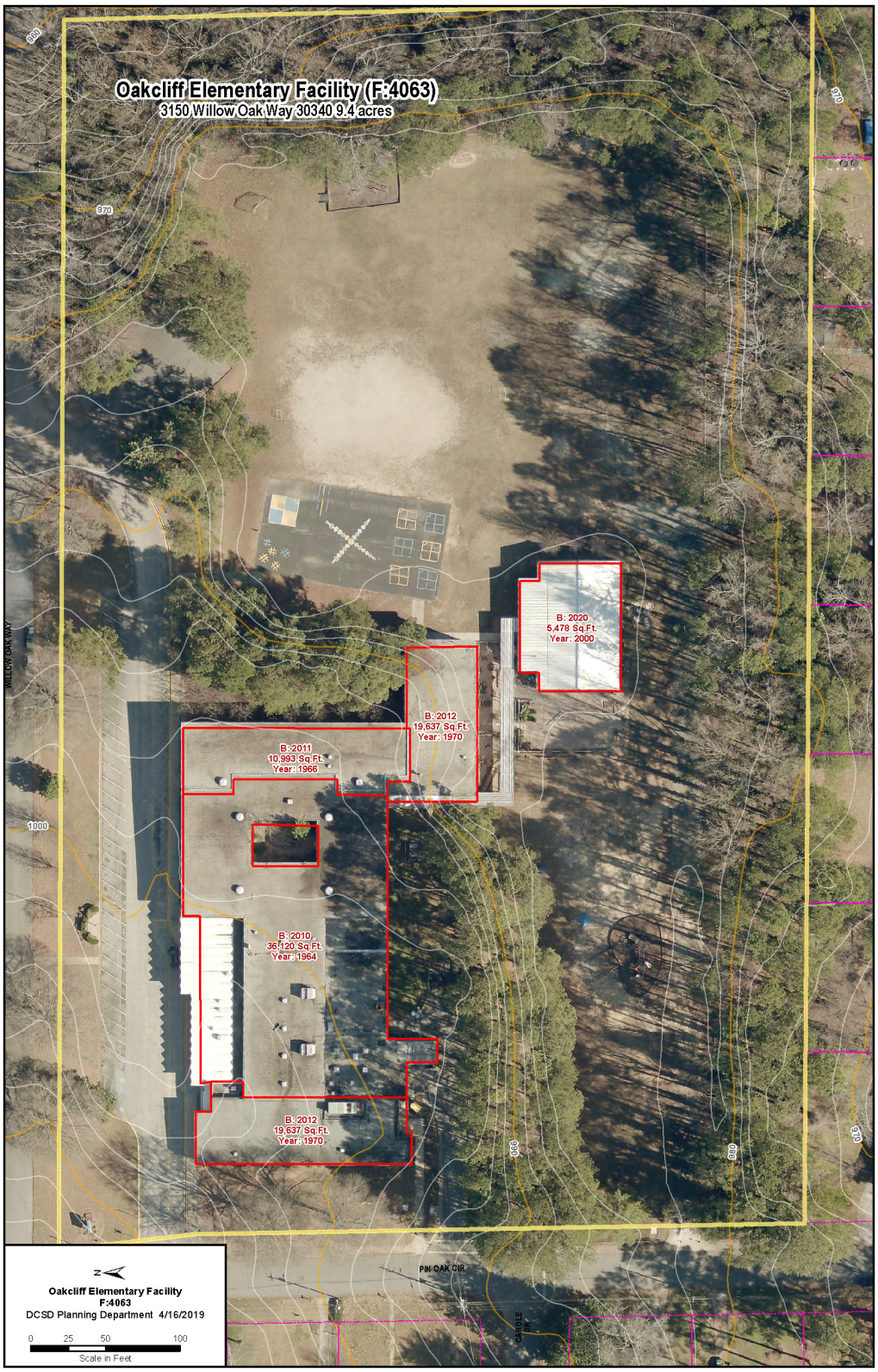
Table 1: Facility Condition by Building

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	$359,615	$119,214	$99,874	$478,829	$578,703		
Permanent Building(s)								
2010	Building 2010	$966,084	$1,870,209	$1,473,421	$2,836,293	$4,309,714	$10,014,990	71.68%
2011	Building 2011	$101,152	$663,472	$276,693	$764,625	$1,041,318	$3,048,029	74.91%
2012	Building 2012	$112,843	$1,024,346	$565,440	$1,137,190	$1,702,629	$5,444,751	79.11%
2020	Building 2020	$28,483	$39,610	$611,277	$68,093	$679,371	$1,518,885	95.52%
	Sub Total for Permanent Building(s):	*$1,208,562*	*$3,597,638*	*$2,926,831*	*$4,806,201*	*$7,733,032*	*$20,026,657*	
	Total for Site:	**$1,568,177**	**$3,716,852**	**$3,026,706**	**$5,285,029**	**$8,311,735**	**$20,026,657**	**73.61%**

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.

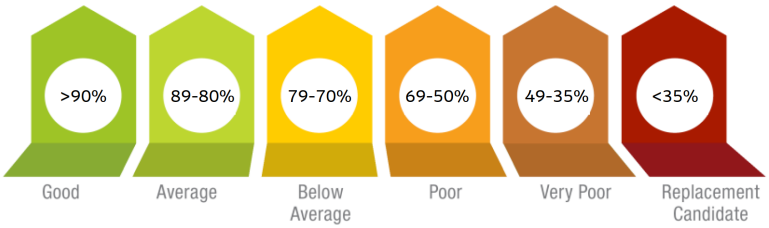
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $20,026,657. For planning purposes, the total 5-year need at the Oakcliff Elementary School is $5,285,029 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Oakcliff Elementary School facility has an FCA Score of 73.61%. which is considered "Below Average".

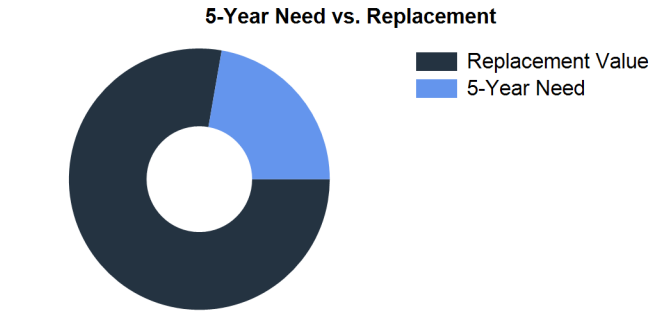


Figure 1: 5-Year FCI

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	$117,464	$90,097	$20,030	$227,591	14.51 %
Roofing	$0	$3,717	$6,599	$16,962	$0	$27,278	1.74 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$52,799	$308,904	$0	$0	$361,703	23.07 %
Interior	$0	$0	$210,238	$319,319	$3,314	$532,870	33.98 %
Mechanical	$0	$0	$0	$97,019	$3,496	$100,514	6.41 %
Electrical	$138,772	$5,170	$0	$0	$0	$143,943	9.18 %
Plumbing	$0	$0	$27,841	$0	$0	$27,841	1.78 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$143,699	$0	$0	$143,699	9.16 %
Specialties	$0	$0	$0	$2,739	$0	$2,739	0.17 %
Total:	$138,772	$61,687	$814,745	$526,134	$26,839	$1,568,177	

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

Interior	-	$532,870
Exterior	-	$361,703
Site	-	$227,591

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

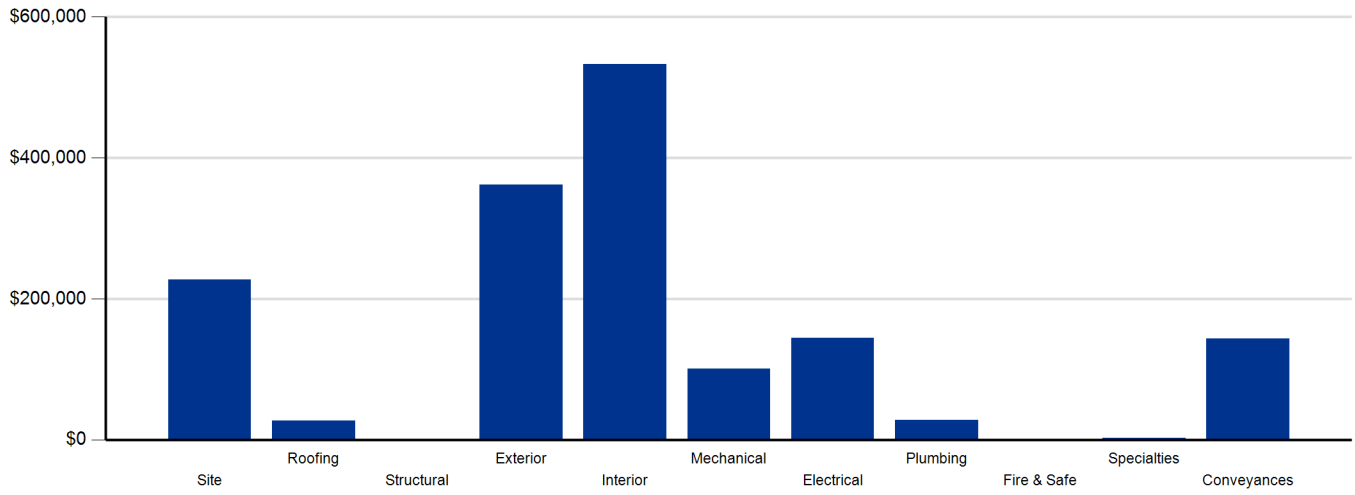


Figure 2: System Deficiencies

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	$44,062	$0	$75,151	$0	$119,214
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$17,949	$0	$0	$0	$64,645	$82,593
Interior	$0	$30,170	$74,359	$425,746	$581,230	$1,111,505
Mechanical	$0	$0	$15,929	$275,980	$298,667	$590,576
Electrical	$0	$0	$0	$6,680	$274,964	$281,643
Plumbing	$0	$0	$6,559	$0	$0	$6,559
Fire and Life Safety	$0	$0	$0	$0	$1,245,347	$1,245,347
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$279,415	$0	$279,415
Total	**$17,949**	**$74,232**	**$96,846**	**$1,062,973**	**$2,464,852**	**$3,716,852**

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	$119,214	$0	$0	$0	$0	$0	$0	$119,214
Roofing	$0	$0	$0	$306,452	$0	$99,874	$406,326	$406,326
Exterior	$82,593	$0	$0	$16,699	$0	$0	$16,699	$99,292
Interior	$1,111,505	$15,138	$0	$27,230	$0	$92,226	$134,595	$1,246,100
Mechanical	$590,576	$0	$0	$21,096	$0	$10,153	$31,249	$621,825
Electrical	$281,643	$0	$0	$3,221	$0	$1,746,920	$1,750,142	$2,031,785
Plumbing	$6,559	$0	$0	$425,708	$0	$33,998	$459,707	$466,265
Fire and Life Safety	$1,245,347	$0	$0	$0	$39,298	$0	$39,298	$1,284,645
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$279,415	$0	$0	$188,690	$0	$0	$188,690	$468,106
Total	**$3,716,852**	**$15,138**	**$0**	**$989,096**	**$39,298**	**$1,983,172**	**$3,026,706**	**$6,743,558**

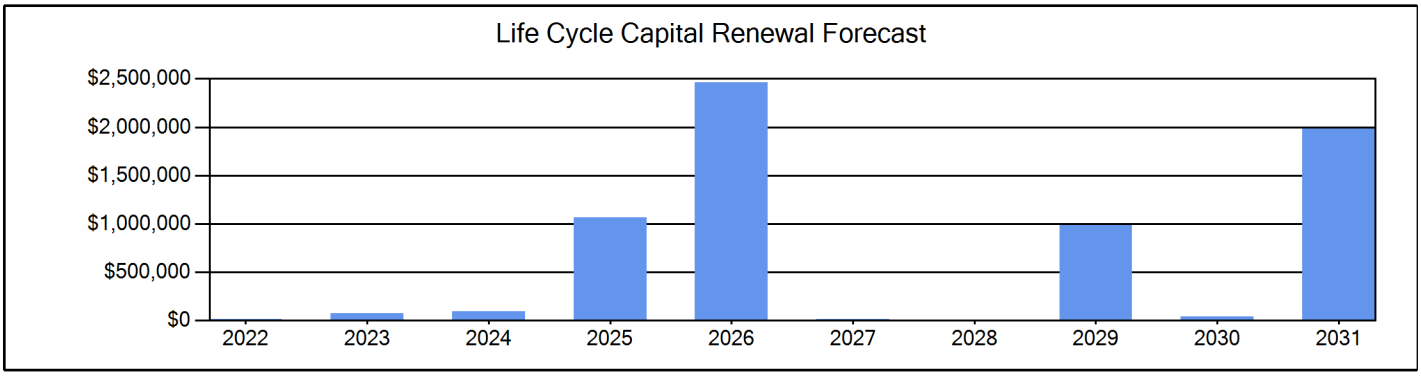


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Area Lighting Installation		$138,772
	Total for Priority 1	**$138,772**

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$3,717
Aluminum Window Replacement		$52,799
Panelboard Replacement		$5,170
	Total for Priority 2	**$61,687**

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	9,324	SF	3	$56,370	10343
Note: Beyond Useful Life						
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	6	Ea.	3	$4,404	10274
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	6	Ea.	3	$7,355	10275
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	6414
Note: Rusting						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	$344	10272
Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	2	Ea.	3	$221	10273
Asphalt Paving Replacement	Capital Renewal	52	CAR	4	$70,928	6416
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	100	LF	4	$4,437	6412
Note: Rusting And Disassembling						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	200	LF	4	$14,731	6413
Note: Rusting And Broken						
Backstop Repair	Deferred Maintenance	2	Ea.	5	$2,858	6415
Note: Sagging Chain Link						
Paving Restriping	Deferred Maintenance	52	CAR	5	$1,626	6417
Small Bench Replacement	Deferred Maintenance	8	Ea.	5	$15,545	6418
Note: Repaint (2) Replace (6) Wooden.						
	Sub Total for System	**12**	**items**		**$220,843**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Area Lighting Installation	Functional Deficiency	16	Ea.	1	$138,772	6411
Note: None Installed For Security						
	Sub Total for System	**1**	**items**		**$138,772**	
	Sub Total for School and Site Level	**13**	**items**		**$359,615**	

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	10285
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	4	Ea.	3	$505	10276
Note: Plan North Main Entrance						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	$344	10327
	Sub Total for System	**3**	**items**		**$6,748**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	7	Ea.	3	$459	10324
Note: Debris In Drains						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	1,000	SF	3	$4,442	10326
Note: Water Ponding						
Permanent Roof Access Installation	Deferred Maintenance	1	Ea.	4	$3,423	10325
Note: Missing						
	Sub Total for System	**3**	**items**		**$8,324**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Repair	Deferred Maintenance	348	Ea.	3	$196,827	10288
Note: Single Pane Cracked Caulk						
Aluminum Window Repair	Deferred Maintenance	168	Ea.	3	$95,020	10289
Note: Single Pane Cracked Caulk						
Aluminum Window Repair	Deferred Maintenance	8	Ea.	3	$4,525	10290
Note: Single Pane Cracked Caulk						
Brick Exterior Repointing	Deferred Maintenance	2,000	SF Wall	3	$11,992	10287
Note: Plan South, Main Entrance						
	Sub Total for System	**4**	**items**		**$308,363**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant	ADA Compliance	1	Door	3	$7,252	10286
Access Is Not ADA Compliant	ADA Compliance	1	Door	3	$7,252	10329
Note: Stage Doorway And Access Not Compliant						
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	10279
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	10330
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	33	Door	3	$34,445	10278
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	35	Door	3	$36,533	10321
Location: Classroom						
Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	4	Ea.	3	$9,404	10281
Interior Door Hardware Replacement	Capital Renewal	1	Door	3	$1,396	10320
Location: Boiler Room						
Acoustical Ceiling Tile Replacement	Capital Renewal	5,000	SF	4	$27,491	10313
Note: Damaged And Beyond Useful Life						
Location: Corridor And Cafeteria						
Carpet Flooring Replacement	Capital Renewal	1,806	SF	4	$21,496	10315
Note: Beyond Useful Life						
Stone/Quarry Flooring Replacement	Capital Renewal	200	SF	4	$5,140	10316
Note: Cracked						
Location: Room: 99.2						
Terrazzo Flooring Replacement	Capital Renewal	1,500	SF	4	$48,056	10317
Note: Cracked						
Location: Corridor						
Toilet Partition Replacement	Capital Renewal	1	Stall	4	$1,896	10314
Note: Damaged						
Location: Restroom 99.3						
Vinyl Composition Tile Replacement	Capital Renewal	22,756	SF	4	$182,012	10318
Location: Worn In Classroom						
Interior Door Repainting	Deferred Maintenance	57	Door	5	$2,391	10319
	Sub Total for System	**15**	**items**		**$414,550**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	36,120	SF	4	$52,546	10557
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	10333
Location: Unit On South Side Of The Main Building						
	Sub Total for System	**2**	**items**		**$53,711**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	10331
Note: Beyond Useful Life						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Hallway Outside Room 245						
	Sub Total for System	**1**	**items**		**$5,170**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	11	Ea.	3	$20,334	10283
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	6	Ea.	3	$1,453	10282
Restroom Is Not ADA Compliant	ADA Compliance	10	SF	3	$992	10280
	Sub Total for System	**3**	**items**		**$22,779**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator is Not ADA Compliant	ADA Compliance	3	Stop	3	$90,538	10277
Note: Not Furnished For Low Level Access						
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	10284
Note: None Furnished						
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	10328
Note: Missing						
	Sub Total for System	**3**	**items**		**$143,699**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement	Capital Renewal	6	Ea.	4	$2,739	10322
Note: Beyond Useful Life Faded And Worn						
	Sub Total for System	**1**	**items**		**$2,739**	
	Sub Total for Building 2010 - Building 2010	**35**	**items**		**$966,084**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	3	Ea.	3	$197	10335
Permanent Roof Access Installation	Deferred Maintenance	1	Ea.	4	$3,423	10336
Note: Missing - No Roof Access						
Roof Cleaning	Deferred Maintenance	10,993	SF	4	$2,402	10334
	Sub Total for System	**3**	**items**		**$6,022**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	264	SF	2	$26,400	10340
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$26,400**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant	ADA Compliance	2	Door	3	$14,504	10339
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	11	Door	3	$11,482	10338
Vinyl Composition Tile Replacement	Capital Renewal	3,298	SF	4	$26,379	10341
Note: Beyond Useful Life						
Interior Door Repainting	Deferred Maintenance	11	Door	5	$461	10342
Note: Faded Paint						
	Sub Total for System	**4**	**items**		**$52,826**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	10,933	SF	4	$15,905	10558
	Sub Total for System	**1**	**items**		**$15,905**	
	Sub Total for Building 2011 - Building 2011	**9**	**items**		**$101,152**	

Building: 2012 - Building 2012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	3	Ea.	3	$197	10304
Permanent Roof Access Installation	Deferred Maintenance	1	Ea.	4	$3,423	10305
Note: No Roof Access						
Roof Cleaning	Deferred Maintenance	19,637	SF	4	$4,290	10303
	Sub Total for System	**3**	**items**		**$7,910**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	264	SF	2	$26,400	10296
Note: Single Pane And Cracking						
	Sub Total for System	**1**	**items**		**$26,400**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	11	Door	3	$11,482	10291
Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	4	Ea.	3	$9,404	10293
Interior Door Hardware Replacement	Capital Renewal	11	Door	3	$15,354	10299
Note: Non ADA Compliant						
Ceiling Grid Replacement	Capital Renewal	1,500	SF	4	$5,873	10297
Note: Water Stained						
Interior Door Repainting	Deferred Maintenance	11	Door	5	$461	10298
Note: Finish Fading						
	Sub Total for System	**5**	**items**		**$42,573**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	19,637	SF	4	$28,567	10559
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	10300
Location: Boiler401						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	10301
Note: Ahu And Mech Room						
	Sub Total for System	**3**	**items**		**$30,898**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	2	Ea.	3	$3,697	10295
Note: No Covers Under Sinks						
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	4	Ea.	3	$969	10294
Restroom Is Not ADA Compliant	ADA Compliance	4	SF	3	$397	10292
	Sub Total for System	**3**	**items**		**$5,063**	
	Sub Total for Building 2012 - Building 2012	**15**	**items**		**$112,843**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	16	Ea.	2	$3,717	10311
Note: Leaks						

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	$971	10310
Note: Foliage In Gutters						
Metal Downspout Replacement	Deferred Maintenance	15	LF	3	$334	10312
Note: Damaged						
	Sub Total for System	**3**	**items**		**$5,022**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	5	Door	3	$540	10307
Note: Paint Peeling And Fading						
	Sub Total for System	**1**	**items**		**$540**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	10306
Interior Door Replacement	Capital Renewal	4	Door	3	$7,054	10309
Note: Faded Finish						
Interior Ceiling Repainting	Deferred Maintenance	500	SF	4	$975	10308
Note: Roof Leak, Stains						
	Sub Total for System	**3**	**items**		**$22,921**	
	Sub Total for Building 2020 - Building 2020	**7**	**items**		**$28,483**	
	Total for Campus	**79**	**items**		**$1,568,177**	

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
Pedestrian Pavement	Sidewalks - Concrete	3	3,900	SF	$44,062	2
Fences and Gates	Fencing - Chain Link (4 Ft)	3	210	LF	$10,487	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	780	LF	$64,664	4
		Sub Total for System	**3**	**items**	**$119,214**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	1,560	SF	$99,874	10
		Sub Total for System	**1**	**items**	**$99,874**	
		Sub Total for Building -	**4**	**items**	**$219,088**	

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	15	Door	$60,605	5
Exterior Operating Windows	Steel - Windows per SF	2	36	SF	$6,197	8
Exterior Operating Windows	Steel - Windows per SF	2	16	SF	$2,754	8
		Sub Total for System	**3**	**items**	**$69,556**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	15	Stall	$30,170	2
Suspended Plaster and	Painted ceilings	5	3,612	SF	$7,728	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	30,702	SF	$189,991	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	1,806	SF	$8,563	4
Interior Door Supplementary Components	Door Hardware	3	58	Door	$91,116	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	30,702	SF	$139,346	5
Tile Flooring	Quarry Tile	4	3,612	SF	$107,618	5
Carpeting	Carpet	4	1,806	SF	$27,230	8
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	1,806	SF	$1,974	10
		Sub Total for System	**9**	**items**	**$603,736**	

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
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$11,498	3
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	10	Ea.	$80,324	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	2	Ea.	$67,138	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	1	Ea.	$3,274	5
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	9	Ea.	$74,460	5
Exhaust Air	Roof Exhaust Fan - Large	3	9	Ea.	$78,829	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	2	Ea.	$2,235	8
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$7,649	8
		Sub Total for System	**9**	**items**	**$329,837**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$5,725	4
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	1	Ea.	$60,945	5
Power Distribution	Panelboard - 120/208 225A	3	9	Ea.	$53,946	5
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,033	5
Distributed Systems	Public Address System Head End Unit	2	1	Ea.	$7,964	5
Distributed Systems	PA Communications (Bldg.SF)	2	36,120	SF	$40,599	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	26	Ea.	$59,027	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	36,120	SF	$836,933	10

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	36,120	SF	$54,204	10
		Sub Total for System	**9**	**items**	**$1,122,376**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,559	3
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	2	Ea.	$6,393	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	2	Ea.	$15,206	8
Plumbing Fixtures	Restroom Lavatory	3	26	Ea.	$84,111	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$4,739	8
Plumbing Fixtures	Toilets	3	35	Ea.	$210,897	8
Plumbing Fixtures	Urinals	3	13	Ea.	$20,968	8
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$3,240	10
		Sub Total for System	**8**	**items**	**$352,113**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	36,120	SF	$439,612	5
Fire Detection and Alarm	Fire Alarm	1	36,120	SF	$230,225	5
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$7,485	5
		Sub Total for System	**3**	**items**	**$677,322**	

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 2010 - Building 2010	**42**	**items**	**$3,343,630**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	2	12	SF	$2,066	8
Exterior Operating Windows	Steel - Windows per SF	2	1	SF	$172	8
		Sub Total for System	**2**	**items**	**$2,238**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,993	SF	$66,046	3
Carpeting	Carpet	4	7,695	SF	$103,086	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	10,993	SF	$49,894	5
		Sub Total for System	**3**	**items**	**$219,026**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	6	Ea.	$48,194	4
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	6	Ea.	$49,640	5
		Sub Total for System	**2**	**items**	**$97,834**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	PA Communications (Bldg.SF)	3	10,993	SF	$12,357	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	10,993	SF	$254,718	10
Power Distribution	Power Wiring	3	10,993	SF	$16,497	10
		Sub Total for System	**3**	**items**	**$283,571**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$3,240	10
		Sub Total for System	**1**	**items**	**$3,240**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	10,993	SF	$133,794	5
Fire Detection and Alarm	Fire Alarm	1	10,993	SF	$70,068	5
		Sub Total for System	**2**	**items**	**$203,862**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	14	Room	$130,394	4
		Sub Total for System	**1**	**items**	**$130,394**	
		Sub Total for Building 2011 - Building 2011	**14**	**items**	**$940,165**	

Building: 2012 - Building 2012

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	$4,040	5
		Sub Total for System	**1**	**items**	**$4,040**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	3	12	Door	$18,851	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	19,637	SF	$89,126	5
Tile Flooring	Quarry Tile	4	982	SF	$29,259	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	14,728	SF	$136,564	5
Interior Swinging Doors	Wooden Door	3	11	Door	$22,486	5
		Sub Total for System	**5**	**items**	**$296,286**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	10	Ea.	$80,324	4
Decentralized Cooling	Thru-Wall AC (4 Ton)	3	8	Ea.	$66,188	5
Exhaust Air	Roof Exhaust Fan - Large	3	3	Ea.	$26,276	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$1,117	8
		Sub Total for System	**4**	**items**	**$173,905**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	1	Ea.	$954	4
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$11,988	5
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,033	5
Distributed Systems	PA Communications (Bldg.SF)	3	19,637	SF	$22,073	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	19,637	SF	$455,007	10
		Sub Total for System	**5**	**items**	**$493,055**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$12,940	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	3	11	Ea.	$66,281	8
Plumbing Fixtures	Urinals	3	2	Ea.	$3,225	8
Plumbing Fixtures	Classroom Lavatory	4	8	Ea.	$25,921	10
		Sub Total for System	**5**	**items**	**$109,315**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	19,637	SF	$238,999	5
Fire Detection and Alarm	Fire Alarm	1	19,637	SF	$125,163	5
		Sub Total for System	**2**	**items**	**$364,163**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	16	Room	$149,022	4
		Sub Total for System	**1**	**items**	**$149,022**	
		Sub Total for Building 2012 - Building 2012	**23**	**items**	**$1,589,786**	

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	6,451	SF	$306,452	8
		Sub Total for System	**1**	**items**	**$306,452**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$17,949	1
Exterior Operating Windows	Steel - Windows per SF	2	32	SF	$5,509	8
		Sub Total for System	**2**	**items**	**$23,458**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	274	SF	$586	3
Interior Door Supplementary Components	Door Hardware	3	9	Door	$14,139	4
Compartments and Cubicles	Toilet Partitions	4	2	Stall	$4,396	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,541	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	274	SF	$1,281	6
Tile Flooring	Ceramic Tile	4	274	SF	$5,434	6
Interior Swinging Doors	Wooden Door	3	4	Door	$8,423	6
Athletic Flooring	Athletic/Sport Flooring	4	4,656	SF	$90,252	10
		Sub Total for System	**8**	**items**	**$127,052**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4	5,478	SF	$10,095	8
Exhaust Air	Roof Exhaust Fan - Large	3	1	Ea.	$10,153	10
		Sub Total for System	**2**	**items**	**$20,248**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	3	Ea.	$3,221	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	1	Ea.	$2,631	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$126,930	10
		Sub Total for System	**3**	**items**	**$132,783**	

Plumbing

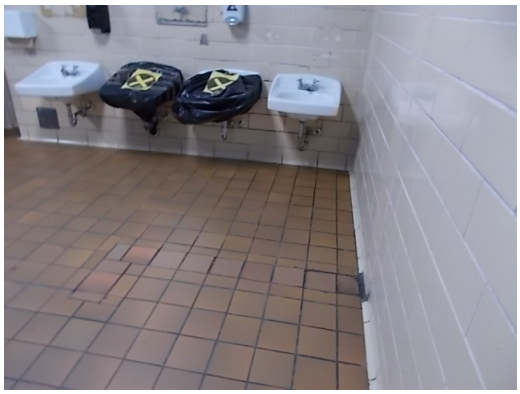
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,597	10
		Sub Total for System	**1**	**items**	**$1,597**	

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	$39,298	9
		Sub Total for System	**1**	**items**	**$39,298**	
		Sub Total for Building 2020 - Building 2020	**18**	**items**	**$650,888**	
		Total for: Oakcliff Elementary School	**101**	**items**	**$6,743,558**	

Supporting Photos

Cracked Terrazzo Flooring In All Corridors, Plan West Stairwell



Restroom 99.2 And 330 Quarry Tile Is Breaking And Worn

All Electrical Panels Are Unlocked In The Corridors. By Leaving The Panel Boards Unlocked Will Pose A Danger For Students To Tamper With Circuit Breakers And Potential Arc Fault Causing An Arc Flash

Water Closets Are Not ADA Compliant

Clearances For Electrical Equipment And Mechanical Equipment Is Not Compliant In Boiler Room 220

No Ramps Or Wheelchair Elevator Furnished For Stage Accessibility

Athletic Flooring Markings Are Fading

Water Closets Are Not ADA Compliant

Plan North Playground Is In Need Of Mulch

Plan South, Parking Lot And Asphalt Driveway In Need Of Resurfacing

Marque Sign

Building 2020 - Plan South Elevation

Appendix A15

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Peachtree Middle School | **2021**

Executive Summary

Peachtree Middle School is located at 4664 North Peachtree Road in Atlanta, GA. It comprises 147,300 gross square feet. At the time of the assessment the oldest building was 13 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 $635,161. 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 Peachtree Middle School the ten-year need is $25,287,572.

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 Peachtree Middle School facility has a FCA score of 80.60% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Peachtree Middle School.

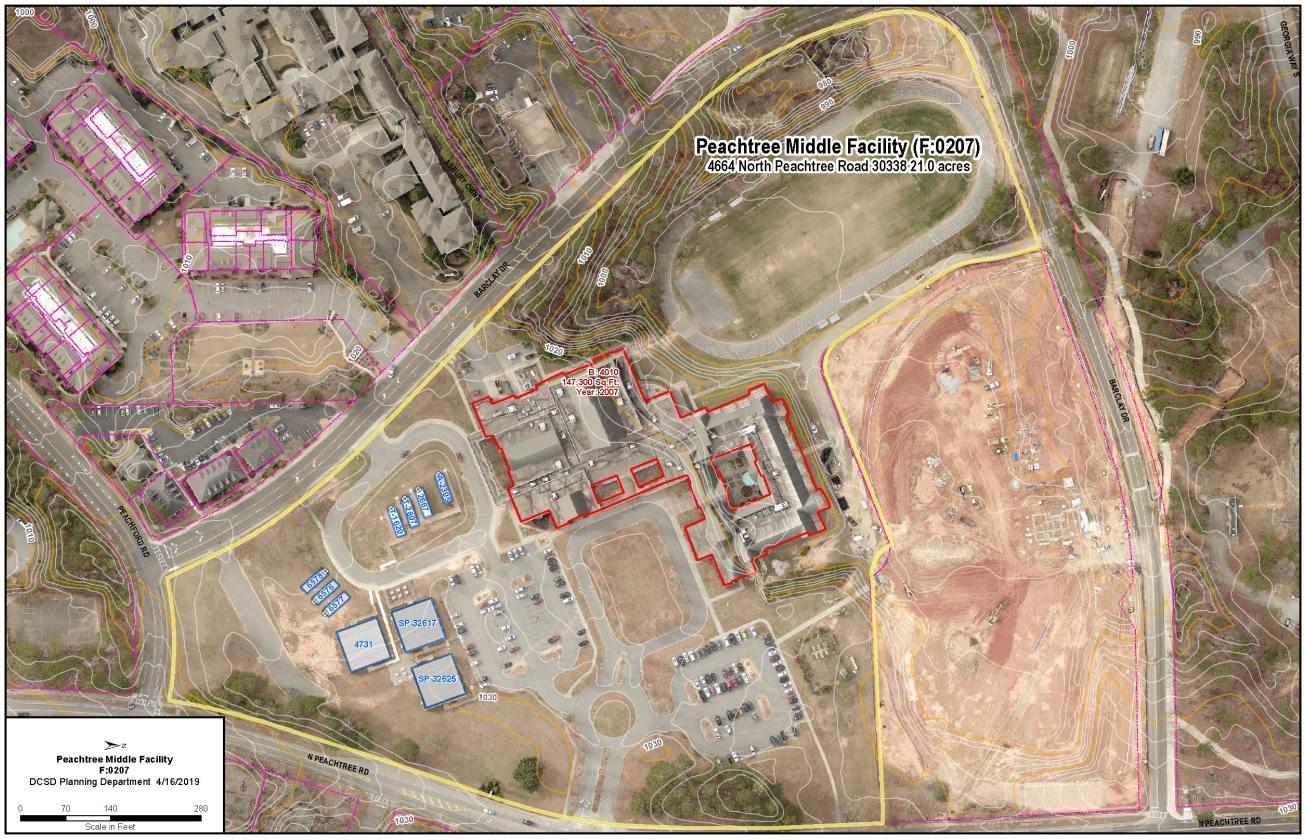
Table 1: Facility Condition by Building

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	$7,773	$593,029	$1,545,275	$600,802	$2,146,077		
Permanent Building(s)								
4010	Building 4010	$627,389	$7,749,244	$14,764,862	$8,376,633	$23,141,495	$46,268,400	81.90%
	Sub Total for Permanent Building(s):	*$627,389*	*$7,749,244*	*$14,764,862*	*$8,376,633*	*$23,141,495*	*$46,268,400*	
	Total for Site:	**$635,161**	**$8,342,273**	**$16,310,137**	**$8,977,435**	**$25,287,572**	**$46,268,400**	**80.60%**

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.

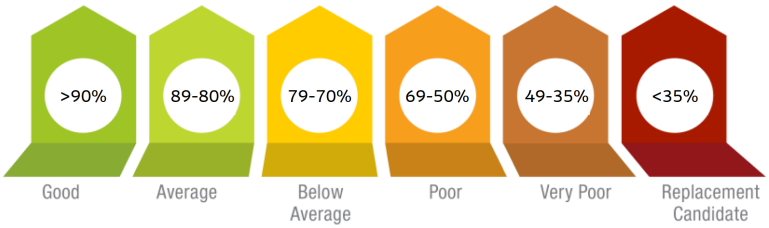
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $46,268,400. For planning purposes, the total 5-year need at the Peachtree Middle School is $8,977,435 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Peachtree Middle School facility has an FCA Score of 80.60%. which is considered "Average".

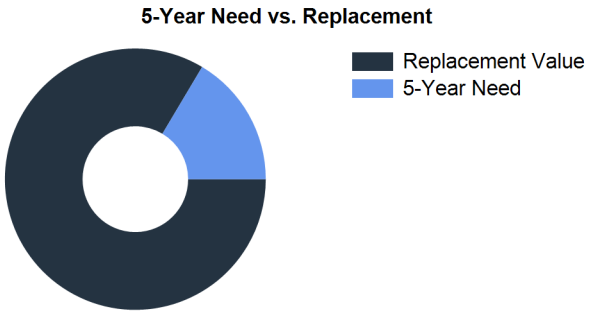


Figure 1: 5-Year FCI

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	$0	$0	$7,773	$7,773	1.22 %
Roofing	$0	$0	$5,553	$109	$0	$5,662	0.89 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$6,554	$6,554	1.03 %
Interior	$0	$0	$8,654	$32,327	$295,663	$336,644	53.00 %
Mechanical	$0	$0	$0	$214,287	$0	$214,287	33.74 %
Electrical	$0	$0	$50,670	$7,495	$0	$58,166	9.16 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$598	$0	$0	$0	$0	$598	0.09 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$5,477	$0	$5,477	0.86 %
Total:	$598	$0	$64,877	$259,696	$309,990	$635,161	

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

Interior	-	$336,644
Mechanical	-	$214,287
Electrical	-	$58,166

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

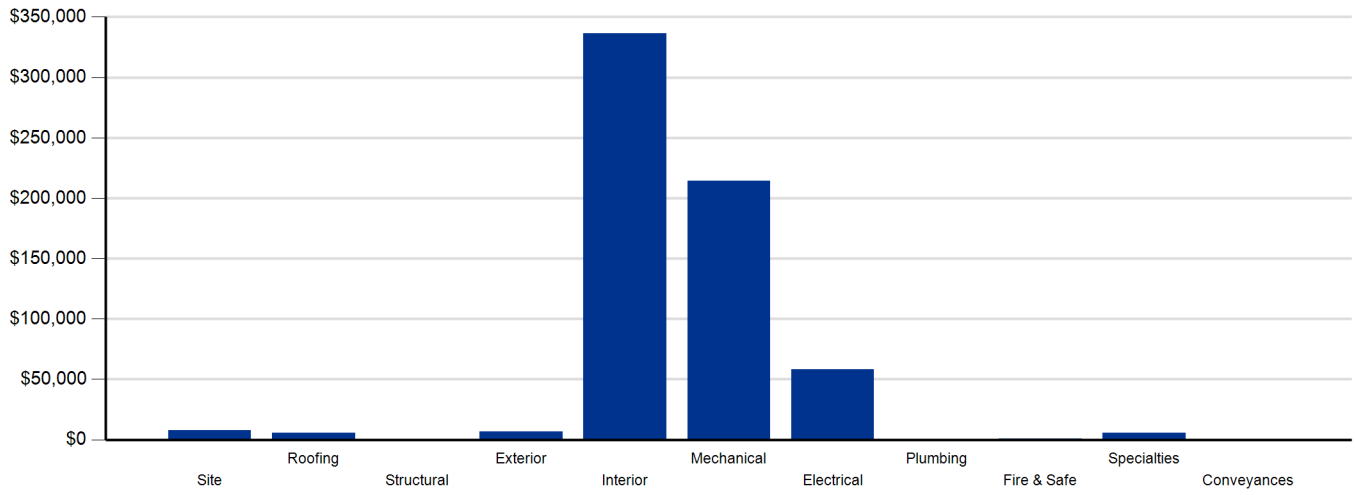


Figure 2: System Deficiencies

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	$418,326	$0	$418,326
Roofing	$693,534	$0	$0	$0	$0	$693,534
Exterior	$0	$0	$0	$0	$0	$0
Interior	$5,119	$648,812	$0	$1,818,224	$0	$2,472,156
Mechanical	$1,850,211	$0	$52,056	$0	$118,419	$2,020,686
Electrical	$174,704	$0	$0	$45,801	$56,757	$277,262
Plumbing	$0	$757,330	$28,337	$0	$53,106	$838,773
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$25,348	$0	$25,348
Specialties	$1,278,526	$317,664	$0	$0	$0	$1,596,190
Total	**$4,002,093**	**$1,723,806**	**$80,393**	**$2,307,699**	**$228,282**	**$8,342,273**

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	$418,326	$0	$0	$0	$0	$1,545,275	$1,545,275	$1,963,601
Roofing	$693,534	$2,079,875	$0	$0	$0	$0	$2,079,875	$2,773,409
Exterior	$0	$2,120,735	$0	$0	$0	$0	$2,120,735	$2,120,735
Interior	$2,472,156	$0	$732,669	$0	$0	$94,250	$826,919	$3,299,075
Mechanical	$2,020,686	$295,693	$0	$0	$0	$2,376,243	$2,671,935	$4,692,621
Electrical	$277,262	$0	$3,123,445	$313,116	$0	$286,415	$3,722,977	$4,000,239
Plumbing	$838,773	$0	$0	$65,773	$0	$0	$65,773	$904,546
Fire and Life Safety	$0	$967,039	$0	$1,959,008	$0	$0	$2,926,047	$2,926,047
Conveyances	$25,348	$0	$0	$0	$0	$0	$0	$25,348
Specialties	$1,596,190	$350,602	$0	$0	$0	$0	$350,602	$1,946,792
Total	**$8,342,273**	**$5,813,944**	**$3,856,114**	**$2,337,897**	**$0**	**$4,302,183**	**$16,310,137**	**$24,652,411**

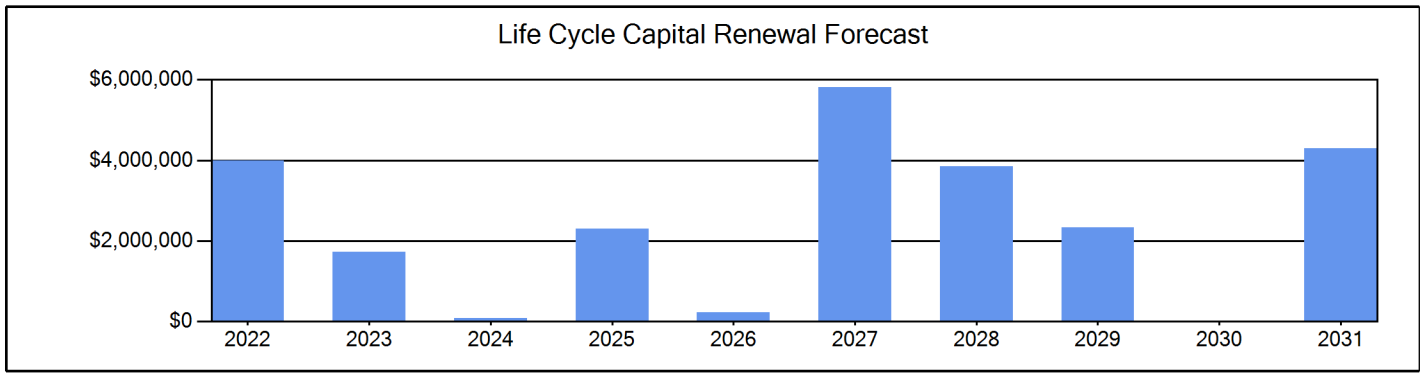


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$598
	Total for Priority 1	**$598**

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Bench Replacement	Deferred Maintenance	4	Ea.	5	$7,773	9350
Note: Damaged, North Of Parking Lot						
	Sub Total for System	**1**	**items**		**$7,773**	
	Sub Total for School and Site Level	**1**	**items**		**$7,773**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Parapet (>2') Repair	Deferred Maintenance	30	LF	3	$222	9371
Note: Half-Round And Arched Curtainwall And Clerestory Window At East Wall Of Room 500 - Gym - Leaks Down To Gypsum Soffit Directly Below. Re-Flash To Form Sill And To Shed Water. Recaulk 30 Lf Of Window.						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	1,200	SF	3	$5,331	9370
Note: At North-West Corner Of 500 - Gym, Significant Ponding. Add Taper.						
Roof Cleaning	Deferred Maintenance	500	SF	4	$109	9368
Note: Roof Area Near Gym						
	Sub Total for System	**3**	**items**		**$5,662**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	1,800	SF Wall	5	$6,554	9351
Note: Power Wash All Concrete Window Sills And Concrete Siding Accents.						
	Sub Total for System	**1**	**items**		**$6,554**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	600	SF	3	$8,654	9355
Note: Old, Deficient. Replace. Room 207 Weight Room.						
Acoustical Ceiling Tile Replacement	Capital Renewal	1,800	SF	4	$9,897	9353
Note: Replace Acts At Kitchen, Stained, Old. 408 - Kitchen						
Carpet Flooring Replacement	Capital Renewal	1,200	SF	4	$14,283	9356
Note: Carpet Old, Damaged, Replace In Rooms 749 Vocat And Ex Tech, 755 Office, 750 Audio.						
Elevator Finishes Replacement	Capital Renewal	1	Ea.	4	$7,507	9358
Note: Replace 80Sf Of Carpet At The Elevator Floor. Old, Deficient.						
Vinyl Composition Tile Replacement	Capital Renewal	80	SF	4	$640	9357
Note: Replace Tiles In Hallway Directly North Of 103, Main Office. Cracked Tile Due To Differential Settlement.						
Interior Wall Repainting	Deferred Maintenance	140,000	SF Wall	5	$295,663	9354
Note: Faded, Old. Repaint						
	Sub Total for System	**6**	**items**		**$336,644**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	147,300	SF	4	$214,287	10564
	Sub Total for System	**1**	**items**		**$214,287**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	58	Ea.	3	$23,899	9366
Note: Multiple Locations						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	8	Ea.	3	$1,005	9361
Note: Multiple Locations						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	9364
Note: Multiple Locations						
Lightning Protection Terminal Replacement	Deferred Maintenance	147,300	SF	3	$23,223	9363
Note: Grounding And Lighting Protection Rod Is Installed On The Rooftop.						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	12	Ea.	4	$3,175	9365
Note: Outside Gym						
Incandescent Lighting Replacement	Capital Renewal	7	Ea.	4	$4,320	9367
Note: Multiple Locations						
	Sub Total for System	**6**	**items**		**$58,166**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	9362
Note: Courtyard						
	Sub Total for System	**1**	**items**		**$598**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement	Capital Renewal	6	Ea.	4	$2,739	9359
Note: Instrument Lockers Old, Damaged, Replace. Mens Locker Room (506, 501.1, 508) Replace 6 Locker Doors.						
Metal Gym Locker Replacement	Capital Renewal	6	Ea.	4	$2,739	9360
Note: Womens Locker Room (520.2, 520.1, 520) Replace 6 Locker Doors.						
	Sub Total for System	**2**	**items**		**$5,477**	
	Sub Total for Building 4010 - Building 4010	**20**	**items**		**$627,389**	
	Total for Campus	**21**	**items**		**$635,161**	

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	1,370	LF	$68,422	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	120	LF	$9,948	4
Fences and Gates	Fencing - Chain Link (4 Ft)	3	560	LF	$27,968	4
Athletic Areas	Competition Style Track	4	1	Ea.	$311,988	4
Parking Lot Pavement	Asphalt	3	187	CAR	$342,790	10
Roadway Pavement	Asphalt Driveways	3	148,000	SF	$1,202,485	10
		Sub Total for System	**6**	**items**	**$1,963,601**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	31	Ea.	$174,703	1
		Sub Total for System	**1**	**items**	**$174,703**	
		Sub Total for Building -	**7**	**items**	**$2,138,304**	

Building: 4010 - Building 4010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2	39,000	SF	$693,534	1
Low-Slope Roofing	Built-Up Roofing (BUR)	2	67,000	SF	$2,079,875	6
		Sub Total for System	**2**	**items**	**$2,773,409**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	1,800	SF	$214,927	6
Exterior Operating Windows	Aluminum - Windows per SF	2	640	SF	$76,418	6
Exterior Operating Windows	Aluminum - Windows per SF	2	256	SF	$30,568	6
Exterior Operating Windows	Aluminum - Windows per SF	2	2,268	SF	$270,807	6
Exterior Operating Windows	Aluminum - Windows per SF	2	200	SF	$23,881	6
Exterior Operating Windows	Aluminum - Windows per SF	2	11,900	SF	$1,420,903	6
Exterior Entrance Doors	Steel - Insulated and Painted	3	20	Door	$83,230	6
		Sub Total for System	**7**	**items**	**$2,120,734**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$5,119	1
Suspended Plaster and	Painted ceilings	5	8,838	SF	$18,359	2
Compartments and Cubicles	Toilet Partitions	4	74	Stall	$148,836	2
Carpeting	Carpet	4	5,892	SF	$74,402	2
Interior Door Supplementary Components	Door Hardware	3	275	Door	$407,216	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	126,678	SF	$783,913	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	114,894	SF	$1,034,311	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	141,408	SF	$732,669	7
Carpeting	Carpet	4	5,892	SF	$94,250	10
		Sub Total for System	**9**	**items**	**$3,299,075**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$108,886	1
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	12	Ea.	$15,099	1
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	3	1	Ea.	$1,864	1
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$56,000	1
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	10	Ea.	$62,194	1
Decentralized Cooling	Ductless Split System (2 Ton)	2	10	Ea.	$45,968	1
Decentralized Cooling	Heat Pump (3 Ton)	5	87	Ea.	$750,456	1
Decentralized Cooling	Heat Pump (1 Ton)	2	3	Ea.	$21,378	1
Air Distribution	Make-up Air Unit	3	1	Ea.	$8,607	1

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	7	Ea.	$215,041	1
Note:	2006					
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$92,160	1
Note:	2006					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	4	Ea.	$93,877	1
Note:	2006					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	3	Ea.	$70,409	1
Note:	2006					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	9	Ea.	$138,654	1
Note:	2006					
Facility Hydronic Distribution	Pump - 5HP	4	1	Ea.	$6,633	1
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	3	Ea.	$12,530	1
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	2	Ea.	$111,762	1
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$27,853	1
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$10,838	1
Other HVAC Distribution Systems	VFD (75 HP)	3	2	Ea.	$52,056	3
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	3	2	Ea.	$49,542	5
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	$4,272	5
Exhaust Air	Roof Exhaust Fan - Large	3	6	Ea.	$52,553	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	13	Ea.	$6,895	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	147,300	SF	$295,693	6
HVAC Air Distribution	Ductwork (Bldg.SF)	3	147,300	SF	$2,376,242	10
	Sub Total for System		**27**	**items**	**$4,692,621**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	48	Ea.	$45,801	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	25	Ea.	$56,757	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	147,300	SF	$3,123,445	7
Transfer Switches	Automatic Transfer Switch (Amps)	3	150	Amps	$6,138	8
Note:	2 each					
Power Distribution	Panelboard - 120/208 225A	3	4	Ea.	$26,199	8
Power Distribution	Panelboard - 120/208 225A	3	8	Ea.	$52,399	8
Note:	LL, LUMC, LU					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	147,300	SF	$124,184	8
Power Distribution	Panelboard - 277/480 600A	3	2	Ea.	$43,403	8
Power Distribution	Panelboard - 277/480 400A	3	1	Ea.	$16,544	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
Packaged Generator Assemblies	Emergency Generator (100 KW)	2	1	Ea.	$65,369	10
Power Distribution	Power Wiring	3	147,300	SF	$221,046	10
	Sub Total for System		**13**	**items**	**$3,825,535**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	87	Ea.	$235,709	2
Plumbing Fixtures	Sink - Service / Mop Sink	5	5	Ea.	$3,969	2
Plumbing Fixtures	Showers	5	6	Ea.	$7,819	2
Plumbing Fixtures	Toilets	3	93	Ea.	$469,311	2
Plumbing Fixtures	Urinals	3	30	Ea.	$40,522	2
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	2	Ea.	$28,337	3
Note:	2014					
Plumbing Fixtures	Classroom Lavatory	4	19	Ea.	$53,106	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	3	Ea.	$15,936	8
Note:	2019					
Plumbing Fixtures	Refrigerated Drinking Fountain	4	19	Ea.	$49,837	8
	Sub Total for System		**9**	**items**	**$904,546**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	147,300	SF	$967,039	6

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	147,300	SF	$1,959,008	8
	Sub Total for System		**2**	**items**	**$2,926,046**	

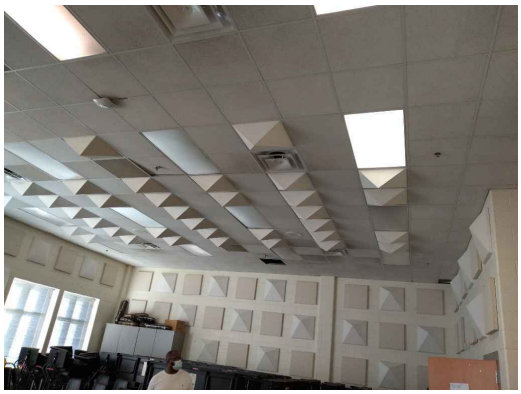
Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	3	Ea.	$25,348	4
	Sub Total for System		**1**	**items**	**$25,348**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	150	Room	$1,278,526	1
Casework	Lockers, Gym	4	656	Ea.	$317,664	2
Movable Multiple Seating	Bleachers	4	756	Seat	$350,602	6
	Sub Total for System		**3**	**items**	**$1,946,792**	
	Sub Total for Building 4010 - Building 4010		**73**	**items**	**$22,514,106**	
	Total for: Peachtree Middle School		**80**	**items**	**$24,652,411**	

Supporting Photos



Replace 24 Cfl 2X4 Lighting Fixtures In The 314 Music Orchestra Room

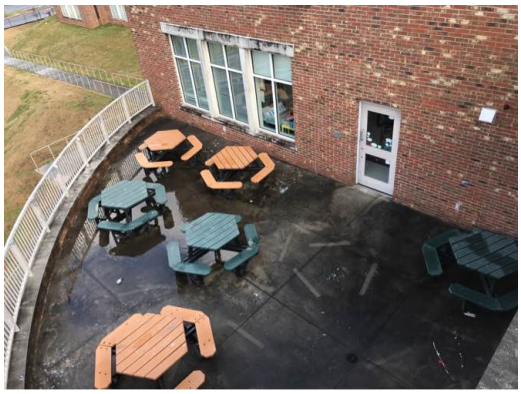
Athletic Flooring Old, Replace

Instrument Lockers Old - Replace

Exterior Concrete Window Sills Need Power Washing Throughout

Remove Roof Debris / Foliage

Roof Ponding At North-West Area Of Ballasted/Flat Roof Of Gymnasium. Reinstall Installation For Slope To Drain



Drainage Inappropriate At Concrete Deck Outside Of Room 200 - Art. Declutter / Clean Northern-Most Drain

Appendix A16

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.

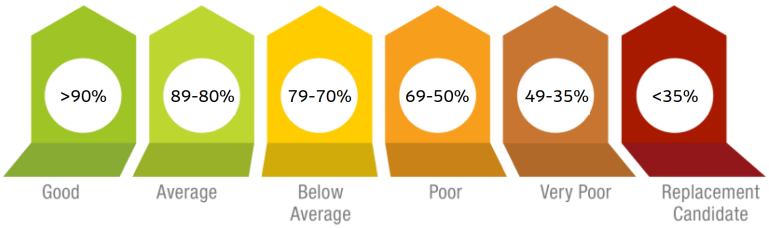
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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".

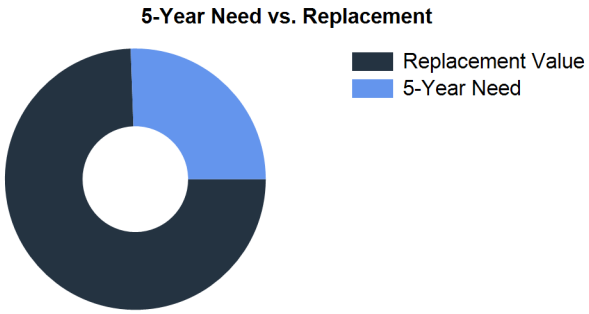


Figure 1: 5-Year FCI

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.

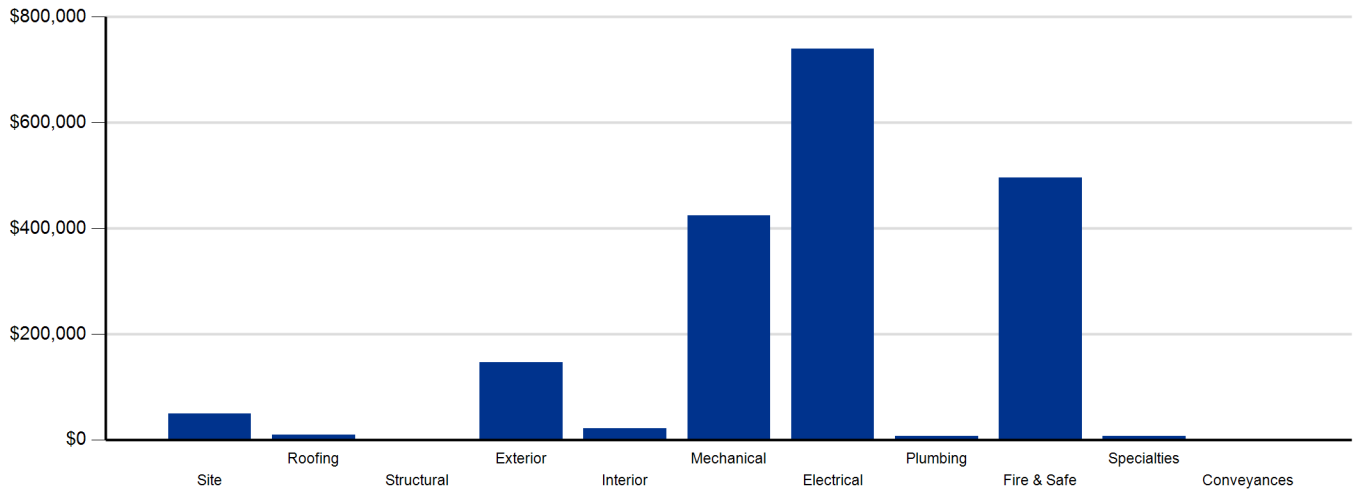


Figure 2: System Deficiencies

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**

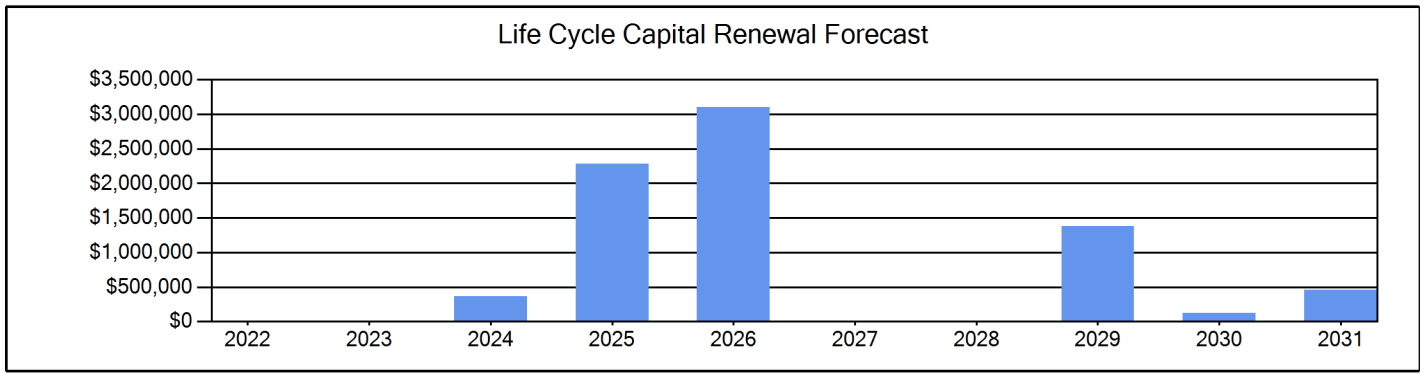


Figure 3: Ten Year Capital Renewal Forecast

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

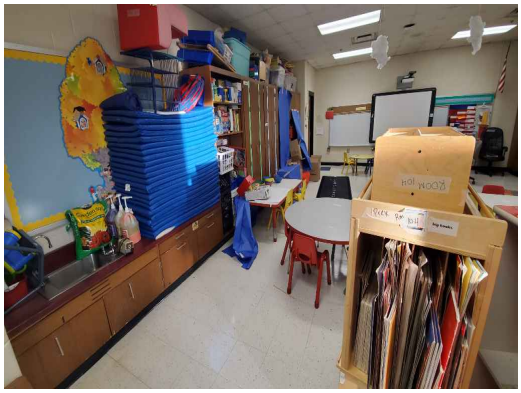
Switchboard In Mechanical Room 96.1 Is Beyond Useful Life

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

Appendix A17

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Redan Elementary School **| 2021**

Executive Summary

Redan Elementary School is located at 1914 Stone Mountain-Lithonia Road in Lithonia, GA. It comprises 82,784 gross square feet. At the time of the assessment the oldest building was 85 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 $2,896,417. 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 Redan Elementary School the ten-year need is $13,185,580.

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 Redan Elementary School facility has a FCA score of 59.45% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Redan 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	$318,763	$420,024	$309,140	$738,787	$1,047,927		
Permanent Building(s)								
2010	Building 2010	$210,548	$1,121,564	$511,687	$1,332,112	$1,843,799	$3,305,058	59.69%
2011	Building 2011	$86,136	$312,180	$150,782	$398,316	$549,099	$798,538	50.12%
2020	Building 2020	$604,704	$938,740	$846,102	$1,543,444	$2,389,546	$4,111,360	62.46%
2021	Building 2021	$233,133	$2,021,690	$903,919	$2,254,823	$3,158,742	$5,822,670	61.28%
2022	Building 2022	$449,315	$317,381	$468,963	$766,696	$1,235,659	$3,379,921	77.32%
2030	Building 2030	$888,332	$1,009,287	$522,095	$1,897,619	$2,419,713	$4,017,088	52.76%
2040	Building 2040	$105,486	$270,112	$165,498	$375,598	$541,096	$1,518,885	75.27%
	Sub Total for Permanent Building(s):	*$2,577,654*	*$5,990,954*	*$3,569,045*	*$8,568,608*	*$12,137,653*	*$22,953,519*	
	Total for Site:	**$2,896,417**	**$6,410,978**	**$3,878,185**	**$9,307,395**	**$13,185,580**	**$22,953,519**	**59.45%**

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.

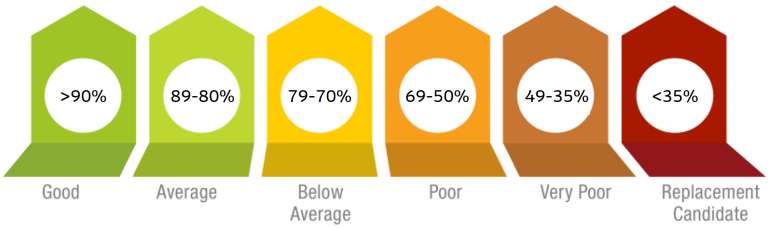
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $22,953,519. For planning purposes, the total 5-year need at the Redan Elementary School is $9,307,395 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Redan Elementary School facility has an FCA Score of 59.45%. which is considered "Poor".

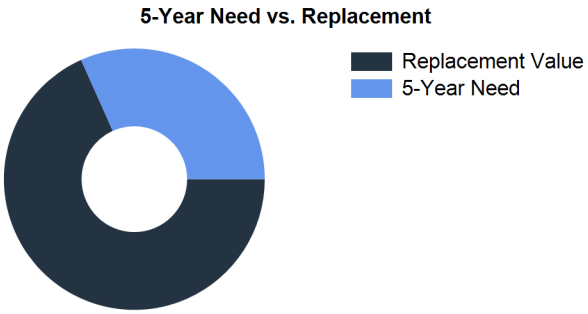


Figure 1: 5-Year FCI

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	$321,973	$0	$2,689	$324,662	11.21 %
Roofing	$0	$524,329	$388	$0	$0	$524,717	18.12 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$88,965	$2,998	$0	$728	$92,691	3.20 %
Interior	$0	$0	$232,119	$444,115	$1,175	$677,409	23.39 %
Mechanical	$0	$94,416	$62,338	$107,859	$5,764	$270,377	9.33 %
Electrical	$0	$112,427	$307,330	$3,911	$0	$423,668	14.63 %
Plumbing	$0	$2,523	$59,326	$100,153	$0	$162,002	5.59 %
Fire and Life Safety	$88,126	$0	$0	$0	$0	$88,126	3.04 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	0.92 %
Specialties	$0	$0	$0	$306,184	$0	$306,184	10.57 %
Total:	$88,126	$822,660	$1,013,053	$962,222	$10,356	$2,896,417	

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

Interior	-	$677,409
Roofing	-	$524,717
Electrical	-	$423,668

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

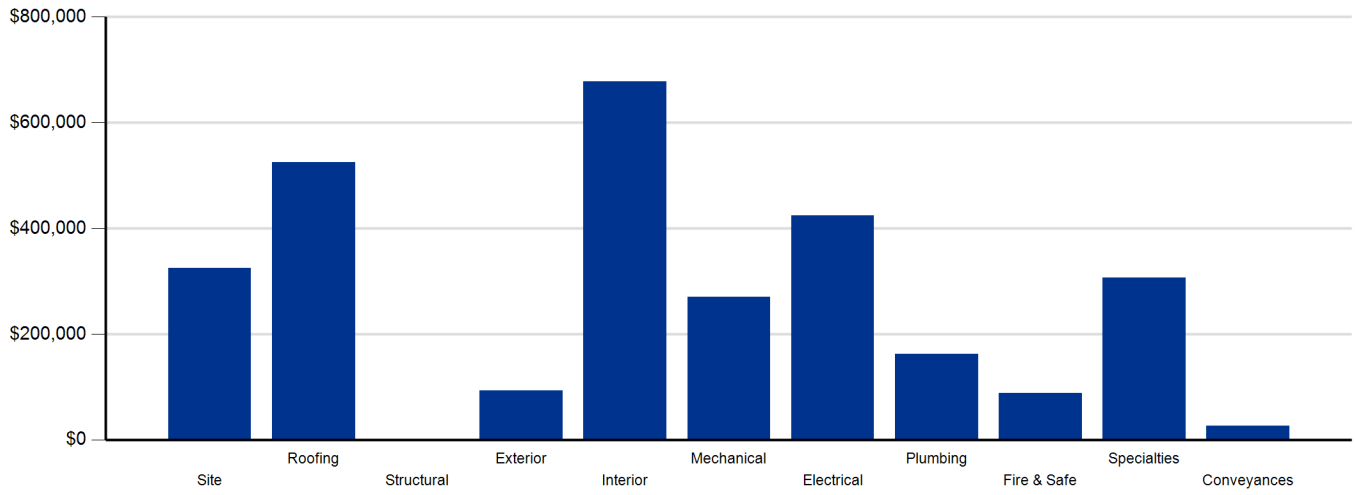


Figure 2: System Deficiencies

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	$14,922	$135,988	$150,910
Roofing	$0	$0	$96,686	$765,884	$220,881	$1,083,451
Exterior	$0	$0	$114,501	$0	$20,567	$135,068
Interior	$0	$64,547	$241,886	$454,018	$883,315	$1,643,766
Mechanical	$0	$0	$23,754	$112,280	$495,988	$632,022
Electrical	$0	$5,904	$0	$259,062	$1,523,615	$1,788,581
Plumbing	$0	$0	$11,987	$374,104	$33,540	$419,632
Fire and Life Safety	$0	$0	$0	$0	$550,111	$550,111
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$7,439	$0	$0	$0	$7,439
Total	**$0**	**$77,890**	**$488,814**	**$1,980,269**	**$3,864,005**	**$6,410,978**

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	$150,909	$0	$0	$0	$0	$309,140	$309,140	$460,049
Roofing	$1,083,451	$0	$0	$0	$0	$0	$0	$1,083,451
Exterior	$135,068	$13,367	$0	$20,775	$0	$22,175	$56,317	$191,385
Interior	$1,643,766	$240,104	$0	$94,079	$125,805	$326,439	$786,426	$2,430,192
Mechanical	$632,022	$0	$0	$539,886	$0	$80,949	$620,835	$1,252,857
Electrical	$1,788,581	$0	$0	$50,925	$0	$105,937	$156,862	$1,945,443
Plumbing	$419,632	$8,627	$0	$12,849	$0	$899,002	$920,478	$1,340,110
Fire and Life Safety	$550,111	$0	$0	$1,028,127	$0	$0	$1,028,127	$1,578,238
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$7,439	$0	$0	$0	$0	$0	$0	$7,439
Total	**$6,410,978**	**$262,098**	**$0**	**$1,746,641**	**$125,805**	**$1,743,641**	**$3,878,185**	**$10,289,163**

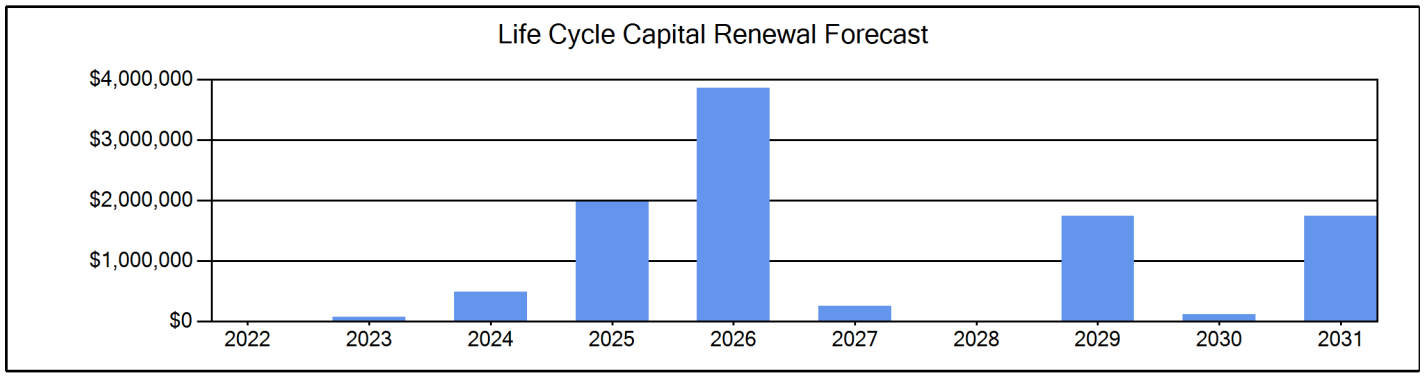


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$4,786
Fire Alarm Panel Replacement		$25,828
Security Alarm Is Missing		$57,512
	Total for Priority 1	**$88,126**

Priority 2 - Indirect Impact to Educational Mission		Cost
Metal Roof Structural Roof Covering Replacement		$48,383
Modified Roof Covering Replacement		$475,945
Aluminum Window Replacement		$16,000
Metal Exterior Door Replacement		$69,704
Steel Window Replacement		$3,261
Electric Unit Heater Replacement		$1,764
Fin Tube Water Radiant Heater Replacement		$1,380
Heat Pump HVAC Component Replacement		$91,272
Distribution Panel Replacement		$33,474
Electrical Transformer Replacement		$16,695
Exterior Dry Type Transformer Replacement		$19,608
Exterior Electrical Enclosure Replacement		$2,017
Panelboard Replacement		$40,633
Water Heater Replacement		$2,523
	Total for Priority 2	**$822,660**

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	40,000	SF	3	$241,828	2715
Note: East And South Parking Lot Asphalt Driveways, Front Of School, Back Paving Near Playground						
Concrete Walks Replacement	Capital Renewal	4,600	SF	3	$48,988	2718
Location: Various; Leading To Playground						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10575
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	$4,248	2717
Note: Study Needed To Assess Flood Of Walkway Connecting Building 2021 And 2030						
Paving Restriping	Deferred Maintenance	86	CAR	5	$2,689	2716
	Sub Total for System	**5**	**items**		**$318,763**	
	Sub Total for School and Site Level	**5**	**items**		**$318,763**	

Building: 2010 - Building 2010

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	7	Door	2	$24,396	2700
Note: Age						
Location: Exterior Doors						
	Sub Total for System	**1**	**items**		**$24,396**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	10	Door	3	$17,634	2714
Note: Broken						
Location: Room 130, 118, 122, 126, 127, 137, 106						
Ceramic Tile Flooring Replacement	Capital Renewal	358	SF	4	$5,946	2710
Note: Aged						
Location: Both Restrooms						
Interior CMU Wall Repair	Deferred Maintenance	20	SF	4	$621	2707
Note: Holes						
Location: Room 126						
	Sub Total for System	**3**	**items**		**$24,202**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	5	Ea.	2	$57,045	2451
Note: Beyond Useful Life						
Location: Various Locations						
Testing And Balancing	Deferred Maintenance	11,920	SF	3	$23,872	2452
Existing Controls Are Obsolete	Capital Renewal	11,920	SF	4	$30,227	10576
	Sub Total for System	**3**	**items**		**$111,144**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$16,737	4745
Location: Old Panel Located In Electrical Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	2494
Location: Basement						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	2599
Location: Basement						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	2602
Location: Room 134 (Electrical)						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	2604
Location: Room 134 (Electrical)						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	2610
Location: Outside Building 2010						
Lightning Protection System Installation	Functional Deficiency	11,920	SF	3	$8,752	2608
	Sub Total for System	**7**	**items**		**$49,610**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	$1,197	2606
Location: Multiple Locations						
	Sub Total for System	**1**	**items**		**$1,197**	
	Sub Total for Building 2010 - Building 2010	**15**	**items**		**$210,548**	

Building: 2011 - Building 2011

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	3	Door	3	$3,131	2447
Location: Room 143, 105, 40						
Interior Door Replacement	Capital Renewal	2	Door	3	$3,527	2450
Note: Doors Cracked						
Location: Room 134, 105						
Toilet Partition Replacement	Capital Renewal	7	Stall	4	$13,271	2448
Note: Temporary Partitions						
Location: Boys And Girls Restrooms						
Vinyl Composition Tile Replacement	Capital Renewal	100	SF	4	$800	2449
Note: Cracking						
Location: Hallway						
	Sub Total for System	**4**	**items**		**$20,729**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	3	Ea.	2	$34,227	2444
Note: Beyond Useful Life						
Location: Various Locations						
Testing And Balancing	Deferred Maintenance	2,880	SF	3	$5,768	2445
Existing Controls Are Obsolete	Capital Renewal	2,880	SF	4	$7,303	10577
	Sub Total for System	**3**	**items**		**$47,298**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Electrical Enclosure Replacement	Deferred Maintenance	1	Ea.	2	$672	7444
Location: Electrical Room						
Lightning Protection System Installation	Functional Deficiency	2,880	SF	3	$2,114	2446
	Sub Total for System	**2**	**items**		**$2,787**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	6	Ea.	4	$15,323	2443
Note: Old, Damaged						
Location: Boys And Girls Restrooms						
	Sub Total for System	**1**	**items**		**$15,323**	
	Sub Total for Building 2011 - Building 2011	**10**	**items**		**$86,136**	

Building: 2020 - Building 2020

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	2431
Note: No Ramp						
	Sub Total for System	**1**	**items**		**$5,899**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	100	SF	2	$3,240	2426
Note: Area Of Roof Between Stage And T-Wk-Rm Leaks						
	Sub Total for System	**1**	**items**		**$3,240**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	160	SF	2	$16,000	2433
Note: Aging And Original						
Location: South Side						
Metal Exterior Door Replacement	Capital Renewal	9	Door	2	$31,367	2434
Brick Exterior Repointing	Deferred Maintenance	500	SF Wall	3	$2,998	2432
Location: 400 Sqft At South Wall, 100 Sqft At East Wall						
	Sub Total for System	**3**	**items**		**$50,365**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	2427
Interior Door Hardware Replacement	Capital Renewal	34	Door	3	$47,457	4368
Interior Door Replacement	Capital Renewal	28	Door	3	$49,375	2441
Note: Originals						
Acoustical Ceiling Tile Replacement	Capital Renewal	14,228	SF	4	$78,228	4367
Ceiling Grid Replacement	Capital Renewal	14,228	SF	4	$55,704	2436
Metal Interior Door Replacement	Capital Renewal	6	Door	4	$16,324	2440
Note: Originals						
Toilet Partition Replacement	Capital Renewal	8	Stall	4	$15,167	2438
Note: Originals (Mostly Wood)						
Vinyl Composition Tile Replacement	Capital Renewal	8,007	SF	4	$64,043	2439
Location: Stage, 110, 109, Office Area						
Interior Ceiling Repainting	Deferred Maintenance	600	SF	5	$1,175	2437
Location: Bathrooms 131.7 And 131.6, Janitor's						
	Sub Total for System	**9**	**items**		**$342,364**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fin Tube Water Radiant Heater Replacement	Capital Renewal	2	Ea.	2	$1,380	2180
Note: Age						
Location: Custodial Closet And Womens Restroom In Kitchen						
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	$3,685	2413
Note: Old And Damaged						
Location: 1 Each In The Boys And Girls Restroom Near Work Room 131.1						
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	$4,448	2414
Note: Old And Dirty						
Location: Exterior Wall Of Kitchen						
Duct Grill Replacement	Deferred Maintenance	24	Ea.	5	$2,231	2412
Note: Dirty And Old						
	Sub Total for System	**4**	**items**		**$11,744**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$16,737	2416
Location: Old Boiler Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	2415
Note: 50 Kva						
Location: Old Boiler Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	2417
Note: Panel 2A						
Location: Old 2020 Main Hallway						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	2418
Note: Panel 3						
Location: Old 2020 Main Hallway						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	2419
Note: 266 And 460V, Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	2420
Note: Old, Hmp						
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	$9,792	7450
Lightning Protection System Installation	Functional Deficiency	14,828	SF	3	$10,887	2423
Electrical Circuit Installation	Functional Deficiency	2	EACH	4	$2,607	2421
Note: M-1 Panel						
Location: Cafeteria						
	Sub Total for System	**9**	**items**		**$69,623**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	1	Ea.	3	$1,849	2429
Note: Add Pipe Insulation						
Existing Lavatory/Sink Pipe Insulation Replacement	ADA Compliance	3	LF	3	$155	4414
Note: Add Pipe Insulation At ADA Restroom Sink.						
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	1	Ea.	3	$242	2428
Note: Add Vertical Grab Bars						
Replace classroom lavatory	Capital Renewal	5	Ea.	4	$12,055	2176
Note: Age						
Location: Copy Room, Clinic, Kitchen						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	$5,108	2177
Note: Coming Off Wall						
Location: Girls Restroom						
	Sub Total for System	**5**	**items**		**$19,408**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	4	Ea.	1	$25,828	2422
Location: Multiple Locations						
	Sub Total for System	**1**	**items**		**$25,828**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	2430
Note: No Lift And ADA Access To Stage						
	Sub Total for System	**1**	**items**		**$26,581**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	6	Room	4	$49,651	2442
Location: 109, Vault, Copy Room, Storage, Work Room, Clinic						
	Sub Total for System	**1**	**items**		**$49,651**	
	Sub Total for Building 2020 - Building 2020	**35**	**items**		**$604,704**	

Building: 2021 - Building 2021

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	100	SF	2	$3,240	2024
Note: Leaks						
Location: Area Of Roof In Front Entrance Corridor						
	Sub Total for System	**1**	**items**		**$3,240**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	10	Door	3	$10,438	2025
Location: Room 1, 13, 3, 5, 7, 9, 11, 11.3						
Ceramic Tile Flooring Replacement	Capital Renewal	2,100	SF	4	$34,881	2027
Note: Aging						
Location: All Girls And Boys Restrooms						
Toilet Partition Replacement	Capital Renewal	12	Stall	4	$22,750	2026
Note: Aging						
Location: All Bathrooms						
	Sub Total for System	**3**	**items**		**$68,070**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	21,000	SF	3	$15,418	2023
	Sub Total for System	**1**	**items**		**$15,418**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	12	Ea.	3	$57,080	2018
Note: Age						
Location: Each Restroom						
Replace classroom lavatory	Capital Renewal	3	Ea.	4	$7,233	2016
Note: Age						
Location: Outside Each Restroom						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	12	Ea.	4	$30,645	2017
Note: Age						
Location: Each Restroom						
	Sub Total for System	**3**	**items**		**$94,959**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	3	Ea.	1	$1,795	2022
Location: Multiple Locations						
	Sub Total for System	**1**	**items**		**$1,795**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	6	Room	4	$49,651	2029
Note: Aging						
Location: Bathroom Areas Between Classrooms						
	Sub Total for System	**1**	**items**		**$49,651**	
	Sub Total for Building 2021 - Building 2021	**10**	**items**		**$233,133**	

Building: 2022 - Building 2022

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	$243	4417
Note: Vegetation Growing In Gutters.						
	Sub Total for System	**1**	**items**		**$243**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	$13,941	1841
Note: Originals						
Steel Window Replacement	Capital Renewal	24	SF	2	$3,261	1840
Exterior Cleaning	Deferred Maintenance	200	SF Wall	5	$728	1839
Location: West Side Of Building, Walls Near Double Doors Near Storage Room						
	Sub Total for System	**3**	**items**		**$17,930**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	26	Door	3	$36,290	4369
Interior Door Replacement	Capital Renewal	26	Door	3	$45,848	1842
Note: Originals						
	Sub Total for System	**2**	**items**		**$82,138**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	12,190	SF	4	$30,912	10578
	Sub Total for System	**1**	**items**		**$30,912**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	$11,750	1837
Note: Old						
Lighting Fixtures Replacement	Capital Renewal	12,190	SF	3	$210,172	7482
Lightning Protection System Installation	Functional Deficiency	12,190	SF	3	$8,950	1836
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	$1,304	1834
Note: Panel In Closet						
Location: Room 13						
	Sub Total for System	**4**	**items**		**$232,175**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	4	Ea.	4	$9,644	1833
Note: Old, Damaged						
Location: Room 14						
	Sub Total for System	**1**	**items**		**$9,644**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	3	Ea.	1	$1,795	1835
Note: Dim Lights, Replace						
	Sub Total for System	**1**	**items**		**$1,795**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	9	Room	4	$74,477	1843
Note: Beyond Useful Life						
	Sub Total for System	**1**	**items**		**$74,477**	
	Sub Total for Building 2022 - Building 2022	**14**	**items**		**$449,315**	

Building: 2030 - Building 2030

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Structural Roof Covering Replacement	Capital Renewal	1,000	SF	2	$48,383	1827
Note: Rusted Roof Of Metal Canopy						
Modified Roof Covering Replacement	Capital Renewal	14,488	SF	2	$469,465	1828
Note: Beyond Useful Life - Maintenance Person Commented About Leaks; Building Has Not Been Redone Recently And Should Be Replaced						
	Sub Total for System	**2**	**items**		**$517,848**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	2	Door	3	$3,527	1831
Note: Broken						
Location: Room 25						
Acoustical Ceiling Tile Replacement	Capital Renewal	14,488	SF	4	$79,657	1830
Note: Aging And Leaks						
Location: Entire Building						
Ceiling Grid Replacement	Capital Renewal	14,488	SF	4	$56,722	1829
Note: Aging						
Location: Entire Building						
	Sub Total for System	**3**	**items**		**$139,906**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	2	Ea.	2	$1,764	1821
Note: Aged						
Location: Each Beyond Useful Hall						
Testing And Balancing	Deferred Maintenance	14,488	SF	3	$29,014	1822
Existing Controls Are Obsolete	Capital Renewal	14,488	SF	4	$21,077	10579
Duct Grill Replacement	Deferred Maintenance	38	Ea.	5	$3,533	1823
Location: Entire Building Aged						
	Sub Total for System	**4**	**items**		**$55,387**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,565	1824
Location: Old Elec. Room						
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	1826
Note: Old						
Lightning Protection System Installation	Functional Deficiency	14,488	SF	3	$10,637	1825
	Sub Total for System	**3**	**items**		**$20,119**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,523	1818
Note: Aged						
Location: Custodial Closet						
Replace classroom lavatory	Capital Renewal	2	Ea.	4	$4,822	1819
Location: Art Room						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	6	Ea.	4	$15,323	1820
Note: Aged						
Location: Boys And Girls Restroom						
	Sub Total for System	**3**	**items**		**$22,668**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	16	Room	4	$132,404	1832
Note: Aging						
Location: Room 29, 30, 31, 32, 33, 34, 23, 24, 25, 26, 27, 28						
	Sub Total for System	**1**	**items**		**$132,404**	
	Sub Total for Building 2030 - Building 2030	**16**	**items**		**$888,332**	

Building: 2040 - Building 2040

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	30	LF	3	$146	1817
Note: Gutters Have Debris And Roof						
	Sub Total for System	**1**	**items**		**$146**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$13,891	10580
	Sub Total for System	**1**	**items**		**$13,891**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Dry Type Transformer Replacement	Capital Renewal	1	Ea.	2	$19,608	1813
Location: Outside Gym						
Exterior Electrical Enclosure Replacement	Deferred Maintenance	2	Ea.	2	$1,345	7490
Note: Two Disconnect Switches Outside Upstream And Downstream Of Dry Type Transformers, Enclosures Appear Worn Out						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	1815
Location: Behind Gym						
H.I.D. Lighting Replacement	Capital Renewal	5	Ea.	3	$2,773	1816
Note: Fluorescent						
Location: Replacement In Main Gym						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	1814
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	1811
Note: Install System						
	Sub Total for System	**6**	**items**		**$33,937**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	5,478	SF	1	$57,512	1812
Note: Install System						
	Sub Total for System	**1**	**items**		**$57,512**	
	Sub Total for Building 2040 - Building 2040	**9**	**items**		**$105,486**	
	Total for Campus	**114**	**items**		**$2,896,417**	

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	180	LF	$14,922	4
Parking Lot Pavement	Asphalt	3	86	CAR	$135,987	5
Pedestrian Pavement	Sidewalks - Concrete	3	21,600	SF	$309,140	10
		Sub Total for System	**3**	**items**	**$460,049**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	800	SF	$41,645	3
Canopy Roofing	Steel panels	3	1,056	SF	$55,041	3
		Sub Total for System	**2**	**items**	**$96,686**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	28	Ea.	$172,429	4
		Sub Total for System	**1**	**items**	**$172,429**	
		Sub Total for Building -	**6**	**items**	**$729,164**	

Building: 2010 - Building 2010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	3,000	SF	$112,694	5
		Sub Total for System	**1**	**items**	**$112,694**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	48	SF	$5,245	3
Exterior Operating Windows	Aluminum - Windows per SF	2	24	SF	$2,623	3
Exterior Operating Windows	Aluminum - Windows per SF	2	2	SF	$232	5
		Sub Total for System	**3**	**items**	**$8,099**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	11,562	SF	$51,675	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	11,920	SF	$71,615	3
Interior Door Supplementary Components	Door Hardware	3	40	Door	$62,838	4
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$8,791	5
Terrazzo Flooring	Terrazzo	4	11,443	SF	$424,996	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	11,920	SF	$55,724	6
Interior Swinging Doors	Wooden Door	3	30	Door	$63,167	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	11,562	SF	$63,554	9
		Sub Total for System	**8**	**items**	**$802,360**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	3	2	Ea.	$4,075	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
		Sub Total for System	**2**	**items**	**$5,667**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	11,920	SF	$8,929	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	1	Ea.	$954	4
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$7,732	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	4	Ea.	$9,081	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	11,920	SF	$238,251	5
Power Distribution	Power Wiring	3	11,920	SF	$17,888	10
		Sub Total for System	**6**	**items**	**$282,834**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	3	Ea.	$8,623	4
Plumbing Fixtures	Toilets	3	4	Ea.	$21,415	4
Plumbing Fixtures	Urinals	3	1	Ea.	$1,433	4
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,795	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	11,920	SF	$32,082	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	11,920	SF	$72,135	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	11,920	SF	$48,608	10
		Sub Total for System	**7**	**items**	**$187,090**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	11,920	SF	$75,976	5
Security System Component	Security Alarm System	1	11,920	SF	$158,530	8
		Sub Total for System	**2**	**items**	**$234,506**	
		Sub Total for Building 2010 - Building 2010	**29**	**items**	**$1,633,251**	

Building: 2011 - Building 2011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	2,880	SF	$108,187	5
		Sub Total for System	**1**	**items**	**$108,187**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	12	SF	$1,391	5
Exterior Operating Windows	Aluminum - Windows per SF	2	24	SF	$2,782	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$16,161	5
		Sub Total for System	**3**	**items**	**$20,335**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,880	SF	$12,872	2
Tile Flooring	Ceramic Tile	4	144	SF	$2,614	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	2,880	SF	$17,822	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	2,736	SF	$25,370	5
Interior Swinging Doors	Wooden Door	3	7	Door	$14,739	6
Interior Door Supplementary Components	Door Hardware	3	7	Door	$11,666	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	2,880	SF	$15,831	9
Compartments and Cubicles	Toilet Partitions	4	7	Stall	$17,835	10
		Sub Total for System	**8**	**items**	**$118,749**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
		Sub Total for System	**1**	**items**	**$1,061**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	2,880	SF	$2,158	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	1	Ea.	$954	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	1	Ea.	$2,270	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	2,880	SF	$57,564	5
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Power Wiring	3	2,880	SF	$4,322	10
		Sub Total for System	**6**	**items**	**$78,430**	

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	7	Ea.	$37,476	4
Plumbing Fixtures	Urinals	3	3	Ea.	$4,299	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	2,880	SF	$7,752	10
	Note: 1.5" at meter					
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	2,880	SF	$17,428	10

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	2,880	SF	$11,744	10
	Sub Total for System		**6**	**items**	**$79,541**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	2,880	SF	$18,357	5
Security System Component	Security Alarm System	1	2,880	SF	$38,302	8
	Sub Total for System		**2**	**items**	**$56,659**	
	Sub Total for Building 2011 - Building 2011		**27**	**items**	**$462,962**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	3	3	Door	$13,367	6
Exterior Operating Windows	Aluminum - Windows per SF	2	105	SF	$14,111	10
	Sub Total for System		**2**	**items**	**$27,479**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Tile Flooring	Quarry Tile	4	1,483	SF	$41,649	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	13,642	SF	$64,684	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	4,448	SF	$46,420	9
Suspended Plaster and	Painted ceilings	5	600	SF	$1,579	10
Wall Paneling	Wood Panel wall	4	1,186	SF	$23,500	10
Compartments and Cubicles	Toilet Partitions	4	8	Stall	$20,383	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,228	SF	$105,132	10
	Sub Total for System		**7**	**items**	**$303,347**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$23,754	3
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	2	Ea.	$1,985	4
Decentralized Cooling	Window Units	5	1	Ea.	$3,265	4
Air Distribution	Energy Recovery Unit (1,000 CFM)	3	1	Ea.	$14,714	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	14,828	SF	$206,340	5
Exhaust Air	Roof Exhaust Fan - Small	3	3	Ea.	$6,407	5
Heat Generation	Boiler - Copper Tube (750 MBH)	2	1	Ea.	$38,783	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	14,828	SF	$47,633	8
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$47,194	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	3	Ea.	$15,410	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$5,137	8
Facility Hydronic Distribution	Pump - 5HP	4	1	Ea.	$8,158	8
Facility Hydronic Distribution	2-Pipe System (Cold)	3	14,828	SF	$33,502	10
	Sub Total for System		**13**	**items**	**$452,283**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	14,828	SF	$11,107	4
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,993	5
Note:	Panel LMP					
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,591	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	14,828	SF	$296,373	5
Power Distribution	Power Wiring	3	14,828	SF	$22,251	10
	Sub Total for System		**5**	**items**	**$337,315**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	1	Ea.	$5,345	3
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	1	Ea.	$5,345	3
Plumbing Fixtures	Restroom Lavatory	3	14	Ea.	$40,240	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Plumbing Fixtures	Toilets	3	14	Ea.	$74,951	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	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	5	1	Ea.	$8,627	6
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$7,603	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	14,828	SF	$39,908	10
Note:	2" at meter					
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	14,828	SF	$89,732	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	14,828	SF	$60,467	10
	Sub Total for System		**12**	**items**	**$342,807**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	14,828	SF	$94,512	5
Fire Detection and Alarm	Fire Alarm Panel	1	3	Ea.	$22,456	5
Security System Component	Security Alarm System	1	14,828	SF	$197,204	8
	Sub Total for System		**3**	**items**	**$314,173**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	14	Ea.	$7,439	2
	Sub Total for System		**1**	**items**	**$7,439**	
	Sub Total for Building 2020 - Building 2020		**43**	**items**	**$1,784,842**	

Building: 2021 - Building 2021

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	21,000	SF	$765,884	4
	Sub Total for System		**1**	**items**	**$765,884**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	12	Door	$45,700	3
Exterior Operating Windows	Aluminum - Windows per SF	2	64	SF	$8,107	8
Exterior Operating Windows	Aluminum - Windows per SF	2	100	SF	$12,668	8
	Sub Total for System		**3**	**items**	**$66,475**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	1,050	SF	$2,247	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	18,900	SF	$89,615	4
Carpeting	Carpet	4	2,100	SF	$28,133	4
Interior Door Supplementary Components	Door Hardware	3	38	Door	$59,697	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	19,950	SF	$127,158	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	16,800	SF	$155,776	5
Interior Swinging Doors	Metal Door (Steel)	3	25	Door	$78,850	5
Interior Swinging Doors	Wooden Door	3	13	Door	$27,372	6
Compartments and Cubicles	Toilet Partitions	4	12	Stall	$30,574	10
	Sub Total for System		**9**	**items**	**$599,424**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	21,000	SF	$67,459	8
Decentralized Cooling	Heat Pump (3 Ton)	5	12	Ea.	$127,305	8
Note:	No roof access - estimated					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$57,729	8
Note:	No roof access - estimated					
Facility Hydronic Distribution	2-Pipe System (Cold)	3	21,000	SF	$47,447	10
	Sub Total for System		**4**	**items**	**$299,941**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$5,904	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	21,000	SF	$15,730	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	7	Ea.	$6,680	4

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	3	1	Ea.	$18,426	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,993	5
Note:	Panel R					
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$10,216	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	13	Ea.	$29,513	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	21,000	SF	$419,736	5
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Power Wiring	3	21,000	SF	$31,513	10
	Sub Total for System		**10**	**items**	**$545,449**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	3	6	Ea.	$8,598	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$13,983	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	21,000	SF	$127,082	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	21,000	SF	$85,634	10
	Sub Total for System		**4**	**items**	**$235,297**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	21,000	SF	$133,851	5
Security System Component	Security Alarm System	1	21,000	SF	$279,289	8
	Sub Total for System		**2**	**items**	**$413,139**	
	Sub Total for Building 2021 - Building 2021		**33**	**items**	**$2,925,609**	

Building: 2022 - Building 2022

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	60	SF	$8,064	10
	Sub Total for System		**1**	**items**	**$8,064**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	12,190	SF	$53,715	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	12,190	SF	$75,435	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	11,581	SF	$58,257	6
	Sub Total for System		**3**	**items**	**$187,406**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	3	12,190	SF	$23,758	5
Exhaust Air	Roof Exhaust Fan - Small	3	4	Ea.	$8,544	5
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Decentralized Cooling	Heat Pump (3 Ton)	5	6	Ea.	$63,653	8
	Sub Total for System		**4**	**items**	**$101,608**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	12,190	SF	$9,131	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Power Distribution	Panelboard - 120/240 100A	3	1	Ea.	$5,044	8
	Sub Total for System		**5**	**items**	**$25,972**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$11,497	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Toilets	3	8	Ea.	$42,829	4
Plumbing Fixtures	Classroom Lavatory	4	4	Ea.	$11,180	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	12,190	SF	$32,808	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	12,190	SF	$73,769	10

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	12,190	SF	$49,709	10
	Sub Total for System		**7**	**items**	**$223,476**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	12,190	SF	$77,698	5
Security System Component	Security Alarm System	1	12,190	SF	$162,120	8
	Sub Total for System		**2**	**items**	**$239,818**	
	Sub Total for Building 2022 - Building 2022		**22**	**items**	**$786,344**	

Building: 2030 - Building 2030

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	11	Door	$41,892	3
	Sub Total for System		**1**	**items**	**$41,892**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	14,053	SF	$122,825	3
Wall Coverings	Vinyl/Fabric Wall Covering	4	145	SF	$723	4
Interior Swinging Doors	Wooden Door	3	24	Door	$49,062	5
Carpeting	Carpet	4	290	SF	$4,122	6
Tile Flooring	Ceramic Tile	4	145	SF	$2,875	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,488	SF	$107,052	10
Compartments and Cubicles	Toilet Partitions	4	8	Stall	$20,383	10
	Sub Total for System		**7**	**items**	**$307,042**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$49,552	4
Note:	No roof access - estimated					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
Note:	No roof access - estimated					
Facility Hydronic Distribution	2-Pipe System (Cold)	3	14,488	SF	$28,236	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	14,488	SF	$201,609	5
Exhaust Air	Roof Exhaust Fan - Small	3	1	Ea.	$2,135	5
	Sub Total for System		**5**	**items**	**$307,179**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	14,488	SF	$10,852	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	11	Ea.	$10,496	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	14,488	SF	$289,577	5
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	Power Wiring	3	14,488	SF	$21,742	10
	Sub Total for System		**6**	**items**	**$355,761**	

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	10	Ea.	$53,537	4
Plumbing Fixtures	Urinals	3	4	Ea.	$5,732	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	$19,565	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	14,488	SF	$87,674	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	14,488	SF	$59,080	10
	Sub Total for System		**8**	**items**	**$234,482**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	14,488	SF	$92,344	5

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	14,488	SF	$192,682	8
		Sub Total for System	**2**	**items**	**$285,026**	
		Sub Total for Building 2030 - Building 2030	**29**	**items**	**$1,531,381**	

Building: 2040 - Building 2040

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$19,042	3
		Sub Total for System	**1**	**items**	**$19,042**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	219	SF	$936	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	219	SF	$1,355	4
Suspended Plaster and	Painted ceilings	5	55	SF	$125	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Tile Flooring	Ceramic Tile	4	110	SF	$2,182	6
Athletic Flooring	Athletic/Sport Flooring	4	5,149	SF	$94,079	8
		Sub Total for System	**6**	**items**	**$111,864**	

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	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
		Sub Total for System	**4**	**items**	**$85,119**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$22,731	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	3	Ea.	$6,811	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,478	SF	$109,491	5
Power Distribution	Power Wiring	3	5,478	SF	$8,221	10
		Sub Total for System	**4**	**items**	**$147,254**	

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.	$5,246	8
		Sub Total for System	**6**	**items**	**$37,415**	

Fire and Life Safety

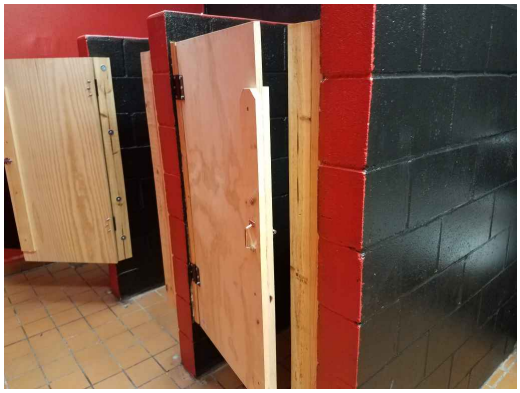
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,478	SF	$34,916	5
		Sub Total for System	**1**	**items**	**$34,916**	
		Sub Total for Building 2040 - Building 2040	**22**	**items**	**$435,610**	
		Total for: Redan Elementary School	**211**	**items**	**$10,289,164**	

Supporting Photos

Boiler

Toilet Sinks

Cabinets Beyond Useful Life

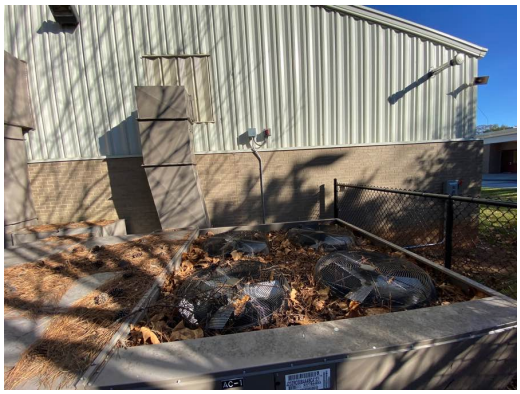


Temporary Toilet Partitions Need Replacement

Exhaust Fan

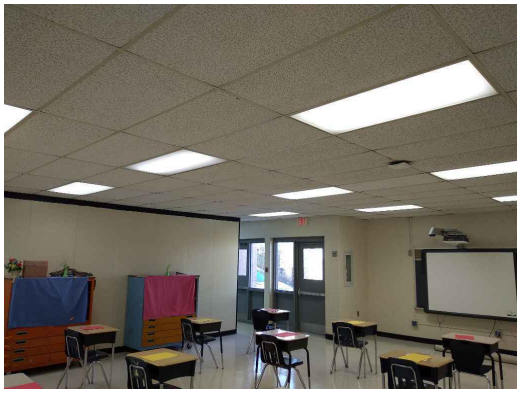
Wall Mounted Units

Ceramic Tile

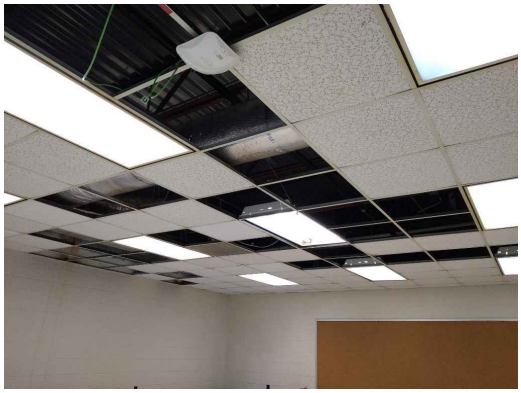


Excessive Build Up On The Condensing Units Of The 20 Ton HVAC Unit On The Outside Of The Gym

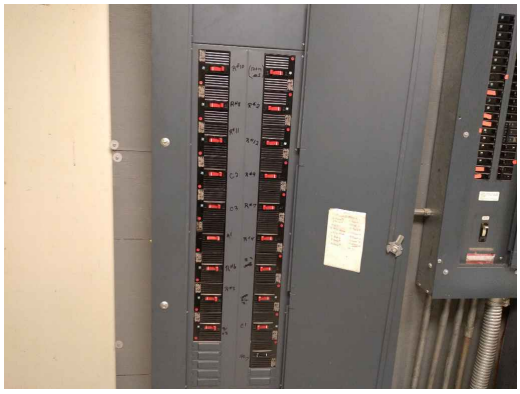
Install Blanks/Circuits In The Panelboard In The Electrical Room.



Missing Light Fixture In Room 15



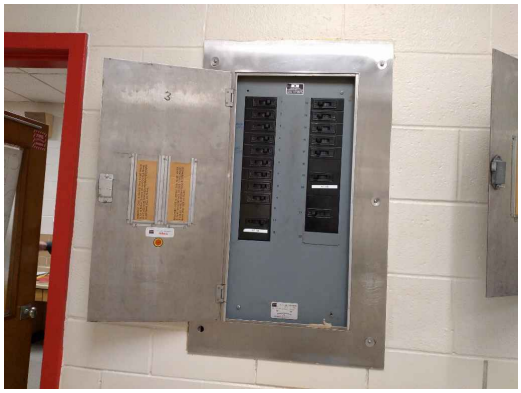
Room 30. Open Ducts



Distribution Panel Needs Replacement In 5 Years

277Y/480V Panel Needs Replacement In 5 Years

45KVA Dry Type Transformer Needs Replacement



Panel 3 Is Old. Needs Replacement. Hallway

Panel 2A Is Old. Needs Replacement. Hallway

Disconnect Switches Need To Be Installed Elsewhere. Electrical Safety Hazard. Electrical/Boiler Room

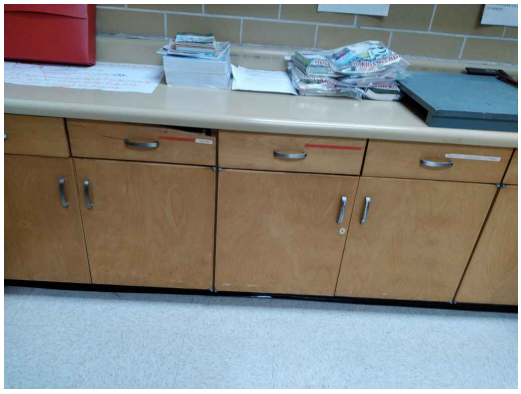
Old Electrical Distribution Panel, Needs Replacement. Electrical/Boiler Room

Panel Hmp. Old. Needs Replacement. Electrical/Boiler Room

Install Blanks On M1 Panel In Cafeteria

Replace 277/480V Panel In Building 2010

Replace Panel In Basement Of Building 2010



Casework Deficiencies

Appendix A18

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Redan High School **| 2021**

Executive Summary

Redan High School is located at 5247 Redan Road in Stone Mountain, GA. It comprises 258,889 gross square feet. At the time of the assessment the oldest building was 44 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 $2,342,518. 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 Redan High School the ten-year need is $35,993,182.

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 Redan High School facility has a FCA score of 86.00% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Redan 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	$283,400	$431,182	$639,938	$714,582	$1,354,519		
Permanent Building(s)								
5010	Building 5010	$1,984,570	$10,066,375	$14,419,848	$12,050,945	$26,470,793	$61,993,070	80.56%
5011	Building 5011	$52,575	$75,342	$709,613	$127,917	$837,530	$2,416,018	94.71%
5012	Building 5012	$21,973	$0	$7,308,367	$21,973	$7,330,340	$27,871,900	99.92%
	Sub Total for Permanent Building(s):	*$2,059,118*	*$10,141,717*	*$22,437,827*	*$12,200,835*	*$34,638,662*	*$92,280,986*	
	Total for Site:	**$2,342,518**	**$10,572,898**	**$23,077,765**	**$12,915,416**	**$35,993,182**	**$92,280,986**	**86.00%**

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.

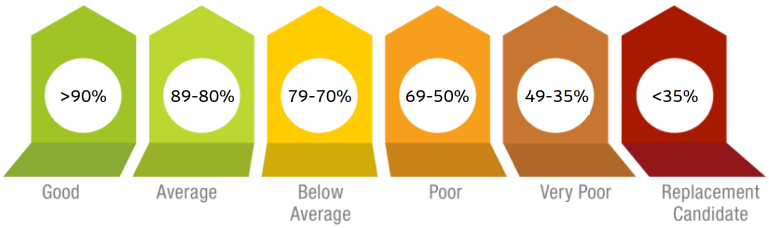
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $92,280,986. For planning purposes, the total 5-year need at the Redan High School is $12,915,416 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Redan High School facility has an FCA Score of 86.00%. which is considered "Average".

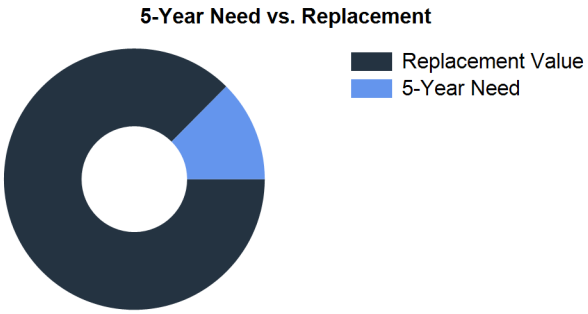


Figure 1: 5-Year FCI

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	$5,848	$170,930	$94,595	$8,038	$279,411	11.93 %
Roofing	$0	$0	$7,553	$55,079	$0	$62,632	2.67 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$1,171	$0	$270,612	$271,783	11.60 %
Interior	$0	$0	$0	$95,095	$19,218	$114,313	4.88 %
Mechanical	$0	$259,221	$1,639	$458,425	$1,165	$720,450	30.76 %
Electrical	$0	$261,454	$235,649	$12,289	$0	$509,391	21.75 %
Plumbing	$0	$0	$115,142	$17,876	$0	$133,018	5.68 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$2,843	$248,677	$0	$251,520	10.74 %
Total:	$0	$526,523	$534,926	$982,036	$299,033	$2,342,518	

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

Mechanical	-	$720,450
Electrical	-	$509,391
Site	-	$279,411

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

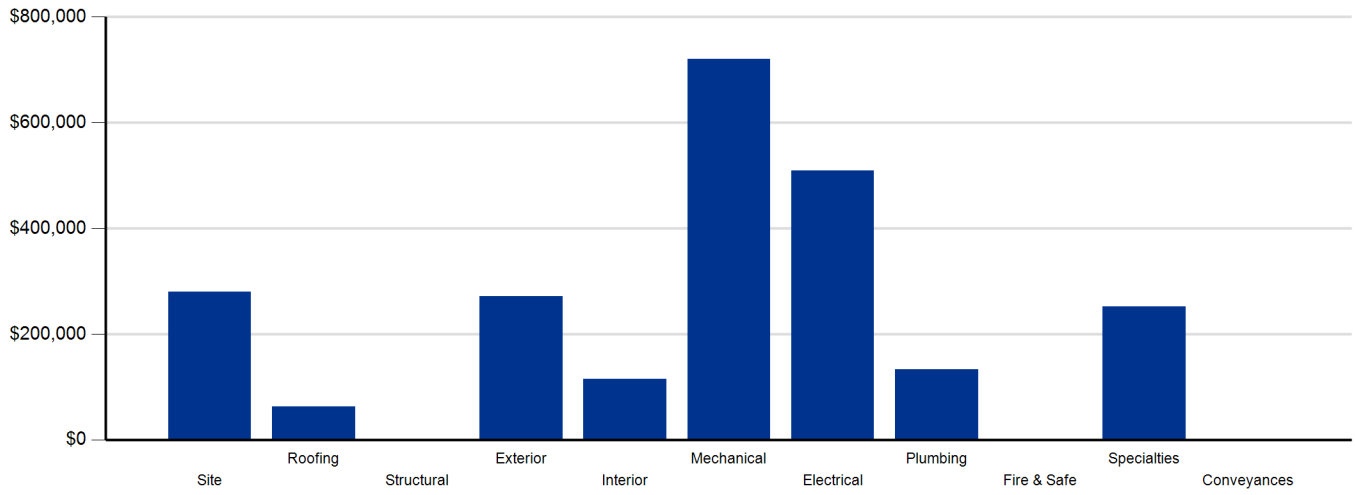


Figure 2: System Deficiencies

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	$431,182	$431,182
Roofing	$0	$0	$0	$0	$6,533,188	$6,533,188
Exterior	$0	$0	$0	$128,878	$222,577	$351,455
Interior	$0	$0	$0	$966,079	$1,840,154	$2,806,233
Mechanical	$0	$0	$0	$0	$444,867	$444,867
Electrical	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$5,974	$0	$5,974
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**	**$0**	**$1,100,931**	**$9,471,967**	**$10,572,898**

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	$431,182	$0	$0	$598,351	$0	$0	$598,351	$1,029,533
Roofing	$6,533,188	$0	$0	$0	$0	$3,322,123	$3,322,123	$9,855,311
Exterior	$351,455	$0	$0	$0	$0	$177,986	$177,986	$529,440
Interior	$2,806,233	$182,109	$364,624	$1,060,285	$63,660	$553,394	$2,224,071	$5,030,305
Mechanical	$444,867	$0	$0	$966,979	$0	$2,917,001	$3,883,979	$4,328,846
Electrical	$0	$0	$0	$41,587	$0	$5,086,659	$5,128,246	$5,128,246
Plumbing	$5,974	$0	$649,030	$520,946	$0	$1,162,426	$2,332,402	$2,338,376
Fire and Life Safety	$0	$0	$0	$2,403,156	$1,857,233	$0	$4,260,389	$4,260,389
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$1,150,218	$0	$0	$1,150,218	$1,150,218
Total	**$10,572,898**	**$182,108**	**$1,013,654**	**$6,741,522**	**$1,920,893**	**$13,219,587**	**$23,077,765**	**$33,650,664**

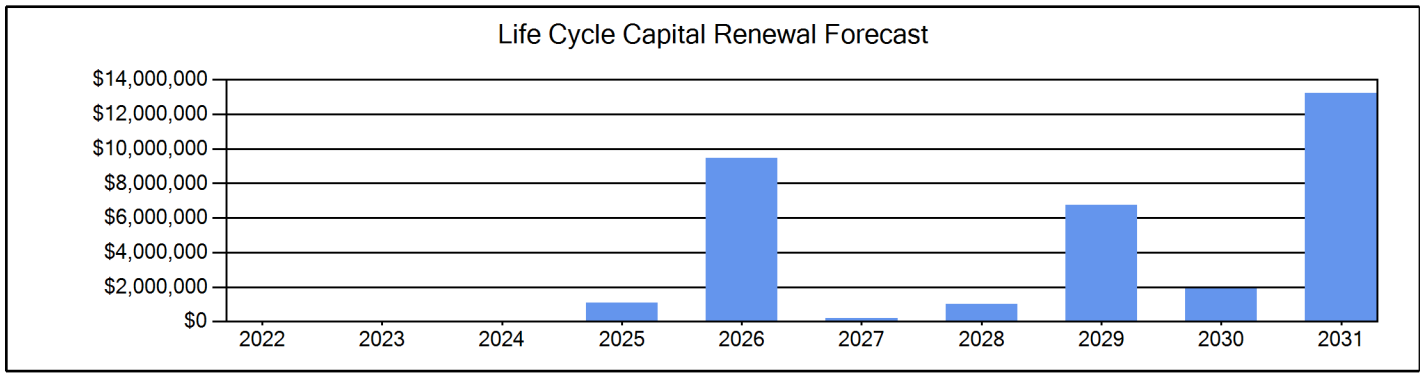


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$5,848
Exterior Chiller Replacement		$259,221
Distribution Panel Replacement		$17,453
Electrical Transformer Repair		$141,353
Panelboard Replacement		$102,647
	Total for Priority 2	**$526,523**

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	27,000	SF	3	$163,234	4096
Note: Damaged And Aged						
Location: East And West Driveways						
Car Accessible Parking Spaces Restiriping	ADA Compliance	6	Ea.	3	$641	1443
Note: North Lot And Aged						
Concrete Walks Replacement	Capital Renewal	400	SF	3	$4,260	1502
Note: To Tennis Court And Damaged						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	$344	1442
Note: North Lot And Aged						
Asphalt Paving Replacement	Capital Renewal	13	CAR	4	$17,732	4097
Note: Damaged Pavement						
Location: West Side Of Building						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	400	LF	4	$17,749	1492
Note: Damaged						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	70	LF	4	$5,156	1494
Note: Damaged And Missing Section						
Gate Replacement	Deferred Maintenance	2	Ea.	4	$1,160	1496
Note: Gate Damaged Nw And Se Driveway Exit						
Track Repair	Deferred Maintenance	1	Ea.	4	$52,797	1497
Note: Track Paving Patchy						
Paving Restriping	Deferred Maintenance	170	CAR	5	$5,315	1501
Note: North Lot And West Side Of Building						
Site Signage Replacement	Capital Renewal	12	Ea.	5	$2,723	1504
Note: Damaged And Worn Nw And Se Drives						
	Sub Total for System	**11**	**items**		**$271,111**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	4	$12,289	1500
Note: Remove Abandoned Pole Lights						
	Sub Total for System	**1**	**items**		**$12,289**	
	Sub Total for School and Site Level	**12**	**items**		**$283,400**	

Building: 5010 - Building 5010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	70	LF	2	$5,848	1444
Note: South Side Of Building						
	Sub Total for System	**1**	**items**		**$5,848**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	10	Ea.	3	$1,927	1436
Note: West Roof						
Roof Drain Cleaning	Deferred Maintenance	15	Ea.	3	$983	1438
Note: Debris In Drains						

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Operable Hatch Replacement	Deferred Maintenance	1	Ea.	3	$1,177	1439
Note: B20 Mech Room						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	300	SF	3	$1,333	1440
Note: At Se Corner Gym Roof						
Roof Cleaning	Deferred Maintenance	173,918	SF	4	$37,996	1437
Note: Full Roof						
	Sub Total for System	**5**	**items**		**$43,416**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	66,000	SF Wall	5	$240,317	1416
Note: Entire Building						
	Sub Total for System	**1**	**items**		**$240,317**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	1,700	SF	4	$20,235	1419
Note: ROTC Office And Room C311						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	1,160	SF	4	$13,145	1420
Note: Gym Laundry A401.9 Auditorium Seating Area						
Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	80	LF	4	$9,962	1449
Terrazzo Flooring Repair	Deferred Maintenance	1,000	SF	4	$22,025	1421
Note: Gym Mezzanine Stairs						
Vinyl Composition Tile Replacement	Capital Renewal	3,575	SF	4	$28,594	1423
Note: A420 Wrestling						
Interior Wall Repainting	Deferred Maintenance	7,750	SF Wall	5	$16,367	1417
Note: Corridor Between 5011 And 5010, Sw Corridor, Drama Classrooms, Weight Room						
	Sub Total for System	**6**	**items**		**$110,329**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Chiller Replacement	Capital Renewal	1	Ea.	2	$259,221	10759
Kitchen Air/Exhaust Repair	Deferred Maintenance	2	Ea.	3	$1,639	1482
Existing Controls Are Obsolete	Capital Renewal	174,000	SF	4	$441,237	10581
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	1484
Note: Main Office - Abandoned 3 Ton Ductless Split						
	Sub Total for System	**4**	**items**		**$703,262**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$17,453	1466
Note: Old Elec Room						
Electrical Transformer Repair	Deferred Maintenance	30	KVA	2	$16,155	1463
Note: Old Elec Room						
Electrical Transformer Repair	Deferred Maintenance	45	KVA	2	$24,232	1464
Note: Old Elec Rooms						
Electrical Transformer Repair	Deferred Maintenance	75	KVA	2	$40,387	1465
Note: Old Elec Rooms						
Electrical Transformer Repair	Deferred Maintenance	113	KVA	2	$60,580	1467
Note: Elec Rooms						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	1468
Note: Old Elec Room						
Panelboard Replacement	Capital Renewal	4	Ea.	2	$20,682	1469
Note: Old Elec Room						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$23,206	1470
Note: Old Elec Room						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$12,577	1471
Note: Old Hallways						
Panelboard Replacement	Capital Renewal	3	Ea.	2	$26,435	1472
Note: Old Hallways						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$17,132	1473
Note: Old Elec Room						
Canopy Lighting Replacement	Capital Renewal	19	Ea.	3	$37,209	1474
Exterior Mounted Building Lighting Replacement	Capital Renewal	5	Ea.	3	$4,239	1475
Note: Old, Building Exterior						
Interior Power Wiring Replacement	Deferred Maintenance	173,918	SF	3	$194,201	1476
Note: Majority Of Branch Circuit Wiring Is Original To Building - 1976 Install.						
	Sub Total for System	**14**	**items**		**$497,102**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Pipe Insulation Replacement	ADA Compliance	80	LF	3	$4,127	1447
Note: Add Sink Pipe Insulation Small Office Restrooms And Gym Locker And Shower Restrooms						
Instant Water Heater Replacement	Capital Renewal	2	Ea.	3	$4,098	1477
Note: Mech Room B20						
Restroom Is Not ADA Compliant	ADA Compliance	400	SF	3	$39,699	1446
Note: Office Restrooms						
Shower Replacement	Capital Renewal	23	Ea.	3	$28,251	1479
Note: Locker Rooms At Gym						
Toilet Replacement	Capital Renewal	6	Ea.	3	$28,540	1480
Note: A424.1, A412.1, A412.2						
Urinal Replacement	Capital Renewal	8	Ea.	3	$10,186	1481
Note: A424.2, A401.4						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	7	Ea.	4	$17,876	1478
Note: A423.2. A424.2						
	Sub Total for System	**7**	**items**		**$132,776**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	4	LF	3	$243	1445
Note: Replace And Add ADA Height						
Seating is not ADA Compliant	ADA Compliance	5	Seat	3	$2,600	1453
Note: None Provided For Wheelchair						
Base Storage Cabinet Replacement	Capital Renewal	480	LF	4	$248,677	1430
Note: Aged And Delaminating Old Science Wing, Art						
	Sub Total for System	**3**	**items**		**$251,520**	
	Sub Total for Building 5010 - Building 5010	**41**	**items**		**$1,984,570**	

Building: 5011 - Building 5011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	3	Ea.	3	$1,071	1454
	Sub Total for System	**1**	**items**		**$1,071**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	50	SF Wall	3	$1,171	1485
Note: Damage And Ne Corner						
Exterior Cleaning	Deferred Maintenance	8,320	SF Wall	5	$30,295	1486
Note: Entire Ext Wall						
	Sub Total for System	**2**	**items**		**$31,466**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting	Deferred Maintenance	1,350	SF Wall	5	$2,851	1487
Note: Corridor Walls						
	Sub Total for System	**1**	**items**		**$2,851**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	6,778	SF	4	$17,188	10582
	Sub Total for System	**1**	**items**		**$17,188**	
	Sub Total for Building 5011 - Building 5011	**5**	**items**		**$52,575**	

Building: 5012 - Building 5012

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	1340
Note: No Ramp Provided And North End						
	Sub Total for System	**1**	**items**		**$2,452**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	4	Ea.	3	$1,063	1339
Roof Cleaning	Deferred Maintenance	78,193	SF	4	$17,083	1338
Note: Full Roof						
	Sub Total for System	**2**	**items**		**$18,146**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	100	SF	4	$1,133	1335
Note: 2nd Floor Stor Closet By Elevator						
	Sub Total for System	**1**	**items**		**$1,133**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	1	Ea.	3	$242	1341
Note: Ambulatory Stall Lvl1 Womens						
	Sub Total for System	**1**	**items**		**$242**	
	Sub Total for Building 5012 - Building 5012	**5**	**items**		**$21,973**	
	Total for Campus	**63**	**items**		**$2,342,518**	

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	157	CAR	$248,256	5
Note:	North lot					
Roadway Pavement	Asphalt Driveways	3	26,100	SF	$182,925	5
Note:	North lot					
Fences and Gates	Fencing - Chain Link (4 Ft)	3	1,700	LF	$95,559	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,600	LF	$149,291	8
Athletic Areas	Competition Style Track	4	1	Ea.	$351,145	8
Pedestrian Pavement	Sidewalks - Gravel	3	3,200	SF	$2,356	8
	Sub Total for System		**6**	**items**	**$1,029,533**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	6	Ea.	$41,587	8
Note:	Ball Field					
	Sub Total for System		**1**	**items**	**$41,587**	
	Sub Total for Building -		**7**	**items**	**$1,071,119**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	173,918	SF	$6,533,188	5
	Sub Total for System		**1**	**items**	**$6,533,188**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	69,567	SF	$128,878	4
Exterior Operating Windows	Aluminum - Windows per SF	2	1,920	SF	$222,577	5
Note:	Clerestory Windows					
Exterior Entrance Doors	Steel - Insulated and Painted	3	28	Door	$131,147	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	10	Door	$46,838	10
	Sub Total for System		**4**	**items**	**$529,440**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	147,830	SF	$700,947	4
Carpeting	Carpet	4	17,392	SF	$232,994	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	147,830	SF	$942,251	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	92,177	SF	$854,700	5
Tile Flooring	Ceramic Tile	4	8,696	SF	$172,472	6
Suspended Plaster and	Painted ceilings	5	26,088	SF	$64,707	8
Fluid-Applied Flooring	Epoxy Coating	4	17,392	SF	$249,668	8
Interior Door Supplementary Components	Door Hardware	3	216	Door	$381,917	8
	Sub Total for System		**8**	**items**	**$3,599,655**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (20 HP)	3	1	Ea.	$9,610	5
Other HVAC Distribution Systems	VFD (15 HP)	3	1	Ea.	$8,238	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	1	Ea.	$15,675	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$31,349	5
HVAC Air Distribution	VAV Boxes / Terminal Device	4	90	Ea.	$379,995	5
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	1	Ea.	$328,373	8
Heat Generation	Boiler - Steel Tube (8375 MBH)	2	1	Ea.	$331,986	8
Facility Hydronic Distribution	4-Pipe System	4	174,000	SF	$531,966	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$10,899	10
HVAC Air Distribution	AHU 15,000 CFM Outdoor	2	5	Ea.	$910,523	10

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 15,000 CFM Outdoor	2	3	Ea.	$546,314	10
Exhaust Air	Roof Exhaust Fan - Large	3	40	Ea.	$406,154	10
Exhaust Air	Kitchen Exhaust Hoods	3	4	Ea.	$56,561	10
	Sub Total for System		**13**	**items**	**$3,567,645**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	139,118	SF	$3,223,489	10
	Sub Total for System		**1**	**items**	**$3,223,489**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (5 hp)	3	1	Ea.	$5,974	4
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	173,918	SF	$649,030	7
Domestic Water Equipment	Water Heater - Electric - 66 gallon	2	1	Ea.	$4,812	8
Plumbing Fixtures	Restroom Lavatory	3	39	Ea.	$126,166	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	4	Ea.	$3,791	8
Plumbing Fixtures	Toilets	3	51	Ea.	$307,307	8
Plumbing Fixtures	Urinals	3	18	Ea.	$29,032	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	19	Ea.	$49,837	8
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	2	Ea.	$5,507	10
Domestic Water Equipment	Gas Piping System (BldgSF)	2	5,000	SF	$13,457	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	173,918	SF	$1,052,472	10
Plumbing Fixtures	Classroom Lavatory	4	23	Ea.	$74,526	10
	Sub Total for System		**12**	**items**	**$2,321,912**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	173,918	SF	$2,313,013	8
Fire Detection and Alarm	Fire Alarm	1	173,918	SF	$1,247,663	9
	Sub Total for System		**2**	**items**	**$3,560,676**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	56	Room	$587,039	8
Casework	Lockers, Gym	4	974	Ea.	$563,179	8
	Sub Total for System		**2**	**items**	**$1,150,218**	
	Sub Total for Building 5010 - Building 5010		**43**	**items**	**$24,486,222**	

Building: 5011 - Building 5011

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	6,778	SF	$32,139	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,778	SF	$43,203	5
Carpeting	Carpet	4	678	SF	$9,636	6
Interior Door Supplementary Components	Door Hardware	3	12	Door	$21,217	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	6,100	SF	$63,660	9
	Sub Total for System		**5**	**items**	**$169,855**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	VAV Boxes / Terminal Device	4	7	Ea.	$32,296	8
HVAC Air Distribution	AHU 10,000 CFM Outdoor	2	2	Ea.	$256,090	10
Facility Hydronic Distribution	4-Pipe System	4	6,778	SF	$20,722	10
	Sub Total for System		**3**	**items**	**$309,108**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	6,778	SF	$157,053	10
Power Distribution	Power Wiring	3	6,778	SF	$10,171	10
	Sub Total for System		**2**	**items**	**$167,223**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	6,778	SF	$90,143	8

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	6,778	SF	$48,625	9
		Sub Total for System	**2**	**items**	**$138,768**	
		Sub Total for Building 5011 - Building 5011	**12**	**items**	**$784,954**	

Building: 5012 - Building 5012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2	78,193	SF	$3,322,123	10
		Sub Total for System	**1**	**items**	**$3,322,123**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	70,374	SF	$364,624	7
Compartments and Cubicles	Toilet Partitions	4	20	Stall	$48,032	8
Carpeting	Carpet	4	19,548	SF	$294,744	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	73,501	SF	$543,105	10
Suspended Plaster and	Painted ceilings	5	3,910	SF	$10,289	10
		Sub Total for System	**5**	**items**	**$1,260,795**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	78,193	SF	$251,181	8
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	$18,005	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$5,137	8
Heat Generation	Boiler - Steel Tube (750 MBH)	2	2	Ea.	$62,147	10
Central Cooling	Cooling Tower - Metal (100 Tons)	2	1	Ea.	$50,068	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$36,342	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$29,214	10
		Sub Total for System	**7**	**items**	**$452,093**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	73,193	SF	$1,695,947	10
		Sub Total for System	**1**	**items**	**$1,695,947**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$2,012	10
Domestic Water Equipment	Water Heater - Electric - 120 gallon	2	2	Ea.	$14,452	10
		Sub Total for System	**2**	**items**	**$16,464**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	78,193	SF	$560,945	9
		Sub Total for System	**1**	**items**	**$560,945**	
		Sub Total for Building 5012 - Building 5012	**17**	**items**	**$7,308,367**	
		Total for: Redan High School	**79**	**items**	**$33,650,663**	

Supporting Photos

Building 5010 - 3 Ton Ductless Condensing Unit - Abandon

R40 Clean Roof

Power Wash Exterior

Restroom Not ADA

Replace Panels

Replace Transformers

Appendix A19

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Redan Middle School | **2021**

Executive Summary

Redan Middle School is located at 1775 Young Rd in Lithonia, GA. It comprises 161,263 gross square feet. At the time of the assessment the oldest building was 17 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 $8,805,263. 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 Redan Middle School the ten-year need is $27,932,767.

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 Redan Middle School facility has a FCA score of 59.97% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Redan 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	$45,782	$1,141,085	$957,604	$1,186,867	$2,144,471		
Permanent Building(s)								
4010	Building 4010	$8,759,482	$10,329,652	$6,699,162	$19,089,134	$25,788,296	$50,654,320	62.31%
	Sub Total for Permanent Building(s):	*$8,759,482*	*$10,329,652*	*$6,699,162*	*$19,089,134*	*$25,788,296*	*$50,654,320*	
	Total for Site:	**$8,805,263**	**$11,470,738**	**$7,656,766**	**$20,276,001**	**$27,932,767**	**$50,654,320**	**59.97%**

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.

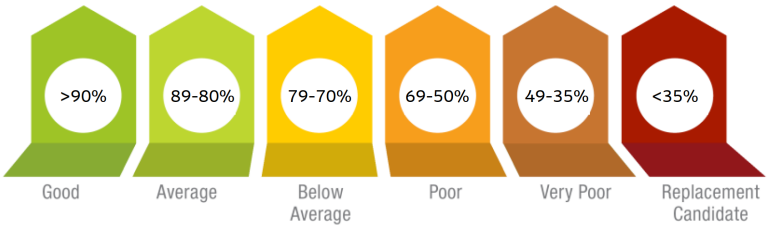
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $50,654,320. For planning purposes, the total 5-year need at the Redan Middle School is $20,276,001 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Redan Middle School facility has an FCA Score of 59.97%. which is considered "Poor".

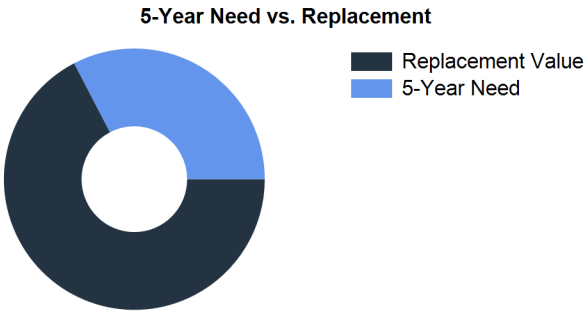


Figure 1: 5-Year FCI

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	$16,710	$20,249	$3,683	$5,140	$45,782	0.52 %
Roofing	$0	$5,006,792	$0	$0	$0	$5,006,792	56.86 %
Structural	$12,137	$0	$0	$0	$0	$12,137	0.14 %
Exterior	$0	$18,000	$108	$0	$29,129	$47,237	0.54 %
Interior	$0	$0	$41,344	$63,233	$8,766	$113,344	1.29 %
Mechanical	$0	$11,369	$322,952	$234,600	$0	$568,922	6.46 %
Electrical	$0	$0	$2,919,097	$0	$0	$2,919,097	33.15 %
Plumbing	$0	$0	$1,428	$4,965	$0	$6,393	0.07 %
Fire and Life Safety	$8,974	$0	$0	$0	$0	$8,974	0.10 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$2,109	$74,477	$0	$76,586	0.87 %
Total:	$21,111	$5,052,870	$3,307,287	$380,958	$43,036	$8,805,263	

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

Roofing	-	$5,006,792
Electrical	-	$2,919,097
Mechanical	-	$568,922

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

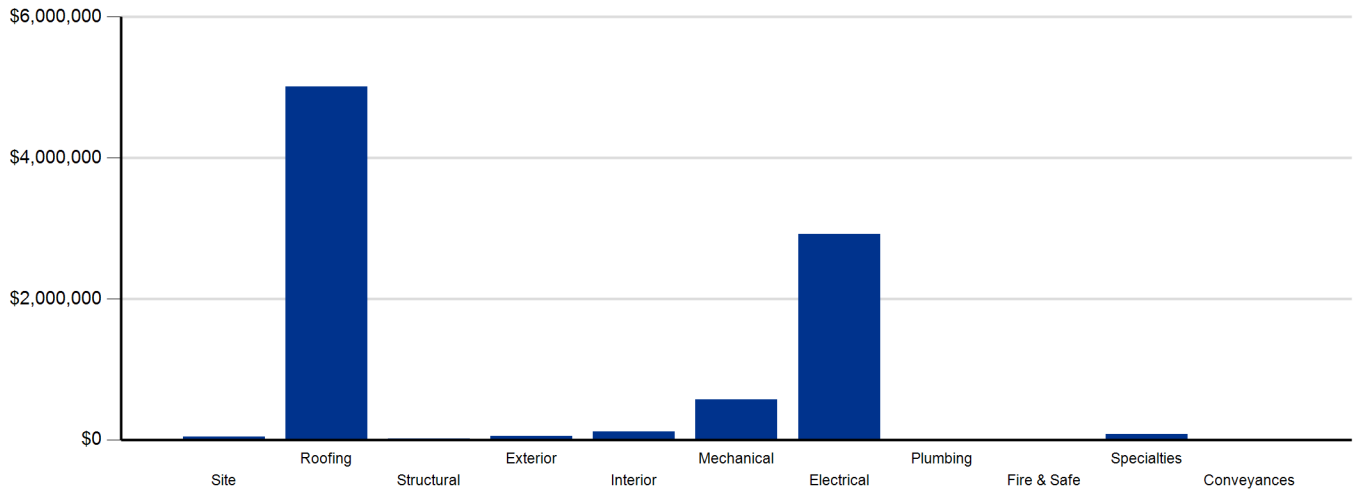


Figure 2: System Deficiencies

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	$67,920	$1,073,165	$1,141,085
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$255,695	$0	$290,902	$546,597
Interior	$0	$0	$0	$519,488	$1,734,071	$2,253,559
Mechanical	$0	$0	$234,027	$1,072,563	$2,701,199	$4,007,789
Electrical	$0	$0	$0	$120,795	$197,815	$318,610
Plumbing	$0	$0	$40,629	$692,189	$377,336	$1,110,153
Fire and Life Safety	$0	$0	$0	$0	$1,027,871	$1,027,871
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$1,052,467	$12,607	$1,065,074
Total	**$0**	**$0**	**$530,351**	**$3,525,421**	**$7,414,966**	**$11,470,738**

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	$1,141,085	$0	$0	$889,333	$0	$0	$889,333	$2,030,419
Roofing	$0	$0	$0	$0	$0	$68,271	$68,271	$68,271
Exterior	$546,597	$0	$0	$0	$0	$0	$0	$546,597
Interior	$2,253,558	$0	$0	$1,639,994	$1,211,730	$0	$2,851,724	$5,105,283
Mechanical	$4,007,788	$0	$0	$0	$0	$0	$0	$4,007,789
Electrical	$318,610	$0	$0	$279,283	$0	$63,164	$342,448	$661,058
Plumbing	$1,110,153	$0	$0	$0	$0	$0	$0	$1,110,153
Fire and Life Safety	$1,027,871	$0	$0	$2,144,709	$0	$0	$2,144,709	$3,172,580
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,065,074	$0	$155,617	$1,204,665	$0	$0	$1,360,282	$2,425,356
Total	**$11,470,738**	**$0**	**$155,617**	**$6,157,985**	**$1,211,730**	**$131,435**	**$7,656,766**	**$19,127,505**

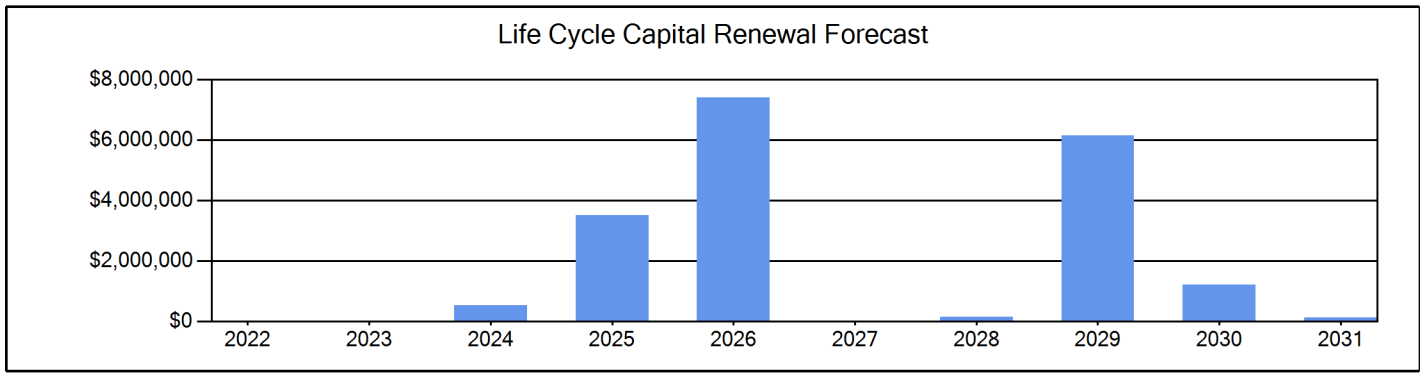


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Evidence of Structural Deficiency		$12,137
Emergency Exit Signage Replacement		$8,974
	Total for Priority 1	**$21,111**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$16,710
Modified Roof Covering Replacement		$5,006,792
Aluminum Window Replacement		$18,000
Ductless Split System AC Replacement		$8,926
Electric Unit Heater Replacement		$2,443
	Total for Priority 2	**$5,052,870**

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	200	LF	2	$16,710	927
Location: Multiple Locations: Near Tennis And Front Of Building						
Asphalt Driveway Replacement	Capital Renewal	2,400	SF	3	$14,510	505
Note: Bad Cracking, Pothole						
Location: Front Driveway						
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$734	925
Note: Non Compliant						
Car Accessible Parking Spaces Restiriping	ADA Compliance	7	Ea.	3	$748	923
Location: Near Tennis Court And Front Of School						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	926
Location: Near Covered Canopy Walkway						
Exterior Signage At Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	6	Ea.	3	$1,351	2073
Note: Poles Are Leaning						
Location: Front Of Building						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	$344	922
Location: Near Tennis Court And Front Of School						
Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	$111	924
Note: Non Compliant						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	50	LF	4	$3,683	504
Note: Damaged						
Location: West Of Tennis Court						
Paving Restriping	Deferred Maintenance	79	CAR	5	$2,470	506
Note: Recommend All Stripping Be Redone						
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	2	Ea.	5	$2,670	503
Note: Damaged						
Location: Tennis Court						
	Sub Total for System	**11**	**items**		**$45,782**	
	Sub Total for School and Site Level	**11**	**items**		**$45,782**	

Building: 4010 - Building 4010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	154,513	SF	2	$5,006,792	929
Note: Extreme Blisters And Deterioration						
	Sub Total for System	**1**	**items**		**$5,006,792**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Evidence of Structural Deficiency	Capital Renewal	1	Ea.	1	$12,137	4801
Note: Structural Cracks At Multiple Locations In School; Girls Shower, Room 709 Above Door, Room 701, Wall Separating 304 And 302. Floor Of Room Next To Girls Showers Is Also Sloping Down But No Cracks Visible						
	Sub Total for System	**1**	**items**		**$12,137**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	180	SF	2	$18,000	514
Note: Fogging Up						
Location: 602, Health, Art						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	$108	515
Location: Kitchen						
Exterior Cleaning	Deferred Maintenance	8,000	SF Wall	5	$29,129	513
Note: Various						
	Sub Total for System	**3**	**items**		**$47,237**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	2071
Note: No Power Assist						
Interior Door Replacement	Capital Renewal	2	Door	3	$3,527	520
Location: Near Stage Ramp						
Rubber Flooring Replacement	Capital Renewal	1,613	SF	3	$22,925	517
Note: Very Old; The Original						
Acoustical Ceiling Tile Replacement	Capital Renewal	600	SF	4	$3,299	4311
Location: Dry Storage Room						
Carpet Flooring Replacement	Capital Renewal	4,838	SF	4	$57,585	516
Note: Stained, Aging						
Location: Media Entry						
Ceiling Grid Replacement	Capital Renewal	600	SF	4	$2,349	4310
Location: Dry Storage Room						
Interior Ceiling Repainting	Deferred Maintenance	500	SF	5	$979	4312
Location: Hallway						
Interior Door Repair	Deferred Maintenance	1	Door	5	$607	518
Location: Hallway Near Gym, Double Door						
Interior Wall Repainting	Deferred Maintenance	3,400	SF Wall	5	$7,180	4313
Location: Locker Rooms, 913, 710, 917						
	Sub Total for System	**9**	**items**		**$113,344**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	2	Ea.	2	$8,926	1461
Note: Beyond Useful Life						
Location: Kitchen Office And Data Distribution						
Electric Unit Heater Replacement	Capital Renewal	2	Ea.	2	$2,443	1460
Note: Broken						
Location: Janitor Closet And Laundry Room In Kitchen						
Testing And Balancing	Deferred Maintenance	161,263	SF	3	$322,952	1462
Existing Controls Are Obsolete	Capital Renewal	161,263	SF	4	$234,600	10583
	Sub Total for System	**4**	**items**		**$568,922**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	$9,792	526
Note: Some Work Orders Have Been Submitted For Canopy Lights Replacement						
Location: Multiple Locations						
Electrical Receptacle Replacement	Capital Renewal	50	Ea.	3	$6,281	937
Exterior Mounted Building Lighting Replacement	Capital Renewal	5	Ea.	3	$4,239	527
Note: Most Building Mounted Lights Are Operational						
Location: Multiple Locations						
Lighting Fixtures Replacement	Capital Renewal	161,263	SF	3	$2,780,388	528
Note: Almost All Is Fluorescent; Many Fixtures Are Blown Out And Fused						
Lightning Protection System Installation	Functional Deficiency	161,263	SF	3	$118,398	525
	Sub Total for System	**5**	**items**		**$2,919,097**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Pipe Insulation Replacement	ADA Compliance	3	LF	3	$155	2074
Urinal Replacement	Capital Renewal	1	Ea.	3	$1,273	1459
Note: Coming Off Wall						
Location: Boys Restroom 700 Hall						
Replace classroom lavatory	Capital Renewal	1	Ea.	4	$2,411	1456
Note: Coming Off Wall						
Location: Kitchen Near The Laundry Room						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	$2,554	1457
Note: Coming Off Wall						
Location: Boys Restroom 700 Hall						
	Sub Total for System	**4**	**items**		**$6,393**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	15	Ea.	1	$8,974	524
Location: Multiple Locations						
	Sub Total for System	**1**	**items**		**$8,974**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Auditorium Seating Replacement	Capital Renewal	5	Ea.	3	$2,109	4366
Note: Broken						
Replace Cabinetry In Classes/Labs	Capital Renewal	9	Room	4	$74,477	934
Note: Approximately 140' To Be Replaced						
Location: Lounge, Cafeteria, 810, 711, 808, 702, Rec, Security Room						
	Sub Total for System	**2**	**items**		**$76,586**	
	Sub Total for Building 4010 - Building 4010	**30**	**items**		**$8,759,482**	
	Total for Campus	**41**	**items**		**$8,805,263**	

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	530	LF	$26,470	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	460	LF	$38,134	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	40	LF	$3,316	4
Parking Lot Pavement	Asphalt	3	195	CAR	$308,344	5
Roadway Pavement	Asphalt Driveways	3	105,323	SF	$738,168	5
Roadway Pavement	Concrete Driveways	3	1,959	SF	$26,654	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,940	LF	$367,629	8
Pedestrian Pavement	Sidewalks - Concrete	3	38,672	SF	$521,704	8
		Sub Total for System	**8**	**items**	**$2,030,419**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3	1,065	SF	$68,271	10
		Sub Total for System	**1**	**items**	**$68,271**	
		Sub Total for Building -	**9**	**items**	**$2,098,689**	

Building: 4010 - Building 4010

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	2,340	SF	$255,695	3
Exterior Entrance Doors	Steel - Insulated and Painted	3	72	Door	$290,902	5
		Sub Total for System	**2**	**items**	**$546,597**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$5,594	4
Note:	concession stand					
Wall Coverings	Vinyl/Fabric Wall Covering	4	1,613	SF	$8,043	4
Interior Door Supplementary Components	Door Hardware	3	322	Door	$505,851	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	145,137	SF	$925,086	5
Suspended Plaster and	Painted ceilings	5	12,901	SF	$29,283	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	159,650	SF	$779,702	5
Compartments and Cubicles	Toilet Partitions	4	57	Stall	$136,891	8
Carpeting	Carpet	4	4,838	SF	$72,947	8
Interior Swinging Doors	Wooden Door	3	318	Door	$710,348	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	145,137	SF	$719,809	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	116,109	SF	$1,211,730	9
		Sub Total for System	**11**	**items**	**$5,105,282**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$115,518	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	4	Ea.	$59,099	3
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$59,410	3
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	20	Ea.	$27,498	4
Decentralized Cooling	Heat Pump (1 Ton)	2	68	Ea.	$529,483	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	2	Ea.	$99,103	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$100,706	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$51,292	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	9	Ea.	$230,810	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$33,670	4
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	3	Ea.	$56,162	5
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	1	Ea.	$16,188	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	161,263	SF	$314,293	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	161,263	SF	$2,244,071	5

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	33	Ea.	$70,484	5
		Sub Total for System	**15**	**items**	**$4,007,788**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	161,263	SF	$120,795	4
Battery Equipment	UPS (15 KVA)	2	5	Ea.	$197,815	5
Power Distribution	Distribution Panel (3000 Amps)	3	1	Ea.	$32,503	8
Power Distribution	Motor Controller (Loads)	3	4	Ea.	$8,752	8
	Note: MCC #1					
Power Distribution	Motor Controller (Loads)	3	1	Ea.	$2,188	8
	Note: MCC #2					
Electrical Service	Transformer (500 KVA)	2	1	Ea.	$90,252	8
	Note: old humming noise					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
	Note: old humming noise					
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
	Note: old humming noise					
Power Distribution	Distribution Panel (3000 Amps)	3	1	Ea.	$32,503	8
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	8
Power Distribution	Distribution Panels (800 Amps)	3	1	Ea.	$22,109	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	30	Ea.	$32,219	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	24	Ea.	$63,164	10
		Sub Total for System	**13**	**items**	**$661,058**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	3	Ea.	$13,747	3
Domestic Water Equipment	Water Heater - Gas - 40 gallon	3	1	Ea.	$3,586	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	2	Ea.	$4,387	3
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	2	1	Ea.	$18,909	3
Plumbing Fixtures	Restroom Lavatory	3	65	Ea.	$186,829	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	7	Ea.	$5,895	4
Plumbing Fixtures	Showers	5	17	Ea.	$23,502	4
Plumbing Fixtures	Toilets	3	72	Ea.	$385,465	4
Plumbing Fixtures	Urinals	3	29	Ea.	$41,557	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	21	Ea.	$48,940	4
Plumbing Fixtures	Classroom Lavatory	4	135	Ea.	$377,336	5
		Sub Total for System	**11**	**items**	**$1,110,153**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	161,263	SF	$1,027,871	5
Security System Component	Security Alarm System	1	161,263	SF	$2,144,708	8
		Sub Total for System	**2**	**items**	**$3,172,580**	

Specialties

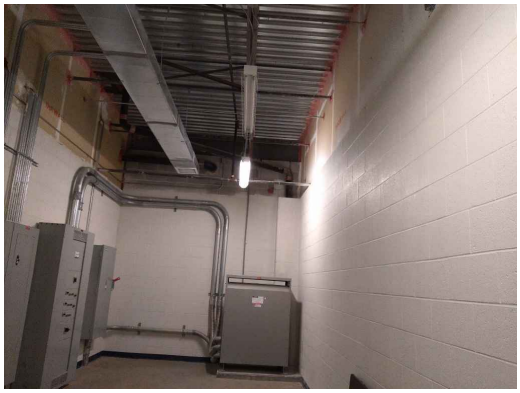
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	113	Room	$1,052,467	4
Movable Multiple Seating	Bleachers	4	28	Seat	$12,607	5
Fixed Multiple Seating	Auditorium Seating	4	300	Ea.	$155,617	7
Casework	Lockers, Gym	4	658	Ea.	$380,464	8
Casework	Lockers	4	1,299	Ea.	$824,201	8
		Sub Total for System	**5**	**items**	**$2,425,356**	
		Sub Total for Building 4010 - Building 4010	**59**	**items**	**$17,028,814**	
		Total for: Redan Middle School	**68**	**items**	**$19,127,504**	

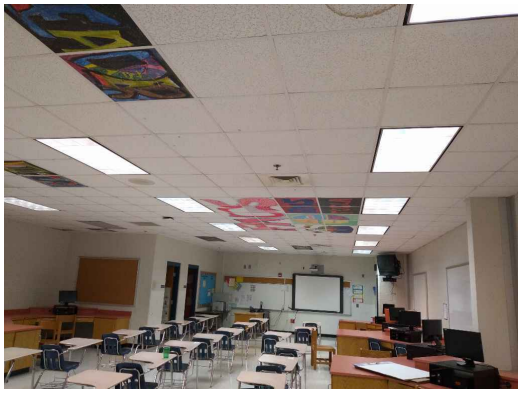
Supporting Photos

Redan Middle School

Roof Deficiency Conditions

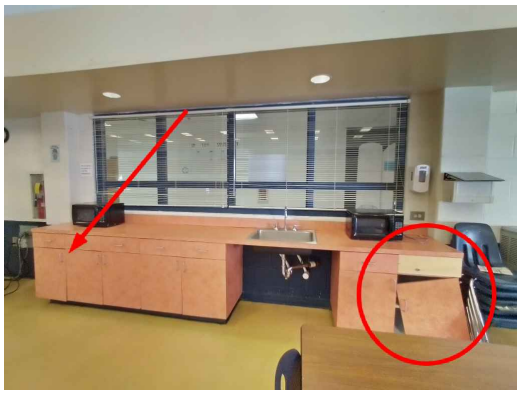
Roof Major Blisters


Electrical Room Next To 712. Lights Need Replacement


402 Lights Need Replacement And The Colors Need To Be Consistent With The Rest Of The Fixtures

Security System Is 20 Years Old

Only One Canopy Light Is Working


Cafeteria Casework Deficiencies

Appendix A20

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

McNair Middle School | **2021**

Executive Summary

McNair Middle School is located at 2190 Wallingford Drive in Decatur, GA. It comprises 169,591 gross square feet. At the time of the assessment the oldest building was 1 year 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 $124,512. 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 McNair Middle School the ten-year need is $2,324,377.

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 McNair Middle School facility has a FCA score of 99.77% which is considered "Good".

Summary of Findings

The table below summarizes the condition findings at McNair Middle School.

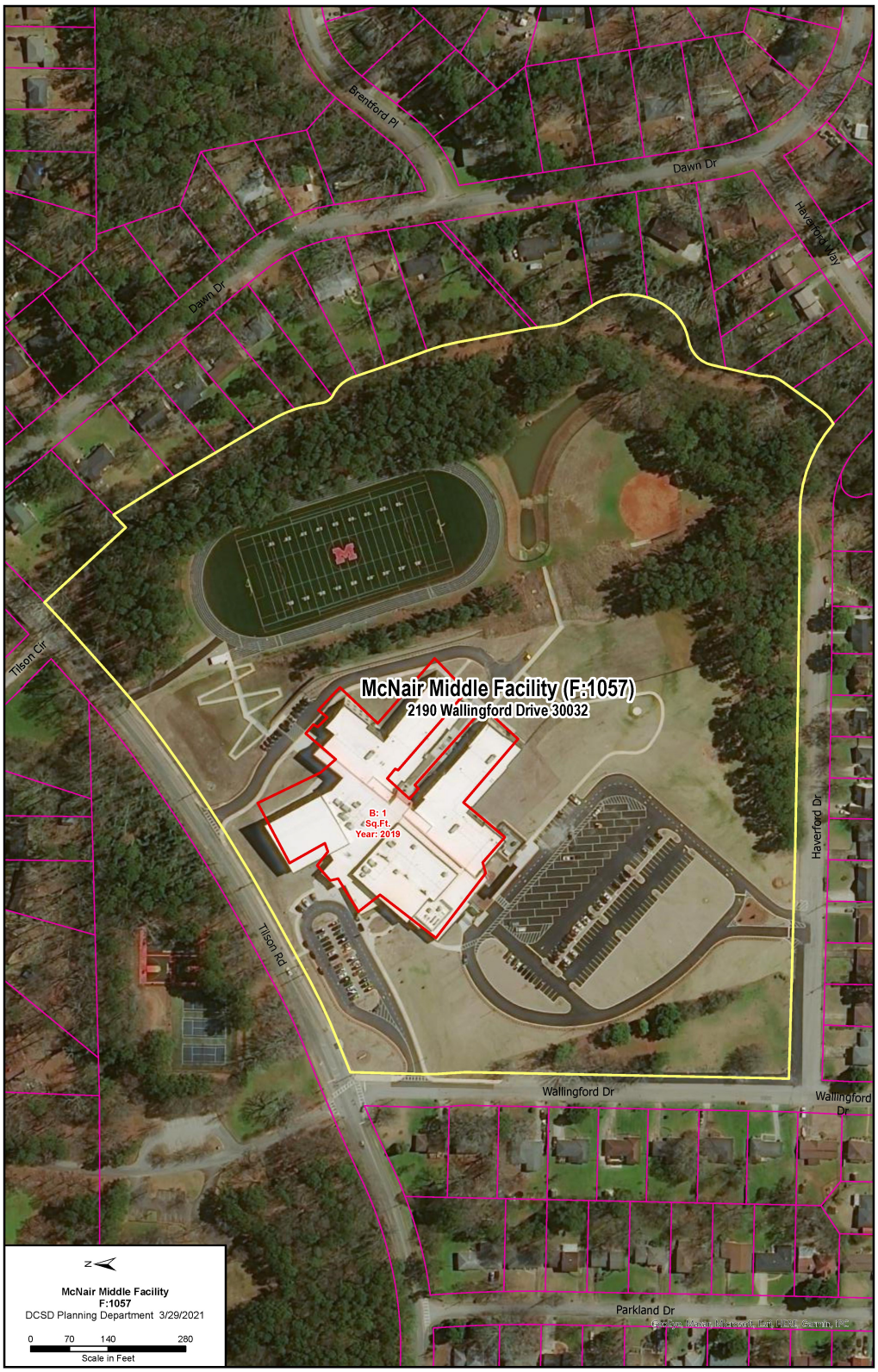
Table 1: Facility Condition by Building

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	$0	$0	$0	$0		
Permanent Building(s)								
01	Building 01	$124,512	$0	$2,199,865	$124,512	$2,324,377	$53,270,230	99.77%
	Sub Total for Permanent Building(s):	***$124,512***	***$0***	***$2,199,865***	***$124,512***	***$2,324,377***	***$53,270,228***	
	Total for Site:	**$124,512**	**$0**	**$2,199,865**	**$124,512**	**$2,324,377**	**$53,270,228**	**99.77%**

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.

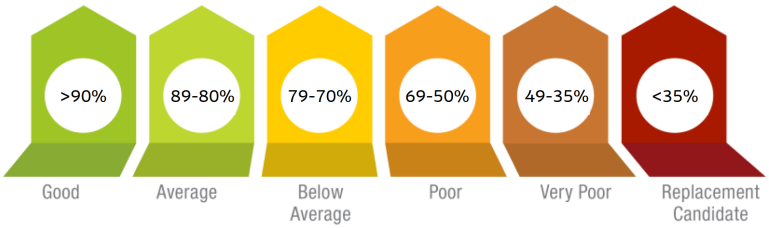
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $53,270,228. For planning purposes, the total 5-year need at the McNair Middle School is $124,512 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The McNair Middle School facility has an FCA Score of 99.77%. which is considered "Good".

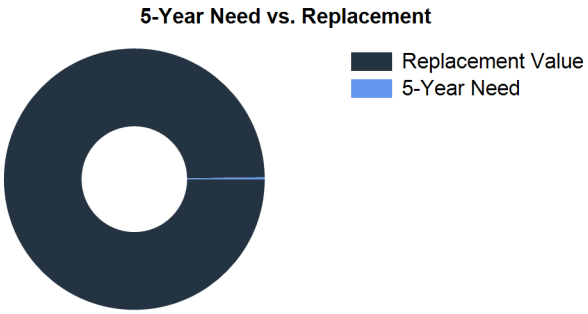


Figure 1: 5-Year FCI

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	$0	$0	$0	$0	0.00 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$0	$0	$0	$0	0.00 %
Mechanical	$0	$0	$0	$0	$0	$0	0.00 %
Electrical	$0	$0	$124,512	$0	$0	$124,512	100.00 %
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	$0	$124,512	$0	$0	$124,512	

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

Electrical	-	$124,512
Fire and Life Safety	-	$0
Exterior	-	$0

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

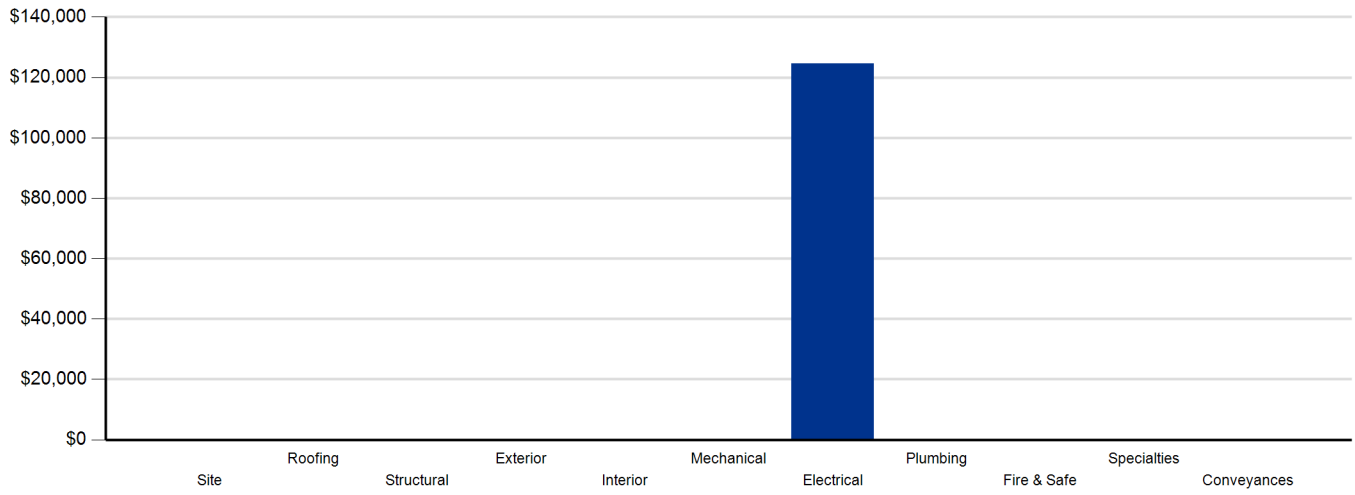


Figure 2: System Deficiencies

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	$0	$0
Mechanical	$0	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$0	$0	$0
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**	**$0**	**$0**	**$0**	**$0**

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	$0	$0	$0
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$409,141	$0	$939,653	$1,348,794	$1,348,794
Mechanical	$0	$0	$0	$0	$0	$834,939	$834,939	$834,939
Electrical	$0	$0	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$0	$0	$16,132	$16,132	$16,132
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$409,141**	**$0**	**$1,790,724**	**$2,199,865**	**$2,199,865**

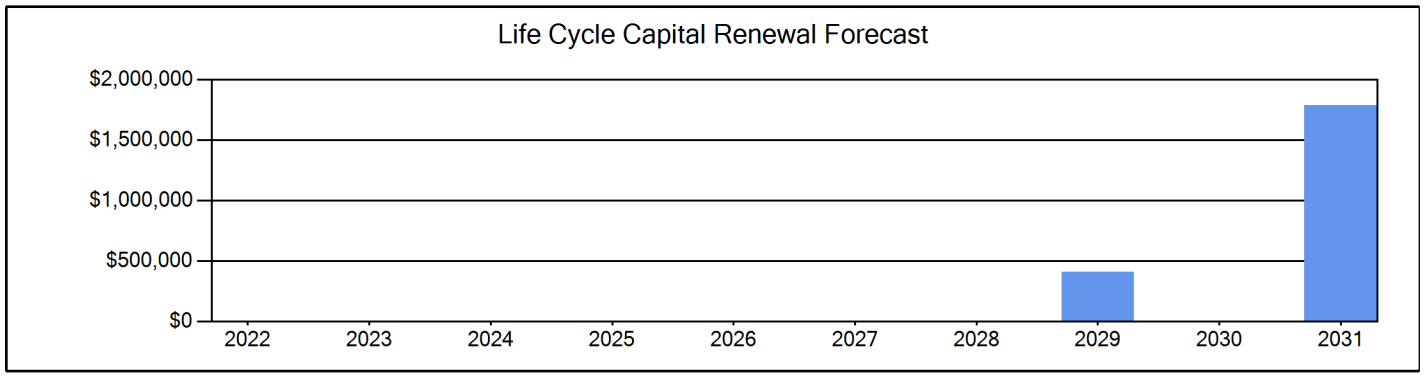


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

There are no High Priority deficiencies for this site

Deficiency Summary

(Items below detail the totals referenced in Table 2)

Building: 01 - Building 01

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	169,591	SF	3	$124,512	5135
Note: Not Installed						
	Sub Total for System	**1**	**items**		**$124,512**	
	Sub Total for Building 01 - Building 01	**1**	**items**		**$124,512**	
	Total for Campus	**1**	**items**		**$124,512**	

Life Cycle Summary Yrs 1-10

(Items below detail the totals referenced in Tables 3a & 3b)

Building: 01 - Building 01

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	27,135	SF	$409,141	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	103,451	SF	$764,407	10
Suspended Plaster and	Painted ceilings	5	35,614	SF	$93,714	10
Compartments and Cubicles	Toilet Partitions	4	32	Stall	$81,531	10
		Sub Total for System	**4**	**items**	**$1,348,794**	

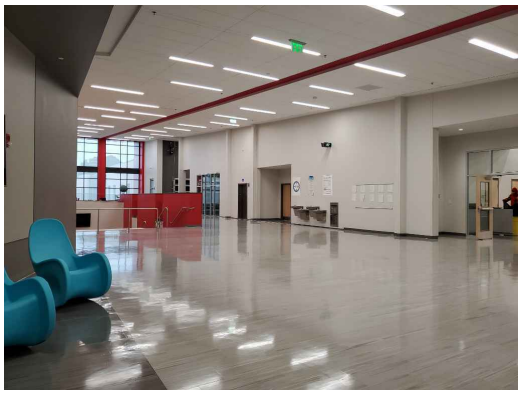
Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (750 MBH)	2	1	Ea.	$31,073	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	170,000	SF	$579,354	10
Central Cooling	Cooling Tower - Metal (170 Tons)	2	1	Ea.	$64,927	10
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	$19,101	10
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	$14,423	10
Other HVAC Distribution Systems	VFD (5 HP)	3	1	Ea.	$5,550	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$10,899	10
Facility Hydronic Distribution	Pump - 5HP	4	2	Ea.	$17,310	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$29,214	10
HVAC Air Distribution	VAV Boxes / Terminal Device	4	10	Ea.	$48,947	10
Note:	VVT dampers					
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
		Sub Total for System	**11**	**items**	**$834,939**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	2	Ea.	$16,132	10
		Sub Total for System	**1**	**items**	**$16,132**	
		Sub Total for Building 01 - Building 01	**16**	**items**	**$2,199,865**	
		Total for: McNair Middle School	**16**	**items**	**$2,199,865**	

Supporting Photos



Interior Lobby

Appendix A21

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Rowland Elementary School | **2021**

Executive Summary

Rowland Elementary School is located at 1317 S. Indian Creek Drive in Stone Mountain, GA. It comprises 64,522 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 $4,973,613. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Rowland Elementary School the ten-year need is $10,963,834.

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 Rowland Elementary School facility has a FCA score of 66.87% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Rowland 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	$655,778	$500	$89,631	$656,278	$745,909		
Permanent Building(s)								
2010	Building 2010	$3,258,216	$694,453	$2,188,491	$3,952,668	$6,141,160	$9,552,228	58.62%
2011	Building 2011	$680,438	$66,708	$667,785	$747,145	$1,414,930	$3,548,779	78.95%
2012	Building 2012	$247,389	$117,776	$1,762,973	$365,165	$2,128,138	$3,270,122	88.83%
2020	Building 2020	$131,793	$73,174	$328,730	$204,967	$533,697	$1,518,885	86.51%
	Sub Total for Permanent Building(s):	*$4,317,835*	*$952,110*	*$4,947,979*	*$5,269,945*	*$10,217,925*	*$17,890,014*	
	Total for Site:	**$4,973,613**	**$952,610**	**$5,037,610**	**$5,926,223**	**$10,963,834**	**$17,890,014**	**66.87%**

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.

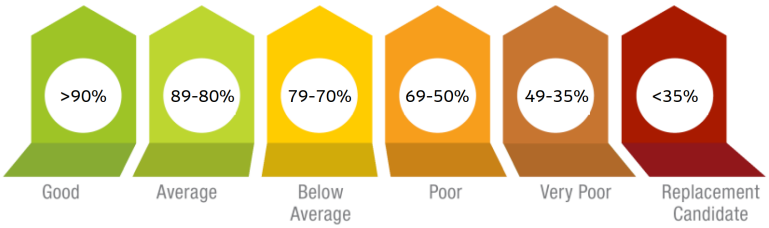
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $17,890,014. For planning purposes, the total 5-year need at the Rowland Elementary School is $5,926,223 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Rowland Elementary School facility has an FCA Score of 66.87%. which is considered "Poor".

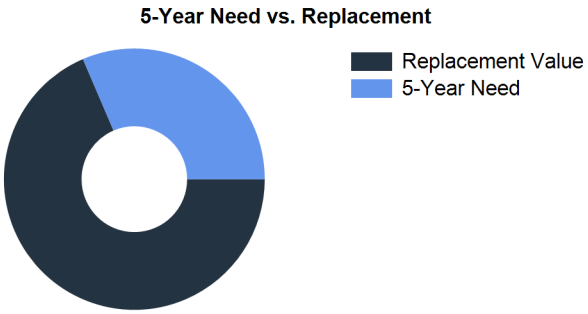


Figure 1: 5-Year FCI

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	$418	$454,721	$197,690	$2,950	$655,778	13.19 %
Roofing	$0	$1,116,340	$5,758	$0	$0	$1,122,098	22.56 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$3,485	$476	$11,341	$728	$16,030	0.32 %
Interior	$0	$0	$10,800	$177,300	$845	$188,945	3.80 %
Mechanical	$0	$1,190,148	$193,798	$163,618	$1,165	$1,548,729	31.14 %
Electrical	$0	$21,999	$937,217	$0	$0	$959,216	19.29 %
Plumbing	$0	$0	$390,196	$12,424	$0	$402,620	8.10 %
Fire and Life Safety	$4,808	$2,013	$0	$0	$0	$6,821	0.14 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$73,377	$0	$73,377	1.48 %
Total:	$4,808	$2,334,402	$1,992,966	$635,749	$5,688	$4,973,613	

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

Mechanical	-	$1,548,729
Roofing	-	$1,122,098
Electrical	-	$959,216

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

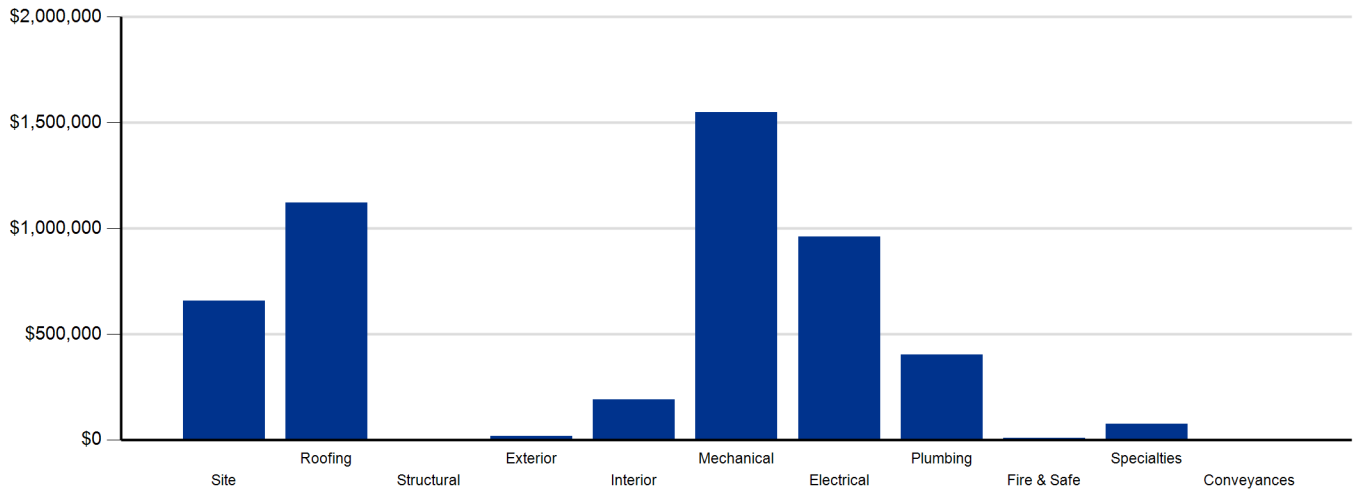


Figure 2: System Deficiencies

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	$500	$0	$500
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$12,741	$0	$0	$0	$40,403	$53,144
Interior	$0	$8,045	$319,670	$275,594	$13,187	$616,496
Mechanical	$0	$0	$0	$15,786	$29,482	$45,268
Electrical	$0	$0	$0	$0	$54,815	$54,815
Plumbing	$0	$0	$9,316	$127,961	$40,860	$178,137
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$4,251	$0	$0	$0	$4,251
Total	**$12,741**	**$12,296**	**$328,985**	**$419,842**	**$178,746**	**$952,610**

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	$500	$0	$0	$0	$0	$0	$0	$500
Roofing	$0	$456,330	$0	$0	$0	$89,631	$545,961	$545,961
Exterior	$53,144	$0	$13,948	$0	$0	$357,789	$371,737	$424,882
Interior	$616,495	$339,913	$200,666	$152,185	$2,860	$323,158	$1,018,782	$1,635,278
Mechanical	$45,268	$247,560	$0	$97,032	$0	$14,141	$358,733	$404,001
Electrical	$54,815	$0	$0	$371,654	$0	$491,822	$863,476	$918,291
Plumbing	$178,137	$332,548	$0	$0	$0	$0	$332,548	$510,685
Fire and Life Safety	$0	$423,592	$0	$800,569	$0	$0	$1,224,162	$1,224,162
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$4,251	$217,383	$0	$104,828	$0	$0	$322,211	$326,462
Total	**$952,610**	**$2,017,327**	**$214,614**	**$1,526,268**	**$2,860**	**$1,276,541**	**$5,037,610**	**$5,990,220**

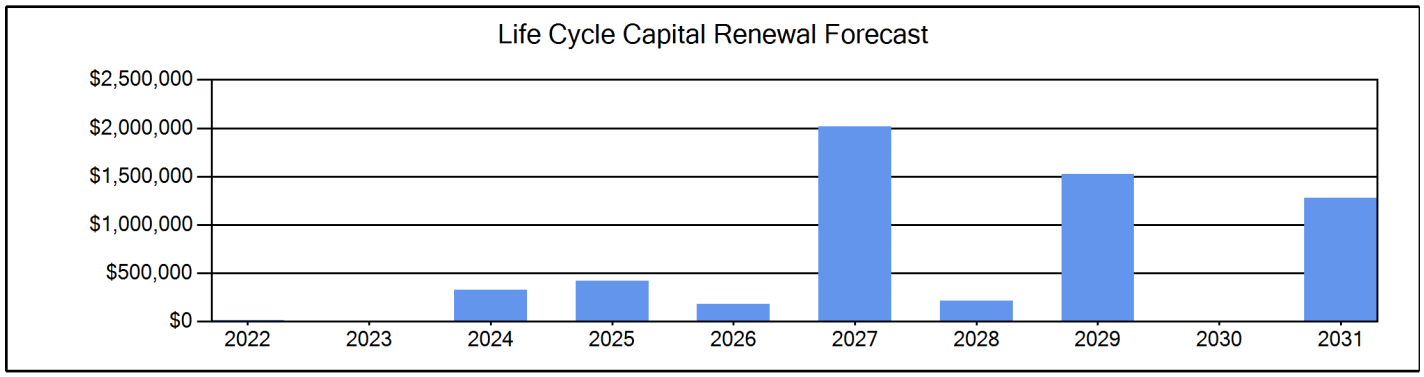


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$2,393
Wall Pack Lighting Replacement		$2,415
	Total for Priority 1	**$4,808**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$418
Modified Roof Covering Replacement		$1,116,340
Metal Exterior Door Replacement		$3,485
Air Cooled Condenser Replacement		$12,077
Ductless Split System AC Replacement		$8,926
Ductwork Replacement (SF Basis)		$567,176
Gas Piping Replacement (SF Basis)		$94,625
Package DX Unit Replacement		$342,115
Package Roof Top Unit Replacement		$165,230
Electrical Transformer Replacement		$10,226
Panelboard Replacement		$11,773
Emergency Exit Signage Is Missing		$1,031
Wall Pack Lighting Installation		$982
	Total for Priority 2	**$2,334,402**

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	5	LF	2	$418	1493
Note: Damaged						
Location: Northeast Corner						
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	$5,899	1538
Note: None Provided						
Aluminum Covered Walkways Replacement	Capital Renewal	600	SF	3	$28,583	1513
Note: Significant Damage						
Location: At Stair By Northwest Corner						
Asphalt Driveway Replacement	Capital Renewal	48,300	SF	3	$292,007	1505
Note: Cracked And Aged						
Location: All Pavement						
Concrete Walks Replacement	Capital Renewal	8,040	SF	3	$85,622	1509
Note: Damaged						
Location: All Except At Gym						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	8	Ea.	3	$19,613	1533
Note: Too Steep						
Location: Main Entry And Back Lot						
Exterior Signage At Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	5	Ea.	3	$1,126	1532
Note: Parking Signage Not Compliant - Not Provided In Parking Lots - Install Parking Signage						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10592
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	5	Ea.	3	$860	1531
Note: Damaged						
Location: Parking Lots						
Asphalt Paving Replacement	Capital Renewal	70	CAR	4	$95,480	1503
Note: Cracked And Aged						
Location: All Lots						
Bollard Repainting	Deferred Maintenance	2	Ea.	4	$330	1512
Note: Damaged						
Location: Kitchen						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	1,380	LF	4	$101,647	1499
Note: Perimeter Fence Damaged						
Gravel Walks Replacement	Capital Renewal	400	SF	4	$232	1510
Note: Damaged						
Location: Playground						
Site Signage Replacement	Capital Renewal	13	Ea.	5	$2,950	1511
Note: Damaged						
Location: Main Entry And Lot						
	Sub Total for System	**14**	**items**		**$655,778**	
	Sub Total for School and Site Level	**14**	**items**		**$655,778**	

Building: 2010 - Building 2010

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	34,451	SF	2	$1,116,340	1528
Note: Beyond Useful Life - No Roof Access But Roof Is Beyond Useful Life Based On Interview With The Principal And Images						
Debris In Gutter Removal	Deferred Maintenance	330	LF	3	$1,602	1529
Note: Debris Visible						
Location: All Gutters						

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	50	LF	3	$1,112	1530
Note: Rust And Damage						
Location: West Side Of Building						
	Sub Total for System	**3**	**items**		**$1,119,054**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	$3,485	1516
Note: Damaged						
Location: Boiler Room						
Exterior Painting (Bldg SF)	Capital Renewal	6,890	SF	4	$11,341	7632
Note: Dirty And Aged						
	Sub Total for System	**2**	**items**		**$14,826**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	4	Ea.	3	$9,404	1535
Note: Toilet Paper Behind And Toilet - No Turning Circle Space						
Location: Rooms 105.1, 105.2 And Rooms 109.1, 109.2						
Acoustical Ceiling Tile Replacement	Capital Renewal	2,412	SF	4	$13,262	1518
Note: Water Damage						
Location: Room 130.3, Kitchen, Stage						
Carpet Flooring Replacement	Capital Renewal	5,168	SF	4	$61,513	1521
Note: Old And Failing						
Location: Media Center And Offices						
Ceiling Grid Replacement	Capital Renewal	2,412	SF	4	$9,443	1517
Note: Water Damage						
Location: Room 130.3, Kitchen, Stage						
Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	80	LF	4	$8,276	1537
Note: No Landing Extensions And Not Continuous And Missing						
Location: Northeast Of Building And At Kitchen						
Stone/Quarry Flooring Replacement	Capital Renewal	200	SF	4	$5,140	1522
Note: Failing						
Location: Stage Stairs						
Terrazzo Flooring Repair	Deferred Maintenance	100	SF	4	$2,203	1523
Note: Cracking						
Location: Main Corridor						
Toilet Partition Replacement	Capital Renewal	20	Stall	4	$37,917	1520
Note: Failure And Damage						
Location: Student Restrooms And Boiler Room						
Vinyl Composition Tile Replacement	Capital Renewal	4,134	SF	4	$33,066	1525
Note: Water Damaged						
Location: Lounge And Recep And Storage						
Interior Wall Repainting	Deferred Maintenance	400	SF Wall	5	$845	1519
Note: Damaged						
Location: Corridors						
	Sub Total for System	**10**	**items**		**$181,067**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	$12,077	1548
Note: 1.5 Tons, No Roof Access						
Ductless Split System AC Replacement	Capital Renewal	2	Ea.	2	$8,926	1549
Note: 1.5 Ton						
Location: I.T. Office						
Ductwork Replacement (SF Basis)	Capital Renewal	34,451	SF	2	$413,540	1552

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	34,451	SF	2	$68,993	1539
Location: Throughout						
Package DX Unit Replacement	Capital Renewal	13	Ea.	2	$138,984	1550
Location: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	3	Ea.	2	$44,872	1553
Note: 3 Ton, No Roof Access						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$29,915	1554
Note: No Roof Access						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$45,572	1556
Note: No Roof Access						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	10	Ea.	3	$75,554	1557
Note: No Roof Access						
Testing And Balancing	Deferred Maintenance	34,451	SF	3	$68,993	1551
Existing Controls Are Obsolete	Capital Renewal	34,451	SF	4	$87,362	1547
Location: Throughout						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	1558
Note: Electric Wall Heater						
Location: 207 Workroom						
	Sub Total for System	**12**	**items**		**$995,953**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	1777
Note: Beyond Useful Life						
Location: Clan 110.1						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,037	1778
Location: Mech 1162						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	1779
Note: Beyond Useful Life						
Location: Hallway At Classroom 101						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	1780
Note: Beyond Useful Life						
Location: Stage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	1781
Note: Beyond Useful Life						
Location: Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$1,372	1782
Note: Beyond Useful Life						
Location: Elec 105.3						
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	$9,792	1786
Note: Beyond Useful Life						
Electrical Receptacle Replacement	Capital Renewal	1	Ea.	3	$126	1783
Note: Lounge Receptacle						
Location: Replace Receptacle Near Sink With Gf1 Protected Receptacle						
Exterior Mounted Building Lighting Replacement	Capital Renewal	12	Ea.	3	$10,173	1787
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	20,000	SF	3	$22,333	1789
Note: Old 1967 Wiring						
Lighting Fixtures Replacement	Capital Renewal	26,000	SF	3	$448,274	1788
Note: Old T8 Lamp Fixtures						
Lightning Protection System Installation	Functional Deficiency	34,451	SF	3	$25,294	1785
Note: Not Installed						
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$6,870	7633

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	34,451	SF	3	$22,928	1784
Note: Beyond Useful Life						
	Sub Total for System	**14**	**items**		**$567,788**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$1,967	1544
Note: 1.5" Backflow Preventer						
Location: Boiler Room						
Existing Lavatory/Sink Pipe Insulation Replacement	ADA Compliance	45	LF	3	$2,321	1536
Note: No Pipe Insulation - 15 Sinks						
Location: Restrooms						
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	34,451	SF	3	$155,130	1540
Location: Throughout						
Restroom Is Not ADA Compliant	ADA Compliance	300	SF	3	$29,774	1534
Note: Too Small And No ADA						
Location: Rooms 202, 204, 205, 206, Kitchen						
Sanitary Sewer Piping Replacement	Capital Renewal	34,451	SF	3	$104,535	1541
Location: Throughout						
Refrigerated Water Cooler Replacement	Capital Renewal	6	Ea.	4	$12,424	1542
Location: Main Corridor						
	Sub Total for System	**6**	**items**		**$306,151**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	48	LF	4	$24,868	1526
Note: Damaged						
Location: 2nd Grade Classroom						
Upper Storage Cabinet Replacement	Capital Renewal	48	LF	4	$48,509	1527
Note: Damaged						
Location: 2nd Grade Classroom						
	Sub Total for System	**2**	**items**		**$73,377**	
	Sub Total for Building 2010 - Building 2010	**49**	**items**		**$3,258,216**	

Building: 2011 - Building 2011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	100	LF	3	$2,225	1491
Note: Rust And Damaged						
	Sub Total for System	**1**	**items**		**$2,225**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	200	SF Wall	5	$728	4426
Note: Clean Northeast Corner, Area Behind Downspout						
	Sub Total for System	**1**	**items**		**$728**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	44	LF	4	$5,479	1495
Note: Add Rail Extension						
	Sub Total for System	**1**	**items**		**$5,479**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	12,799	SF	2	$153,636	1769
Gas Piping Replacement (SF Basis)	Capital Renewal	12,799	SF	2	$25,632	1763

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement	Capital Renewal	11	Ea.	2	$117,602	1767
Location: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	1770
Note: 3 Ton, No Roof Access						
Testing And Balancing	Deferred Maintenance	12,799	SF	3	$25,632	1768
Existing Controls Are Obsolete	Capital Renewal	12,799	SF	4	$32,456	1766
Location: Throughout						
	Sub Total for System	**6**	**items**		**$369,915**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	1801
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	9	Ea.	3	$7,630	1802
Note: Beyond Useful Life						
Interior Power Wiring Replacement	Deferred Maintenance	9,000	SF	3	$10,050	1804
Note: Old 1969 Wiring						
Lighting Fixtures Replacement	Capital Renewal	10,000	SF	3	$172,413	1803
Note: Old T8 Lamp Fixtures						
Public Address System Replacement, Non-main Building	Deferred Maintenance	12,799	SF	3	$8,518	1796
Note: Beyond Useful Life - Intercom System Is Served From Building 2010						
	Sub Total for System	**5**	**items**		**$202,528**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	12,799	SF	3	$57,633	1764
Sanitary Sewer Piping Replacement	Capital Renewal	12,799	SF	3	$38,836	1765
	Sub Total for System	**2**	**items**		**$96,469**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	1797
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	1	Ea.	1	$483	1799
Note: Beyond Useful Life						
Emergency Exit Signage Is Missing	Functional Deficiency	1	Ea.	2	$1,031	1798
Wall Pack Lighting Installation	Capital Renewal	1	Ea.	2	$982	1800
	Sub Total for System	**4**	**items**		**$3,094**	
	Sub Total for Building 2011 - Building 2011	**20**	**items**		**$680,438**	

Building: 2012 - Building 2012

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	10	LF	3	$355	1382
Location: Recaulk Expansion Joint In Room 305						
	Sub Total for System	**1**	**items**		**$355**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	1	Door	3	$1,396	1383
Note: Damaged						
Location: Elec Room						
Ceiling Grid Replacement	Capital Renewal	100	SF	4	$1,003	1381
Note: Water Leaks And Damage						
	Sub Total for System	**2**	**items**		**$2,398**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement	Capital Renewal	8	Ea.	2	$85,529	1774
Note: 4 Ton						
Location: Throughout						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$29,915	1776
Note: No Roof Access						
Testing And Balancing	Deferred Maintenance	11,794	SF	3	$23,619	1775
Existing Controls Are Obsolete	Capital Renewal	11,794	SF	4	$29,908	1773
Location: Throughout						
	Sub Total for System	**4**	**items**		**$168,970**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	1793
Note: Beyond Useful Life						
Electrical Receptacle Replacement	Capital Renewal	1	Ea.	3	$126	1791
Note: Replace Receptacle Near Sink With A GFI Protected Receptacle						
Location: CLH 210						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	1794
Note: Beyond Useful Life						
Lighting Fixtures Replacement	Capital Renewal	3,000	SF	3	$51,724	1795
Note: Old T8 Lamp Fixtures						
Lightning Protection System Installation	Functional Deficiency	11,794	SF	3	$8,659	1792
Note: Not Installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	11,794	SF	3	$7,849	1790
Note: Beyond Useful Life						
	Sub Total for System	**6**	**items**		**$75,666**	
	Sub Total for Building 2012 - Building 2012	**13**	**items**		**$247,389**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	100	LF	3	$485	1366
Location: Debris In North And South Corners						
Metal Downspout Replacement	Deferred Maintenance	15	LF	3	$334	1367
Location: Rust On Sw Corner						
	Sub Total for System	**2**	**items**		**$819**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	$121	1375
Location: Entry Door Needs Paint						
	Sub Total for System	**1**	**items**		**$121**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$13,891	10593
	Sub Total for System	**1**	**items**		**$13,891**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	$11,750	1808
Note: Beyond Useful Life						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	1809
Note: Beyond Useful Life						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	5,478	SF	3	$94,448	1810
Note: Old T8 Lamp Fixtures						
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,478	SF	3	$3,646	1805
Note: Beyond Useful Life						
	Sub Total for System	**4**	**items**		**$113,235**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	3	Ea.	1	$1,795	1806
Note: Beyond Useful Life						
Wall Pack Lighting Replacement	Capital Renewal	4	Ea.	1	$1,932	1807
Note: Beyond Useful Life						
	Sub Total for System	**2**	**items**		**$3,727**	
	Sub Total for Building 2020 - Building 2020	**10**	**items**		**$131,793**	
	Total for Campus	**106**	**items**		**$4,973,613**	

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	10	LF	$500	4
	Sub Total for System		**1**	**items**	**$500**	

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 -		**2**	**items**	**$90,131**	

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	54	SF	$5,562	1
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	6,890	SF	$13,948	7
Exterior Operating Windows	Aluminum - Windows per SF	2	1,296	SF	$174,169	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	10	Door	$46,838	10
	Sub Total for System		**4**	**items**	**$240,517**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	31,006	SF	$132,647	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	31,006	SF	$186,284	3
Suspended Plaster and	Painted ceilings	5	345	SF	$739	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	34,451	SF	$163,352	4
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Tile Flooring	Ceramic Tile	4	1,723	SF	$34,173	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	18,603	SF	$177,669	6
Carpeting	Carpet	4	5,168	SF	$77,923	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	2,412	SF	$17,823	10
Compartments and Cubicles	Toilet Partitions	4	20	Stall	$50,957	10
	Sub Total for System		**10**	**items**	**$854,753**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	10	Ea.	$5,305	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	2	Ea.	$2,425	8
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	1	Ea.	$1,117	8
	Sub Total for System		**7**	**items**	**$40,332**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Packaged Generator Assemblies	Emergency Generator (75 KW)	2	1	Ea.	$54,815	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	2	1	Ea.	$77,982	8
	Note: Mech 1162, three sections					
Transfer Switches	Automatic Transfer Switch (Amps)	3	100	Amps	$4,092	8
	Note: Mech 1162					
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Electrical Service	Transformer (75 KVA)	2	2	Ea.	$17,359	8
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Power Distribution	Panelboard - 277/480 600A	3	2	Ea.	$43,403	8
Power Distribution	Panelboard - 277/480 100A	3	4	Ea.	$31,863	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	3	Ea.	$9,940	8
Power Distribution	Panelboard - 120/240 225A	3	4	Ea.	$37,270	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	$3,475	8
Lighting Fixtures	Light Fixtures (Bldg SF)	4	8,451	SF	$195,817	10
Power Distribution	Power Wiring	3	14,451	SF	$21,685	10
		Sub Total for System	**15**	**items**	**$546,148**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,559	3
Plumbing Fixtures	Restroom Lavatory	3	27	Ea.	$77,606	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	$19,565	5
Plumbing Fixtures	Toilets	3	36	Ea.	$204,469	6
Plumbing Fixtures	Urinals	3	10	Ea.	$15,203	6
		Sub Total for System	**7**	**items**	**$325,929**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	34,451	SF	$226,174	6
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	34,451	SF	$427,458	8
		Sub Total for System	**2**	**items**	**$653,631**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	8	Ea.	$4,251	2
Note:	In Kitchen					
Casework	Fixed Cabinetry	4	22	Room	$217,383	6
		Sub Total for System	**2**	**items**	**$221,634**	
		Sub Total for Building 2010 - Building 2010	**47**	**items**	**$2,882,944**	

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	462	SF	$62,088	10
Exterior Operating Windows	Aluminum - Windows per SF	2	18	SF	$2,419	10
		Sub Total for System	**3**	**items**	**$92,788**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	6,400	SF	$30,346	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	10,623	SF	$49,661	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,623	SF	$69,741	6
Carpeting	Carpet	4	256	SF	$3,638	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	8,959	SF	$88,130	7
Interior Door Supplementary Components	Door Hardware	3	14	Door	$24,754	8
Interior Swinging Doors	Wooden Door	3	14	Door	$33,177	10
		Sub Total for System	**7**	**items**	**$299,447**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
		Sub Total for System	**1**	**items**	**$9,430**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	2,799	SF	$64,855	10
Power Distribution	Power Wiring	3	3,799	SF	$5,701	10
		Sub Total for System	**2**	**items**	**$70,556**	

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	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Plumbing Fixtures	Toilets	3	2	Ea.	$11,359	6
	Sub Total for System		**3**	**items**	**$19,439**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	12,799	SF	$84,027	6
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	12,799	SF	$158,806	8
	Sub Total for System		**2**	**items**	**$242,833**	
	Sub Total for Building 2011 - Building 2011		**18**	**items**	**$734,493**	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	11,794	SF	$456,330	6
Note:	No access					
	Sub Total for System		**1**	**items**	**$456,330**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	288	SF	$38,705	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
	Sub Total for System		**2**	**items**	**$57,440**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	11,794	SF	$55,922	4
Carpeting	Carpet	4	354	SF	$5,032	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	11,440	SF	$112,536	7
Interior Door Supplementary Components	Door Hardware	3	28	Door	$49,508	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	11,747	SF	$61,808	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	11,747	SF	$86,800	10
Interior Swinging Doors	Wooden Door	3	28	Door	$66,356	10
	Sub Total for System		**7**	**items**	**$437,961**	

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 (1 Ton)	2	1	Ea.	$3,178	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	11,794	SF	$169,044	6
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$14,141	10
	Sub Total for System		**6**	**items**	**$203,650**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,573	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 100A	3	2	Ea.	$6,626	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	8
Lighting Fixtures	Light Fixtures (Bldg SF)	4	8,794	SF	$203,765	10
	Sub Total for System		**7**	**items**	**$270,199**	

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	8	Ea.	$22,994	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	7	Ea.	$19,565	5

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	12	Ea.	$68,156	6
Plumbing Fixtures	Urinals	3	5	Ea.	$7,601	6
		Sub Total for System	**7**	**items**	**$126,577**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	11,794	SF	$77,428	6
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	11,794	SF	$146,336	8
		Sub Total for System	**2**	**items**	**$223,764**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	10	Room	$104,828	8
		Sub Total for System	**1**	**items**	**$104,828**	
		Sub Total for Building 2012 - Building 2012	**33**	**items**	**$1,880,748**	

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	2	Door	$7,179	1
Exterior Entrance Doors	Steel - Insulated and Painted	3	3	Door	$12,121	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2	3,287	SF	$14,835	10
		Sub Total for System	**3**	**items**	**$34,136**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$8,045	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,478	SF	$25,974	4
Resilient Flooring	Vinyl Composition Tile Flooring	4	274	SF	$2,860	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	493	SF	$2,594	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	493	SF	$3,643	10
		Sub Total for System	**5**	**items**	**$43,116**	

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	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	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	**5**	**items**	**$150,590**	

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
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$1,730	5
Plumbing Fixtures	Toilets	3	4	Ea.	$22,719	6
Plumbing Fixtures	Urinals	3	2	Ea.	$3,040	6
		Sub Total for System	**6**	**items**	**$38,741**	

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
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	5,478	SF	$67,970	8
		Sub Total for System	**2**	**items**	**$103,933**	
		Sub Total for Building 2020 - Building 2020	**23**	**items**	**$401,904**	
		Total for: Rowland Elementary School	**123**	**items**	**$5,990,220**	

Supporting Photos

Replace Gas Piping

Replace Wall Hung Units

Replace 1-1/2" Prv Station

Replace Controls

Existing Intercom System Is Beyond Useful Life

Existing Transformer To Be Replaced

Replace The Receptacle In Classroom To 10 With A GFI Protected Receptacle

Appendix A22

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Snapfinger Elementary School | **2021**

Executive Summary

Snapfinger Elementary School is located at 1365 Snapfinger Road in Decatur, GA. It comprises 87,316 gross square feet. At the time of the assessment the oldest building was 56 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 $2,022,486. 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 Snapfinger Elementary School the ten-year need is $13,856,697.

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 Snapfinger Elementary School facility has a FCA score of 69.07% which is considered "Poor".

Summary of Findings

The table below summarizes the condition findings at Snapfinger 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	$541,210	$0	$319,464	$541,210	$860,674		
Permanent Building(s)								
2010	Building 2010	$616,455	$1,955,728	$3,201,039	$2,572,183	$5,773,223	$8,283,441	68.95%
2011	Building 2011	$172,571	$621,363	$757,416	$793,934	$1,551,350	$2,809,300	71.74%
2012	Building 2012	$389,953	$1,700,949	$1,383,571	$2,090,902	$3,474,472	$7,540,080	72.27%
2013	Building 2013	$203,411	$1,020,799	$578,785	$1,224,210	$1,802,995	$4,058,401	69.84%
2020	Building 2020	$98,885	$166,178	$128,920	$265,063	$393,983	$1,518,885	82.55%
	Sub Total for Permanent Building(s):	*$1,481,276*	*$5,465,018*	*$6,049,730*	*$6,946,294*	*$12,996,024*	*$24,210,106*	
	Total for Site:	**$2,022,486**	**$5,465,018**	**$6,369,194**	**$7,487,503**	**$13,856,697**	**$24,210,106**	**69.07%**

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.

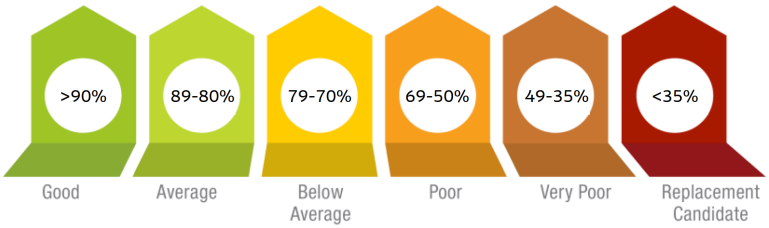
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $24,210,106. For planning purposes, the total 5-year need at the Snapfinger Elementary School is $7,487,503 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Snapfinger Elementary School facility has an FCA Score of 69.07%. which is considered "Poor".

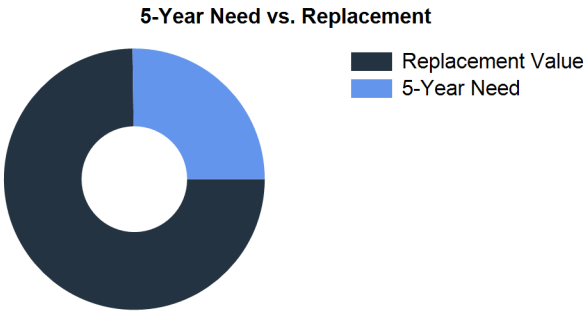


Figure 1: 5-Year FCI

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	$371,197	$140,992	$29,148	$541,336	26.77 %
Roofing	$0	$159,989	$7,004	$0	$0	$166,993	8.26 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$211,169	$0	$790	$0	$211,959	10.48 %
Interior	$0	$0	$325,427	$160,711	$0	$486,138	24.04 %
Mechanical	$0	$4,463	$0	$119,055	$6,105	$129,623	6.41 %
Electrical	$0	$99,983	$181,385	$4,096	$0	$285,464	14.11 %
Plumbing	$0	$0	$0	$19,717	$0	$19,717	0.97 %
Fire and Life Safety	$5,720	$0	$0	$0	$0	$5,720	0.28 %
Conveyances	$0	$0	$26,581	$0	$0	$26,581	1.31 %
Specialties	$0	$0	$0	$148,954	$0	$148,954	7.36 %
Total:	$5,720	$475,603	$911,594	$594,315	$35,252	$2,022,486	

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

Site	-	$541,336
Interior	-	$486,138
Electrical	-	$285,464

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

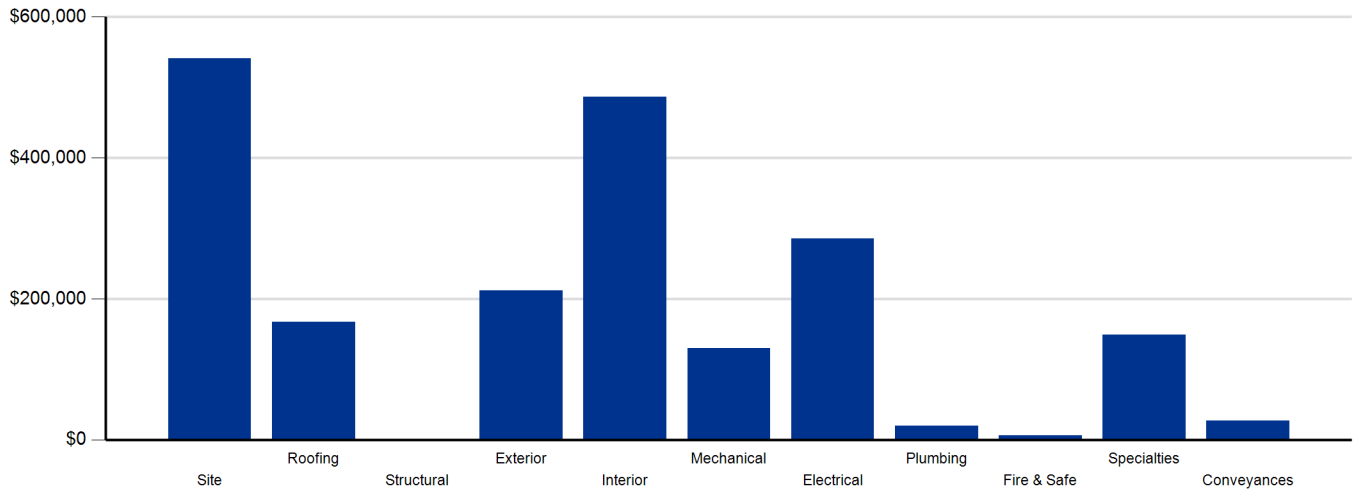


Figure 2: System Deficiencies

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	$255	$83,785	$23,672	$56,857	$164,568
Interior	$0	$120,182	$144,407	$286,508	$139,635	$690,732
Mechanical	$0	$31,641	$4,431	$572,815	$86,682	$695,570
Electrical	$0	$24,377	$5,649	$98,901	$1,722,180	$1,851,108
Plumbing	$0	$0	$39,692	$431,713	$50,814	$522,219
Fire and Life Safety	$0	$0	$0	$1,031,761	$0	$1,031,761
Conveyances	$0	$0	$0	$0	$8,703	$8,703
Specialties	$0	$219,480	$178,425	$102,453	$0	$500,358
Total	**$0**	**$395,935**	**$456,389**	**$2,547,822**	**$2,064,871**	**$5,465,017**

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	$278,489	$0	$0	$278,489	$278,489
Roofing	$0	$0	$0	$0	$0	$1,958,169	$1,958,169	$1,958,169
Exterior	$164,568	$0	$1,101	$39,735	$313	$0	$41,149	$205,716
Interior	$690,732	$160,008	$1,082	$947,292	$261,573	$266,968	$1,636,922	$2,327,654
Mechanical	$695,570	$0	$0	$24,022	$0	$37,140	$61,162	$756,732
Electrical	$1,851,108	$0	$0	$210,082	$0	$245,388	$455,471	$2,306,579
Plumbing	$522,219	$0	$0	$100,894	$0	$861,571	$962,466	$1,484,685
Fire and Life Safety	$1,031,761	$573,238	$0	$370,680	$0	$0	$943,918	$1,975,678
Conveyances	$8,703	$0	$0	$0	$0	$0	$0	$8,703
Specialties	$500,358	$0	$0	$31,449	$0	$0	$31,449	$531,807
Total	**$5,465,017**	**$733,246**	**$2,183**	**$2,002,643**	**$261,886**	**$3,369,236**	**$6,369,194**	**$11,834,212**

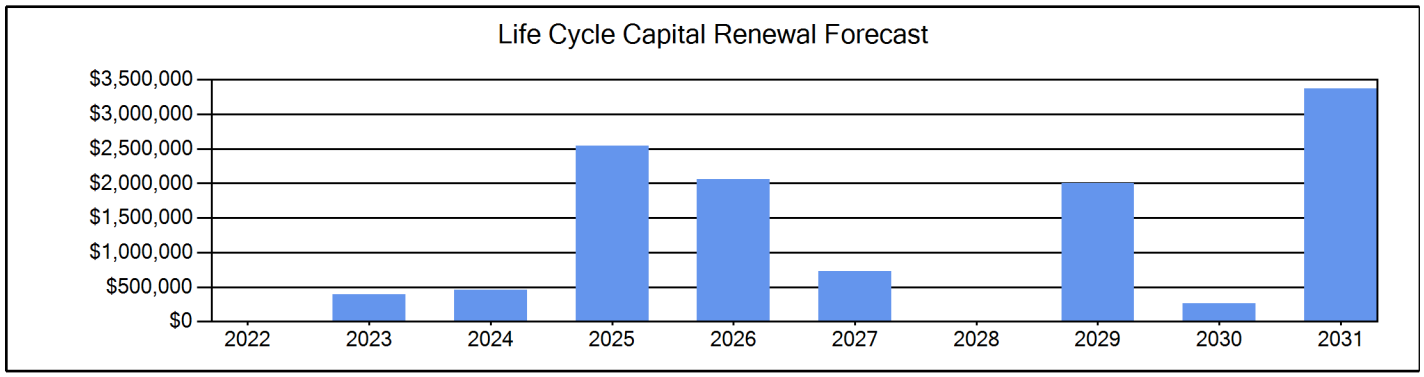


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$598
Emergency Lighting System Replacement		$4,639
Wall Pack Lighting Replacement		$483
	Total for Priority 1	**$5,720**

Priority 2 - Indirect Impact to Educational Mission		Cost
Gutter Joint Repair		$1,859
Modified Roof Covering Replacement		$158,130
Aluminum Window Replacement		$203,197
Dryvit Exterior Repair		$1,001
Metal Exterior Door Replacement		$6,970
Ductless Split System AC Replacement		$4,463
Distribution Panel Replacement		$17,453
Electrical Transformer Replacement		$13,290
Panelboard Replacement		$56,410
Switchgear Replacement		$12,829
	Total for Priority 2	**$475,603**

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	47,676	SF	3	$288,234	4639
Note: All Driveways Are Damaged And Aged.						
Asphalt Walks Replacement	Capital Renewal	750	SF	3	$4,084	4641
Note: Damaged, Courtyard						
Car Accessible Parking Spaces Restiriping	ADA Compliance	5	Ea.	3	$534	4645
Concrete Walks Replacement	Capital Renewal	3,000	SF	3	$31,949	4642
Note: Damaged, Front Of Building						
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10603
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$21,011	10604
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	$4,248	4699
Note: Pooling, Southside Of The School						
Asphalt Paving Replacement	Capital Renewal	75	CAR	4	$102,300	4638
Note: Damaged, All						
Exterior Basketball Goal Replacement	Capital Renewal	6	Ea.	4	$37,531	4637
Note: Goals Missing						
Gate Replacement	Deferred Maintenance	2	Ea.	4	$1,160	4636
Note: Damaged At Driveway To Playgrounds						
Small Bench Replacement	Deferred Maintenance	15	Ea.	5	$29,148	4643
Note: Damaged, Ne Corner And Sw Corner						
	Sub Total for System	**11**	**items**		**$541,210**	
	Sub Total for School and Site Level	**11**	**items**		**$541,210**	

Building: 2010 - Building 2010

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	4646
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	500	LF	3	$2,427	4720
Note: Leaves And Debris In Gutter						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	15	Ea.	3	$2,890	7837
Note: Minor Leaks - Heavy Rain - Room 115, Hallway By Rm 121 - Approximately 100 Sf						
	Sub Total for System	**2**	**items**		**$5,318**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	560	SF	2	$55,999	4650
Note: Age, Damage, Efficiency						
Aluminum Window Replacement	Capital Renewal	12	SF	2	$1,200	4651
Note: Age, Damage, Efficiency						
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	$6,970	4652
Note: Damage And Age, Room 151.2						
Location: Mech Room						
	Sub Total for System	**3**	**items**		**$64,170**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	$14,892	4648
Note: At ADA Entry						
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	14	Door	3	$14,613	4647
Interior Door Replacement	Capital Renewal	76	Door	3	$134,017	4656
Note: Age, Damage						
Acoustical Ceiling Tile Replacement	Capital Renewal	2,240	SF	4	$12,316	4653
Note: Aged Tiles Room 151						
Location: Cafeteria						
Toilet Partition Replacement	Capital Renewal	23	Stall	4	$43,604	4654
Location: All Boys And Girls Restrooms. 110.1, 110.2, 111.2, 113.1						
Vinyl Composition Tile Replacement	Capital Renewal	4,200	SF	4	$33,593	4655
Note: Age And Vat Tiles Cafe And Stage 114.1, 119						
	Sub Total for System	**6**	**items**		**$253,036**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	4707
Note: Beyond Useful Life - Room 114.3						
Existing Controls Are Obsolete	Capital Renewal	29,875	SF	4	$43,461	10605
Duct Grill Replacement	Deferred Maintenance	3	Ea.	5	$279	4710
Note: Missing						
Location: Cafeteria Hallway Near Room 117						
	Sub Total for System	**3**	**items**		**$48,203**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$17,453	4662
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$9,315	4660
Location: Boiler Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$3,975	4661
Location: Janitor Room 114.1						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	4663
Location: Stage						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$11,603	4664
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	4666
Location: Hallway Near Entrance						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$12,829	4659
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	$3,917	4668
Location: Northwest Corner And Southwest Corner						
Lighting Fixtures Replacement	Capital Renewal	159	SF	3	$2,741	4670
Location: Kitchen						
Lightning Protection System Installation	Functional Deficiency	29,875	SF	3	$21,934	4667
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	$4,096	4677
Location: Boiler Room						
	Sub Total for System	**11**	**items**		**$95,650**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	1	Ea.	4	$2,411	4705
Location: Clinic						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	$5,108	4706
Location: 111.2						
	Sub Total for System	**2**	**items**		**$7,519**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	4649
Note: Install Chair Lift						
	Sub Total for System	**1**	**items**		**$26,581**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	14	Room	4	$115,853	4658
Note: Damage, Age						
	Sub Total for System	**1**	**items**		**$115,853**	
	Sub Total for Building 2010 - Building 2010	**30**	**items**		**$616,455**	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	288	SF	2	$28,800	4722
Note: Age, Damage						
Aluminum Window Replacement	Capital Renewal	8	SF	2	$800	4723
Note: Age, Damage						
	Sub Total for System	**2**	**items**		**$29,600**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	3	Door	3	$3,131	4727
Location: Rooms 207, 208, 209A						
Interior Door Replacement	Capital Renewal	26	Door	3	$45,848	4726
Note: Age, Damage						
Toilet Partition Replacement	Capital Renewal	3	Stall	4	$5,688	4724
Note: Age And Damage, Restrooms 207, 208, 209						
Vinyl Composition Tile Replacement	Capital Renewal	42	SF	4	$336	4725
Note: Custodial Closet Vat Replace						
	Sub Total for System	**4**	**items**		**$55,003**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	10,132	SF	4	$14,740	10606
	Sub Total for System	**1**	**items**		**$14,740**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	4729
Location: Hallway In Front Of Library						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	4730
Location: Old Storage Level Lower						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	4731
Location: Hallway In Front Of Library Old						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	4732
Note: Need Replacement. Lower Level Storage						
Location: Lower Level Storage						
Lightning Protection System Installation	Functional Deficiency	10,132	SF	3	$7,439	4735
	Sub Total for System	**5**	**items**		**$25,247**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	4	Ea.	4	$9,644	4736
Location: Room 207, 208, 209 And The Basement Lounge						
	Sub Total for System	**1**	**items**		**$9,644**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	4733
Note: Workroom						
Location: Workroom						
Emergency Lighting System Replacement	Capital Renewal	10,132	SF	1	$4,639	4734
	Sub Total for System	**2**	**items**		**$5,237**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	4	Room	4	$33,101	4728
Location: 207, 208, 209 And Lounge						
	Sub Total for System	**1**	**items**		**$33,101**	
	Sub Total for Building 2011 - Building 2011	**16**	**items**		**$172,571**	

Building: 2012 - Building 2012

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,128	SF	2	$112,798	4738
Note: Age, Damage, Efficiency						
Aluminum Window Replacement	Capital Renewal	36	SF	2	$3,600	4739
Note: Age, Damage, Efficiency						
Exterior Painting (Bldg SF)	Capital Renewal	480	SF	4	$790	4737
Note: Repaint Eifs Between Window Segments						
	Sub Total for System	**3**	**items**		**$117,189**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	19	Door	3	$26,520	4744
Note: Classroom Not ADA Compliant						
Interior Door Replacement	Capital Renewal	49	Door	3	$86,406	4743
Note: Age, Damage						
Acoustical Ceiling Tile Replacement	Capital Renewal	5,000	SF	4	$27,491	4740
Note: 2X4 Act's Age, Damage						
Carpet Flooring Replacement	Capital Renewal	919	SF	4	$10,939	4742
Note: Aged, Ripped, Room 206						
Toilet Partition Replacement	Capital Renewal	10	Stall	4	$18,958	4741
Note: Most Stalls Need Replacing - 210, 211, 212, 213, 201, 202, 203, 204, 205, 206						
	Sub Total for System	**5**	**items**		**$170,313**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	27,194	SF	4	$39,561	10607
Remove Abandoned Equipment	Deferred Maintenance	4	Ea.	5	$4,661	4754
Note: Old Window Units						
Location: Rooms 10.1, 105, 102.1, 302						
	Sub Total for System	**2**	**items**		**$44,222**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	4746
Location: Storage 132						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	4747
Location: Old Band Room 302						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	4748
Location: Storage 132						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$8,812	4749
Location: Hallway 108						
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	4750
Note: Gfi Receptacle Needed In Science Room 103. New Receptacle Needed In Room 104						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	$1,696	4752
Location: Near Gym Area						
Lighting Fixtures Replacement	Capital Renewal	992	SF	3	$17,103	4753
Note: Band Room, Boiler Room And Janitorial Closet Need Immediate Replacement Of Lights.						
Lightning Protection System Installation	Functional Deficiency	27,194	SF	3	$19,966	4751
	Sub Total for System	**8**	**items**		**$58,229**	
	Sub Total for Building 2012 - Building 2012	**18**	**items**		**$389,953**	

Building: 2013 - Building 2013

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	4,880	SF	2	$158,130	10761
Metal Downspout Replacement	Deferred Maintenance	30	LF	3	$667	4762
Note: Missing						
Location: Sw Corner Of Building						
	Sub Total for System	**2**	**items**		**$158,797**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Dryvit Exterior Repair	Deferred Maintenance	146	SF Wall	2	$1,001	4755
Note: Eifs Wall @ Ground Level						
	Sub Total for System	**1**	**items**		**$1,001**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	460	SF	4	$5,475	4757
Location: Room 430 Music And 60 Elevator Cab						
Interior Toilet Partition Repair	Deferred Maintenance	1	Ea.	4	$1,896	4756
Note: Boys Restroom						
	Sub Total for System	**2**	**items**		**$7,371**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	14,637	SF	4	$21,293	10608
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	4761
Note: Old Window Unit						
Location: Counselors Office						
	Sub Total for System	**2**	**items**		**$22,459**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	14,637	SF	3	$10,746	4759
	Sub Total for System	**1**	**items**		**$10,746**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	$2,554	4760
Note: Falling						
Location: Room 203.1						
	Sub Total for System	**1**	**items**		**$2,554**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Replacement	Capital Renewal	1	Ea.	1	$483	4758
Location: Stairwell						
	Sub Total for System	**1**	**items**		**$483**	
	Sub Total for Building 2013 - Building 2013	**10**	**items**		**$203,411**	

Building: 2020 - Building 2020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	8	Ea.	2	$1,859	4769
Note: Leaking At Seams						
Debris In Gutter Removal	Deferred Maintenance	100	LF	3	$485	4768
Metal Downspout Replacement	Deferred Maintenance	24	LF	3	$534	4770
Note: 2 Downspouts Nw And Sw Corners						
	Sub Total for System	**3**	**items**		**$2,878**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceramic Tile Flooring Replacement	Capital Renewal	25	SF	4	$415	4763
Note: Girls Rr Cracks And Damage						
	Sub Total for System	**1**	**items**		**$415**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	4764
Note: Outside Electrical Room Receptacles						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,543	4766
Note: Replace Lights That Are Not Working						
Lighting Fixtures Replacement	Capital Renewal	5,149	SF	3	$88,776	7900
Location: Gym Area						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	4765
	Sub Total for System	**4**	**items**		**$95,592**	
	Sub Total for Building 2020 - Building 2020	**8**	**items**		**$98,885**	
	Total for Campus	**93**	**items**		**$2,022,486**	

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	280	LF	$15,740	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	1,130	LF	$105,437	8
Pedestrian Pavement	Sidewalks - Concrete	3	11,661	SF	$157,313	8
		Sub Total for System	**3**	**items**	**$278,489**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	640	SF	$40,975	10
		Sub Total for System	**1**	**items**	**$40,975**	
		Sub Total for Building -	**4**	**items**	**$319,464**	

Building: 2010 - Building 2010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	29,875	SF	$1,300,991	10
		Sub Total for System	**1**	**items**	**$1,300,991**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	9	Door	$39,735	8
		Sub Total for System	**1**	**items**	**$39,735**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	17,925	SF	$80,114	2
Suspended Plaster and	Painted ceilings	5	896	SF	$1,917	3
Interior Door Supplementary Components	Door Hardware	3	76	Door	$119,393	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	28,083	SF	$139,278	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	28,083	SF	$195,596	8
Tile Flooring	Quarry Tile	4	2,390	SF	$77,813	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	17,925	SF	$98,530	9
Compartments and Cubicles	Toilet Partitions	4	23	Stall	$58,600	10
		Sub Total for System	**8**	**items**	**$771,239**	

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
Decentralized Cooling	Heat Pump (3 Ton)	5	14	Ea.	$131,961	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 (10 Ton)	2	3	Ea.	$76,938	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$16,834	4
Decentralized Cooling	Heat Pump (5 Ton)	5	1	Ea.	$13,226	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	9	Ea.	$4,774	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	5	Ea.	$7,737	8
Exhaust Air	Roof Exhaust Fan - Small	3	7	Ea.	$17,332	10
		Sub Total for System	**11**	**items**	**$361,974**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$2,775	2
Note:	Hallway					
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$2,775	2
Note:	Hallway					
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$6,671	2
Note:	Hallway					

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$6,671	2
Note:	Hallway					
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,485	2
Note:	Hallway					
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$7,732	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$5,725	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	29,875	SF	$22,378	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	13	Ea.	$29,513	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	29,875	SF	$597,125	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,993	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Transfer Switches	Automatic Transfer Switch (Amps)	3	600	Amps	$24,547	8
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Panelboard - 120/208 125A	3	3	Ea.	$5,213	8
Note:	SL, EL, PLA					
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
Note:	SDP, MI, EDP					
Packaged Generator Assemblies	Emergency Generator (500 KW)	2	1	Ea.	$223,423	10
	Sub Total for System		**18**	**items**	**$987,454**	

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
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$6,559	3
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	30	Ea.	$160,610	4
Plumbing Fixtures	Urinals	3	10	Ea.	$14,330	4
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$5,590	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	8	Ea.	$20,984	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	29,875	SF	$80,405	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	29,875	SF	$180,790	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	29,875	SF	$121,826	10
	Sub Total for System		**11**	**items**	**$640,907**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	29,875	SF	$353,015	4
Fire Detection and Alarm	Fire Alarm	1	29,875	SF	$196,133	6
Note:	Fire alarm system has delay when they turn the system off & on again after a drill.					
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1	29,875	SF	$370,680	8
	Sub Total for System		**3**	**items**	**$919,827**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	246	Ea.	$134,639	3
	Sub Total for System		**1**	**items**	**$134,639**	
	Sub Total for Building 2010 - Building 2010		**54**	**items**	**$5,156,767**	

Building: 2011 - Building 2011

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	6,150	SF	$267,820	10
	Sub Total for System		**1**	**items**	**$267,820**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$19,042	3
	Sub Total for System		**1**	**items**	**$19,042**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	6,079	SF	$27,170	2

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	1,520	SF	$12,898	2
Interior Door Supplementary Components	Door Hardware	3	23	Door	$36,132	4
Carpeting	Carpet	4	3,040	SF	$41,947	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	10,031	SF	$49,749	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,031	SF	$69,865	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	5,573	SF	$56,466	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	6,079	SF	$33,415	9
Compartments and Cubicles	Toilet Partitions	4	3	Stall	$7,644	10
		Sub Total for System	**9**	**items**	**$335,287**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Decentralized Cooling	Heat Pump (3 Ton)	5	7	Ea.	$65,981	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$33,670	4
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	$9,426	4
Exhaust Air	Roof Exhaust Fan - Small	3	2	Ea.	$4,952	10
		Sub Total for System	**5**	**items**	**$116,778**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	10,132	SF	$7,589	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	5	Ea.	$4,771	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	10,132	SF	$202,512	5
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 400A	3	1	Ea.	$16,544	8
		Sub Total for System	**6**	**items**	**$254,510**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	3	Ea.	$7,346	3
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	5	Ea.	$26,768	4
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,795	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	10,132	SF	$27,269	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	10,132	SF	$61,315	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	10,132	SF	$41,317	10
		Sub Total for System	**7**	**items**	**$167,653**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	10,132	SF	$119,724	4
Fire Detection and Alarm	Fire Alarm	1	10,132	SF	$66,517	6
		Sub Total for System	**2**	**items**	**$186,241**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	3	Room	$31,449	8
		Sub Total for System	**1**	**items**	**$31,449**	
		Sub Total for Building 2011 - Building 2011	**32**	**items**	**$1,378,779**	

Building: 2012 - Building 2012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	8,000	SF	$348,383	10
		Sub Total for System	**1**	**items**	**$348,383**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	8	Door	$30,467	3
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	544	SF	$1,101	7
		Sub Total for System	**2**	**items**	**$31,568**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	16,316	SF	$75,110	3
Resilient Flooring	Vinyl Composition Tile Flooring	4	6,255	SF	$56,309	4
Compartments and Cubicles	Toilet Partitions	4	2	Stall	$4,396	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	26,106	SF	$129,473	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	26,106	SF	$181,826	8
Carpeting	Carpet	4	272	SF	$4,102	8
Tile Flooring	Quarry Tile	4	272	SF	$8,856	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	16,316	SF	$92,375	10
Compartments and Cubicles	Toilet Partitions	4	10	Stall	$25,478	10
	Sub Total for System		**9**	**items**	**$577,925**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$31,641	2
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	5	Ea.	$6,875	4
Decentralized Cooling	Heat Pump (3 Ton)	5	15	Ea.	$141,386	4
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	$9,709	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	12	Ea.	$6,366	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$34,575	5
Exhaust Air	Roof Exhaust Fan - Small	3	5	Ea.	$12,380	10
	Sub Total for System		**7**	**items**	**$242,932**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	27,194	SF	$20,369	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	11	Ea.	$10,496	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	3	Ea.	$6,811	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	27,194	SF	$543,538	5
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Electrical Service	Transformer (45 KVA)	2	1	Ea.	$7,050	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
	Sub Total for System		**9**	**items**	**$609,453**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	10	Ea.	$24,489	3
Plumbing Fixtures	Restroom Lavatory	3	3	Ea.	$8,623	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$842	4
Plumbing Fixtures	Toilets	3	12	Ea.	$64,244	4
Domestic Water Equipment	Water Heater - Instant 6.4 GPM	2	2	Ea.	$3,765	5
Plumbing Fixtures	Classroom Lavatory	4	13	Ea.	$36,336	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,196	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	8	Ea.	$20,984	8
Domestic Water Equipment	Gas Piping System (BldgSF)	2	27,194	SF	$73,190	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	27,194	SF	$164,565	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	27,194	SF	$110,893	10
	Sub Total for System		**11**	**items**	**$511,127**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	27,194	SF	$321,335	4
Fire Detection and Alarm	Fire Alarm	1	27,194	SF	$178,531	6
	Sub Total for System		**2**	**items**	**$499,866**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	25	Room	$219,480	2
Casework	Lockers	4	80	Ea.	$43,786	3
	Sub Total for System		**2**	**items**	**$263,266**	
	Sub Total for Building 2012 - Building 2012		**43**	**items**	**$3,084,520**	

Building: 2013 - Building 2013

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	146	SF	$255	2
Exterior Entrance Doors	Steel - Insulated and Painted	3	9	Door	$34,276	3
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	2	146	SF	$4,922	5
Exterior Operating Windows	Aluminum - Windows per SF	2	448	SF	$51,934	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	146	SF	$313	9
		Sub Total for System	**5**	**items**	**$91,700**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	14,637	SF	$67,381	3
Interior Door Supplementary Components	Door Hardware	3	31	Door	$48,700	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,344	SF	$91,427	5
Suspended Plaster and	Painted ceilings	5	293	SF	$665	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	14,344	SF	$67,056	6
Compartments and Cubicles	Toilet Partitions	4	12	Stall	$27,165	6
Interior Swinging Doors	Wooden Door	3	31	Door	$65,273	6
Carpeting	Carpet	4	460	SF	$6,936	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	12,421	SF	$129,628	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	14,637	SF	$82,870	10
		Sub Total for System	**10**	**items**	**$587,100**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,375	4
Decentralized Cooling	Window Units	5	1	Ea.	$3,265	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	9	Ea.	$4,774	5
Exhaust Air	Roof Exhaust Fan - Small	3	1	Ea.	$2,475	10
		Sub Total for System	**4**	**items**	**$11,890**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	14,637	SF	$10,964	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	5	Ea.	$4,771	4
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$7,942	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	2	Ea.	$4,541	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	14,637	SF	$292,556	5
Power Distribution	Panelboard - 120/208 400A	3	1	Ea.	$14,698	8
Power Distribution	Distribution Panels (600 Amps)	3	1	Ea.	$21,202	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 120/208 125A	3	1	Ea.	$1,738	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Power Distribution	Power Wiring	3	14,637	SF	$21,965	10
		Sub Total for System	**13**	**items**	**$406,011**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	10	Ea.	$28,743	4
Plumbing Fixtures	Toilets	3	13	Ea.	$69,598	4
Plumbing Fixtures	Urinals	3	6	Ea.	$8,598	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	6	Ea.	$15,738	8
		Sub Total for System	**4**	**items**	**$122,677**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	14,637	SF	$172,957	4
Fire Detection and Alarm	Fire Alarm	1	14,637	SF	$96,094	6
		Sub Total for System	**2**	**items**	**$269,051**	

Conveyances

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	1	Ea.	$8,703	5
		Sub Total for System	**1**	**items**	**$8,703**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	11	Room	$102,453	4
		Sub Total for System	**1**	**items**	**$102,453**	
		Sub Total for Building 2013 - Building 2013	**40**	**items**	**$1,599,584**	

Building: 2020 - Building 2020

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,191	SF	$4,059	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$19,613	4
		Sub Total for System	**2**	**items**	**$23,672**	

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	$25,974	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	110	SF	$701	5
Suspended Plaster and	Painted ceilings	5	219	SF	$497	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	110	SF	$515	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	110	SF	$1,082	7
Compartments and Cubicles	Toilet Partitions	4	7	Stall	$16,811	8
Tile Flooring	Ceramic Tile	4	164	SF	$3,451	8
Interior Door Supplementary Components	Door Hardware	3	4	Door	$7,072	8
		Sub Total for System	**8**	**items**	**$56,104**	

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	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,061	5
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	4	Ea.	$6,189	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4	5,478	SF	$10,095	8
		Sub Total for System	**4**	**items**	**$23,157**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$5,649	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,104	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	219	SF	$4,377	5
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$22,731	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	2	Ea.	$4,541	5
Power Distribution	Power Wiring	3	5,478	SF	$7,749	8
		Sub Total for System	**6**	**items**	**$49,151**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	1	Ea.	$2,328	5
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**	**$42,320**	

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	**28**	**items**	**$295,098**	
		Total for: Snapfinger Elementary School	**201**	**items**	**$11,834,212**	

Supporting Photos

ADA Entrance Signage And Automatic Door Deficiency

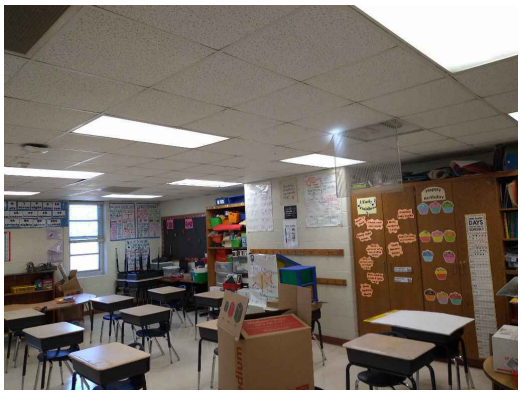
Aged And Damaged Cabinetry, Replace

Gym North Elevation

West Elevation

Replace Panelboard B In The Lower Level Storage Area

Replace 120/208V Panelboard Next To Lf In The Storage Room Next To Room 132



Replace Lighting Panels In Room 421 In 5 Years

Replace 9KVA Transformer Inside Janitorial Room

Appendix A23

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Southwest DeKalb High School **| 2021**

Executive Summary

Southwest DeKalb High School is located at 2863 Kelley Chapel Road in Decatur, GA. It comprises 295,574 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 $3,267,764. 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 Southwest DeKalb High School the ten-year need is $37,225,274.

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 Southwest DeKalb High School facility has a FCA score of 85.33% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Southwest DeKalb High School.

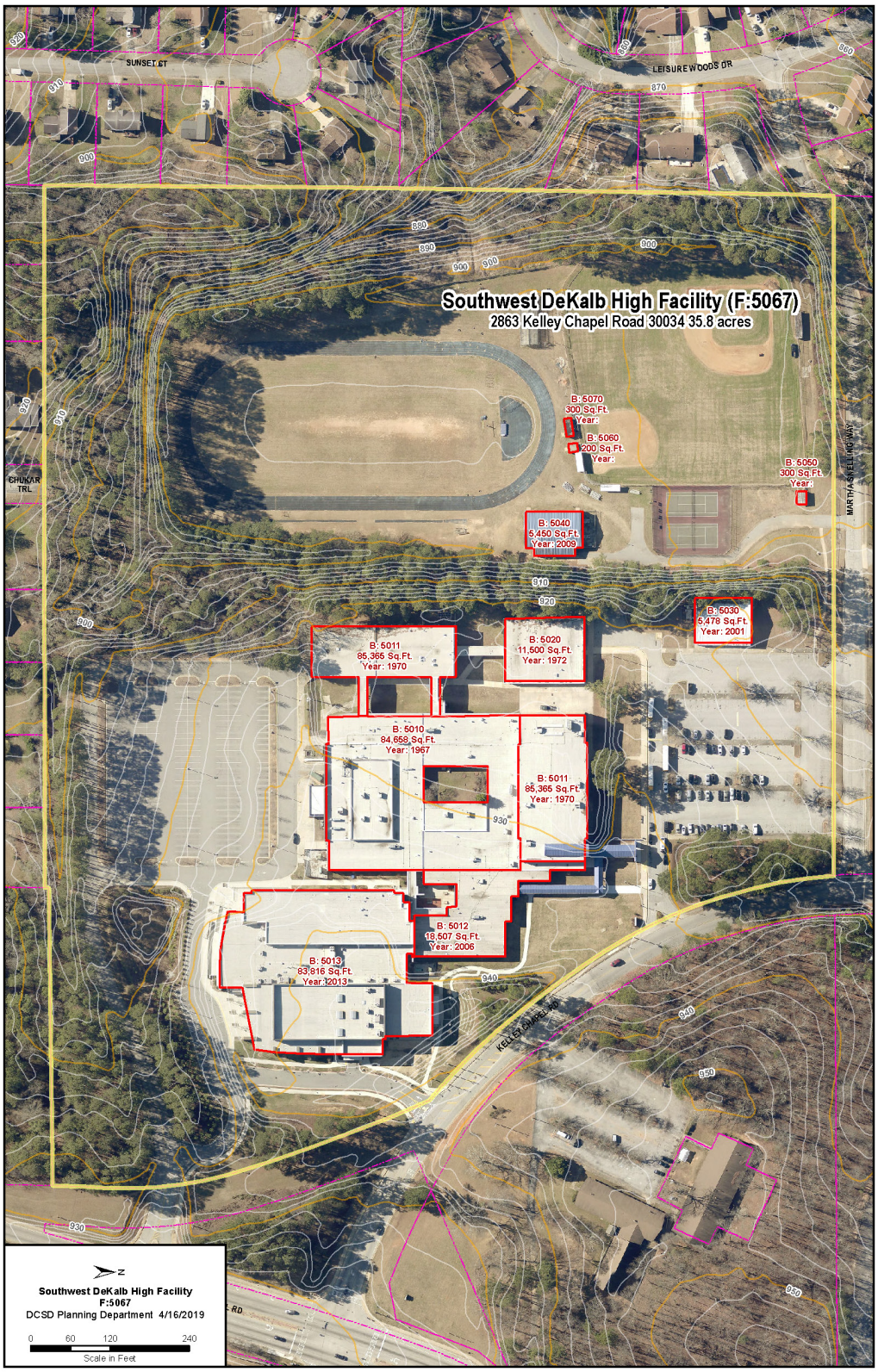
Table 1: Facility Condition by Building

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	$46,795	$1,421,872	$446,610	$1,468,667	$1,915,277		
Permanent Building(s)								
5010	Building 5010	$1,790,664	$3,138,228	$9,696,481	$4,928,892	$14,625,373	$30,176,350	83.67%
5011	Building 5011	$839,619	$4,272,510	$4,111,157	$5,112,129	$9,223,286	$30,428,360	83.20%
5012	Building 5012	$132,683	$1,634,030	$967,043	$1,766,713	$2,733,756	$6,596,821	73.22%
5013	Building 5013	$294,460	$767,143	$4,964,467	$1,061,602	$6,026,070	$29,876,210	96.45%
5020	Building 5020	$61,557	$566,500	$754,729	$628,058	$1,382,787	$4,099,175	84.68%
5030	Building 5030	$19,981	$81,217	$620,433	$101,198	$721,630	$1,952,633	94.82%
5040	Building 5040	$50,745	$251,499	$181,480	$302,245	$483,725	$1,942,653	84.44%
5050	Building 5050	$10,588	$16,475	$19,297	$27,063	$46,360	$106,935	74.69%
5060	Building 5060	$9,750	$15,593	$3,314	$25,343	$28,657	$71,290	64.45%
5070	Building 5070	$10,923	$27,431	$0	$38,354	$38,354	$106,935	64.13%
	Sub Total for Permanent Building(s):	*$3,220,969*	*$10,770,627*	*$21,318,401*	*$13,991,596*	*$35,309,997*	*$105,357,358*	
	Total for Site:	**$3,267,764**	**$12,192,499**	**$21,765,011**	**$15,460,263**	**$37,225,274**	**$105,357,358**	**85.33%**

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.

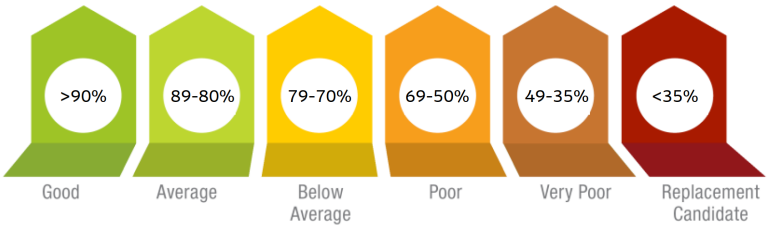
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $105,357,358. For planning purposes, the total 5-year need at the Southwest DeKalb High School is $15,460,263 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Southwest DeKalb High School facility has an FCA Score of 85.33%. which is considered "Average".

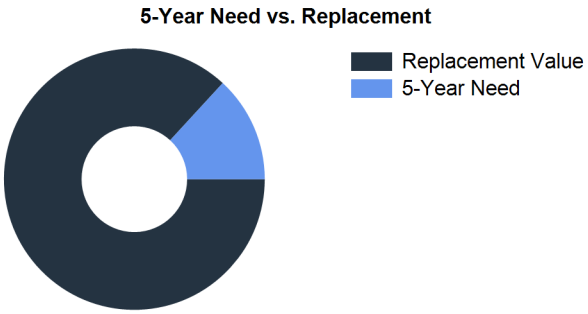


Figure 1: 5-Year FCI

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	$5,347	$25,327	$7,366	$8,754	$46,795	1.43 %
Roofing	$0	$4,109	$69,610	$393	$1,210	$75,321	2.30 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$10,456	$1,274	$0	$245	$11,975	0.37 %
Interior	$0	$0	$4,702	$133,132	$1,636	$139,470	4.27 %
Mechanical	$0	$192,772	$217,014	$733,610	$0	$1,143,396	34.99 %
Electrical	$0	$104,077	$1,542,763	$90,119	$0	$1,736,959	53.15 %
Plumbing	$0	$1,492	$5,241	$12,021	$0	$18,753	0.57 %
Fire and Life Safety	$86,820	$0	$0	$0	$0	$86,820	2.66 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$8,275	$0	$8,275	0.25 %
Total:	$86,820	$318,252	$1,865,931	$984,916	$11,845	$3,267,764	

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

Electrical	-	$1,736,959
Mechanical	-	$1,143,396
Interior	-	$139,470

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

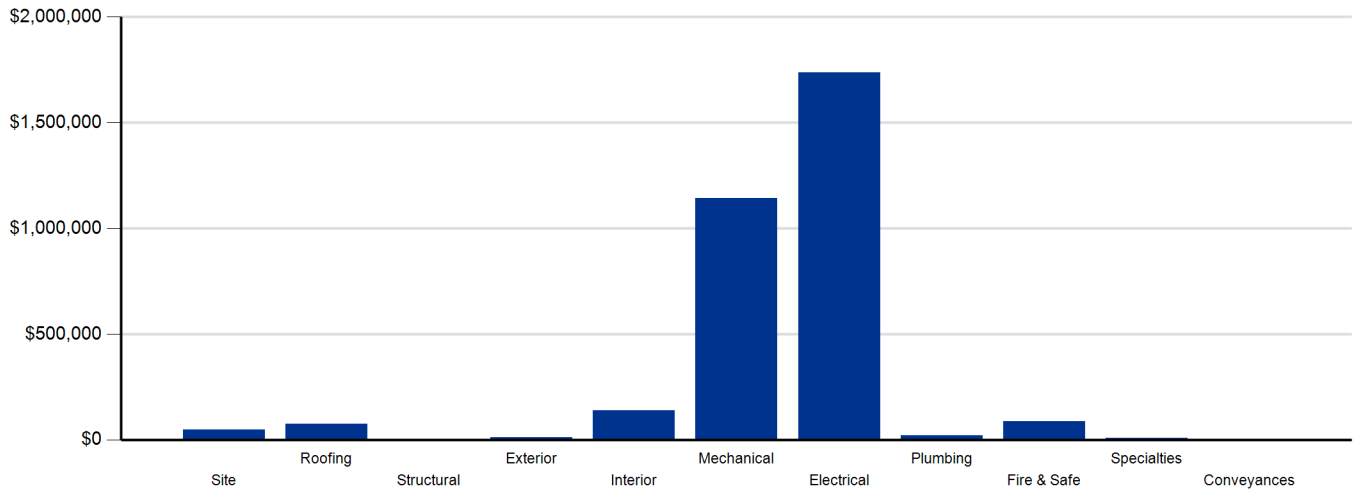


Figure 2: System Deficiencies

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	$406,220	$1,015,653	$1,421,872
Roofing	$0	$0	$0	$0	$725,263	$725,263
Exterior	$0	$78,170	$0	$0	$318,939	$397,110
Interior	$68,067	$53,452	$454,255	$198,139	$768,102	$1,542,016
Mechanical	$0	$504,949	$234,782	$195,658	$735,104	$1,670,494
Electrical	$0	$0	$0	$47,710	$3,409,573	$3,457,283
Plumbing	$0	$0	$2,194	$138,733	$446,628	$587,554
Fire and Life Safety	$0	$0	$0	$0	$1,878,855	$1,878,855
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$465,484	$0	$46,569	$0	$512,053
Total	**$68,067**	**$1,102,055**	**$691,232**	**$1,033,029**	**$9,298,116**	**$12,192,499**

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	$1,421,872	$0	$0	$0	$0	$0	$0	$1,421,872
Roofing	$725,263	$0	$3,373,829	$120,849	$0	$345,123	$3,839,800	$4,565,063
Exterior	$397,110	$18,652	$342	$0	$645	$38,795	$58,434	$455,543
Interior	$1,542,016	$658,849	$0	$1,070,702	$1,307,149	$596,726	$3,633,426	$5,175,441
Mechanical	$1,670,493	$164,831	$0	$1,648,458	$0	$431,454	$2,244,742	$3,915,235
Electrical	$3,457,283	$0	$0	$1,028,432	$0	$1,661,836	$2,690,268	$6,147,551
Plumbing	$587,554	$0	$0	$969,112	$0	$2,179,448	$3,148,559	$3,736,114
Fire and Life Safety	$1,878,855	$0	$0	$3,920,330	$0	$0	$3,920,330	$5,799,185
Conveyances	$0	$110,846	$0	$0	$0	$10,089	$120,935	$120,935
Specialties	$512,053	$41,865	$0	$2,066,654	$0	$0	$2,108,519	$2,620,571
Total	**$12,192,499**	**$995,043**	**$3,374,171**	**$10,824,535**	**$1,307,793**	**$5,263,469**	**$21,765,011**	**$33,957,510**

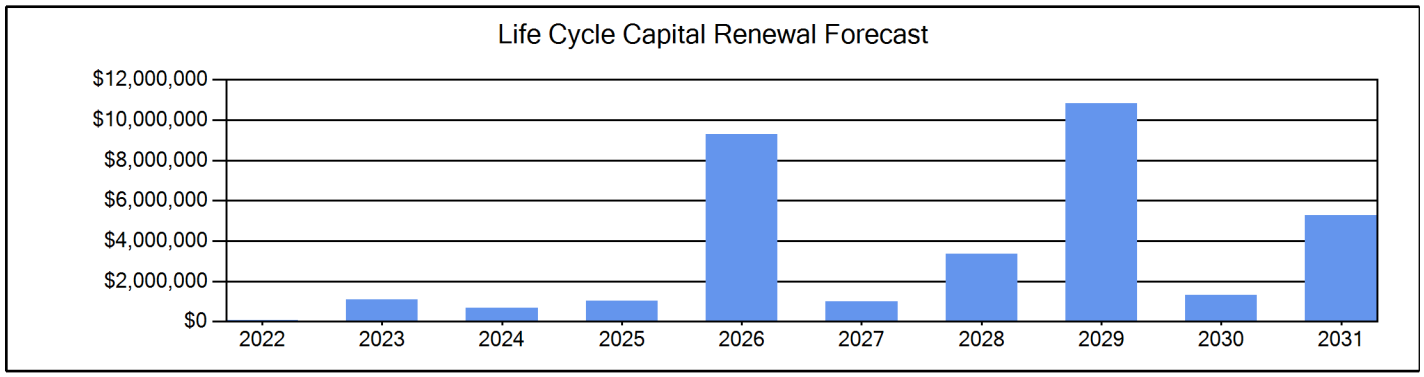


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$2,991
Emergency Lighting Installation		$71,031
Fire Alarm Is Missing		$4,399
Security Alarm Is Missing		$5,249
Security Alarm Replacement		$3,150
	Total for Priority 1	**$86,820**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$5,347
Gutter Joint Repair		$1,859
Metal Roof Architectural Roof Covering Replacement		$2,250
Metal Exterior Door Replacement		$10,456
Boiler Replacement		$188,309
Ductless Split System AC Replacement		$4,463
Distribution Panel Repair		$432
Electrical Transformer Repair		$16,155
Motor Control Center Replacement		$1,727
Panelboard Replacement		$85,763
Water Heater Replacement		$1,492
	Total for Priority 2	**$318,252**

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	8	LF	2	$668	6259
Note: Cracked						
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	56	LF	2	$4,679	6269
Note: Next To Stair That Leads To Building						
Asphalt Driveway Replacement	Capital Renewal	2,945	SF	3	$17,805	6167
Note: Cracking And Uneven And Lot Outside Building 5020						
Car Accessible Parking Spaces Restiriping	ADA Compliance	1	Ea.	3	$107	6258
Note: Faded Lines						
Concrete Walks Replacement	Capital Renewal	450	SF	3	$4,792	6169
Note: Cracked And South Of Building 5010 And 5011						
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	1	Ea.	3	$2,452	6268
Note: Missing Yellow Strip						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	3	$172	6257
Note: Faded Lines						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	100	LF	4	$7,366	6166
Note: Beyond Useful Life - Damaged South Of Building 5010						
Paving Restriping	Deferred Maintenance	280	CAR	5	$8,754	6168
Note: Faded Lines And Parking Lot South Of Building 5010						
	Sub Total for System	**9**	**items**		**$46,795**	
	Sub Total for School and Site Level	**9**	**items**		**$46,795**	

Building: 5010 - Building 5010

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	200	SF Wall	5	$245	6170
Note: Painted Ceiling Peeling And Near Room 3212 And 4200 At Stairs						
	Sub Total for System	**1**	**items**		**$245**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	10,000	SF	4	$54,982	6172
Note: Broken, Beyond Useful Life And Stained						
Location: Rooms 3212, 3211, 4287, 4200, 4200.7, 4200.8, 4200.10, 4200.11						
Ceiling Grid Replacement	Capital Renewal	10,000	SF	4	$39,151	6171
Note: Broken, Beyond Useful Life And Stained						
Location: Rooms 3212, 3211, 4287, 4200, 4200.7, 4200.8, 4200.10, 4200.11						
	Sub Total for System	**2**	**items**		**$94,133**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	2	Ea.	2	$188,309	6193
Note: Beyond Useful Life - Room 4200.1						
Circulation Pump Replacement	Capital Renewal	4	Ea.	3	$217,014	6194
Note: Beyond Useful Life - Room 4200.1						
Existing Controls Are Obsolete	Capital Renewal	84,658	SF	4	$214,680	10609
	Sub Total for System	**3**	**items**		**$620,002**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	$1,727	6173
Note: Replace Old Mcc In 4273						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6174
Note: Old - Teachers Lounge						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6175
Note: Old - 3230 Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6178
Note: Replace Room 4270						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	6179
Note: Old - Replace 4270						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6180
Note: Replace - Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6181
Note: Replace - Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6182
Note: Replace Room 2197						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6183
Note: Replace Outside Lockers And 2189 Area						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6190
Note: Girls And Boys Lockers						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6191
Note: 2114 Electrical Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	8925
Note: Unnamed (From Lcs2) (Assumed) - Panel Missing Front						
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	$9,792	6186
Note: Multiple Locations - Old						
Electrical Receptacle Replacement	Capital Renewal	20	Ea.	3	$2,512	6177
Location: 3206, 3207, 3208, 1201 And Adjoining Rooms, Kitchen, 3223, 3104, 2100 Locker Room Corridors, 2124, Boys Locker Room Areas						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	$3,391	6187
Note: Replace 2 Lights Outside 2193 And 2197 Rooms And In The Open Area Between Media Center And Computer Lab.						
Lighting Fixtures Replacement	Capital Renewal	50,000	SF	3	$862,066	6188
Note: Old, Inconsistent Light Fixtures.						
Lightning Protection System Installation	Functional Deficiency	84,658	SF	3	$62,155	6185
Remove Abandoned Equipment	Deferred Maintenance	21	Ea.	4	$86,023	6189
Note: Multiple Locations. A Number Of Panelboards And Other Equipment Are Abandoned. Remove All Of Them.						
	Sub Total for System	**18**	**items**		**$1,070,330**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	$4,757	6192
Note: Beyond Useful Life - Room 2118B						
	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	2	Ea.	1	$1,197	6184
Location: Lobby And 3200 Hallway						
	Sub Total for System	**1**	**items**		**$1,197**	
	Sub Total for Building 5010 - Building 5010	**26**	**items**		**$1,790,664**	

Building: 5011 - Building 5011

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Drain Cleaning	Deferred Maintenance	4	Ea.	3	$262	6210
Note: Clogged And Above 5200 Hallway						

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	14,000	SF	3	$62,191	6211
Note: Ponding Above 5200 Hallway Building - Western 5011 Building						
Roof Cleaning	Deferred Maintenance	1,200	SF	4	$262	6209
Note: Debris On Roof From Trees And Above 5213 Thru 5201						
	Sub Total for System	**3**	**items**		**$62,715**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	85,365	SF	4	$216,472	10610
	Sub Total for System	**1**	**items**		**$216,472**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Repair	Deferred Maintenance	2	Ea.	2	$432	8937
Note: Repair Locks In Hallway Panels 51 And 52						
Electrical Transformer Repair	Deferred Maintenance	30	KVA	2	$16,155	6196
Note: Humming Noise. Repair						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$9,728	6197
Note: Old 5011 Data Center						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$7,355	6198
Note: Old 5103						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$13,060	6199
Note: Old 5011 Data Center						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	6201
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6202
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	6203
Location: Room 2216						
Canopy Lighting Replacement	Capital Renewal	29	Ea.	3	$56,792	6207
Electrical Receptacle Replacement	Capital Renewal	3	Ea.	3	$377	6200
Note: Broken Receptacles In 5201 And 5210						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	$1,696	6208
Note: Gym Side Backside						
Lighting Fixtures Replacement	Capital Renewal	18,300	SF	3	$315,516	8982
Location: Stage, Gym, Offices, Various Classrooms						
Lightning Protection System Installation	Functional Deficiency	85,365	SF	3	$62,674	6206
	Sub Total for System	**13**	**items**		**$496,741**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Sink Repair	Deferred Maintenance	1	Ea.	4	$493	6195
Note: Room 5206.1, Loose						
	Sub Total for System	**1**	**items**		**$493**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	6204
Note: Gym - Old Light						
Emergency Lighting Installation	Functional Deficiency	85,365	SF	1	$62,598	6205
	Sub Total for System	**2**	**items**		**$63,196**	
	Sub Total for Building 5011 - Building 5011	**20**	**items**		**$839,619**	

Building: 5012 - Building 5012

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	160	LF	3	$3,559	6215
Note: Damaged And Covered Walkway To Front Entrance By Room 2222						
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	2	Ea.	3	$385	6212
Note: Large Blister Above Room 6354						
Splash Block Installation	Deferred Maintenance	16	Ea.	5	$968	6214
Note: Missing And Covered Walkway						
	Sub Total for System	**3**	**items**		**$4,912**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	500	SF	4	$2,749	6217
Note: Damaged And Room 6354, 2219, 6356, 6355, 1304						
Carpet Flooring Replacement	Capital Renewal	110	SF	4	$1,309	6219
Note: Beyond Useful Life						
Location: Room 6356						
Ceiling Grid Replacement	Capital Renewal	500	SF	4	$1,958	6216
Note: Damaged And Room 6354, 2219, 6356, 6355, 1304						
Toilet Partition Replacement	Capital Renewal	7	Stall	4	$13,271	6218
Note: Beyond Useful Life						
Location: Room 6300.3 And 6300.4						
	Sub Total for System	**4**	**items**		**$19,287**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,463	6225
Note: Beyond Useful Life - Room 6357						
Existing Controls Are Obsolete	Capital Renewal	18,507	SF	4	$46,931	10611
	Sub Total for System	**2**	**items**		**$51,394**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	6221
Lighting Fixtures Replacement	Capital Renewal	2,000	SF	3	$34,483	6223
Note: Old Lighting And Broken						
Lightning Protection System Installation	Functional Deficiency	18,507	SF	3	$13,588	6222
	Sub Total for System	**3**	**items**		**$48,322**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Sink Repair	Deferred Maintenance	1	Ea.	4	$493	6224
Note: Room 6300.4, Loose						
	Sub Total for System	**1**	**items**		**$493**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	$8,275	6220
Note: Beyond Useful Life						
Location: Room 2221						
	Sub Total for System	**1**	**items**		**$8,275**	
	Sub Total for Building 5012 - Building 5012	**14**	**items**		**$132,683**	

Building: 5013 - Building 5013

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	10	Ea.	3	$1,927	6228
Note: Near The Cooling Tower						
	Sub Total for System	**1**	**items**		**$1,927**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Finishes Replacement	Capital Renewal	1	Ea.	4	$7,507	6227
Note: Replace Vct On Elev Floor And Adp Missing Side Safety Bar.						
Vinyl Composition Tile Replacement	Capital Renewal	750	SF	4	$5,999	6226
Note: Vct Damaged Near Rooms 1138 And 1178						
	Sub Total for System	**2**	**items**		**$13,506**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	83,816	SF	4	$212,544	10612
	Sub Total for System	**1**	**items**		**$212,544**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	$251	6229
Note: Broken Receptacle In 1148						
Lightning Protection System Installation	Functional Deficiency	83,816	SF	3	$61,537	6231
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	$4,096	6233
Note: Unused Lighting Control Panel From Electrical Room						
	Sub Total for System	**3**	**items**		**$65,885**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	6230
Note: Lower Level Of 5310 Near Auditorium						
	Sub Total for System	**1**	**items**		**$598**	
	Sub Total for Building 5013 - Building 5013	**8**	**items**		**$294,460**	

Building: 5020 - Building 5020

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	18	SF	3	$686	8958
Note: Metal Canopy At Room 5100.15 Mech Room.						
Roof Cleaning	Deferred Maintenance	600	SF	4	$131	6243
Note: Tree Debris And West Side Above Room 5107						
	Sub Total for System	**2**	**items**		**$817**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	$6,970	6245
Note: Beyond Useful Life						
Location: Mech Room 5100.15						
	Sub Total for System	**1**	**items**		**$6,970**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Repair	Deferred Maintenance	2	Door	5	$1,214	6246
Note: Room 114 Won'T Shut And Room 5103 Broken Window Frame						
	Sub Total for System	**1**	**items**		**$1,214**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	11,500	SF	4	$29,162	10613
	Sub Total for System	**1**	**items**		**$29,162**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	$1,696	6287
Note: Replace 2 Building Lights Behind 101A And 106A						
Lightning Protection System Installation	Functional Deficiency	11,500	SF	3	$8,443	6255
	Sub Total for System	**2**	**items**		**$10,139**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	2	Ea.	4	$4,822	6256
Note: Beyond Useful Life - Room 5101						
	Sub Total for System	**1**	**items**		**$4,822**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	11,500	SF	1	$8,433	6254
	Sub Total for System	**1**	**items**		**$8,433**	
	Sub Total for Building 5020 - Building 5020	**9**	**items**		**$61,557**	

Building: 5030 - Building 5030

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	$243	6262
Note: Tree Debris And West Side Of Building						
	Sub Total for System	**1**	**items**		**$243**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	50	SF Wall	3	$950	6261
Note: Brick Pushed In And Wall Deformed						
	Sub Total for System	**1**	**items**		**$950**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	1	Ea.	3	$2,351	6260
Note: Toilet Flushes Wrong Side. Add Vertical Grab Bar.						
	Sub Total for System	**1**	**items**		**$2,351**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	8	Ea.	3	$6,782	6264
Note: Replace All Lights						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	6263
	Sub Total for System	**2**	**items**		**$10,804**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,492	6266
Note: Beyond Useful Life - Custodial Closet						
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,141	6267
Note: Beyond Useful Life - Main Entrance						
	Sub Total for System	**2**	**items**		**$5,633**	
	Sub Total for Building 5030 - Building 5030	**7**	**items**		**$19,981**	

Building: 5040 - Building 5040

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joint Repair	Deferred Maintenance	8	Ea.	2	$1,859	6284
Note: Dripping						
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	60	SF	2	$2,250	6283
Note: Leaking In 103						
Metal Downspout Replacement	Deferred Maintenance	16	LF	3	$356	6286
Note: Bottom Portion Of East And West Side Of Building						
Splash Block Installation	Deferred Maintenance	4	Ea.	5	$242	6285
Note: Missing East And West Side Of Building						
	Sub Total for System	**4**	**items**		**$4,706**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	$3,485	6280
Note: Damaged And East Side Of Building						
Exterior Metal Door Repainting	Deferred Maintenance	3	Door	3	$324	6279
Note: Paint Is Chipped And East And West Sides Of Building						
	Sub Total for System	**2**	**items**		**$3,809**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	1	Ea.	3	$2,351	6270
Note: Flush Valve On Wrong Side						
Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	60	LF	4	$6,207	6272
Note: Stairs Connecting Up And Down Hill						
Interior Wall Repainting	Deferred Maintenance	200	SF Wall	5	$422	6282
Note: Beyond Useful Life						
Location: North Wall, West Corner						
	Sub Total for System	**3**	**items**		**$8,980**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,450	SF	4	$13,820	10614
	Sub Total for System	**1**	**items**		**$13,820**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	6276
Note: Replace Broken Light						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	$1,696	6277
Note: Each Side Of The Building						
Lighting Fixtures Replacement	Capital Renewal	500	SF	3	$8,621	6278
Note: Replace In The Offices, Restrooms And Lobby.						
Lightning Protection System Installation	Functional Deficiency	5,450	SF	3	$4,001	6275
Note: Missing						
	Sub Total for System	**4**	**items**		**$16,276**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Grab Bars Are Not ADA Compliant	ADA Compliance	2	Ea.	3	$484	6271
Note: Missing Vertical Grab Bar						
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	$2,071	6273
Note: The Push Bar Is Busted						
	Sub Total for System	**2**	**items**		**$2,555**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	1	Ea.	1	$598	6274
Note: Replace Old Sign						
	Sub Total for System	**1**	**items**		**$598**	
	Sub Total for Building 5040 - Building 5040	**17**	**items**		**$50,745**	

Building: 5050 - Building 5050

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	300	SF	3	$220	6290
Note: Install System						
Mounted Building Lighting Installation	Functional Deficiency	4	Ea.	3	$5,569	6291
Note: Exterior Building Lights Needed.						
	Sub Total for System	**2**	**items**		**$5,789**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	300	SF	1	$1,649	6289
Note: Install System. Could Not Access Building Interior.						
Security Alarm Is Missing	Functional Deficiency	300	SF	1	$3,150	6288
Note: Install System						
	Sub Total for System	**2**	**items**		**$4,799**	
	Sub Total for Building 5050 - Building 5050	**4**	**items**		**$10,588**	

Building: 5060 - Building 5060

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	4	Ea.	3	$502	6292
Note: Gfci Receptacles On The Outside						
Interior Power Wiring Replacement	Deferred Maintenance	200	SF	3	$223	6297
Note: Replace Wiring						
Lightning Protection System Installation	Functional Deficiency	200	SF	3	$147	6295
Mounted Building Lighting Installation	Functional Deficiency	4	Ea.	3	$5,569	6296
Note: Building Mounted Lights Needed						
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	4	Ea.	3	$109	8948
	Sub Total for System	**5**	**items**		**$6,550**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	200	SF	1	$1,100	6294
Security Alarm Is Missing	Functional Deficiency	200	SF	1	$2,100	6293
	Sub Total for System	**2**	**items**		**$3,199**	
	Sub Total for Building 5060 - Building 5060	**7**	**items**		**$9,750**	

Building: 5070 - Building 5070

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Power Wiring Replacement	Deferred Maintenance	300	SF	3	$335	6302
Note: Replace Wiring						
Lightning Protection System Installation	Functional Deficiency	300	SF	3	$220	6300
Mounted Building Lighting Installation	Functional Deficiency	4	Ea.	3	$5,569	6301
Note: Ext. Lights Needed.						
	Sub Total for System	**3**	**items**		**$6,124**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	300	SF	1	$1,649	6299

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Replacement	Capital Renewal	300	SF	1	$3,150	6298
	Sub Total for System	**2**	**items**		**$4,799**	
	Sub Total for Building 5070 - Building 5070	**5**	**items**		**$10,923**	
	Total for Campus	**126**	**items**		**$3,267,764**	

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	4,900	LF	$406,220	4
Parking Lot Pavement	Asphalt	3	408	CAR	$645,150	5
Roadway Pavement	Asphalt Driveways	3	52,864	SF	$370,503	5
	Sub Total for System		**3**	**items**	**$1,421,872**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3	2,000	SF	$120,849	8
	Sub Total for System		**1**	**items**	**$120,849**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	47	Ea.	$325,761	8
	Sub Total for System		**1**	**items**	**$325,761**	
	Sub Total for Building -		**5**	**items**	**$1,868,482**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	84,658	SF	$3,373,829	7
	Sub Total for System		**1**	**items**	**$3,373,829**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	21	Door	$77,646	2
Exterior Operating Windows	Aluminum - Windows per SF	2	1,392	SF	$161,369	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	169	SF	$342	7
	Sub Total for System		**3**	**items**	**$239,357**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	4,233	SF	$53,452	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	75,346	SF	$452,679	3
Compartments and Cubicles	Toilet Partitions	4	49	Stall	$107,692	5
Tile Flooring	Ceramic Tile	4	8,466	SF	$167,910	6
Fluid-Applied Flooring	Epoxy Coating	4	1,693	SF	$24,303	8
Interior Swinging Doors	Metal Door (Steel)	3	8	Door	$27,571	8
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$12,592	8
Interior Door Supplementary Components	Door Hardware	3	200	Door	$353,626	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	51,641	SF	$538,933	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	5,079	SF	$37,529	10
Carpeting	Carpet	4	4,233	SF	$67,712	10
	Sub Total for System		**11**	**items**	**$1,843,998**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Make-up Air Unit	3	3	Ea.	$26,596	2
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	1	Ea.	$31,641	2
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	5	Ea.	$120,867	2
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$24,174	2
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$15,868	2
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$31,737	2
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$15,868	2
Central Cooling	Cooling Tower - Metal (300 Tons)	2	1	Ea.	$59,410	3
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	15	Ea.	$20,624	4
Decentralized Cooling	Heat Pump (5 Ton)	5	5	Ea.	$64,205	4
Decentralized Cooling	Heat Pump (5 Ton)	5	1	Ea.	$12,841	4

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	5	1	Ea.	$9,426	4
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	3	Ea.	$48,564	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	84,658	SF	$164,994	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
Exhaust Air	Roof Exhaust Fan - Small	3	16	Ea.	$34,174	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Decentralized Cooling	Heat Pump (1 Ton)	2	26	Ea.	$227,859	8
Air Distribution	Energy Recovery Unit (4,000 CFM)	3	1	Ea.	$21,703	10
	Sub Total for System		**21**	**items**	**$950,762**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$5,725	4
Power Distribution	Distribution Panels (400 Amps)	3	1	Ea.	$18,426	5
Electrical Service	Transformer (30 KVA)	2	1	Ea.	$6,015	5
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$10,216	5
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$10,216	5
Packaged Generator Assemblies	Emergency Generator (300 KW)	2	1	Ea.	$107,852	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	34,658	SF	$692,724	5
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	2	1	Ea.	$81,019	8
Electrical Service	Transformer (75 KVA)	2	2	Ea.	$17,359	8
Electrical Service	Transformer (112.5 KVA)	2	1	Ea.	$11,800	8
Electrical Service	Transformer (225 KVA)	2	1	Ea.	$21,725	8
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	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
Power Distribution	Panelboard - 120/208 225A	3	2	Ea.	$13,100	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	84,658	SF	$71,372	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	3	Ea.	$33,487	8
Power Distribution	Panelboard - 277/480 400A	3	2	Ea.	$33,087	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 - 120/208 125A	3	2	Ea.	$3,475	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Power Distribution	Panelboard - 120/208 400A	3	1	Ea.	$14,698	8
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	$3,475	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	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
Power Distribution	Panelboard - 120/208 125A	3	2	Ea.	$3,475	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$8,703	8
Power Distribution	Power Wiring	3	84,658	SF	$127,042	10
	Sub Total for System		**33**	**items**	**$1,470,713**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	84,658	SF	$196,543	5
Plumbing Fixtures	Showers	5	28	Ea.	$43,567	8
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	1	Ea.	$2,596	8
Plumbing Fixtures	Toilets	3	48	Ea.	$289,230	8
Plumbing Fixtures	Urinals	3	11	Ea.	$17,741	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	20	Ea.	$52,459	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	1	Ea.	$8,066	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	84,658	SF	$512,312	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	84,658	SF	$345,222	10

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	99	Ea.	$320,786	10
	Sub Total for System		**11**	**items**	**$1,791,049**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	84,658	SF	$539,600	5
Security System Component	Security Alarm System	1	84,658	SF	$1,125,904	8
	Sub Total for System		**2**	**items**	**$1,665,504**	

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	15	Room	$157,243	8
Casework	Lockers	4	886	Ea.	$562,157	8
Casework	Lockers, Gym	4	1,140	Ea.	$659,162	8
	Sub Total for System		**3**	**items**	**$1,378,562**	
	Sub Total for Building 5010 - Building 5010		**87**	**items**	**$12,834,709**	

Building: 5011 - Building 5011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	16	Door	$64,645	5
	Sub Total for System		**1**	**items**	**$64,645**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	854	SF	$4,050	4
Carpeting	Carpet	4	1,707	SF	$22,868	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	65,731	SF	$418,962	5
Suspended Plaster and	Painted ceilings	5	2,561	SF	$5,813	5
Compartments and Cubicles	Toilet Partitions	4	22	Stall	$48,351	5
Tile Flooring	Ceramic Tile	4	1,707	SF	$33,856	6
Interior Door Supplementary Components	Door Hardware	3	90	Door	$149,997	6
Resilient Flooring	Vinyl Composition Tile Flooring	4	41,829	SF	$436,534	9
	Sub Total for System		**8**	**items**	**$1,120,430**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	4	Ea.	$126,567	2
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	2	Ea.	$63,284	2
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$48,347	2
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$29,550	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	2	Ea.	$23,754	3
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	1	Ea.	$208,593	5
Air Distribution	Energy Recovery Unit (6,000 CFM)	3	1	Ea.	$21,924	5
Facility Hydronic Distribution	Pump - 5HP	4	1	Ea.	$7,466	5
Exhaust Air	Roof Exhaust Fan - Small	3	5	Ea.	$10,679	5
Heat Generation	Boiler - Copper Tube (1200 MBH)	2	1	Ea.	$60,537	5
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	5	Ea.	$7,737	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	8	Ea.	$45,227	8
Other HVAC Distribution Systems	VFD (10 HP)	3	2	Ea.	$13,595	8
Other HVAC Distribution Systems	VFD (25 HP)	3	1	Ea.	$12,654	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$5,137	8
HVAC Air Distribution	VAV Boxes / Terminal Device	4	85	Ea.	$392,163	8
Facility Hydronic Distribution	2-Pipe System (Cold)	3	85,365	SF	$192,871	10
	Sub Total for System		**17**	**items**	**$1,270,085**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	9	Ea.	$8,588	4
Power Distribution	Panelboard - 120/240 225A	3	1	Ea.	$8,526	5
Power Distribution	Panelboard - 120/240 225A	3	1	Ea.	$8,526	5
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,290	5
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,290	5
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,290	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	85,365	SF	$1,706,226	5
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	85,365	SF	$71,969	8
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
Power Distribution	Power Wiring	3	85,365	SF	$128,103	10
	Sub Total for System		**11**	**items**	**$1,960,436**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	19	Ea.	$101,720	4
Plumbing Fixtures	Urinals	3	5	Ea.	$7,165	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	2	Ea.	$1,685	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	10	Ea.	$23,305	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	3	Ea.	$8,776	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	85,365	SF	$198,185	5
Plumbing Fixtures	Restroom Lavatory	3	1	Ea.	$2,961	5
Plumbing Fixtures	Restroom Lavatory	3	9	Ea.	$29,115	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	85,365	SF	$516,589	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	85,365	SF	$348,107	10
Plumbing Fixtures	Classroom Lavatory	4	2	Ea.	$6,480	10
	Sub Total for System		**11**	**items**	**$1,244,088**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	85,365	SF	$544,106	5
Security System Component	Security Alarm System	1	85,365	SF	$1,135,307	8
	Sub Total for System		**2**	**items**	**$1,679,413**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	876	Ea.	$465,484	2
Movable Multiple Seating	Bleachers	4	1,177	Seat	$579,087	8
	Sub Total for System		**2**	**items**	**$1,044,571**	
	Sub Total for Building 5011 - Building 5011		**52**	**items**	**$8,383,667**	

Building: 5012 - Building 5012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	18,507	SF	$695,211	5
	Sub Total for System		**1**	**items**	**$695,211**	

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 Entrance Doors	Steel - Insulated and Painted	3	2	Door	$8,080	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	3	4	Door	$20,059	10
	Sub Total for System		**3**	**items**	**$52,381**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	5,552	SF	$68,067	1
Fluid-Applied Flooring	Epoxy Coating	4	555	SF	$7,078	4
Interior Door Supplementary Components	Door Hardware	3	57	Door	$89,545	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	14,806	SF	$94,372	5
Carpeting	Carpet	4	185	SF	$2,789	8
Interior Coiling Doors	Interior Overhead Doors	3	2	Ea.	$12,592	8
Carpeting	Carpet	4	5,552	SF	$86,225	9
Resilient Flooring	Vinyl Composition Tile Flooring	4	11,659	SF	$121,675	9

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	14,806	SF	$77,903	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	925	SF	$6,835	10
Tile Flooring	Ceramic Tile	4	370	SF	$8,260	10
Interior Swinging Doors	Wooden Door	3	10	Door	$23,699	10
Interior Swinging Doors	Wooden Door	3	45	Door	$106,642	10
		Sub Total for System	**13**	**items**	**$705,682**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$25,646	4
Note:	R22					
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	1	Ea.	$16,188	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,701	5
Exhaust Air	Roof Exhaust Fan - Large	3	5	Ea.	$43,794	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	7	Ea.	$7,819	8
Facility Hydronic Distribution	2-Pipe System (Cold)	3	18,507	SF	$41,815	10
		Sub Total for System	**6**	**items**	**$139,962**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	4	Ea.	$3,817	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	7	Ea.	$15,891	5
Lighting Fixtures	Light Fixtures (Bldg SF)	4	18,507	SF	$369,907	5
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Note:	humming					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	18,507	SF	$15,603	8
Power Distribution	Power Wiring	3	18,507	SF	$27,772	10
		Sub Total for System	**6**	**items**	**$441,668**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	1	Ea.	$2,961	5
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Showers	5	2	Ea.	$3,112	8
Plumbing Fixtures	Toilets	3	21	Ea.	$126,538	8
Plumbing Fixtures	Urinals	3	5	Ea.	$8,064	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$10,491	8
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$3,391	10
		Sub Total for System	**7**	**items**	**$155,505**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	18,507	SF	$117,962	5
Security System Component	Security Alarm System	1	18,507	SF	$246,133	8
		Sub Total for System	**2**	**items**	**$364,095**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	5	Room	$46,569	4
		Sub Total for System	**1**	**items**	**$46,569**	
		Sub Total for Building 5012 - Building 5012	**39**	**items**	**$2,601,073**	

Building: 5013 - Building 5013

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	20,116	SF	$285,898	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	72,082	SF	$502,045	8
Suspended Plaster and	Painted ceilings	5	5,029	SF	$12,474	8
Compartments and Cubicles	Toilet Partitions	4	21	Stall	$50,434	8
Interior Door Supplementary Components	Door Hardware	3	141	Door	$264,489	10
		Sub Total for System	**5**	**items**	**$1,115,340**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$51,041	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,862	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	2	Ea.	$8,862	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
Heat Generation	Boiler - Steel Tube (750 MBH)	2	2	Ea.	$53,608	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	3	3	Ea.	$3,351	8
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	3	Ea.	$4,643	8
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$11,307	8
Decentralized Cooling	Heat Pump (1 Ton)	2	37	Ea.	$324,260	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	2	Ea.	$111,542	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	3	Ea.	$113,345	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 (5 Ton)	2	2	Ea.	$37,895	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	3	Ea.	$56,842	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	2	Ea.	$37,895	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	5	Ea.	$94,738	8
HVAC Air Distribution	AHU 10,000 CFM Outdoor	2	1	Ea.	$128,044	10
Exhaust Air	Roof Exhaust Fan - Small	3	8	Ea.	$19,808	10
		Sub Total for System	**19**	**items**	**$1,205,942**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	25	Ea.	$23,855	4
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	19	Ea.	$25,798	5
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	83,816	SF	$70,663	8
Packaged Generator Assemblies	Emergency Generator (150 KW)	2	1	Ea.	$106,476	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	53,816	SF	$1,246,965	10
		Sub Total for System	**6**	**items**	**$1,481,722**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	2	1	Ea.	$2,925	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	2	Ea.	$4,654	5
Plumbing Fixtures	Restroom Lavatory	3	30	Ea.	$97,051	8
Plumbing Fixtures	Sink - Service / Mop Sink	5	1	Ea.	$948	8
Plumbing Fixtures	Toilets	3	23	Ea.	$138,590	8
Plumbing Fixtures	Urinals	3	9	Ea.	$14,516	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	8	Ea.	$20,984	8
		Sub Total for System	**7**	**items**	**$279,668**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	83,816	SF	$534,233	5
Security System Component	Security Alarm System	1	83,816	SF	$1,114,705	8
		Sub Total for System	**2**	**items**	**$1,648,938**	
		Sub Total for Building 5013 - Building 5013	**39**	**items**	**$5,731,610**	

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	8	Door	$32,323	5
		Sub Total for System	**1**	**items**	**$32,323**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,810	SF	$66,895	4
Carpeting	Carpet	4	575	SF	$7,703	4
Suspended Plaster and	Painted ceilings	5	345	SF	$784	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Fluid-Applied Flooring	Epoxy Coating	4	345	SF	$4,953	8
Interior Door Supplementary Components	Door Hardware	3	28	Door	$49,508	8

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	7,935	SF	$82,811	9
		Sub Total for System	**7**	**items**	**$225,840**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 2,000 CFM Interior	2	1	Ea.	$31,623	5
Exhaust Air	Roof Exhaust Fan - Small	3	4	Ea.	$8,544	5
Exhaust Air	Wall Exhaust Fan	3	1	Ea.	$5,156	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	11,500	SF	$164,831	6
Facility Hydronic Distribution	2-Pipe System (Cold)	3	11,500	SF	$25,983	10
		Sub Total for System	**5**	**items**	**$236,137**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$5,725	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4	11,500	SF	$229,855	5
Electrical Service	Transformer (112.5 KVA)	2	1	Ea.	$10,799	5
Power Distribution	Distribution Panels (100 Amps)	2	1	Ea.	$18,215	5
Power Distribution	Panelboard - 120/240 400A	3	2	Ea.	$22,555	5
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$10,216	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	11,500	SF	$9,696	8
Power Distribution	Power Wiring	3	11,500	SF	$17,257	10
		Sub Total for System	**8**	**items**	**$324,317**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$2,925	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2	11,500	SF	$26,698	5
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$12,940	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
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	11,500	SF	$69,593	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	11,500	SF	$46,896	10
		Sub Total for System	**9**	**items**	**$192,574**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	11,500	SF	$73,300	5
Security System Component	Security Alarm System	1	11,500	SF	$152,943	8
		Sub Total for System	**2**	**items**	**$226,243**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	4	70	Ea.	$41,865	6
Casework	Fixed Cabinetry	4	4	Room	$41,931	8
		Sub Total for System	**2**	**items**	**$83,796**	
		Sub Total for Building 5020 - Building 5020	**34**	**items**	**$1,321,230**	

Building: 5030 - Building 5030

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2	6,848	SF	$345,123	10
		Sub Total for System	**1**	**items**	**$345,123**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	164	SF	$351	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,314	SF	$25,953	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Tile Flooring	Ceramic Tile	4	219	SF	$4,344	6
Interior Swinging Doors	Wooden Door	3	8	Door	$16,844	6

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	3	9	Door	$15,913	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	5,314	SF	$38,122	9
Interior Swinging Doors	Metal Door (Steel)	3	1	Door	$3,657	10
		Sub Total for System	**8**	**items**	**$118,370**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	5,478	SF	$17,597	8
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	3	Ea.	$19,626	8
		Sub Total for System	**2**	**items**	**$37,223**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	3	Ea.	$6,811	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,478	SF	$4,619	8
Power Distribution	Power Wiring	3	5,478	SF	$8,221	10
		Sub Total for System	**3**	**items**	**$19,650**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
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	3	Ea.	$18,077	8
Plumbing Fixtures	Urinals	3	2	Ea.	$3,225	8
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	1	Ea.	$2,005	10
		Sub Total for System	**5**	**items**	**$30,725**	

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	$34,916	5
Security System Component	Security Alarm System	1	5,478	SF	$72,854	8
		Sub Total for System	**2**	**items**	**$107,771**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	74	Ea.	$42,788	8
		Sub Total for System	**1**	**items**	**$42,788**	
		Sub Total for Building 5030 - Building 5030	**22**	**items**	**$701,650**	

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	4	Door	$18,736	10
		Sub Total for System	**1**	**items**	**$18,736**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	273	SF	$585	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,450	SF	$26,617	5
Compartments and Cubicles	Toilet Partitions	4	6	Stall	$13,187	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	273	SF	$1,901	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	273	SF	$2,850	9
		Sub Total for System	**5**	**items**	**$45,139**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	3	2	Ea.	$11,625	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	2	Ea.	$51,292	4
Decentralized Heating Equipment	Radiant Heater - Radiant Panels - Ceiling	3	2	Ea.	$9,430	8
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,548	8
Exhaust Air	Interior Ceiling Exhaust Fan	3	2	Ea.	$1,230	10
		Sub Total for System	**5**	**items**	**$75,125**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	5,450	SF	$108,931	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	5,450	SF	$4,595	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$6,444	8
	Sub Total for System		**3**	**items**	**$119,970**	

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	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Plumbing Fixtures	Restroom Lavatory	3	3	Ea.	$9,705	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
	Sub Total for System		**6**	**items**	**$42,505**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	5,450	SF	$34,738	5
Security System Component	Security Alarm System	1	5,450	SF	$72,482	8
	Sub Total for System		**2**	**items**	**$107,220**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	42	Ea.	$24,285	8
	Sub Total for System		**1**	**items**	**$24,285**	
	Sub Total for Building 5040 - Building 5040		**23**	**items**	**$432,980**	

Building: 5050 - Building 5050

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	300	SF	$11,269	5
	Sub Total for System		**1**	**items**	**$11,269**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	300	SF	$524	2
Exterior Entrance Doors	Steel - Insulated and Painted	3	1	Door	$4,040	5
Exterior Utility Doors	Overhead Door	3	2	Door	$18,652	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	300	SF	$645	9
	Sub Total for System		**4**	**items**	**$23,861**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	5	300	SF	$641	3
	Sub Total for System		**1**	**items**	**$641**	
	Sub Total for Building 5050 - Building 5050		**6**	**items**	**$35,772**	

Building: 5060 - Building 5060

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	200	SF	$7,513	5
	Sub Total for System		**1**	**items**	**$7,513**	

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
	Sub Total for System		**1**	**items**	**$8,080**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	1	Ea.	$3,314	8
	Sub Total for System		**1**	**items**	**$3,314**	
	Sub Total for Building 5060 - Building 5060		**3**	**items**	**$18,907**	

Building: 5070 - Building 5070

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	300	SF	$11,269	5
		Sub Total for System	**1**	**items**	**$11,269**	

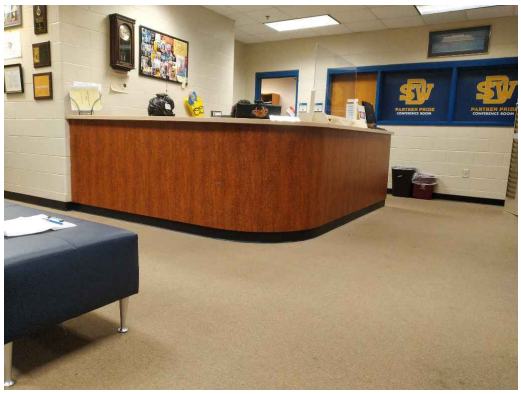
Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$16,161	5
		Sub Total for System	**1**	**items**	**$16,161**	
		Sub Total for Building 5070 - Building 5070	**2**	**items**	**$27,431**	
		Total for: Southwest DeKalb High School	**312**	**items**	**$33,957,510**	

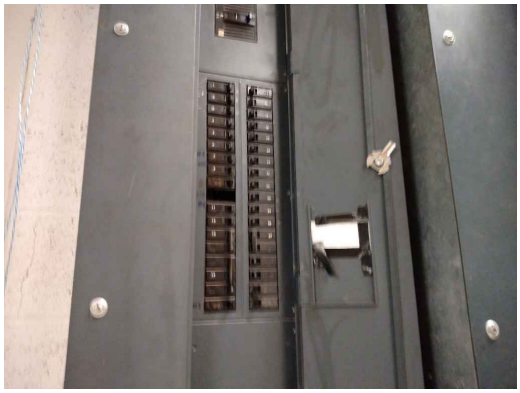
Supporting Photos

Ductless Split System HVAC Unit Is At The End Of Its Life And Needs To Be Replaced. Room 6357

Rm 2221 - Casework Deficiency



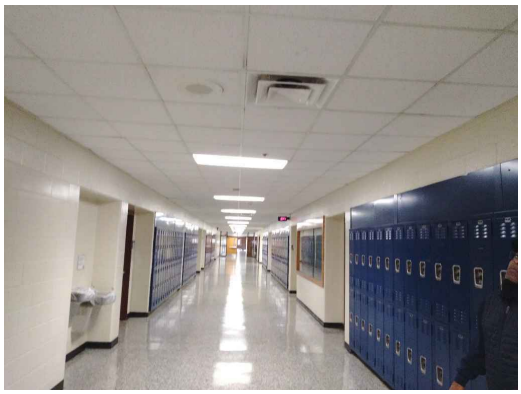
6321 Non-ADA Compliant Reception Desk



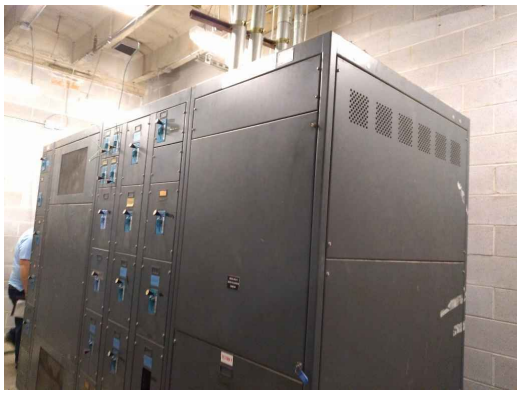
Panelboard Aa In The Data Hub On The Ground Level Needs Replacement

Panelboard Lm2 Inside 5103 Needs Blanks

Wall Mounted Vertical Lights In The Auditorium Need Replacement



Hallway Lighting Fixtures Need Replacement



Replace Mcc In 4273 Electrical Room

Ponding Water On Roof Add Tapered Insulation

Repaint Exterior Metal Doors East Side Of Building, Beyond Useful Life

600Sf Roof Requires Cleaning From Tree Debris On Western Side Of Building, 1 Clogged Drain Requires Cleaning Above Hallway

1200Sf Clean Roof Above Western Building 5011, 4 Clogged Drains Above 5200 Hallway, Add Tapered Insulation To Eliminate Ponding Above 5200 Hallway

Appendix A24

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Stone Mountain Elementary School **| 2021**

Executive Summary

Stone Mountain Elementary School is located at 6720 James B. Rivers Dr in Stone Mountain, GA. It comprises 65,647 gross square feet. At the time of the assessment the oldest building was 66 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 $2,074,883. 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 Stone Mountain Elementary School the ten-year need is $9,135,119.

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 Stone Mountain Elementary School facility has a FCA score of 73.35% which is considered "Below Average".

Summary of Findings

The table below summarizes the condition findings at Stone Mountain Elementary School.

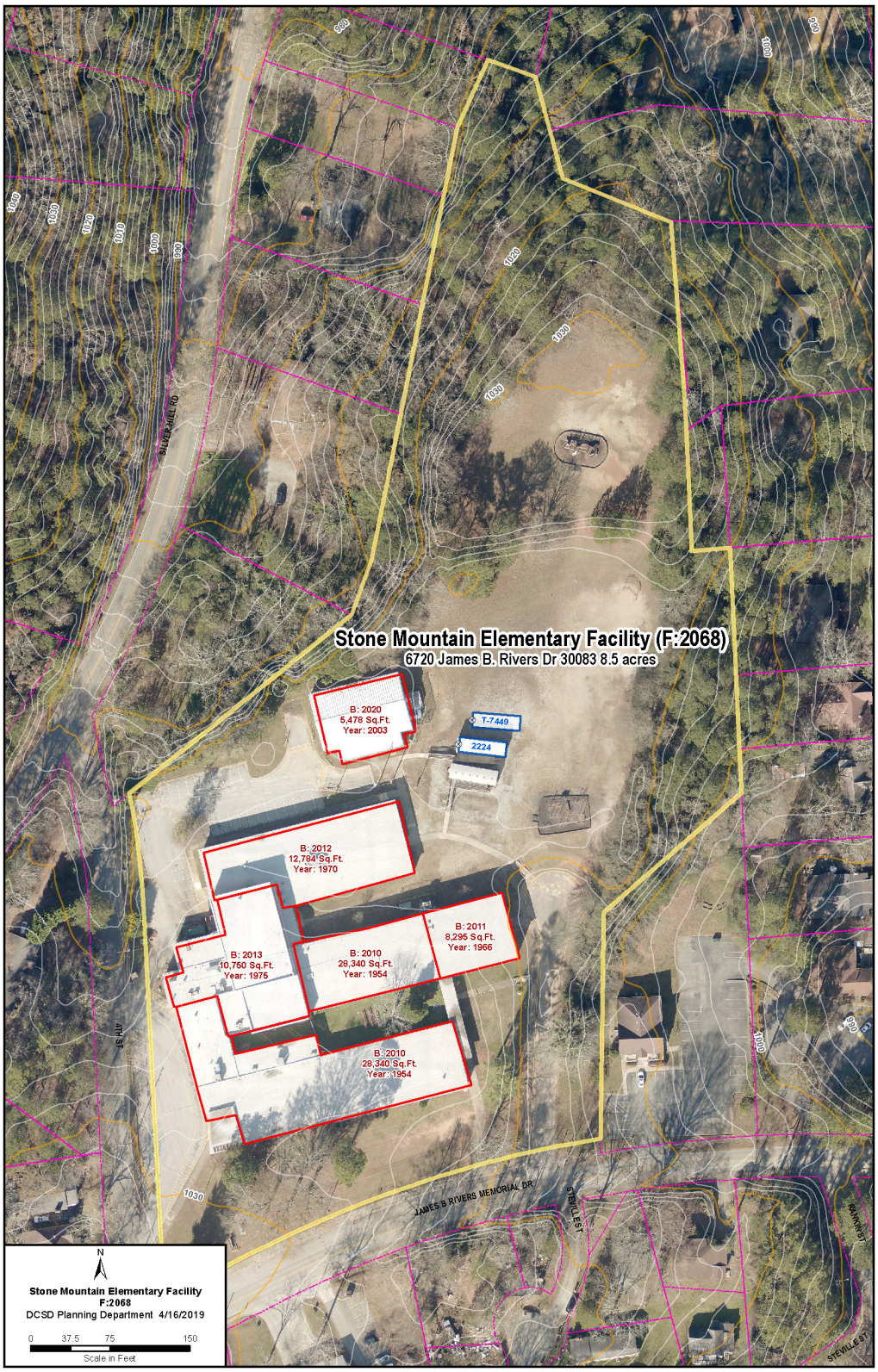
Table 1: Facility Condition by Building

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	$68,645	$423,189	$0	$491,834	$491,834		
Permanent Building(s)								
2010	Building 2010	$849,998	$1,348,177	$2,385,733	$2,198,174	$4,583,908	$7,857,832	72.03%
2011	Building 2011	$288,918	$208,992	$459,149	$497,910	$957,060	$2,299,955	78.35%
2012	Building 2012	$386,712	$259,319	$477,113	$646,031	$1,123,144	$3,544,620	81.77%
2013	Building 2013	$335,873	$307,485	$797,891	$643,357	$1,441,248	$2,980,653	78.42%
2020	Building 2020	$144,737	$228,492	$164,695	$373,230	$537,924	$1,518,885	75.43%
	Sub Total for Permanent Building(s):	*$2,006,237*	*$2,352,465*	*$4,284,582*	*$4,358,702*	*$8,643,284*	*$18,201,943*	
	Total for Site:	**$2,074,883**	**$2,775,654**	**$4,284,582**	**$4,850,537**	**$9,135,119**	**$18,201,943**	**73.35%**

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.

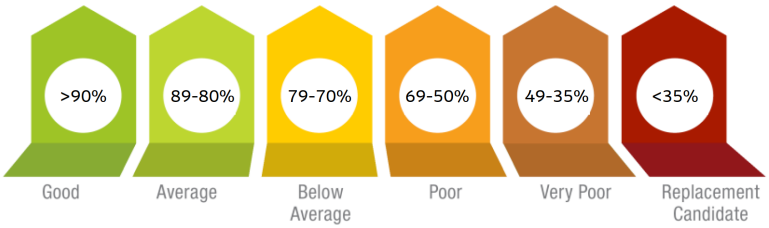
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $18,201,943. For planning purposes, the total 5-year need at the Stone Mountain Elementary School is $4,850,537 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Stone Mountain Elementary School facility has an FCA Score of 73.35%. which is considered "Below Average".

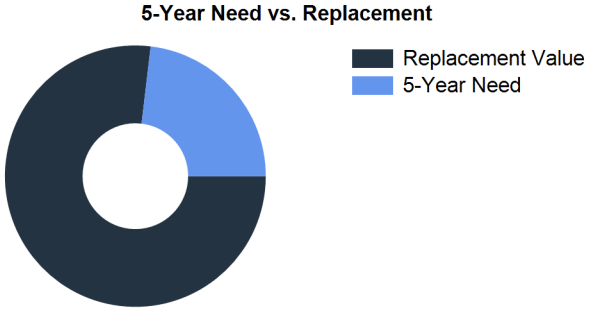


Figure 1: 5-Year FCI

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	$3,760	$77,779	$0	$0	$81,539	3.93 %
Roofing	$0	$0	$11,277	$3,350	$0	$14,627	0.70 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$181,198	$9,710	$0	$2,010	$192,917	9.30 %
Interior	$0	$0	$334,703	$118,037	$165,366	$618,106	29.79 %
Mechanical	$0	$116,105	$0	$166,471	$0	$282,575	13.62 %
Electrical	$0	$113,412	$120,031	$110,907	$0	$344,350	16.60 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$2,393	$0	$0	$0	$0	$2,393	0.12 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$485	$537,891	$0	$538,376	25.95 %
Total:	$2,393	$414,474	$553,985	$936,655	$167,376	$2,074,883	

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

Interior	-	$618,106
Specialties	-	$538,376
Electrical	-	$344,350

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

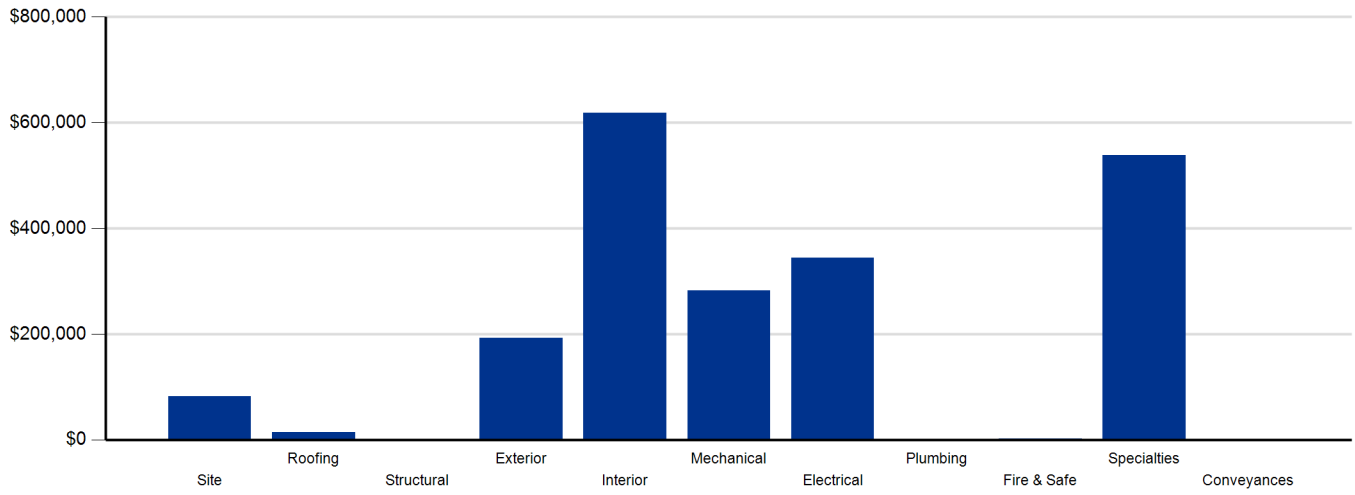


Figure 2: System Deficiencies

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	$241,844	$0	$162,871	$0	$404,715
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$18,487	$0	$12,259	$0	$30,746
Interior	$0	$2,897	$37,460	$25,344	$83,989	$149,691
Mechanical	$0	$0	$8,862	$67,231	$184,575	$260,668
Electrical	$0	$0	$139,763	$84,823	$84,308	$308,894
Plumbing	$0	$0	$56,437	$317,978	$5,123	$379,538
Fire and Life Safety	$0	$0	$0	$775,710	$0	$775,710
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$465,693	$0	$465,693
Total	**$0**	**$263,228**	**$242,522**	**$1,911,908**	**$357,995**	**$2,775,654**

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	$404,715	$0	$0	$0	$0	$0	$0	$404,715
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$30,746	$0	$0	$22,770	$634,858	$428,238	$1,085,866	$1,116,612
Interior	$149,691	$183,237	$145,529	$401,173	$57,722	$45,861	$833,522	$983,212
Mechanical	$260,668	$0	$0	$837,190	$0	$151,145	$988,335	$1,249,003
Electrical	$308,894	$0	$0	$109,334	$0	$0	$109,334	$418,228
Plumbing	$379,538	$0	$0	$65,132	$0	$771,415	$836,547	$1,216,084
Fire and Life Safety	$775,710	$430,979	$0	$0	$0	$0	$430,979	$1,206,688
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$465,693	$0	$0	$0	$0	$0	$0	$465,693
Total	**$2,775,654**	**$614,216**	**$145,528**	**$1,435,600**	**$692,580**	**$1,396,658**	**$4,284,582**	**$7,060,236**

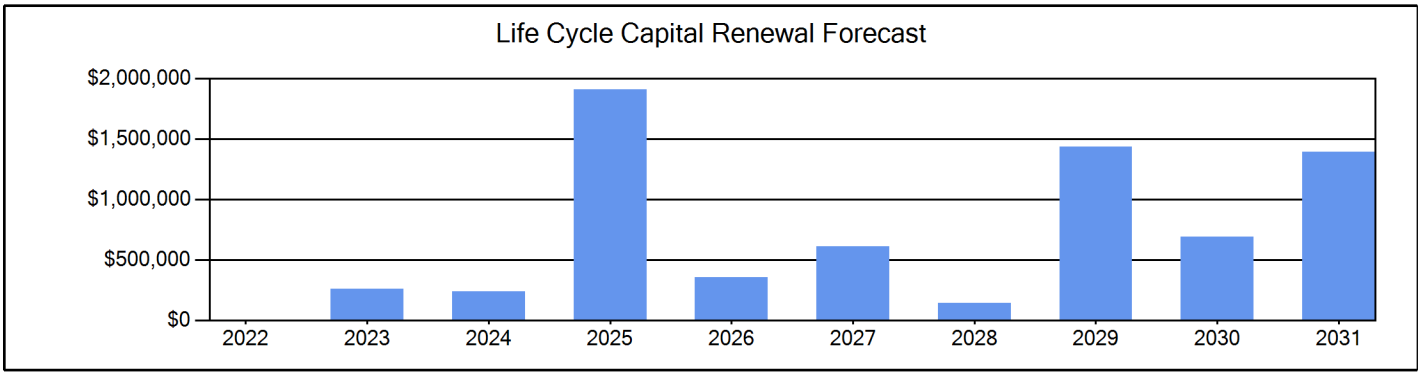


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 1 - Mission Critical Concerns		Cost
Emergency Exit Signage Replacement		$2,393
	Total for Priority 1	**$2,393**

Priority 2 - Indirect Impact to Educational Mission		Cost
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility		$3,760
Aluminum Window Replacement		$181,198
Exterior Metal Cooling Tower Replacement		$46,710
Heat Exchanger Replacement		$69,395
Distribution Panel Replacement		$16,737
Electrical Transformer Replacement		$18,054
Panelboard Replacement		$78,620
	Total for Priority 2	**$414,474**

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	2,500	SF	3	$26,624	8753
Note: Damaged And Raised Sidewalks						
Location: Multiple Locations						
Playground Equipment Replacement	Capital Renewal	2	Ea.	3	$42,022	10620
	Sub Total for System	**2**	**items**		**$68,645**	
	Sub Total for School and Site Level	**2**	**items**		**$68,645**	

Building: 2010 - Building 2010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	45	LF	2	$3,760	8755
Note: Asphalt Crosswalk Is Cracked And Needs Striping						
Location: Northwest Parking Lot						
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	4	Ea.	3	$2,936	8754
Note: Add Compliant Spaces For Size Of Building						
Location: Main Parking Lot						
Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	3	$172	8757
Note: No ADA Signage						
Location: Building 2010 Entry						
	Sub Total for System	**3**	**items**		**$6,868**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Installation	Deferred Maintenance	20	LF	3	$254	8762
Note: Downspout Not Existing						
Location: Northwest Entry Canopy And South Concrete Covered Walkway						
Roof Drain Cleaning	Deferred Maintenance	3	Ea.	3	$197	8760
Note: Clogged With Debris Causing Ponding						
Location: West Side, East Side Of Roof						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,000	SF	3	$8,884	8763
Note: Add Insulation To Increase Slope To Eliminate Ponding						
Location: Northwest Entry Canopy And South Concrete Covered Walkway						
Gutter Installation	Functional Deficiency	300	LF	4	$3,350	8761
Note: Gutters Are Not Existing						
Location: Northwest Entry Canopy And South Concrete Covered Walkway						
	Sub Total for System	**4**	**items**		**$12,685**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	140	SF	2	$14,000	8766
Note: Beyond Useful Life						
Location: Room 11- Media Center						
Aluminum Window Replacement	Capital Renewal	400	SF	2	$39,999	8767
Note: Beyond Useful Life						
Location: Hall Adjacent To Room 42.6						
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	3	$4,855	8758
Note: Add Power Assist Hardware						
Location: Building 2010 Entry						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	250	SF Wall	5	$910	8765
Note: Stained Concrete Fascia At Roof Height Needs Cleaning						
Location: North Face Of Building						
Exterior Painting	Capital Renewal	500	SF Wall	5	$613	8764
Note: Paint Chipping And Bubbling						
Location: Building Soffits						
	Sub Total for System	**5**	**items**		**$60,377**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	66	Door	3	$68,891	8773
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	66	Door	3	$116,383	8772
Note: Beyond Useful Life						
Location: All Interior Wooden Doors						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	850	SF	4	$9,632	8770
Note: Beyond Useful Life						
Location: Restrooms 6.1, 6.2, 42.2, 42.4, 18.1, 18.2						
Toilet Partition Replacement	Capital Renewal	18	Stall	4	$34,125	8769
Note: Beyond Useful Life						
Location: Rooms 6.1, 6.2, 42.2, 42.4, 18.1, 18.2						
Vinyl Composition Tile Replacement	Capital Renewal	8,502	SF	4	$68,003	8771
Note: Beyond Useful Life						
Location: Hallways						
Interior Wall Repainting (Bldg SF)	Capital Renewal	22,105	SF	5	$93,125	8768
Note: Beyond Useful Life						
Location: Classrooms And Hallways						
	Sub Total for System	**6**	**items**		**$390,159**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	28,340	SF	4	$71,866	10359
	Sub Total for System	**1**	**items**		**$71,866**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	$10,341	8775
Note: Beyond Useful Life 120 And 208 200A						
Location: Hallway						
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	$7,833	8778
Note: Not Working						
Location: Outside Building 2010						
Electrical Receptacle Replacement	Capital Renewal	30	Ea.	3	$3,769	8776
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	28,340	SF	3	$20,807	8777
Note: Not Existing						
Location: Building 2010						
	Sub Total for System	**4**	**items**		**$42,750**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	8	LF	3	$485	8756
Note: Height Not ADA Compliant						
Location: Admin Office						

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	32	Room	4	$264,808	8774
Note: Beyond Useful Life - More Than 16' Per Room Of Mixed Cabinetry						
Location: Rooms 1 -10, 15 - 20						
	Sub Total for System	**2**	**items**		**$265,293**	
	Sub Total for Building 2010 - Building 2010	**25**	**items**		**$849,998**	

Building: 2011 - Building 2011

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	60	SF	2	$6,000	8897
Note: Beyond Useful Life						
Location: At Stairwell Building 2011						
Exterior Cleaning	Deferred Maintenance	50	SF Wall	5	$182	8896
Note: Paint Concrete Structure And Fascia Stained						
Location: Fascia At Roof						
Exterior Painting	Capital Renewal	100	SF Wall	5	$123	8895
Note: Paint Chipping And Bubbling						
Location: Exterior Soffit						
	Sub Total for System	**3**	**items**		**$6,305**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	9	Door	3	$9,394	8904
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	5	Door	3	$8,817	8903
Note: Beyond Useful Life						
Location: Rooms 21, 22, 22.1, 23, 24						
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,148	SF	5	$17,475	8900
Note: Beyond Useful Life						
Location: All Classroom Walls						
	Sub Total for System	**3**	**items**		**$35,686**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	$46,710	8796
Note: Beyond Useful Life 125 Tons,						
Location: Outside Room 22.1						
Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	$69,395	8791
Note: Beyond Useful Life 375 Gpm						
Location: Room 22.1						
Existing Controls Are Obsolete	Capital Renewal	8,295	SF	4	$21,035	10621
	Sub Total for System	**3**	**items**		**$137,140**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	10	Ea.	3	$1,256	8810
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	8,295	SF	3	$6,090	8812
Note: Not Existing						
Location: Building 2011						
Canopy Lighting Installation	Functional Deficiency	2	Ea.	4	$3,139	8814
Note: Not Existing						
Location: Outside Entry Doors						
	Sub Total for System	**3**	**items**		**$10,485**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	12	Room	4	$99,303	8907
Note: Beyond Useful Life - More Than 16' Of Mixed Cabinetry Per Room						
Location: Rooms 21 - 26						
	Sub Total for System	**1**	**items**		**$99,303**	
	Sub Total for Building 2011 - Building 2011	**13**	**items**		**$288,918**	

Building: 2012 - Building 2012

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	336	SF	2	$33,600	8910
Note: Beyond Useful Life						
Location: All Exterior Windows						
Aluminum Window Replacement	Capital Renewal	480	SF	2	$47,999	8912
Note: Beyond Useful Life						
Location: All Exterior Windows						
	Sub Total for System	**2**	**items**		**$81,599**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	23	Door	3	$24,007	8927
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	23	Door	3	$40,558	8926
Note: Beyond Useful Life						
Location: All Interior Wooden Doors						
Stone/Quarry Flooring Replacement	Capital Renewal	50	SF	4	$1,285	8922
Note: Damaged Tiles						
Location: Rooms 29 And 31						
Toilet Partition Replacement	Capital Renewal	2	Stall	4	$3,792	8919
Note: Beyond Useful Life						
Location: Rooms 29, 31						
Vinyl Composition Tile Replacement	Capital Renewal	150	SF	4	$1,200	8924
Note: Vat Is Present, Replace With Vct						
Location: Room 30.4 - Storage						
Interior Wall Repainting (Bldg SF)	Capital Renewal	10,000	SF	5	$42,128	8917
Note: Faded Paint In Classrooms						
Location: Rooms: 27 - 35						
	Sub Total for System	**6**	**items**		**$112,970**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	12,784	SF	4	$32,418	10622
	Sub Total for System	**1**	**items**		**$32,418**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,189	8820
Note: Beyond Useful Life						
Location: Custodial Room						
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	$1,958	8824
Note: Beyond Useful Life						
Location: Outside Corridor Behind Stage						
Electrical Receptacle Replacement	Capital Renewal	20	Ea.	3	$2,512	8821
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	12,784	SF	3	$9,386	8823
Note: Not Existing						
Location: Building 2012						
	Sub Total for System	**4**	**items**		**$19,045**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	17	Room	4	$140,679	8929
Note: Beyond Useful Life - More Than 16' Mixed Cabinetry Per Room						
Location: Rooms: 27 - 29, 31 - 35						
	Sub Total for System	**1**	**items**		**$140,679**	
	Sub Total for Building 2012 - Building 2012	**14**	**items**		**$386,712**	

Building: 2013 - Building 2013

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	8930
Note: Not Present For Stage Access						
Location: Stage						
	Sub Total for System	**1**	**items**		**$5,899**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	240	SF	2	$24,000	8934
Note: Beyond Useful Life						
Location: Rooms: 12.2, 13, 14, 40						
Aluminum Window Replacement	Capital Renewal	108	SF	2	$10,800	8935
Note: Beyond Useful Life						
Location: Room 41.1						
Aluminum Window Replacement	Capital Renewal	48	SF	2	$4,800	8936
Note: Beyond Useful Life						
Location: Room 41 - Kitchen						
Exterior Cleaning	Deferred Maintenance	50	SF Wall	5	$182	8932
Note: Dirt And Mildew Build Up						
Location: North Elevation						
	Sub Total for System	**4**	**items**		**$39,782**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	25	Door	3	$26,095	8940
Note: All Interior Door Hardware Not Compliant						
Interior Door Replacement	Capital Renewal	23	Door	3	$40,558	8939
Note: Beyond Useful Life						
Location: All Interior Wooden Doors						
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,000	SF	5	$12,638	8938
Note: Faded Paint						
Location: Rooms 12 - 14						
	Sub Total for System	**3**	**items**		**$79,291**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	10,750	SF	4	$27,260	10624
	Sub Total for System	**1**	**items**		**$27,260**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	$16,737	8834
Note: Beyond Useful Life						
Location: Mech Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$9,315	8830
Note: Beyond Useful Life						
Location: Mech Room						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$3,550	8832
Note: Beyond Useful Life						
Location: Mech Room						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	3	Ea.	2	$7,847	8844
Note: Beyond Useful Life						
Location: Stage, Mech Room, Hallway Behind Cafeteria						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$5,170	8845
Note: Beyond Useful Life						
Location: Kitchen						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,616	8846
Note: Beyond Useful Life						
Location: Mech Room						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$17,623	8848
Note: Beyond Useful Life						
Location: Kitchen, Hallway Behind Cafeteria						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,288	8852
Note: Beyond Useful Life 277 And 480 50A						
Location: Hallway Behind Cafeteria						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$17,132	8853
Note: Beyond Useful Life						
Location: Mech Room						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$11,603	8854
Note: Beyond Useful Life 120 And 208 600A,						
Location: Mech Room						
Electrical Receptacle Replacement	Capital Renewal	10	Ea.	3	$1,256	8842
Note: Beyond Useful Life						
Location: Multiple Locations						
Lightning Protection System Installation	Functional Deficiency	10,750	SF	3	$7,893	8841
Note: Not Existing						
Location: Building 2013						
Stage Lighting Replacement	Capital Renewal	65	Ea.	4	$43,509	8840
Note: Beyond Useful Life						
Location: Stage						
	Sub Total for System	**13**	**items**		**$150,540**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	4	Room	4	$33,101	8941
Note: Beyond Useful Life						
Location: Rooms 13, 14						
	Sub Total for System	**1**	**items**		**$33,101**	
	Sub Total for Building 2013 - Building 2013	**23**	**items**		**$335,873**	

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	8942
Note: No Signage At Building						
Location: Entry Doors						
	Sub Total for System	**1**	**items**		**$126**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	400	LF	3	$1,942	8944
Note: Debris And Vegetation In Gutters						
Location: North Side Of Building 2020						
	Sub Total for System	**1**	**items**		**$1,942**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	3	$4,855	8943
Note: No Power Assist At Entry Doors						
Location: Entry Doors						
	Sub Total for System	**1**	**items**		**$4,855**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	5,478	SF	4	$13,891	10623
	Sub Total for System	**1**	**items**		**$13,891**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
H.I.D. Lighting Replacement	Capital Renewal	96	Ea.	3	$53,248	8864
Note: Beyond Useful Life Fluorescent Lighting						
Location: Gym						
Lightning Protection System Installation	Functional Deficiency	5,478	SF	3	$4,022	8858
Note: Not Existing						
Location: Building 2020						
Stage Lighting Replacement	Capital Renewal	96	Ea.	4	$64,259	8865
Note: Beyond Useful Life						
Location: Stage In Gym						
	Sub Total for System	**3**	**items**		**$121,530**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	4	Ea.	1	$2,393	8857
Note: Beyond Useful Life						
Location: All Signs In Gym						
	Sub Total for System	**1**	**items**		**$2,393**	
	Sub Total for Building 2020 - Building 2020	**8**	**items**		**$144,737**	
	Total for Campus	**85**	**items**		**$2,074,883**	

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	51	CAR	$73,800	2
Roadway Pavement	Asphalt Driveways	3	26,200	SF	$168,043	2
Fences and Gates	Fencing - Chain Link (4 Ft)	3	590	LF	$29,466	4
Pedestrian Pavement	Sidewalks - Concrete	3	11,130	SF	$133,405	4
		Sub Total for System	**4**	**items**	**$404,715**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	3	Ea.	$18,474	4
		Sub Total for System	**1**	**items**	**$18,474**	
		Sub Total for Building -	**5**	**items**	**$423,189**	

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	2,834	SF	$5,251	4
Exterior Wall Veneer	CMU - Bldg SF Basis	2	850	SF	$22,770	8
Exterior Wall Veneer	Brick - Bldg SF basis	2	18,421	SF	$634,858	9
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2	567	SF	$12,084	10
Exterior Operating Windows	Aluminum - Windows per SF	2	1,975	SF	$265,419	10
Note:	2.5'x10', 79 ea.					
Exterior Entrance Doors	Steel - Insulated and Painted	3	6	Door	$28,103	10
		Sub Total for System	**6**	**items**	**$968,485**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	567	SF	$489	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	6,235	SF	$37,460	3
Wall Paneling	Wood Panel wall	4	567	SF	$9,692	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	6,235	SF	$29,148	6
Carpeting	Carpet	4	3,968	SF	$56,395	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	22,105	SF	$114,532	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	21,538	SF	$150,011	8
Tile Wall Finish	Ceramic Tile wall	4	5,668	SF	$57,722	9
Compartments and Cubicles	Toilet Partitions	4	18	Stall	$45,861	10
		Sub Total for System	**9**	**items**	**$501,309**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	11	Ea.	$15,125	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	28,340	SF	$55,234	5
Decentralized Cooling	Heat Pump (5 Ton)	5	25	Ea.	$361,314	8
Note:	4 tons					
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	1	Ea.	$28,865	8
Note:	7.5 ton					
		Sub Total for System	**4**	**items**	**$460,537**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	3	3	Ea.	$8,575	3
Power Distribution	Panelboard - 277/480 225A	3	5	Ea.	$48,143	3
Power Distribution	Power Wiring	3	28,340	SF	$34,579	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	28,340	SF	$21,228	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	2	Ea.	$1,909	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	18	Ea.	$40,864	5

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Transfer Switches	Automatic Transfer Switch (Amps)	3	70	Amps	$2,864	8
Note:	70 amps, 2 ea.					
Electrical Service	Transformer (75 KVA)	2	1	Ea.	$8,679	8
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$11,163	8
Note:	277/480 125A					
	Sub Total for System		**10**	**items**	**$184,554**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	2	Ea.	$2,596	3
Note:	10 gal					
Plumbing Fixtures	Classroom Lavatory	4	8	Ea.	$21,077	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	6	Ea.	$14,694	3
Plumbing Fixtures	Restroom Lavatory	3	19	Ea.	$54,612	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	3	Ea.	$2,527	4
Plumbing Fixtures	Toilets	3	28	Ea.	$149,903	4
Plumbing Fixtures	Urinals	3	10	Ea.	$14,330	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$9,321	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2	28,340	SF	$76,274	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	28,340	SF	$171,501	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	28,340	SF	$115,566	10
	Sub Total for System		**11**	**items**	**$632,401**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	28,340	SF	$334,876	4
Fire Detection and Alarm	Fire Alarm	1	28,340	SF	$186,055	6
	Sub Total for System		**2**	**items**	**$520,931**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	50	Room	$465,693	4
Note:	more than 16' per room of mixed cabinetry					
	Sub Total for System		**1**	**items**	**$465,693**	
	Sub Total for Building 2010 - Building 2010		**43**	**items**	**$3,733,910**	

Building: 2011 - Building 2011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	415	SF	$769	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
Exterior Operating Windows	Aluminum - Windows per SF	2	288	SF	$38,705	10
Note:	2'x6', 24 ea.					
	Sub Total for System		**3**	**items**	**$58,209**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	166	SF	$143	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	4,148	SF	$21,492	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	8,129	SF	$56,618	8
	Sub Total for System		**3**	**items**	**$78,254**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Steam Condensate Receiver, Tank and Pump	2	1	Ea.	$16,100	4
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$2,750	4
Other HVAC Distribution Systems	VFD (15 HP)	3	2	Ea.	$16,477	5
Other HVAC Distribution Systems	VFD (7.5 HP)	3	1	Ea.	$5,693	5
Facility Hydronic Distribution	2-Pipe System (Cold)	3	8,295	SF	$16,166	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	2	Ea.	$31,349	5
Note:	15 hp					
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	1	Ea.	$7,649	8
Note:	1.5 tons					

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	2	1	Ea.	$5,654	8
Note:	1.5 tons					
Decentralized Cooling	Heat Pump (5 Ton)	5	6	Ea.	$86,715	8
Note:	4 tons					
Central Cooling	Cooling Tower - Metal (130 Tons)	2	1	Ea.	$62,774	10
Note:	125 tons					
	Sub Total for System		**10**	**items**	**$251,327**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	8,295	SF	$10,121	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	3	Ea.	$2,862	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	8,295	SF	$6,214	4
	Sub Total for System		**3**	**items**	**$19,197**	

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	8,295	SF	$22,325	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	8,295	SF	$50,198	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	8,295	SF	$33,826	10
	Sub Total for System		**4**	**items**	**$108,680**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	8,295	SF	$98,017	4
Fire Detection and Alarm	Fire Alarm	1	8,295	SF	$54,457	6
	Sub Total for System		**2**	**items**	**$152,474**	
	Sub Total for Building 2011 - Building 2011		**25**	**items**	**$668,141**	

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	639	SF	$1,184	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	5	Door	$23,419	10
	Sub Total for System		**2**	**items**	**$24,603**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	256	SF	$221	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	7,031	SF	$35,368	6
Carpeting	Carpet	4	1,151	SF	$16,359	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	12,528	SF	$87,256	8
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,606	8
	Sub Total for System		**5**	**items**	**$148,809**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	3	12,784	SF	$24,915	5
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	1	Ea.	$55,771	8
	Sub Total for System		**2**	**items**	**$80,686**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	12,784	SF	$15,599	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	12,784	SF	$9,576	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	4	Ea.	$3,817	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	2	Ea.	$4,541	5
	Sub Total for System		**4**	**items**	**$33,532**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	5	Ea.	$13,173	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	2	Ea.	$4,898	3
Plumbing Fixtures	Restroom Lavatory	3	2	Ea.	$5,749	4

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	Refrigerated Drinking Fountain	4	1	Ea.	$2,331	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	1	Ea.	$1,505	8
Note:	10 gal					
Domestic Water Equipment	Gas Piping System (BldgSF)	2	12,784	SF	$34,407	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	12,784	SF	$77,363	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	12,784	SF	$52,132	10
	Sub Total for System		**10**	**items**	**$213,814**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	12,784	SF	$151,060	4
Fire Detection and Alarm	Fire Alarm	1	12,784	SF	$83,929	6
	Sub Total for System		**2**	**items**	**$234,989**	
	Sub Total for Building 2012 - Building 2012		**25**	**items**	**$736,433**	

Building: 2013 - Building 2013

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	538	SF	$997	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	8	Door	$37,471	10
Exterior Operating Windows	Aluminum - Windows per SF	2	32	SF	$4,301	10
Note:	2'x4', 4 ea.					
	Sub Total for System		**3**	**items**	**$42,769**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5	215	SF	$186	2
Carpeting	Carpet	4	108	SF	$1,446	4
Compartments and Cubicles	Toilet Partitions	4	2	Stall	$4,396	5
Resilient Flooring	Vinyl Composition Tile Flooring	4	7,095	SF	$65,788	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	9,138	SF	$45,967	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	10,535	SF	$73,375	8
	Sub Total for System		**6**	**items**	**$191,158**	

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
Note:	1/12 hp					
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	1	Ea.	$4,431	3
Note:	1/2 hp					
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	1	Ea.	$1,375	4
Facility Hydronic Distribution	2-Pipe System (Cold)	3	10,750	SF	$20,952	5
Exhaust Air	Kitchen Exhaust Hoods	3	1	Ea.	$12,198	5
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	1	Ea.	$133,917	8
Note:	3000 mbh					
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	2	Ea.	$15,299	8
Note:	1.5 tons					
Decentralized Cooling	Ductless Split System (2 Ton)	2	2	Ea.	$11,307	8
Note:	1.5 tons					
Decentralized Cooling	Heat Pump (5 Ton)	5	7	Ea.	$101,168	8
Note:	4 tons					
Air Distribution	Make-up Air Unit	3	1	Ea.	$10,585	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	1	Ea.	$18,947	8
Note:	3 tons					
	Sub Total for System		**11**	**items**	**$334,610**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	3	10,750	SF	$13,117	3
Power Distribution	Panelboard - 277/480 225A	3	1	Ea.	$9,629	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	5	Ea.	$4,771	4

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	10,750	SF	$8,052	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	3	Ea.	$6,811	5
Power Distribution	Distribution Panel (1600 Amps)	3	1	Ea.	$29,983	8
Note:	1000 amps					
Power Distribution	Panelboard - 277/480 100A	3	2	Ea.	$15,932	8
Note:	277/480 60A					
Power Distribution	Panelboard - 120/208 225A	3	3	Ea.	$19,649	8
Power Distribution	Panelboard - 277/480 100A	3	1	Ea.	$7,965	8
	Sub Total for System		**9**	**items**	**$115,910**	

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	2	Ea.	$10,707	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Classroom Lavatory	4	1	Ea.	$2,795	5
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	2	1	Ea.	$63,627	8
Note:	100 gal					
Domestic Water Equipment	Gas Piping System (BldgSF)	2	10,750	SF	$28,932	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	10,750	SF	$65,054	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2	10,750	SF	$43,837	10
	Sub Total for System		**9**	**items**	**$223,329**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1	10,750	SF	$127,026	4
Fire Detection and Alarm	Fire Alarm	1	10,750	SF	$70,574	6
	Sub Total for System		**2**	**items**	**$197,600**	
	Sub Total for Building 2013 - Building 2013		**40**	**items**	**$1,105,376**	

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
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,191	SF	$4,059	4
	Sub Total for System		**2**	**items**	**$22,546**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4	219	SF	$1,859	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	5,040	SF	$23,898	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	548	SF	$3,493	5
Suspended Plaster and	Painted ceilings	5	274	SF	$621	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	548	SF	$2,638	7
Interior Door Supplementary Components	Door Hardware	3	4	Door	$6,866	7
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$9,606	8
Tile Flooring	Ceramic Tile	4	274	SF	$5,765	8
Interior Swinging Doors	Wooden Door	3	4	Door	$8,936	8
	Sub Total for System		**9**	**items**	**$63,682**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	3	Ea.	$4,125	4
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
Note:	1.5 tons					
Exhaust Air	Interior Ceiling Exhaust Fan	3	3	Ea.	$1,592	5
HVAC Air Distribution	Ductwork (Bldg.SF)	3	5,478	SF	$88,371	10
	Sub Total for System		**5**	**items**	**$121,843**	

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

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	4	Ea.	$3,817	4
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	1	Ea.	$22,731	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	1	Ea.	$2,270	5
Power Distribution	Power Wiring	3	5,478	SF	$7,091	5
Power Distribution	Panelboard - 120/208 225A	3	1	Ea.	$6,549	8
		Sub Total for System	**6**	**items**	**$46,562**	

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
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
Note:	25 gal					
		Sub Total for System	**6**	**items**	**$37,860**	

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	**30**	**items**	**$393,187**	
		Total for: Stone Mountain Elementary School	**168**	**items**	**$7,060,236**	

Supporting Photos

Main / Cover Photo Of Gymnasium Building. West Elevation

The Boiler Is At The End Of Its Life And Needs To Be Replaced. Room 41.1

Classroom Cabinetry Old, Deficient. Replace

Classroom Cabinetry Old, Deficient. Replace

Non-ADA-Compliant Front Desk Height. Insert ADA-Compliant Segment

Significant Ponding Occurring At Entry Canopy / Roof. Install Additional Insulation To Create Draining Slope

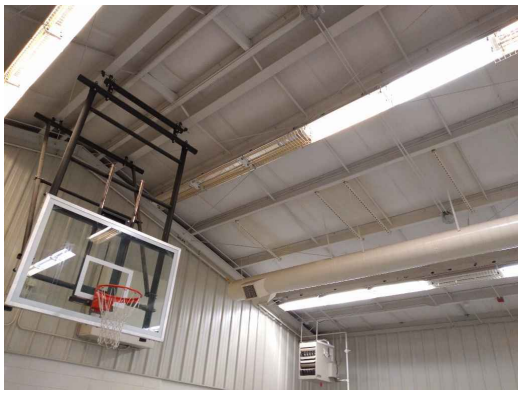
Significant Ponding Occurring At South Exterior Concrete Covered Walkway. Install Additional Insulation To Create Draining Slope

Replace Panelboards Panel Ka And The One Next To It

Replace Panelboard Panel D In The Mech Room

Replace Old 112.5KVA Transformer In The Mech Room

Fire Alarm Panel Has Frequent Trouble Alarms That Need To Be Fixed



Replace Cfl Fixtures Throughout The Gym

Appendix A25

Revision Date - 09/24/2021

FACILITY CONDITION ASSESSMENT

Towers High School **| 2021**

Executive Summary

Towers High School is located at 3919 Brookcrest Circle in Decatur, GA. It comprises 194,613 gross square feet. At the time of the assessment the oldest building was 57 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 $4,022,945. 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 Towers High School the ten-year need is $25,522,357.

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 Towers High School facility has a FCA score of 83.19% which is considered "Average".

Summary of Findings

The table below summarizes the condition findings at Towers High School.

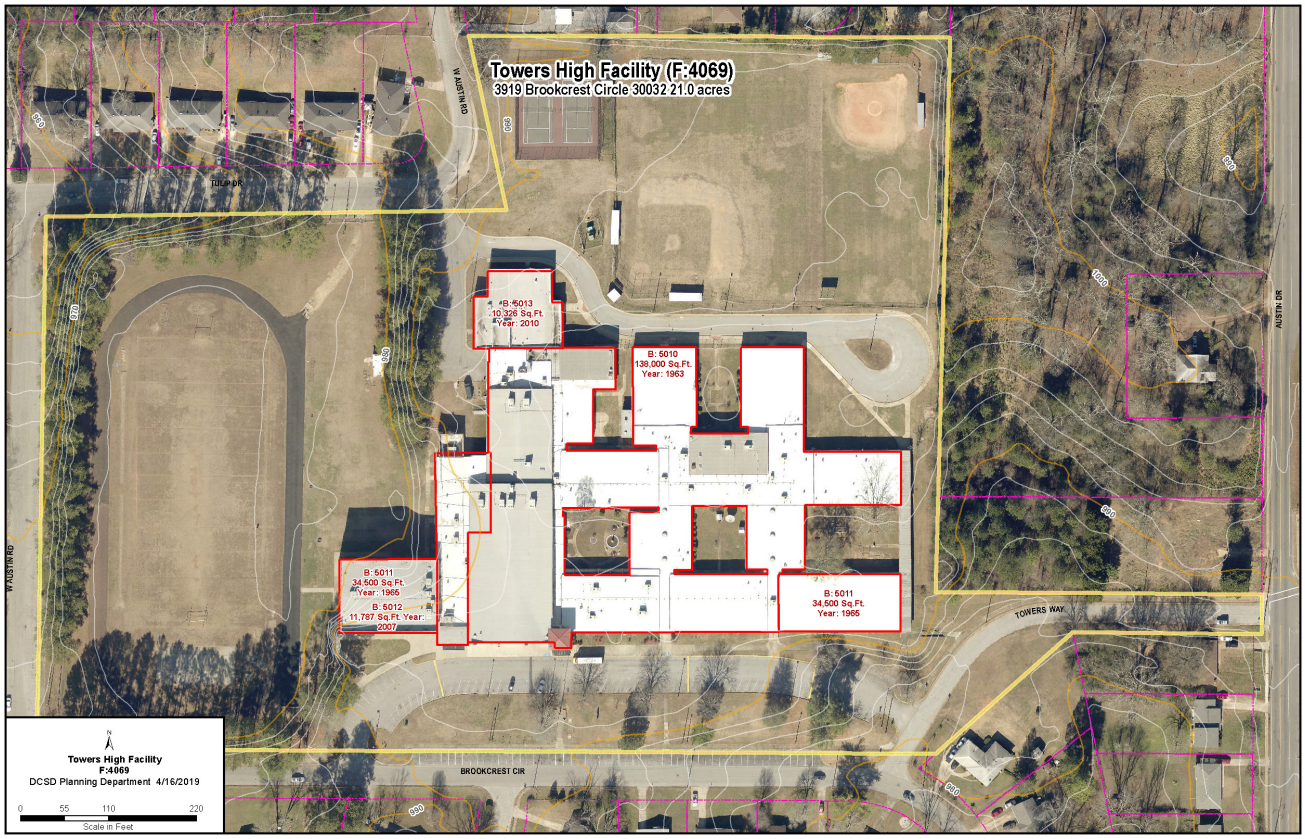
Table 1: Facility Condition by Building

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	$380,357	$596,414	$880,190	$976,771	$1,856,961		
Permanent Building(s)								
5010	Building 5010	$2,885,958	$4,464,347	$10,788,480	$7,350,305	$18,138,785	$49,190,100	85.06%
5011	Building 5011 (Basement)	$253,539	$2,034,802	$509,406	$2,288,341	$2,797,747	$12,297,530	81.39%
5012	Building 5012	$93,773	$453,945	$1,027,398	$547,719	$1,575,117	$4,201,477	86.96%
5013	Building 5013	$409,317	$85,857	$658,572	$495,175	$1,153,746	$3,680,703	86.55%
	Sub Total for Permanent Building(s):	*$3,642,588*	*$7,038,952*	*$12,983,856*	*$10,681,540*	*$23,665,396*	*$69,369,804*	
	Total for Site:	**$4,022,945**	**$7,635,366**	**$13,864,046**	**$11,658,311**	**$25,522,357**	**$69,369,804**	**83.19%**

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.

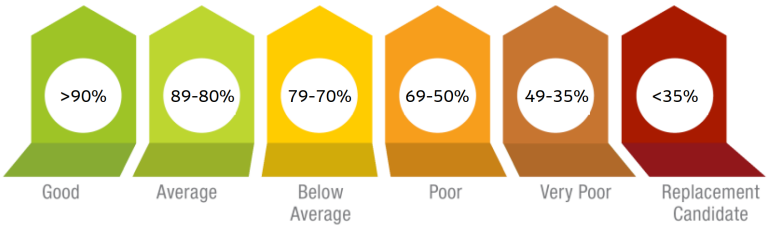
Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and 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 $69,369,804. For planning purposes, the total 5-year need at the Towers High School is $11,658,311 (Life Cycle Years 1-5 plus the current FCI deficiency cost).

The Towers High School facility has an FCA Score of 83.19%. which is considered "Average".

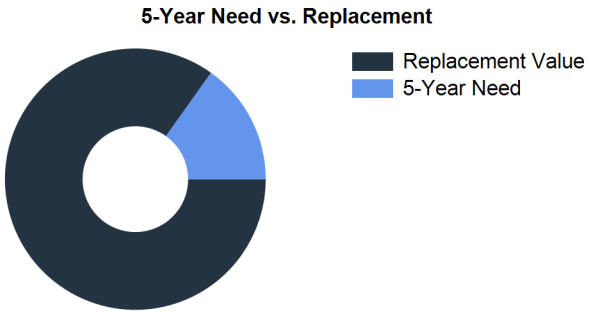


Figure 1: 5-Year FCI

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	$366,582	$4,263	$8,413	$379,258	9.43 %
Roofing	$0	$334,601	$50,468	$31,675	$0	$416,744	10.36 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$4,543	$112,148	$116,691	2.90 %
Interior	$0	$0	$24,906	$168,011	$0	$192,916	4.80 %
Mechanical	$0	$975,741	$601,248	$437,433	$189,155	$2,203,578	54.78 %
Electrical	$0	$0	$6,417	$267	$0	$6,684	0.17 %
Plumbing	$0	$0	$36,376	$5,275	$0	$41,651	1.04 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$116,530	$26,581	$0	$0	$143,110	3.56 %
Specialties	$0	$0	$0	$522,313	$0	$522,313	12.98 %
Total:	$0	$1,426,871	$1,112,577	$1,173,781	$309,716	$4,022,945	

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

Mechanical	-	$2,203,578
Specialties	-	$522,313
Roofing	-	$416,744

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

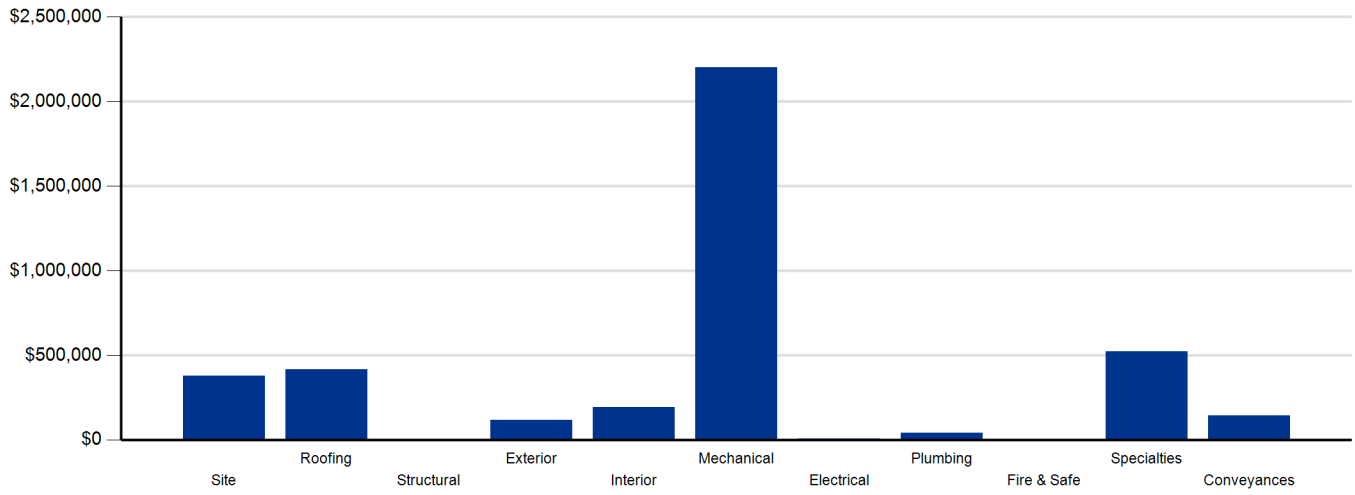


Figure 2: System Deficiencies

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	$302,901	$0	$173,938	$476,838
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$246,459	$246,459
Interior	$0	$29,764	$502,568	$621,964	$512,530	$1,666,826
Mechanical	$0	$0	$0	$0	$2,400,441	$2,400,441
Electrical	$0	$0	$119,576	$0	$689,566	$809,142
Plumbing	$0	$164,812	$0	$424,526	$11,180	$600,518
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$36,170	$441,812	$957,159	$1,435,141
Total	**$0**	**$194,575**	**$961,215**	**$1,488,302**	**$4,991,273**	**$7,635,366**

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	$476,838	$308,707	$0	$550,997	$0	$0	$859,703	$1,336,542
Roofing	$0	$0	$0	$852,959	$0	$533,785	$1,386,744	$1,386,744
Exterior	$246,459	$29,130	$5,587	$78,940	$0	$1,390,989	$1,504,647	$1,751,106
Interior	$1,666,826	$279,998	$0	$1,084,408	$878,411	$751,765	$2,994,583	$4,661,408
Mechanical	$2,400,441	$0	$0	$362,044	$0	$30,461	$392,505	$2,792,947
Electrical	$809,142	$0	$0	$147,599	$0	$3,954,134	$4,101,733	$4,910,876
Plumbing	$600,518	$0	$0	$96,856	$0	$1,017,490	$1,114,346	$1,714,864
Fire and Life Safety	$0	$0	$0	$0	$1,404,552	$0	$1,404,552	$1,404,552
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,435,141	$0	$0	$105,234	$0	$0	$105,234	$1,540,376
Total	**$7,635,366**	**$617,835**	**$5,587**	**$3,279,037**	**$2,282,962**	**$7,678,624**	**$13,864,046**	**$21,499,412**

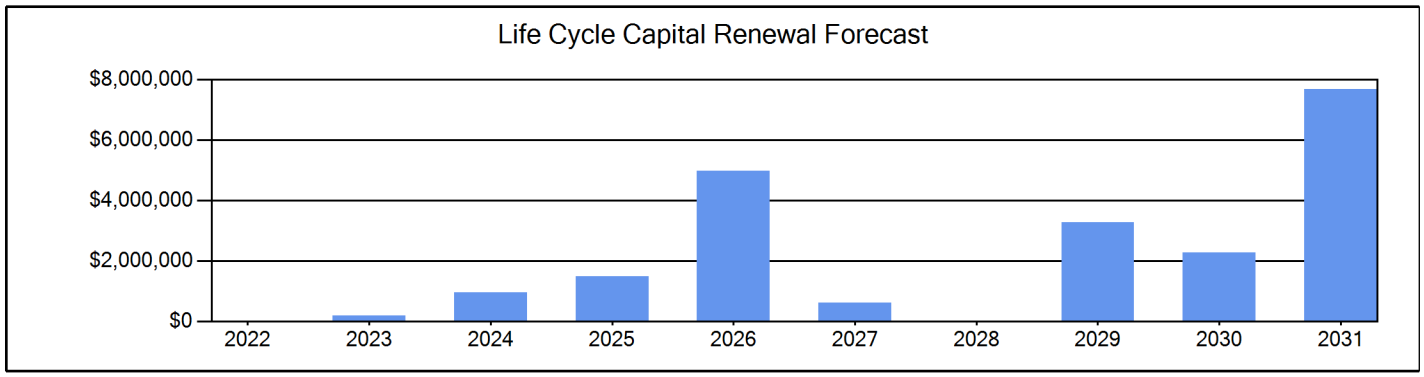


Figure 3: Ten Year Capital Renewal Forecast

Summary of High Priority Deficiencies

Priority 2 - Indirect Impact to Educational Mission		Cost
Modified Roof Covering Replacement		$334,601
Ductless Split System AC Replacement		$5,649
Gas Piping Replacement (SF Basis)		$297,044
Heat Pump HVAC Component Replacement		$485,732
Package Roof Top Unit Replacement		$187,316
Elevator Cab And/Or Controls Repair		$23,698
Elevator Cab Replacement		$92,832
	Total for Priority 2	**$1,426,871**

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	59,860	SF	3	$361,895	735
Note: Potholes And Cracking						
Location: All Driveway						
Concrete Walks Replacement	Capital Renewal	400	SF	3	$4,260	737
Note: Cracking And Chipping						
Location: Front And East Near Kitchen						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	50	LF	4	$3,683	732
Location: Baseball Field And Near Room 714						
Gate Replacement	Deferred Maintenance	1	Ea.	4	$580	733
Location: West Entry To School Front						
Backstop Repair	Deferred Maintenance	2	Ea.	5	$2,858	734
Note: Repaint Fencing						
Paving Restriping	Deferred Maintenance	110	CAR	5	$3,439	736
Small Bench Replacement	Deferred Maintenance	1	Ea.	5	$1,943	739
Location: Far West Side Between A And B Hall						
Tree Trimming	Deferred Maintenance	1	Ea.	5	$172	738
Note: Litter On Roof						
Location: Far Westside Between A And B Hall						
	Sub Total for System	**8**	**items**		**$378,831**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Painting	Deferred Maintenance	320	SF	4	$1,526	4428
Note: Repaint Underside And West Canopy						
	Sub Total for System	**1**	**items**		**$1,526**	
	Sub Total for School and Site Level	**9**	**items**		**$380,357**	

Building: 5010 - Building 5010

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restiriping	ADA Compliance	4	Ea.	3	$427	740
Note: Faded Paint						
Location: Front Of School						
	Sub Total for System	**1**	**items**		**$427**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	920	LF	3	$4,467	772
Location: Kitchen, Cafeteria, Courtyard, And West Side With Overgrown Trees Near Canopy Walkway						
Roof Cleaning	Deferred Maintenance	138,000	SF	4	$30,149	770
Note: Entire Roof Has Residue Buildup						
	Sub Total for System	**2**	**items**		**$34,615**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF)	Capital Renewal	2,760	SF	4	$4,543	1422
Note: Paint Peeling						
Location: Canopy At Eastside						
Exterior Cleaning	Deferred Maintenance	24,000	SF Wall	5	$87,388	1427
Note: All Exterior Near Roof Level						
Location: Near Roof Level						
	Sub Total for System	**2**	**items**		**$91,931**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	9	Door	3	$12,562	1118
Note: Broken						
Interior Door Replacement	Capital Renewal	5	Door	3	$8,817	777
Note: Broken						
Location: Rooms: 219, 319, 205, 316, 516						
Acoustical Ceiling Tile Replacement	Capital Renewal	32	SF	4	$176	774
Note: Beyond Useful Life						
Location: Room 703						
Acoustical Ceiling Tile Replacement	Capital Renewal	1,380	SF	4	$7,587	1425
Note: Aging						
Location: All Bathrooms						
Ceiling Grid Replacement	Capital Renewal	1,380	SF	4	$5,403	1424
Note: Aging						
Location: All Bathrooms						
Toilet Partition Replacement	Capital Renewal	36	Stall	4	$68,250	775
Note: Aging						
Location: All Bathrooms						
	Sub Total for System	**6**	**items**		**$102,795**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	2	Ea.	2	$5,649	752
Note: Beyond Useful Life						
Location: Idf Rooms						
Gas Piping Replacement (SF Basis)	Capital Renewal	138,000	SF	2	$276,365	743
Note: All Gas Piping On Roof Corroded And Beyond Useful Life						
Location: Roof Piping						
Heat Pump HVAC Component Replacement	Capital Renewal	58	Ea.	2	$485,732	745
Note: Beyond Useful Life						
Location: All Classroom Units						
Package Roof Top Unit Replacement	Capital Renewal	10	Ea.	2	$149,573	748
Note: Beyond Useful Life - Staff Have Reported Units Are Failing And Have Issues When Seasons Change						
Location: Rtus: 7, 31, 33, 26, 27, 32, 34, 36, 35, 25						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$22,786	1432
Note: Beyond Useful Life - Staff Reported Units Are Failing And Have Issues When Seasons Change						
Location: Rtu: 1, 2, 15, 16, 28						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$14,957	1433
Note: Beyond Useful Life - Staff Reported Units Are Failing And Have Issues When Seasons Change						
Location: Rtu: 30, 29, 5, 4, 3, 18						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	43	Ea.	3	$324,883	753
Note: All Beyond Useful Life Or In Need Of Repair						
Location: Roof Mounted						
Testing And Balancing	Deferred Maintenance	138,000	SF	3	$276,365	746
Note: All Heat Pumps And Rooftop Need To Be Replaced And Balanced						
Existing Controls Are Obsolete	Capital Renewal	138,000	SF	4	$349,947	10632

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Cleaning	Deferred Maintenance	138,000	SF	5	$147,596	747
Note: Duct Cleaning Will Be Needed Due To Hvac System Beyond Useful Life						
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	$3,496	754
Note: Remove 3 Condensing Units						
Location: Roof						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	$1,165	755
Note: Remove Abandoned Air Handler Near Stage						
Location: Room 99.2						
	Sub Total for System	**12**	**items**		**$2,058,513**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	2	Ea.	3	$824	761
Location: Room 314						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	3	$412	762
Location: Room 316						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	2	Ea.	3	$824	763
Location: Room 115						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	3	$412	764
Note: Room Light Switch Damaged And Sparking						
Location: Room 313						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	2	Ea.	3	$824	766
Location: Mdf Room						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	3	$412	767
Location: Room 306						
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	2	Ea.	3	$824	768
Location: Boys Locker Room						
Electrical Receptacle Replacement	Capital Renewal	15	Ea.	3	$1,884	2070
Note: Staff Reported Safety Issues With Work Stations And Cords; Requested Power Poles For Work Stations (Add Not Replace)						
Location: Media Center, Room 401						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	$267	756
Location: Idf Light In Room 77						
	Sub Total for System	**9**	**items**		**$6,684**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$7,225	1431
Note: Over 25 Years Old						
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	12	Ea.	3	$22,182	1117
Note: Insulation Covered Need For Sinks						
Location: All Bathrooms						
Toilet Plumbing Fixture Repair	Deferred Maintenance	1	Ea.	3	$1,123	750
Note: Toilet Damaged						
Location: Boys Restroom 510						
Refrigerated Water Cooler Repair	Deferred Maintenance	2	Ea.	4	$2,864	751
Location: In Between Cafe Doors In Hall B						
Replace classroom lavatory	Capital Renewal	1	Ea.	4	$2,411	749
Note: Damaged						
Location: Lab Sink Room 314.1						
	Sub Total for System	**5**	**items**		**$35,805**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And/Or Controls Repair	Deferred Maintenance	1	Ea.	2	$23,698	1434
Note: Elevator Out Of Commission						
Platform Lift Needed for Access	ADA Compliance	1	Ea.	3	$26,581	741
Note: Beyond Useful Life						
Location: Cafeteria						
	Sub Total for System	**2**	**items**		**$50,278**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	1,300	Seat	4	$504,909	1426
Note: Aging						
Location: Room 176-Gym						
	Sub Total for System	**1**	**items**		**$504,909**	
	Sub Total for Building 5010 - Building 5010	**40**	**items**		**$2,885,958**	

Building: 5011 - Building 5011

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	2	Door	3	$3,527	781
Note: Broken						
Location: Weight Room And Locker Room						
Elevator Finishes Replacement	Capital Renewal	1	Ea.	4	$7,507	7435
Toilet Partition Replacement	Capital Renewal	4	Stall	4	$7,583	780
Note: Aging						
Location: By Weight Room						
	Sub Total for System	**3**	**items**		**$18,617**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	34,500	SF	4	$87,487	10633
Duct Cleaning	Deferred Maintenance	34,500	SF	5	$36,899	786
	Sub Total for System	**2**	**items**		**$124,386**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Repair	Deferred Maintenance	5	LF	3	$300	1441
Note: Cold Water Piping Leaking Needs Rapier						
Location: Boys Bathroom						
	Sub Total for System	**1**	**items**		**$300**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	$92,832	7433
Note: Elevator Has Been Out Of Commission 3+ Years.						
	Sub Total for System	**1**	**items**		**$92,832**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement	Capital Renewal	20	Ea.	4	$9,129	783
Note: Broken						
Location: Boys Locker Room						
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	$8,275	782
Note: Aging						
Location: Training Room						
	Sub Total for System	**2**	**items**		**$17,404**	
	Sub Total for Building 5011 - Building 5011	**9**	**items**		**$253,539**	

Building: 5012 - Building 5012

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	6,800	SF Wall	5	$24,760	787
Location: Exterior						
	Sub Total for System	**1**	**items**		**$24,760**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	236	SF	4	$1,298	1429
Note: Leaking Damage						
Ceiling Grid Replacement	Capital Renewal	236	SF	4	$924	1428
Note: Leaking Damage						
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	5,894	SF	4	$66,792	788
Location: Aging In Theater						
	Sub Total for System	**3**	**items**		**$69,014**	
	Sub Total for Building 5012 - Building 5012	**4**	**items**		**$93,773**	

Building: 5013 - Building 5013

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	10,326	SF	2	$334,601	10681
Roof Drain Cleaning	Deferred Maintenance	2	Ea.	3	$131	792
Note: Debris						
Location: East Side						
Tapered Insulation Installation To Eliminate Ponding When Re-Roofing	Deferred Maintenance	10,326	SF	3	$45,870	793
Note: No Recent Rain, Yet Soft Spots From Ponding						
	Sub Total for System	**3**	**items**		**$380,602**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	20	LF	4	$2,491	789
Note: Handrails Not Continuous						
Location: C Hall Into Building 5013						
	Sub Total for System	**1**	**items**		**$2,491**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	10,326	SF	2	$20,679	1116
Note: Referring To Building 2010						
	Sub Total for System	**1**	**items**		**$20,679**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant	ADA Compliance	3	Ea.	3	$5,546	1115
Note: Insulation Covers Needed For Sink						
	Sub Total for System	**1**	**items**		**$5,546**	
	Sub Total for Building 5013 - Building 5013	**6**	**items**		**$409,317**	
	Total for Campus	**68**	**items**		**$4,022,945**	

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.	$302,901	3
Parking Lot Pavement	Asphalt	3	110	CAR	$173,937	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3	3,510	LF	$308,707	6
Fences and Gates	Fencing - Chain Link (4 Ft)	3	260	LF	$14,615	8
Pedestrian Pavement	Sidewalks - Concrete	3	39,760	SF	$536,382	8
		Sub Total for System	**5**	**items**	**$1,336,541**	

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	4	320	SF	$20,487	10
		Sub Total for System	**1**	**items**	**$20,487**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	20	Ea.	$119,576	3
		Sub Total for System	**1**	**items**	**$119,576**	
		Sub Total for Building -	**7**	**items**	**$1,476,604**	

Building: 5010 - Building 5010

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2	39,000	SF	$852,959	8
		Sub Total for System	**1**	**items**	**$852,959**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	51	Door	$206,056	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2	2,760	SF	$5,587	7
Exterior Operating Windows	Aluminum - Windows per SF	2	384	SF	$48,643	8
Exterior Operating Windows	Steel - Windows per SF	2	176	SF	$30,297	8
Exterior Operating Windows	Aluminum - Windows per SF	2	5,080	SF	$682,700	10
Exterior Operating Windows	Aluminum - Windows per SF	2	4,656	SF	$625,719	10
		Sub Total for System	**6**	**items**	**$1,599,003**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	3	239	Door	$375,461	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	5	6,900	SF	$32,716	4
Tile Flooring	Ceramic Tile	4	2,760	SF	$51,598	4
Interior Swinging Doors	Wooden Door	3	236	Door	$482,441	5
Suspended Plaster and	Painted ceilings	5	1,380	SF	$3,226	6
Carpeting	Carpet	4	13,800	SF	$196,131	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	133,860	SF	$932,322	8
Interior Coiling Doors	Interior Overhead Doors	3	5	Ea.	$31,481	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	80,040	SF	$835,309	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	1,380	SF	$10,196	10
Compartments and Cubicles	Toilet Partitions	4	36	Stall	$91,722	10
Athletic Flooring	Athletic/Sport Flooring	4	27,600	SF	$534,998	10
		Sub Total for System	**12**	**items**	**$3,577,602**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3	138,000	SF	$1,920,353	5
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	3	2	Ea.	$3,095	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	11	Ea.	$317,508	8
Exhaust Air	Roof Exhaust Fan - Large	3	3	Ea.	$30,461	10
		Sub Total for System	**4**	**items**	**$2,271,418**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2	138,000	SF	$116,343	8
Distributed Systems	Public Address System Head End Unit	3	1	Ea.	$8,703	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	14	Ea.	$15,035	8
Packaged Generator Assemblies	Emergency Generator (300 KW)	2	1	Ea.	$125,030	10
Landscape Lighting	Ground Mounted Fixtures (Ea.)	4	1	Ea.	$1,574	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	21	Ea.	$55,269	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	138,000	SF	$3,197,583	10
		Sub Total for System	**7**	**items**	**$3,519,536**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	3	48	Ea.	$256,977	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	2	Ea.	$4,661	4
Plumbing Fixtures	Restroom Lavatory	3	41	Ea.	$117,846	4
Plumbing Fixtures	Sink - Service / Mop Sink	5	10	Ea.	$8,422	4
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	4	Ea.	$10,172	8
Plumbing Fixtures	Showers	5	21	Ea.	$32,675	8
Plumbing Fixtures	Urinals	3	25	Ea.	$40,321	8
Plumbing Fixtures	Classroom Lavatory	4	37	Ea.	$119,889	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	138,000	SF	$835,112	10
		Sub Total for System	**9**	**items**	**$1,426,077**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	138,000	SF	$989,992	9
Fire Detection and Alarm	Fire Alarm Panel	1	1	Ea.	$8,425	9
		Sub Total for System	**2**	**items**	**$998,417**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	4	860	Ea.	$441,812	4
Casework	Fixed Cabinetry	4	59	Room	$566,003	5
		Sub Total for System	**2**	**items**	**$1,007,814**	
		Sub Total for Building 5010 - Building 5010	**43**	**items**	**$15,252,826**	

Building: 5011 - Building 5011

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	10	Door	$40,403	5
		Sub Total for System	**1**	**items**	**$40,403**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	17,250	SF	$103,638	3
Tile Flooring	Ceramic Tile	4	10,350	SF	$187,857	3
Resilient Flooring	Vinyl Composition Tile Flooring	4	24,150	SF	$211,073	3
Interior Swinging Doors	Wooden Door	3	23	Door	$45,648	4
Interior Door Supplementary Components	Door Hardware	3	23	Door	$36,132	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4	17,250	SF	$80,640	6
Compartments and Cubicles	Toilet Partitions	4	4	Stall	$10,191	10
		Sub Total for System	**7**	**items**	**$675,180**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3	34,500	SF	$480,088	5
Decentralized Cooling	Ductless Split System (1 Ton)	2	1	Ea.	$3,577	8
		Sub Total for System	**2**	**items**	**$483,665**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4	34,500	SF	$689,566	5
Power Distribution	Power Wiring	3	34,500	SF	$51,773	10
		Sub Total for System	**2**	**items**	**$741,339**	

Plumbing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	34,500	SF	$164,812	2
Plumbing Fixtures	Restroom Lavatory	3	4	Ea.	$11,497	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	Classroom Lavatory	4	1	Ea.	$2,795	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	4	Ea.	$10,491	8
		Sub Total for System	**7**	**items**	**$214,718**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	34,500	SF	$247,498	9
		Sub Total for System	**1**	**items**	**$247,498**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	4	Room	$36,170	3
Casework	Lockers, Gym	4	182	Ea.	$105,234	8
		Sub Total for System	**2**	**items**	**$141,405**	
		Sub Total for Building 5011 - Building 5011	**22**	**items**	**$2,544,208**	

Building: 5012 - Building 5012

Roofing

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2	11,787	SF	$513,298	10
		Sub Total for System	**1**	**items**	**$513,298**	

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	7	Door	$29,130	6
		Sub Total for System	**1**	**items**	**$29,130**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	2,357	SF	$29,764	2
Wall Coverings	Vinyl/Fabric Wall Covering	4	589	SF	$2,936	4
Note:	for acoustics					
Suspended Plaster and	Painted ceilings	5	10,608	SF	$24,078	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	943	SF	$6,011	5
Interior Coiling Doors	Interior Overhead Doors	3	1	Ea.	$6,296	8
Carpeting	Carpet	4	2,357	SF	$37,704	10
Wood Flooring	Wood Flooring - All Types	4	1,179	SF	$32,087	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	236	SF	$1,744	10
		Sub Total for System	**8**	**items**	**$140,620**	

Mechanical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4	11,787	SF	$37,864	8
		Sub Total for System	**1**	**items**	**$37,864**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	1	Ea.	$1,074	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	4	Ea.	$10,527	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4	11,787	SF	$273,116	10
		Sub Total for System	**3**	**items**	**$284,717**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	11,787	SF	$84,558	9
		Sub Total for System	**1**	**items**	**$84,558**	

Specialties

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	4	800	Ea.	$391,156	5
	Sub Total for System		**1**	**items**	**$391,156**	
	Sub Total for Building 5012 - Building 5012		**16**	**items**	**$1,481,344**	

Building: 5013 - Building 5013

Exterior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2	475	SF	$63,835	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	4	Door	$18,736	10
	Sub Total for System		**2**	**items**	**$82,570**	

Interior

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4	5,783	SF	$77,472	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4	9,190	SF	$64,007	8
Suspended Plaster and	Painted ceilings	5	1,033	SF	$2,563	8
Interior Door Supplementary Components	Door Hardware	3	27	Door	$47,739	8
Resilient Flooring	Vinyl Composition Tile Flooring	4	4,130	SF	$43,102	9
Compartments and Cubicles	Toilet Partitions	4	13	Stall	$33,122	10
	Sub Total for System		**6**	**items**	**$268,006**	

Electrical

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	6	Ea.	$6,444	8
Lighting Fixtures	Light Fixtures (Bldg SF)	4	10,326	SF	$239,263	10
	Sub Total for System		**2**	**items**	**$245,707**	

Plumbing

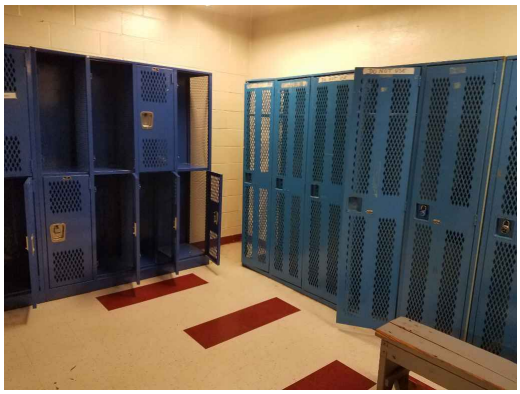
Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	4	3	Ea.	$8,385	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	1	Ea.	$3,196	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3	10,326	SF	$62,488	10
	Sub Total for System		**3**	**items**	**$74,069**	

Fire and Life Safety

Uniformat Description	LC Type Description	Priority	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1	10,326	SF	$74,077	9
	Sub Total for System		**1**	**items**	**$74,077**	
	Sub Total for Building 5013 - Building 5013		**14**	**items**	**$744,429**	
	Total for: Towers High School		**102**	**items**	**$21,499,412**	

Supporting Photos

Beyond Useful Life Of Toilet Partitions And Tile Floors

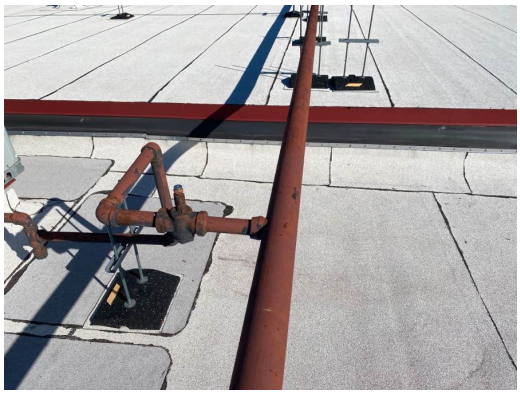


Broken Gym Lockers

Marquee Sign

Abandoned Condensing Unit

Hydraulic Elevator Out Of Commission Needs Repair Near Weight Room Lower Level



Gas Piping Near End Useful Life On Roof 5010

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.

Appendix B - Design Review– Minimum Submittal Requirements

(Stated Cost Limitation Value > $2M)

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 C

DeKalb County School District

Design Guidelines for Security Glazing

ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 QUALITY ASSURANCE

A. Designer Qualifications: Design structural support framing components under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in Georgia.

B. Manufacturer Qualifications: Company specializing in performing work of type specified and with at least 5 years of documented experience.

C. Installer Qualifications: Company specializing in performing work of type specified and with at least 5 years of documented experience and approved by the manufacturer.

1.02 WARRANTY

A. Provide minimum five-year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.

B. Provide minimum five-year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 BULLET RESISTANT GLAZING SYSTEM – RETROFIT SYSTEMS

A. A retrofit, bullet resistant, clear security shield that installs over existing window and door glass. Includes bullet resistant glazing panel with retrofit supplemental metal framing system.

B. Basis of Design, "3-2001-LS" by Ballistic Glass and Armour Solutions

1. Ballistic Glass and Armour Solutions, 15504 Wright Brothers Drive, Addison, Texas 75001 ballisticglassandarmor.com 972-707-0105

C. Other Manufacturers: Provide either the product identified as "Basis of Design" or an equivalent product provided by one of the manufacturers listed below:

1. Bulletshield by Impact Security, LLC, 600 Kirk Rd. Suite 100, Marietta GA 30062, https://www.defenselite.com

2. Stiles Custom Metal, Inc. , 1885 Kinser Road, Ceres CA USA 95307, https://stilesdoors.com

3. Riot Glass, 17941 Brookshire Lane, Huntington Beach, CA 92647 (800) 580-2303 https://www.riotglass.com/

D. Ballistics-Resistance Performance: Provide units identical to those tested for compliance with the following requirements:

1. Listed and labeled as bullet resisting according to UL 752, Level 3.

E. Description: Polished surface, UV stabilized, transparent security shield

F. Glazing: UL listed multi-ply polycarbonate.

G. Glazing Thickness: To be determined based on shielding and security requirements.

2.02 BULLET RESISTANT ALUMINUM FRAMED STOREFRONT – NEW SYSTEMS

A. Front-Set Style:

1. Basis of Design: Insulgard, 44/450 -UL752 Level 3, https://www.insulgard.com

B. Other Manufacturers: Provide either the product identified as "Basis of Design" or an equivalent product of one of the manufacturers listed below:

1. C.R. Laurence Company, Inc; U.S. Aluminum: www.crl-arch.com/#sle.

2. OldCastle Building Envelope: www.oldcastlebe.com.

C. Ballistics-Resistance Performance: Provide units identical to those tested for compliance with the following requirements:

1. Listed and labeled as bullet resisting according to UL 752.

2.03 SWINGING DOORS

A. Wide Stile, Ballistic Protection:

1. Basis of Design: 44/350 by Insulgard.

2. Thickness: 2-3/8-inch inches.

3. Security Glazing-Forced Entry and Bullet Resistant Glazing, Basis of Design: ICGCP2416 by Insulgard.

B. Other Manufacturers: Provide either the product identified as "Basis of Design" or an equivalent product of one of the manufacturers listed below:

1. C.R. Laurence Company, Inc; U.S. Aluminum: www.crl-arch.com.

2. Old Castle Building Envelope: www.oldcastlebe.com.

C. Ballistics-Resistance Performance: Provide units identical to those tested for compliance with the following requirements:

1. Listed and labeled as bullet resisting according to UL 752, Level 3.

2.04 ALUMINUM-FRAMED STOREFRONT – BULLET RESISTANT FABRICATION AND PERFORMANCE

A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage, and attachment devices.

1. Factory finish all surfaces that will be exposed in completed assemblies.

B. Performance Requirements:

1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M.

a. Design Wind Loads: Comply with requirements of applicable code.

b. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.

2. Water Penetration Resistance on Manufactured Assembly: No uncontrolled water on interior face, when tested in accordance with ASTM E331.

3. Air Leakage Laboratory Test: Maximum of 0.06 cu ft/min sq ft of wall area, when tested in accordance with ASTM E283.

4. Ballistic Resistant:

a. Level [1] in accordance with UL 752 ‘ Testing for Ballistic Resistance for the complete assembly including framing, glazing and panels. Where indicated on plans.

b. Level [3] in accordance with UL 752 ‘ Testing for Ballistic Resistance for the complete assembly including framing, glazing and panels. Where indicated on plans.

2.05 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, drainage holes and internal weep drainage system.

1. Framing members for interior applications need not be thermally broken.

2. Glazing Stops: Flush.

B. Glazing: New storefront locations as indicated on drawings.

1. For Type UL 752 Ballistic Resistance Level 1:

a. Where indicated on plan for Level 1 glazing-Basis of Design, BALULN21 Armor-Gard, By Insulguard.

b. Equivalent performance products from the following manufacturers (glazing to be selected from same manufacturer as storefront to provide a tested system).

1) C.R. Laurence Company, Inc; www.crl-arch.com.

2) Oldcastle; www.obe.com

2. For Type UL 752 Ballistic Resistance Level 3:

a. Where indicated on plan for Level 3 glazing-Basis of Design, BALULN25 Armor-Gard, By Insulguard.

C. Swing Doors: Glazed aluminum.

1. Thickness: 2-3/8 inches.

2. Top Rail: 8 inches wide.

3. Vertical Stiles: 6 inches wide.

4. Bottom Rail: 10 inches wide.

5. Finish: Same as storefront.

2.06 MATERIALS

A. Extruded Aluminum: ASTM B221.

B. Fasteners: Stainless steel.

C. Exposed Flashings: Aluminum sheet, 20 gage, 0.032-inch minimum thickness; finish to match framing members.

2.07 HARDWARE

A. For each door, include weatherstripping, sill sweep strip, and threshold.

B. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.

C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.

D. Threshold: Extruded aluminum, one piece per door opening, ribbed surface; provide on all exterior doors.

END OF SECTION

SECURITY WINDOWS

PART 1 GENERAL

1.01 QUALITY ASSURANCE

A. Manufacturer Qualifications: Firm with at least 5 years experience in the manufacture of windows of the type specified and able to provide test reports showing that their standard manufactured products meet the specified requirements.

B. Installer Qualifications: Company specializing in performing work of the type specified and with at least 5 years of documented experience.

1.02 WARRANTY

A. Provide manufacturer's warranty agreeing to repair or replace windows and window components that fail within three years after Date of Substantial Completion due to, but not limited to, the following:

1. Structural failure, failure of welds, and deterioration of metals and finishes beyond that expected under detention use and normal weathering.

2. Failure of glazing due to excessive deflection of supporting members under wind load.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Security Transaction Windows with Pass-Through Device:

1. Insulgard, https://www.insulgard.com/. SafeChange with Voicerail - "Basis of Design"

2. Quikserv Corporation; TI series: www.quikserv.com/#sle.

3. C.R. Lawrence Company, Inc: U.S. Aluminum: www.crl-arch.com.

4. Old Castle Building Envelope: www.oldcastlebe.com

B. Bullet Resistant Glazing:

1. Transaction window: Lexgard -UL 752 Level 3 Glazing

2.02 ASSEMBLIES

A. Security and Detention Windows:

1. Dimensions, profiles, features, and performance specified and indicated on drawings are required; do not deviate unless specifically approved by Architect and Owner.

2. Location: On an interior wall between the Office and Security Lobby.

3. Security Transaction Windows:

   a. Ballistic Resistance: Tested to meet UL 752, Level 3.

   b. Window Type: Fixed with pass-through device

   c. Glazing: Single (monolithic), clear, and ballistic resistant.

4. Deal Trays: Listed and labeled by UL as bullet resistant to same UL 752 level as window.

2.03 MATERIALS

A. Aluminum Framing: ASTM B221

END OF SECTION

Appendix D

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.

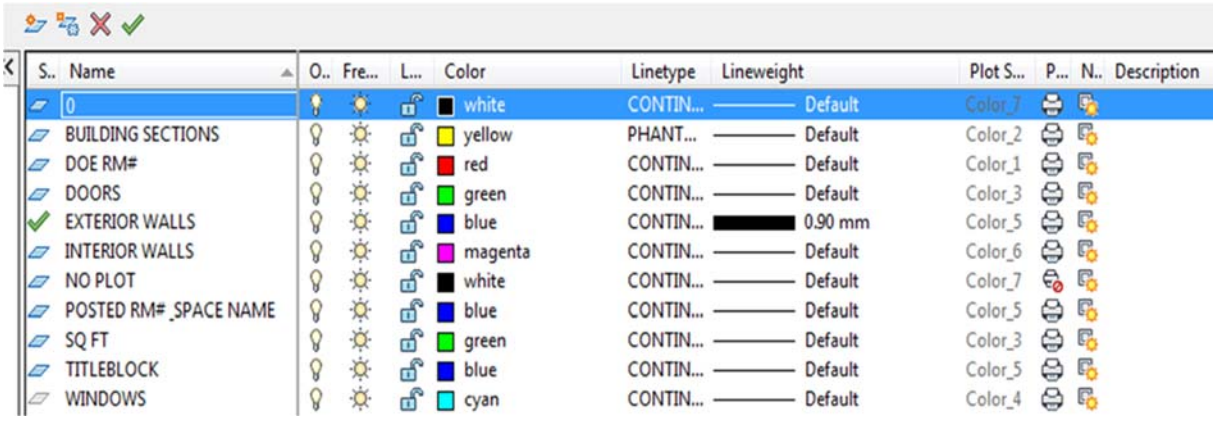
Room numbers shall be all numeric as required for GADOE Inventory. Major room numbers at multi-story buildings shall be 4 digits starting with the floor level, and progress around the building in sequence (Room number 1211 indicates 1st floor, 2nd wing or Corridor, 11th room). Small spaces within major 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

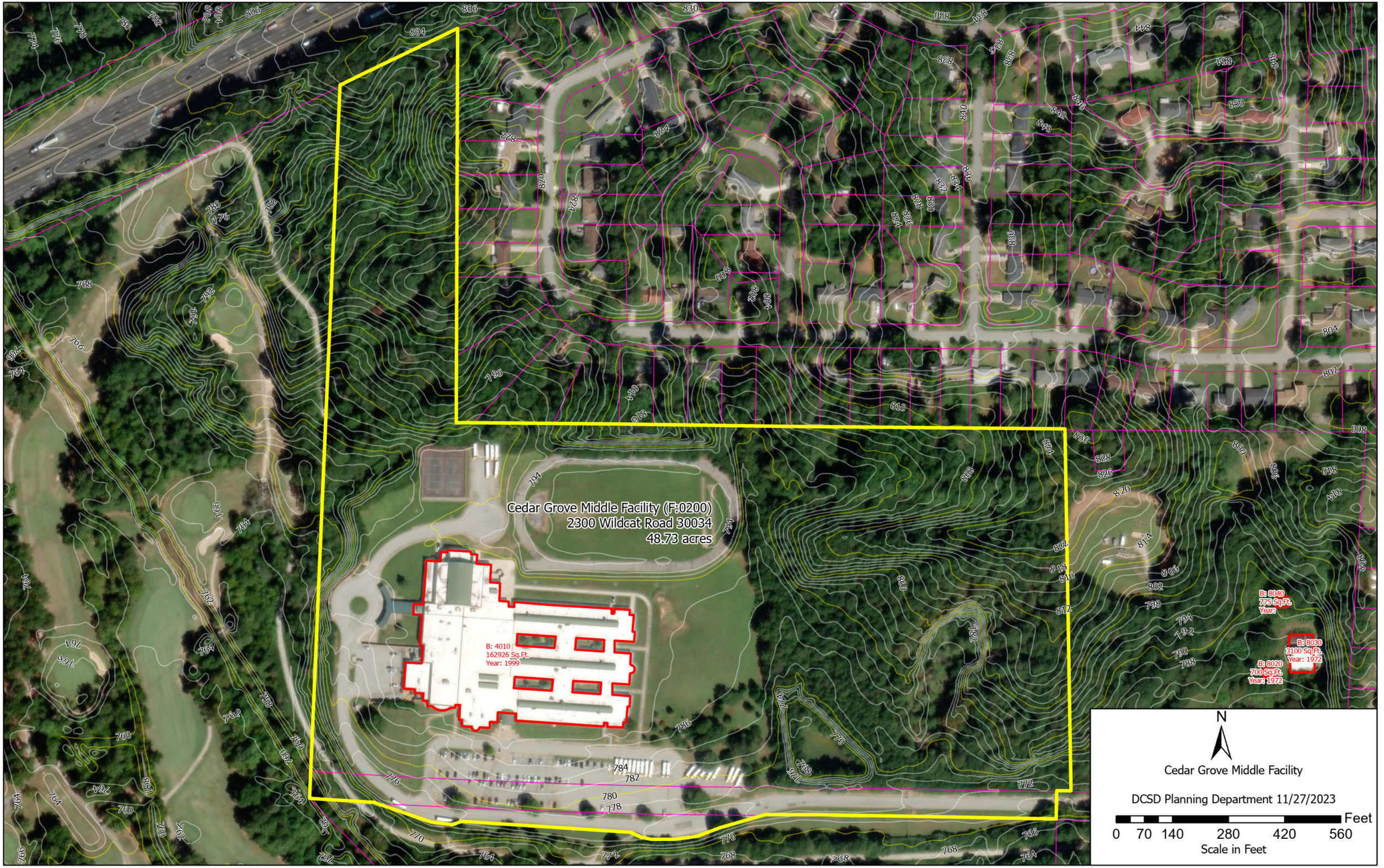
a. Sound systems shall be incorporated into the Scope of Work for all new school projects. Provide public address systems at the following locations:
    i. Cafeterias
    ii. Gymnasiums
    iii. Auditoriums
    iv. Drama Labs
    v. Football Stadiums
b. Architects shall be responsible for employing 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.

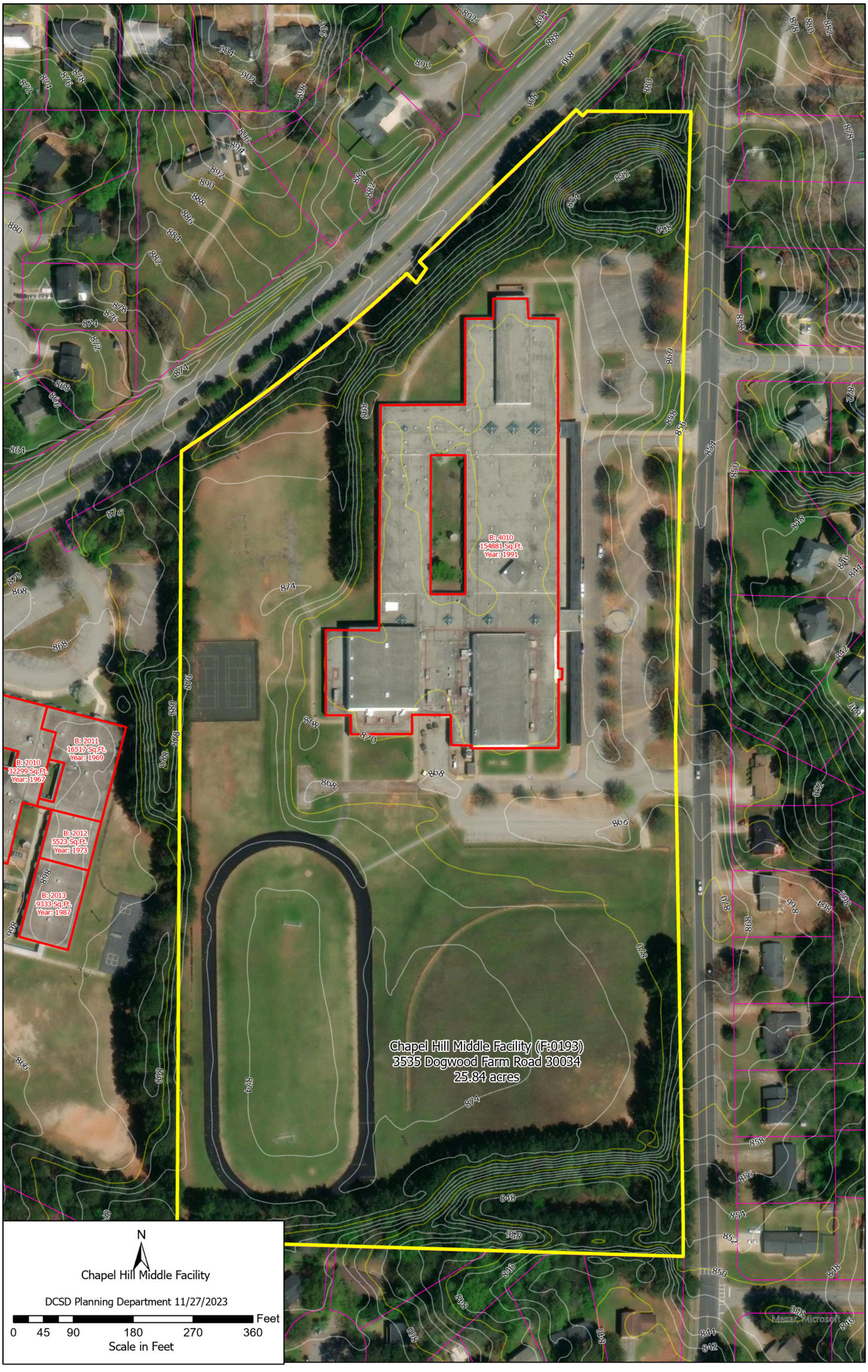
APPENDIX E1


Cedar Grove Middle Facility (F:0200)
2300 Wildcat Road 30034
48.73 acres
B: 4010
162926 Sq.Ft.
Year: 1999
B: 8040
775 Sq.Ft.
Year:
B: 8030
3100 Sq.Ft.
Year: 1972
B: 8020
700 Sq.Ft.
Year: 1972
N
Cedar Grove Middle Facility
DCSD Planning Department 11/27/2023
0 70 140 280 420 560
Feet
Scale in Feet

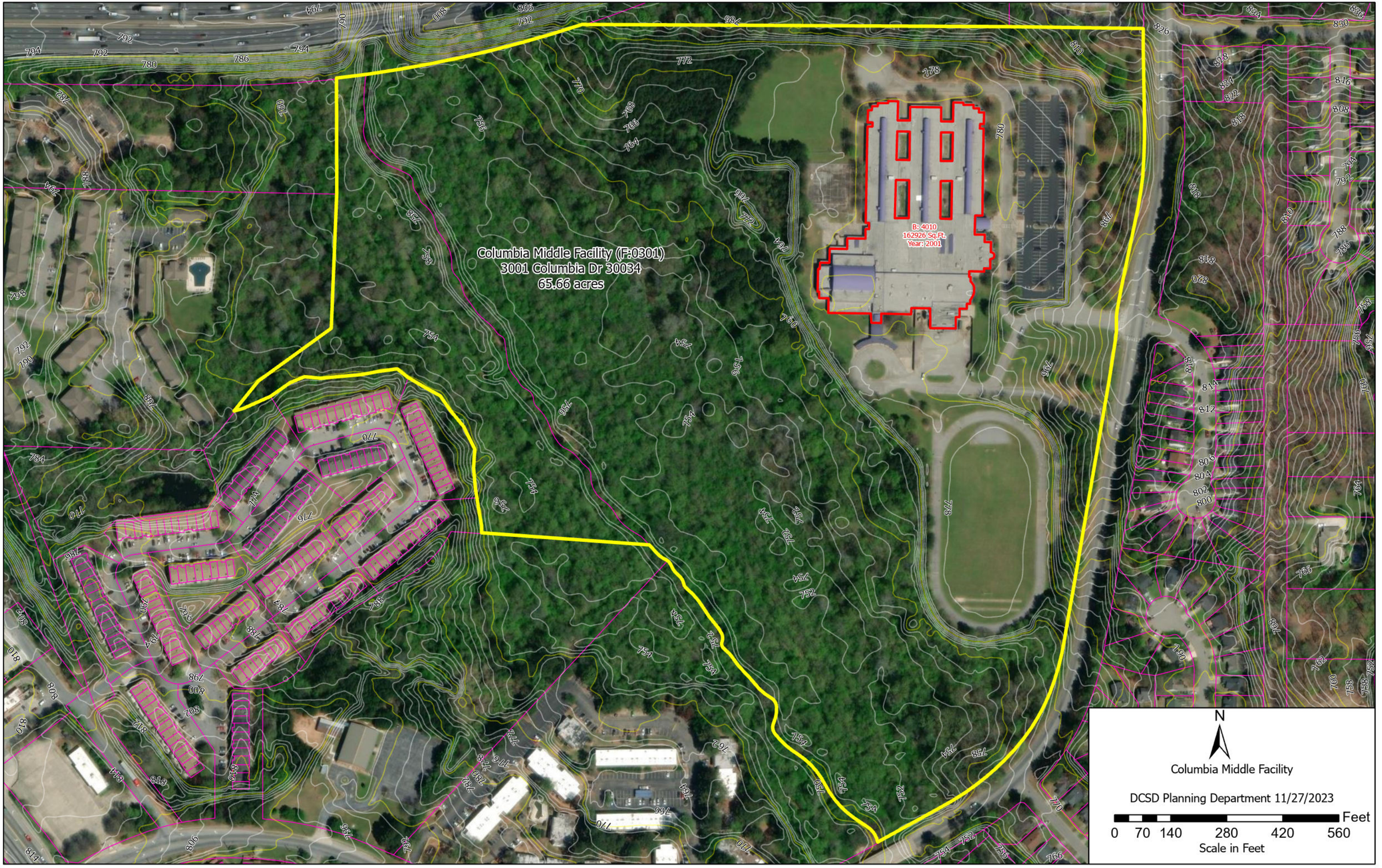
APPENDIX E2

B: 2010
32299 Sq.Ft.
Year: 1967
B: 2011
16517 Sq.Ft.
Year: 1969
B: 2012
5523 Sq.Ft.
Year: 1973
B: 2013
9333 Sq.Ft.
Year: 1987
B: 2020
5478 Sq.Ft.
Year: 2001
Chapel Hill Elementary Facility (F:1053)
3536 Radcliffe Boulevard 30034
11.4 acres
N
Chapel Hill Elementary Facility
DCSD Planning Department 11/10/2023
Feet
0 30 60 120 180 240
Scale in Feet
Maxar, Microsoft

APPENDIX E3


B: 4010
154881 Sq.Ft.
Year: 1991
B: 2011
16517 Sq.Ft.
Year: 1969
B: 2010
32299 Sq.Ft.
Year: 1967
B: 2012
5523 Sq.Ft.
Year: 1973
B: 2013
9333 Sq.Ft.
Year: 1987
Chapel Hill Middle Facility (F:0193)
3535 Dogwood Farm Road 30034
25.84 acres
N
Chapel Hill Middle Facility
DCSD Planning Department 11/27/2023
Feet
0 45 90 180 270 360
Scale in Feet
Maxar, Microsoft

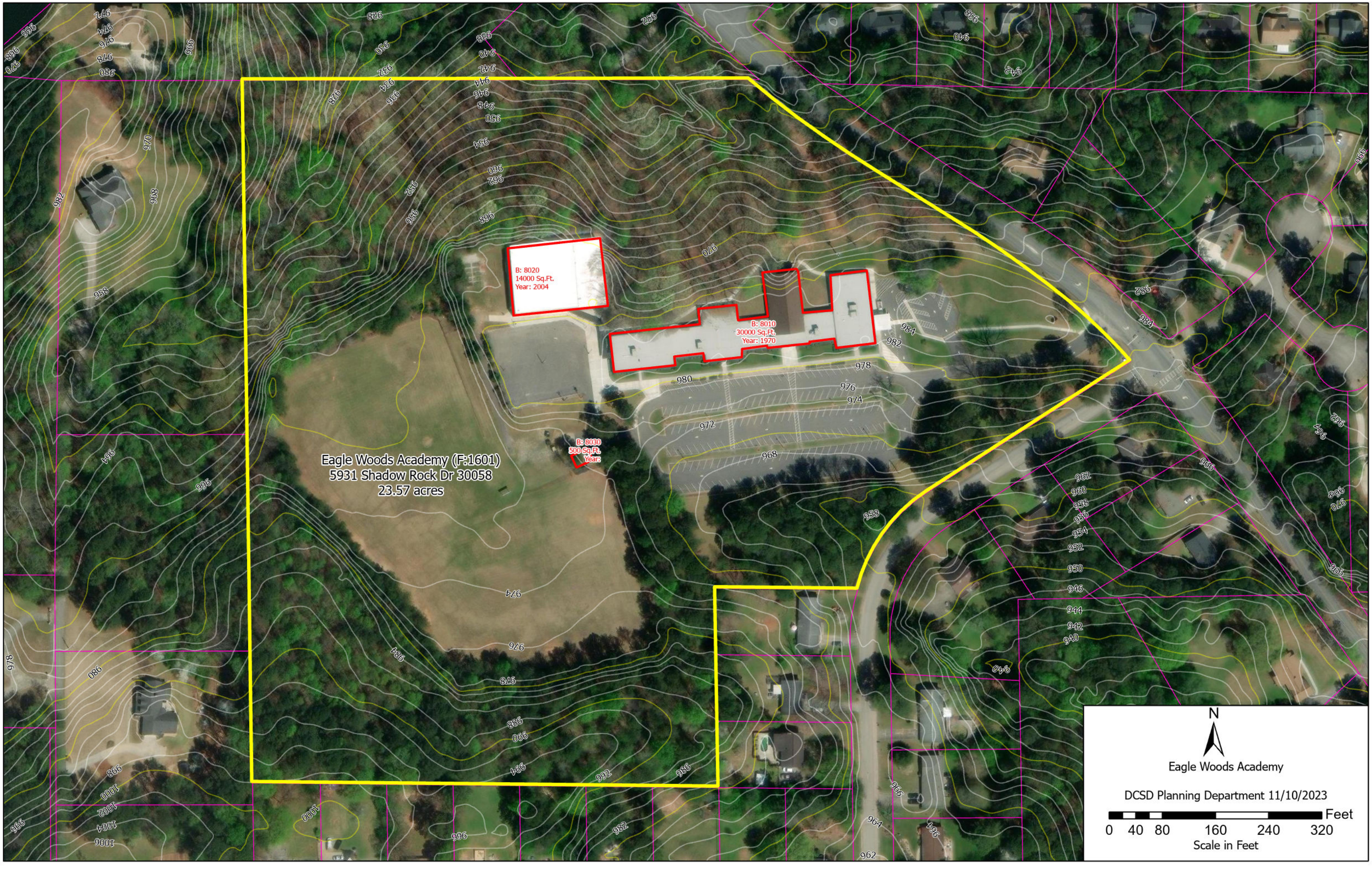
APPENDIX E4


Columbia Middle Facility (F:0301)
3001 Columbia Dr 30034
65.66 acres
B: 4010
162926 Sq.Ft.
Year: 2001
N
Columbia Middle Facility
DCSD Planning Department 11/27/2023
0 70 140 280 420 560
Feet
Scale in Feet

APPENDIX E5

DeKalb Elementary School of the Arts (F:0101)
3131 Old Rockbridge Road 30002
27.12 acres
B: 4010
156479 Sq.Ft.
Year: 2000
N
DeKalb Elementary School of the Arts
DCSD Planning Department 11/10/2023
Feet
0 40 80 160 240 320
Scale in Feet

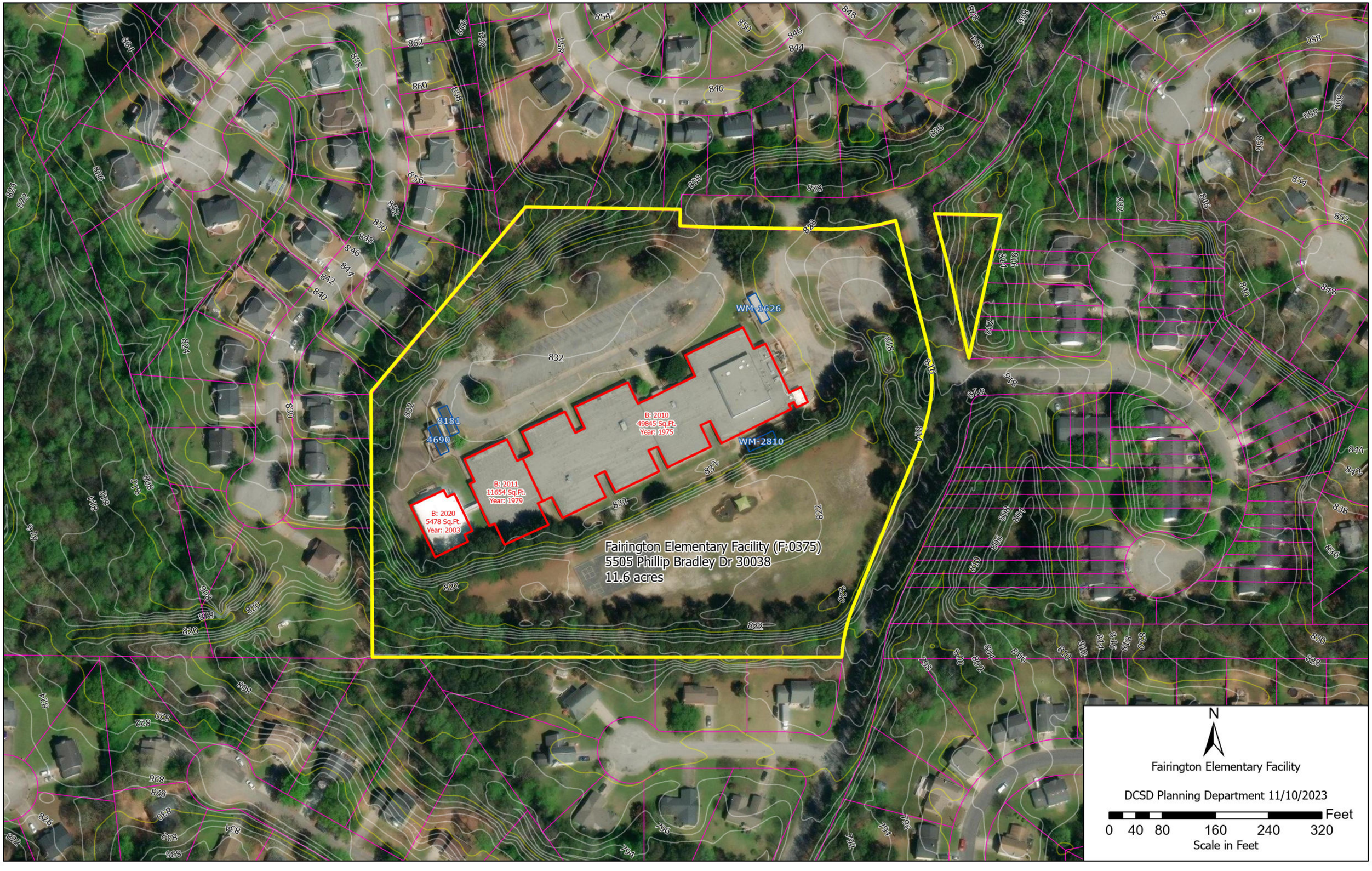
APPENDIX E6


B: 8020
14000 Sq.Ft.
Year: 2004
B: 8010
30000 Sq.Ft.
Year: 1970
B: 8030
300 Sq.Ft.
Year:
Eagle Woods Academy (F:1601)
5931 Shadow Rock Dr 30058
23.57 acres
N
Eagle Woods Academy
DCSD Planning Department 11/10/2023
Feet
0 40 80 160 240 320
Scale in Feet

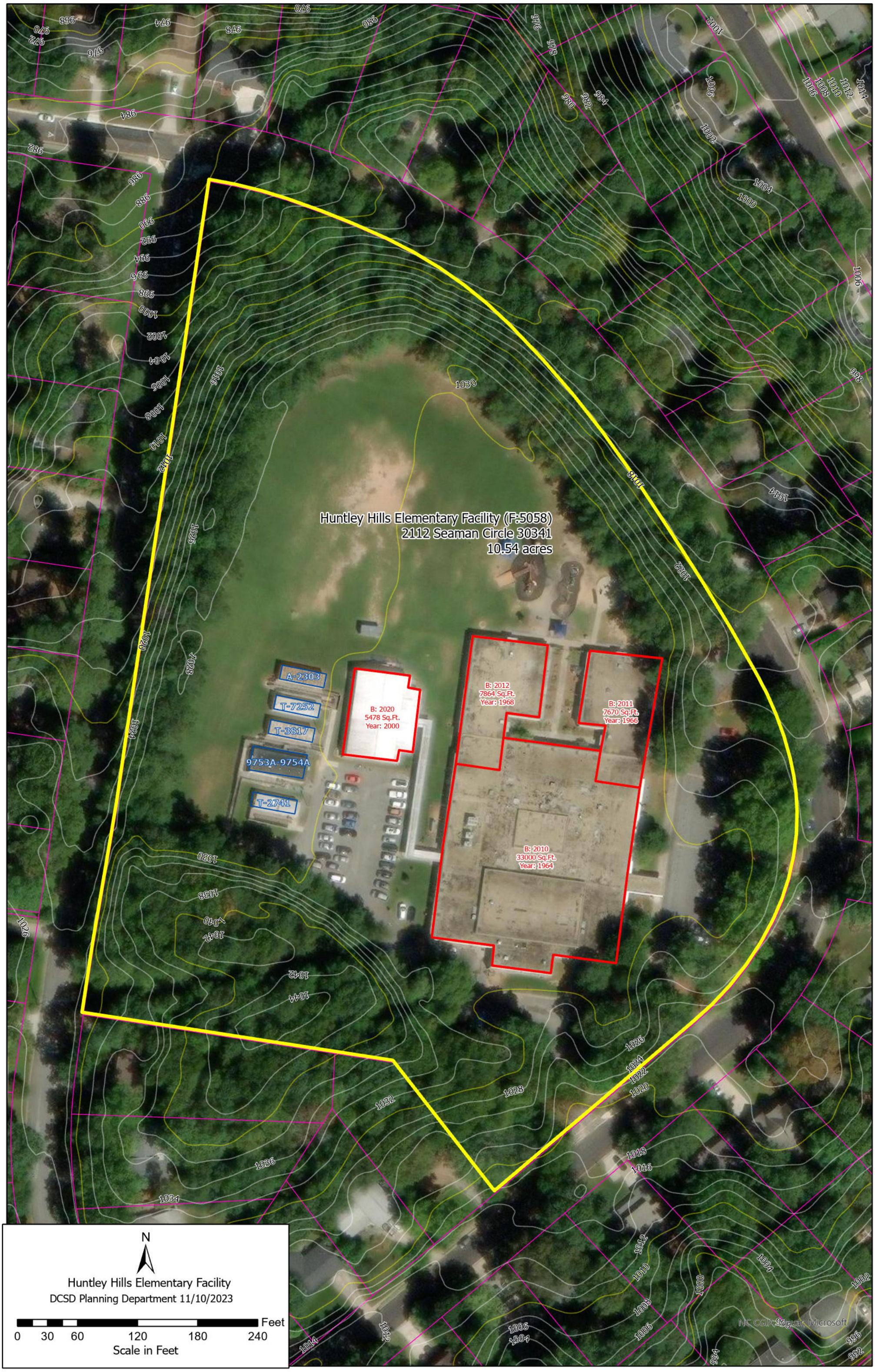
APPENDIX E7

A-2281
T-2268
B: 2010
34520 Sq.Ft.
Year: 1967
B: 2020
5478 Sq.Ft.
Year: 2000
B: 2011
14000 Sq.Ft.
Year: 1968
Evansdale Elementary Facility (F:1056)
2914 Evans Woods Dr. 30340
10.12 acres
N
Evansdale Elementary Facility
DCSD Planning Department 11/10/2023
Feet
0 30 60 120 180 240
Scale in Feet

APPENDIX E8

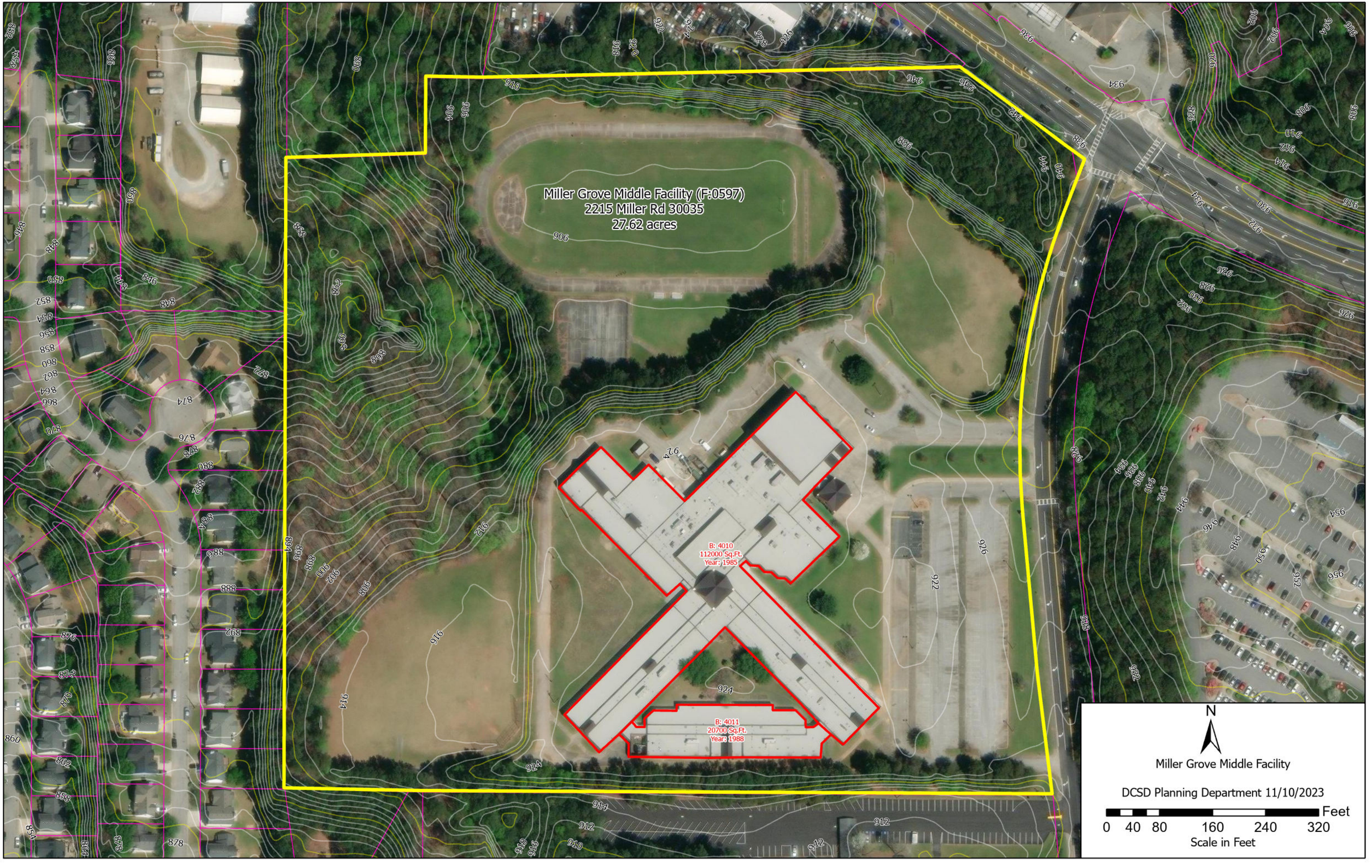

WM-1626
WM-2810
8181
4690
B: 2010
49845 Sq.Ft.
Year: 1975
B: 2011
11654 Sq.Ft.
Year: 1979
B: 2020
5478 Sq.Ft.
Year: 2003
Fairington Elementary Facility (F:0375)
5505 Phillip Bradley Dr 30038
11.6 acres
N
Fairington Elementary Facility
DCSD Planning Department 11/10/2023
Feet
0 40 80 160 240 320
Scale in Feet

APPENDIX E9


Huntley Hills Elementary Facility (F:5058)
2112 Seaman Circle 30341
10.54 acres
A-2303
T-7252
T-3817
9753A-9754A
T-2741
B: 2020
5478 Sq.Ft.
Year: 2000
B: 2012
7864 Sq.Ft.
Year: 1968
B: 2011
7670 Sq.Ft.
Year: 1966
B: 2010
33000 Sq.Ft.
Year: 1964
N
Huntley Hills Elementary Facility
DCSD Planning Department 11/10/2023
Feet
0 30 60 120 180 240
Scale in Feet
NC CGIA, Maxar, Microsoft

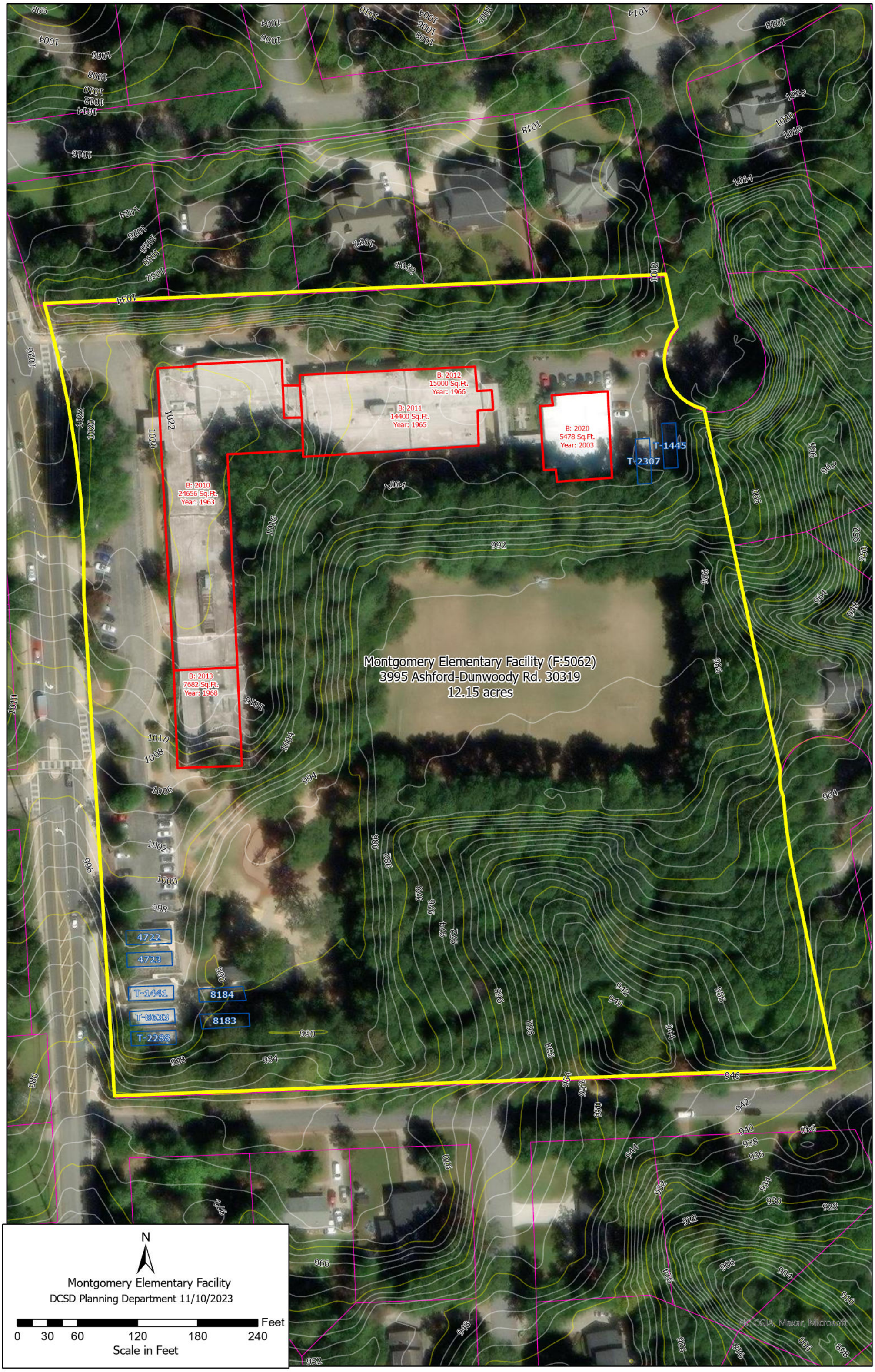
APPENDIX E10

APPENDIX E11



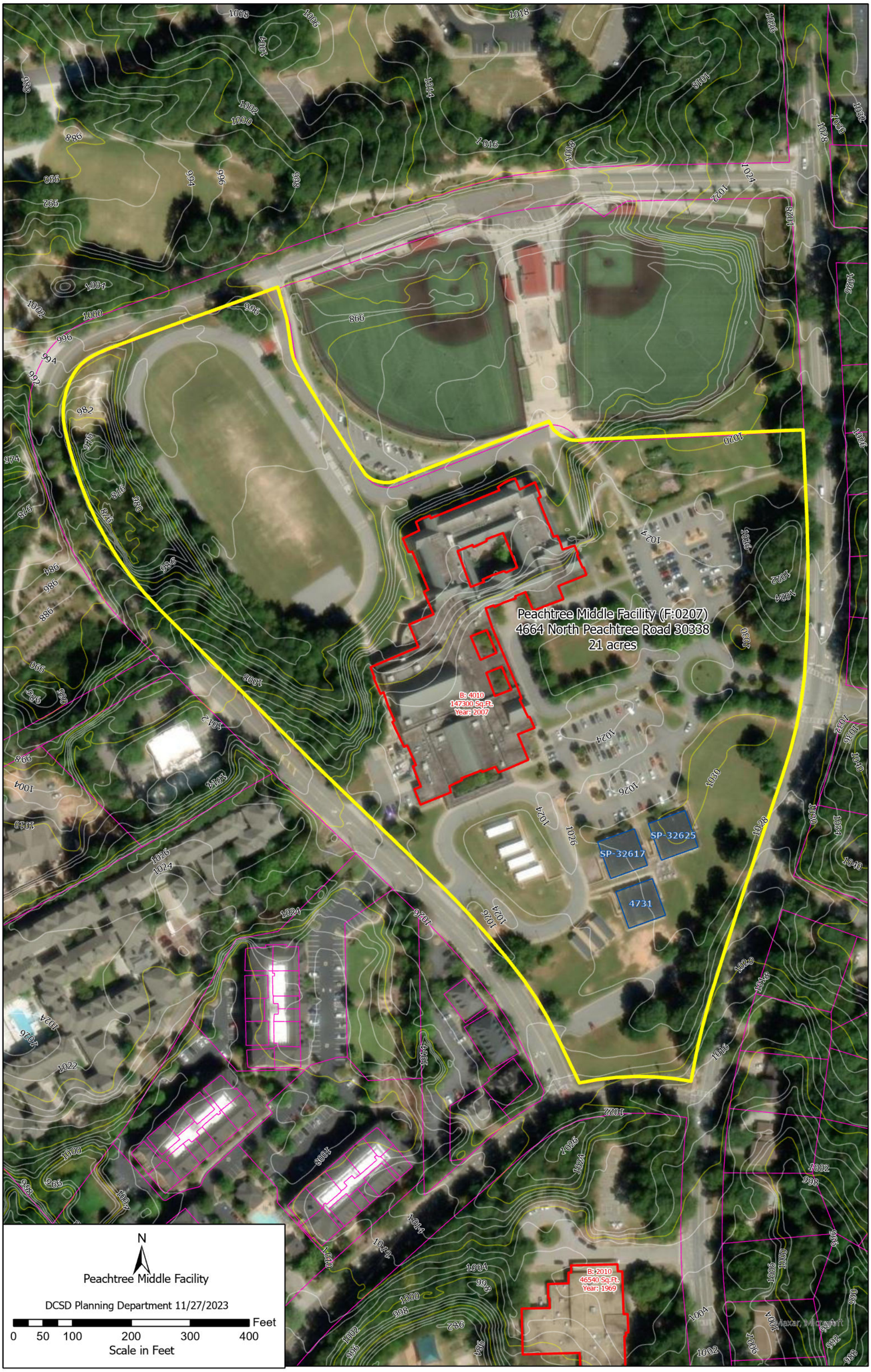
APPENDIX E12

APPENDIX E13



APPENDIX E14

APPENDIX E15



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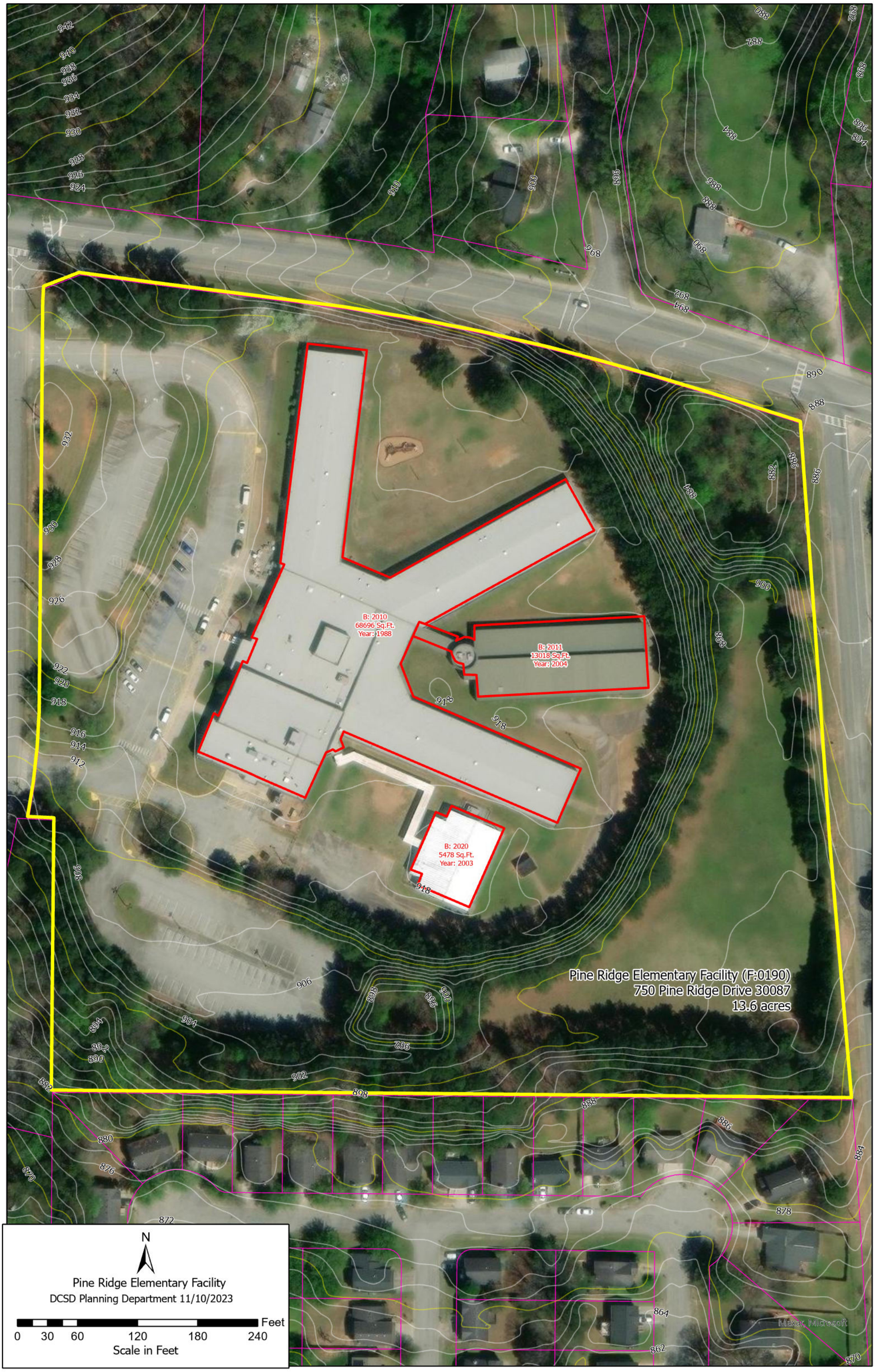

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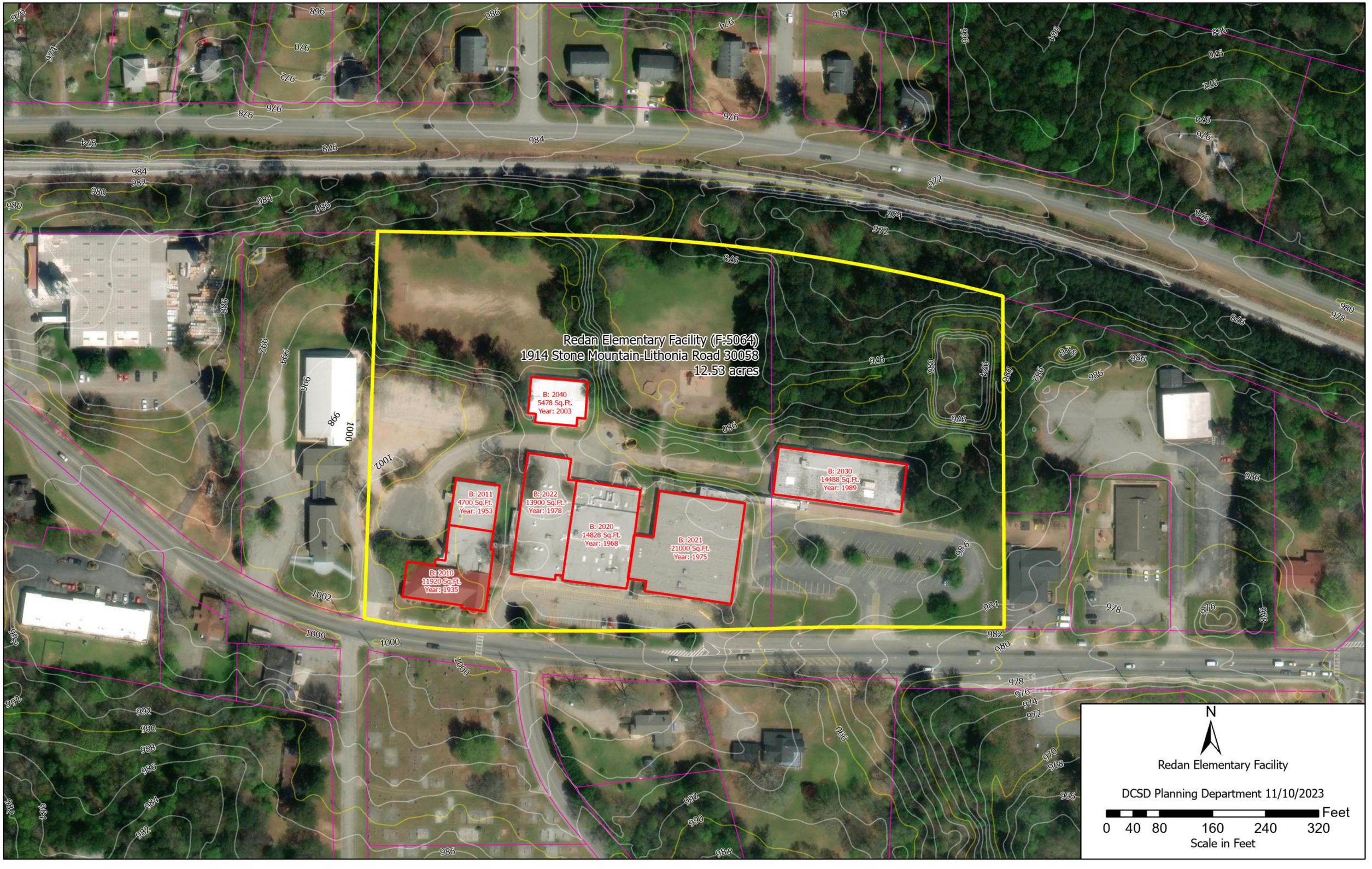

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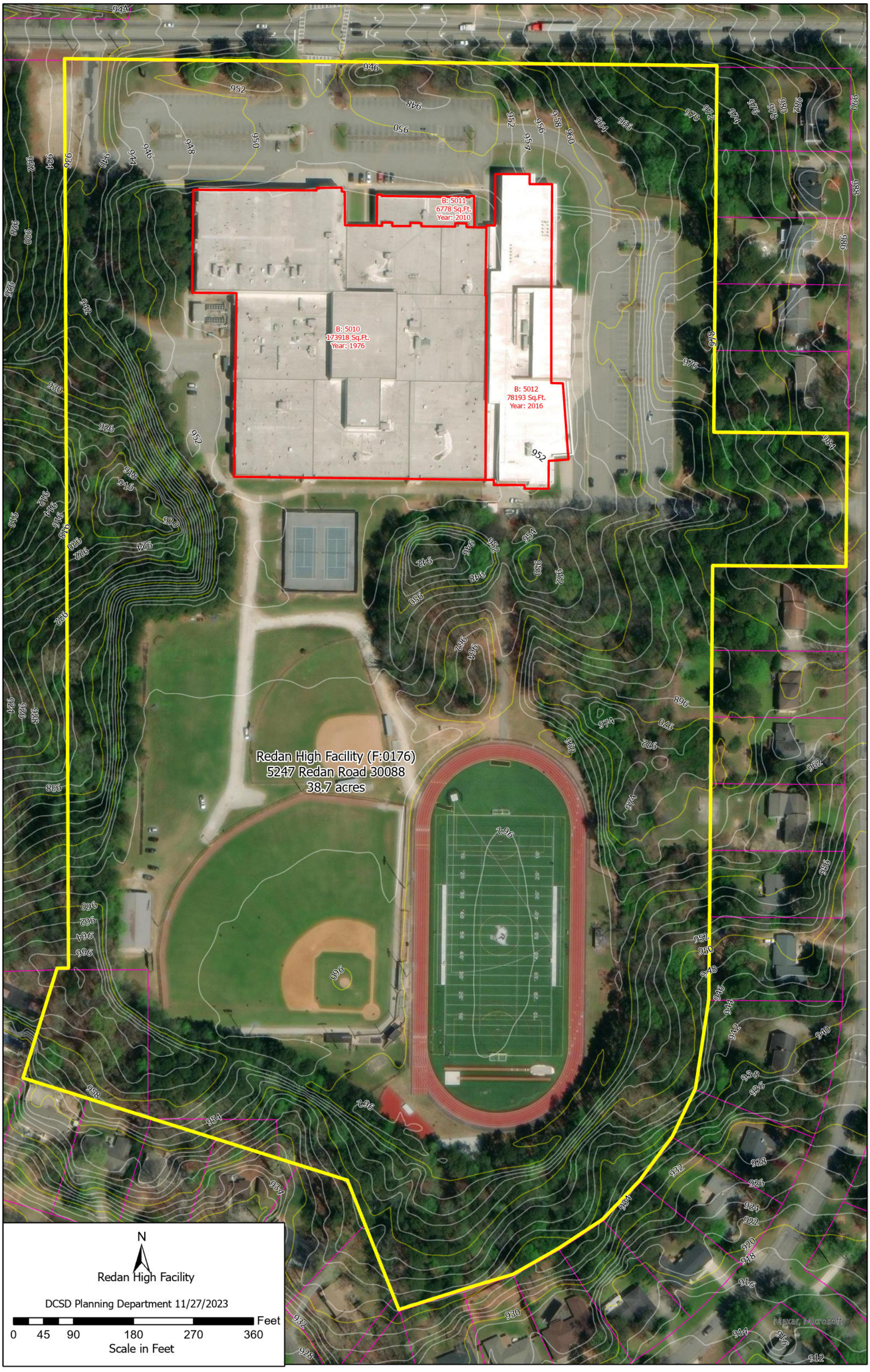

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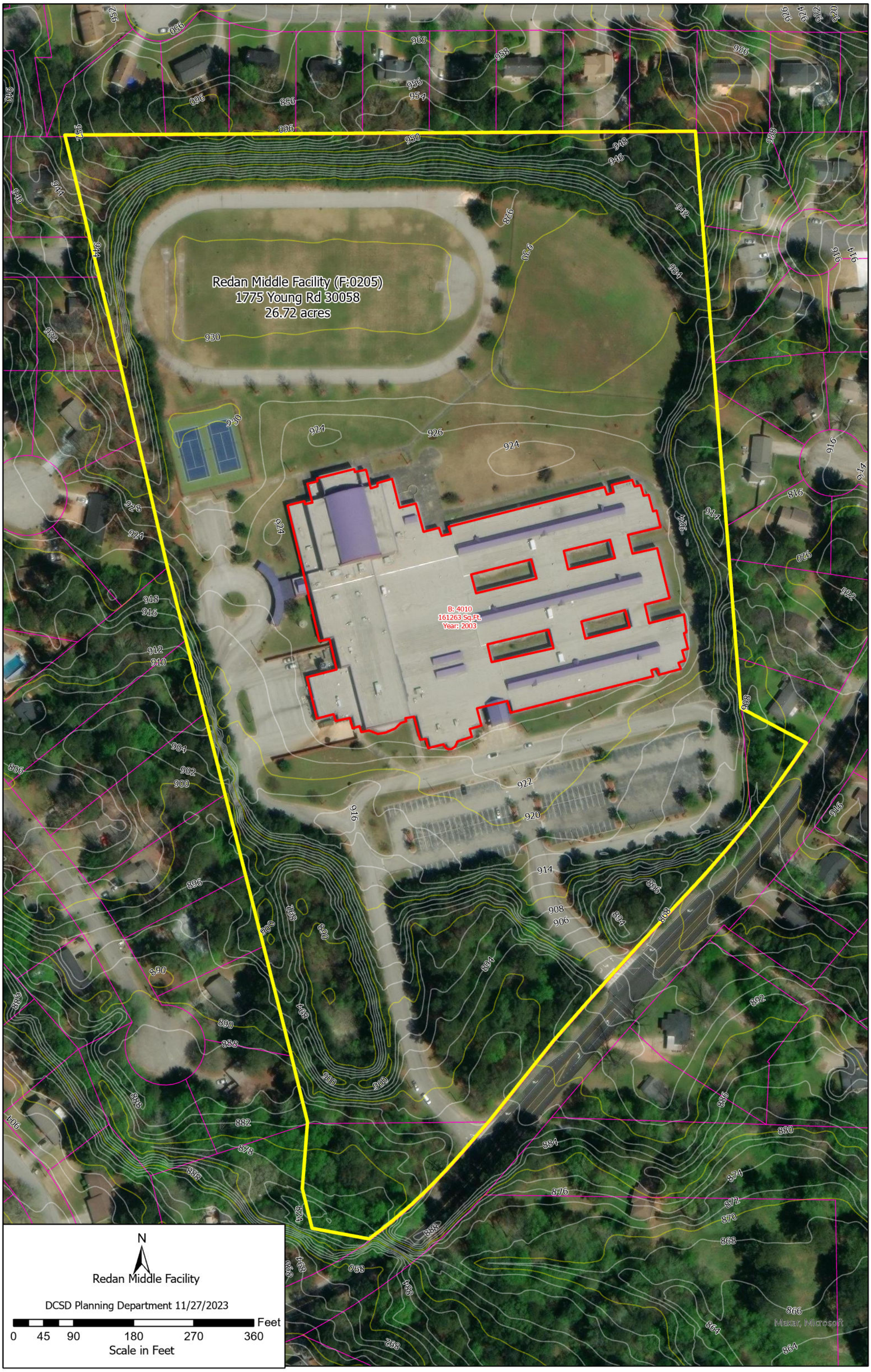

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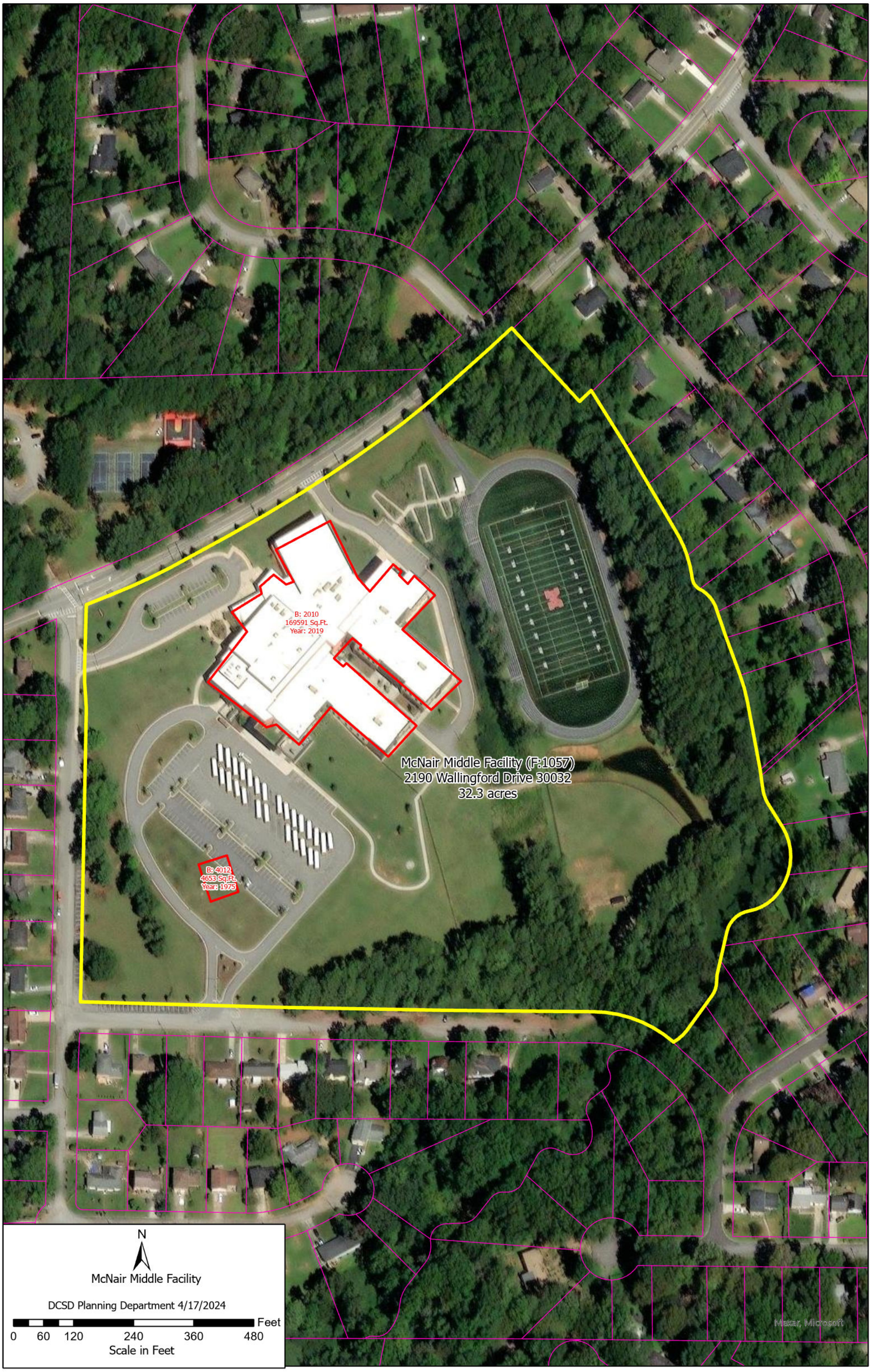

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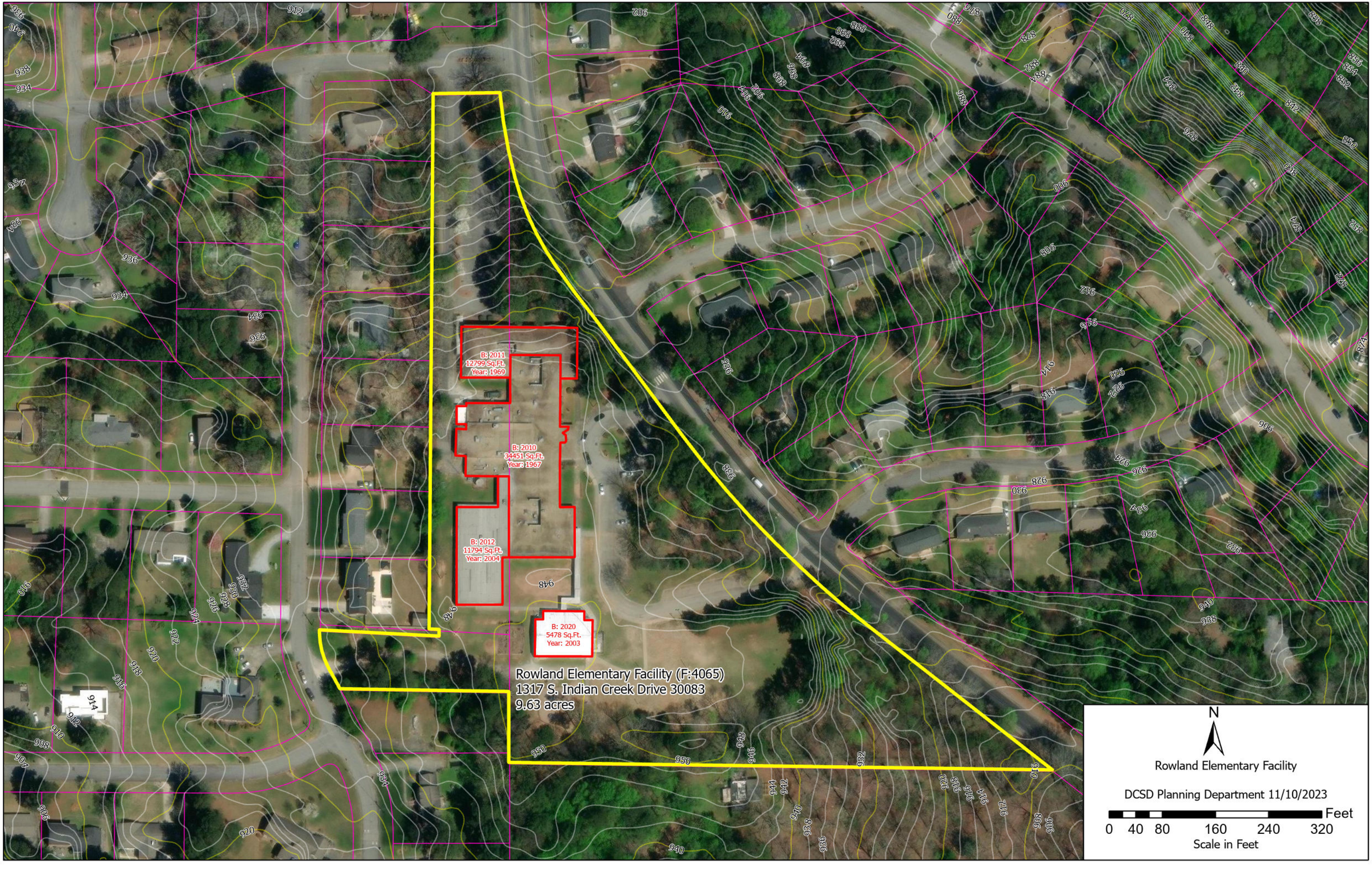

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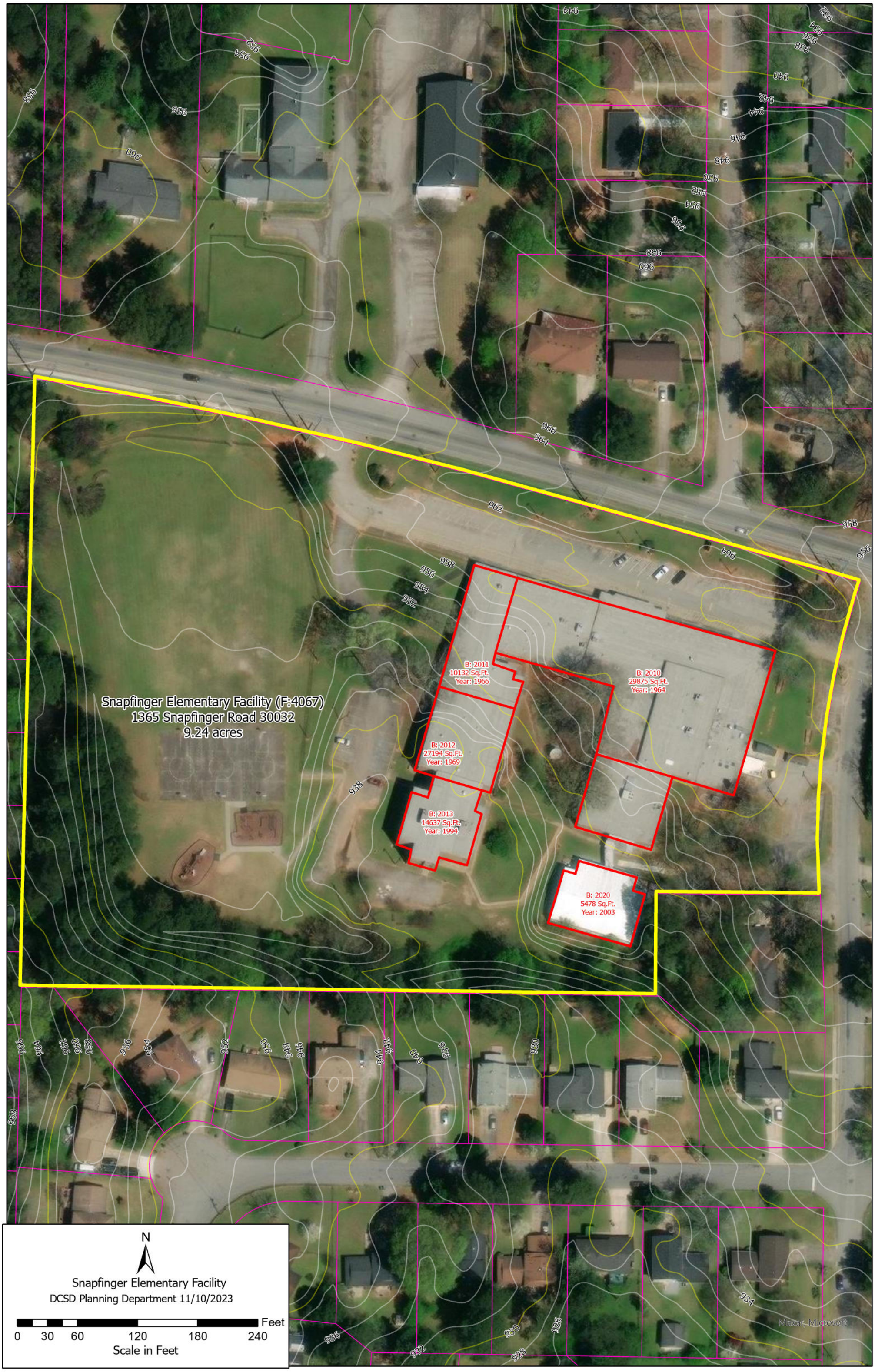

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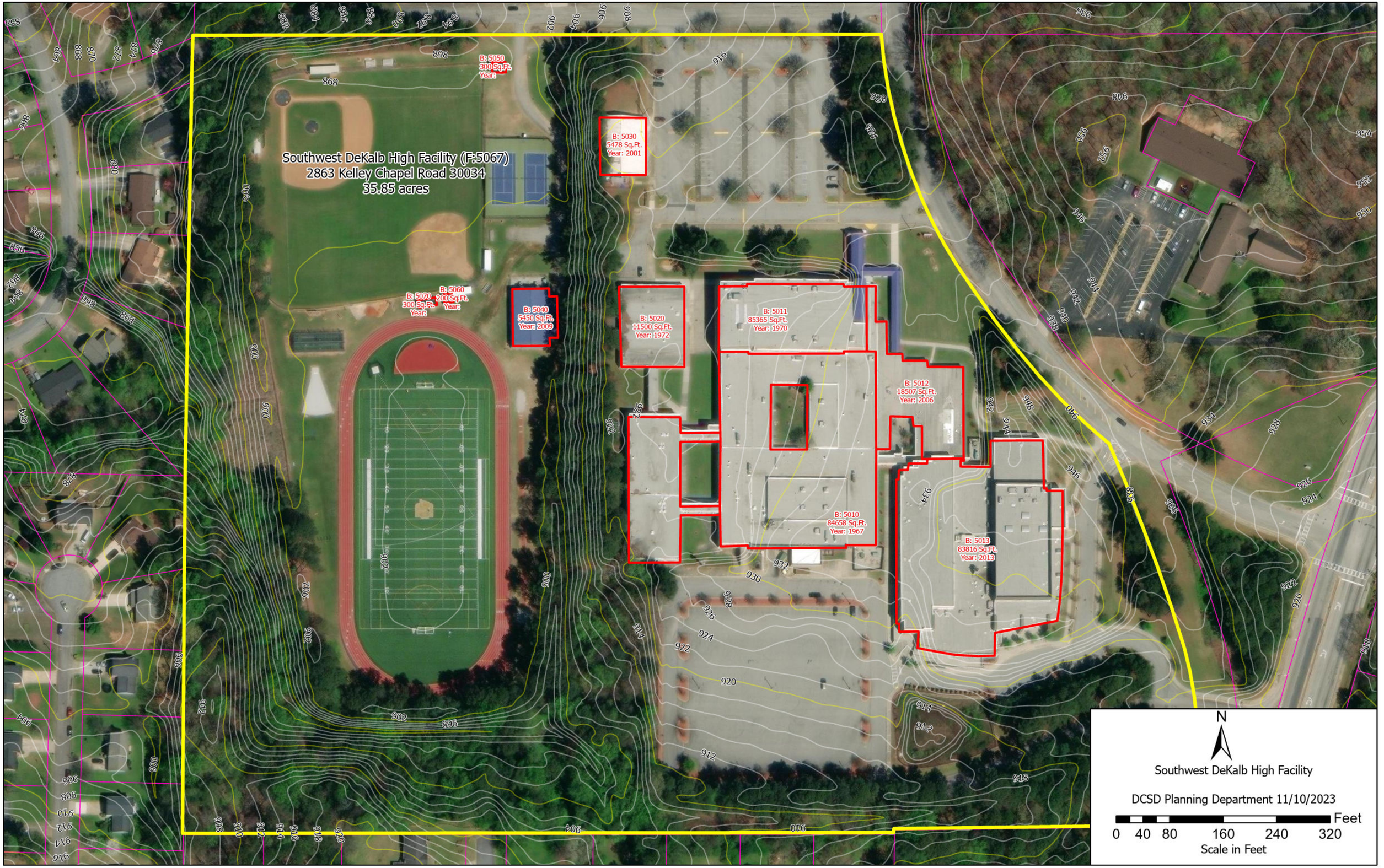

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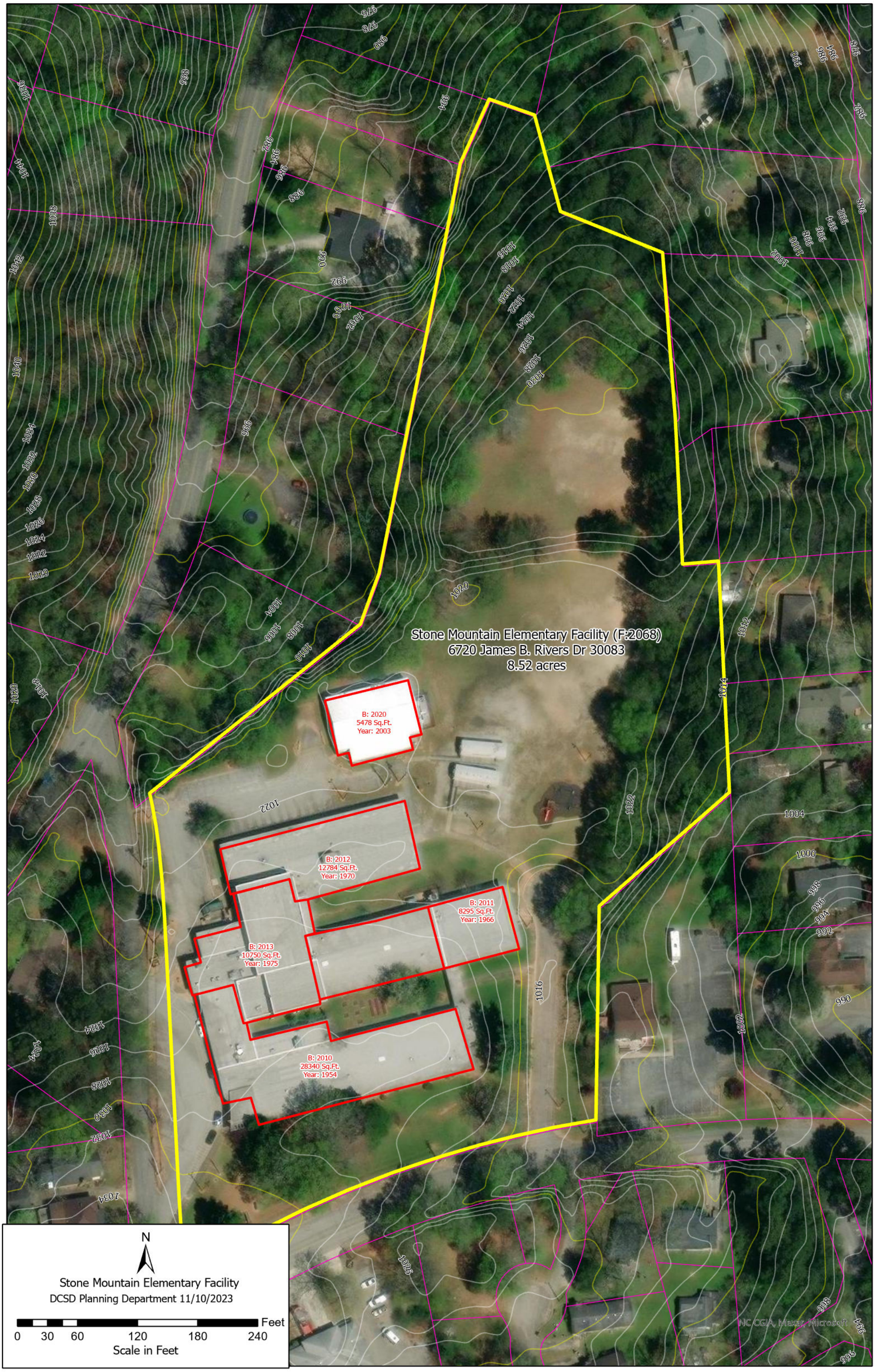

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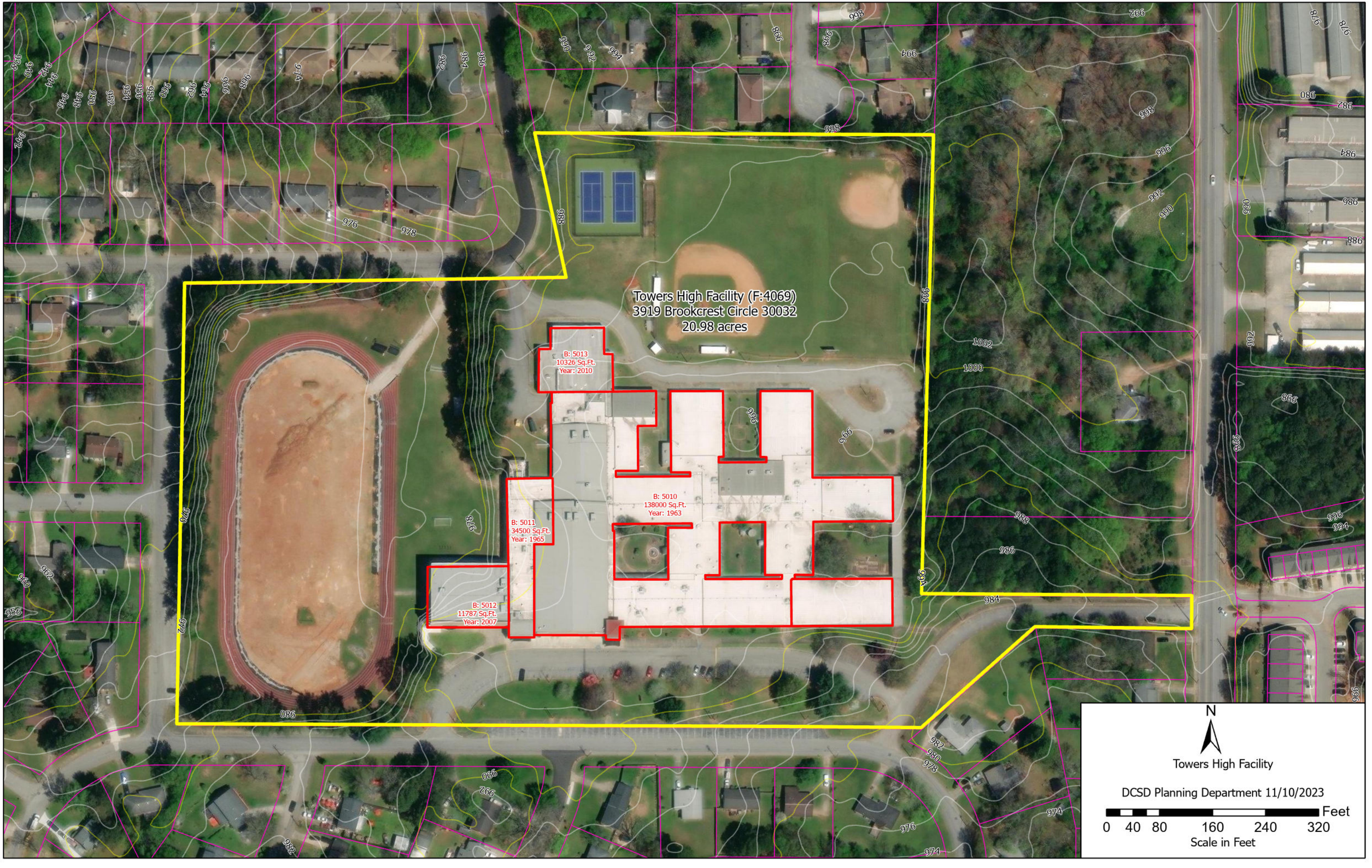


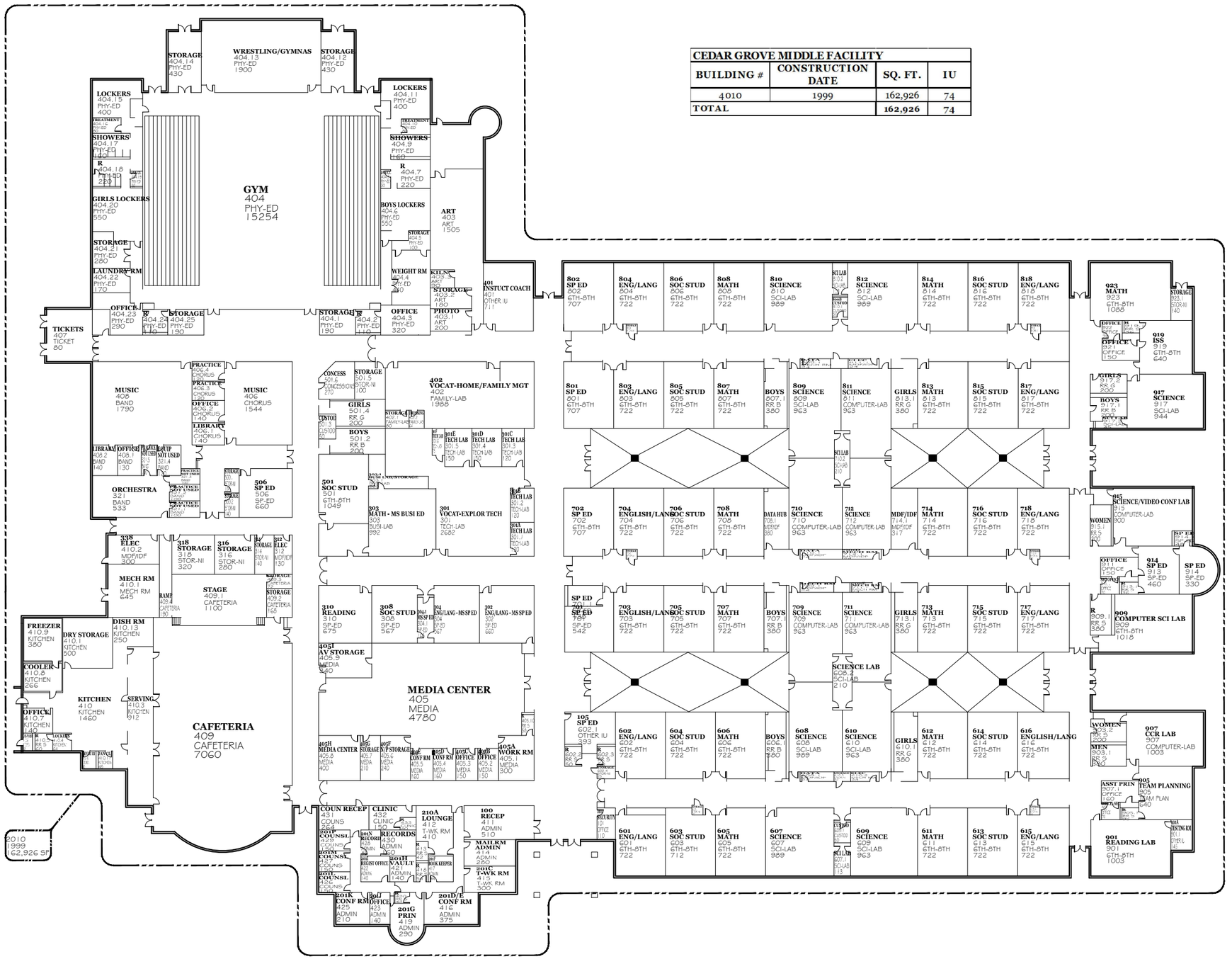
APPENDIX F1
CEDAR GROVE MIDDLE FACILITY

2300 WILDCAT RD., DECATUR, GA. 30034 (678)874-4202

FACILITY# **644-0172-1215.01** **107.4** ACRES

DeKalb County School District

CEDAR GROVE MIDDLE FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
4010	1999	162,926	74
TOTAL		162,926	74



ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

OVERALL FLOOR PLAN NOT TO SCALE

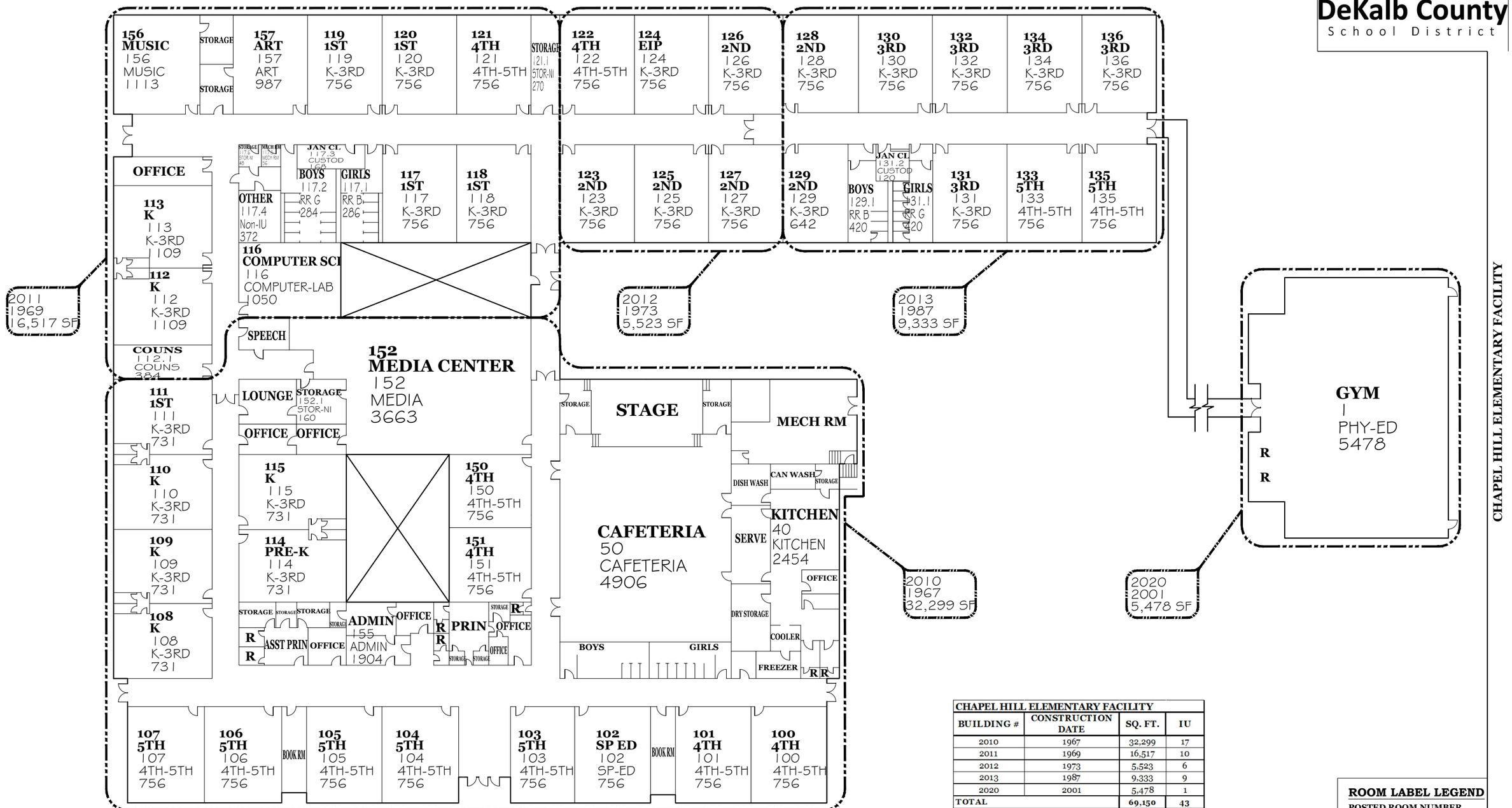
UPDATED: 7/6/2017 BY: AM

CEDAR GROVE MIDDLE FACILITY

APPENDIX F2

CHAPEL HILL ELEMENTARY FACILITY 3536 RADCLIFFE BOULEVARD DECATUR, GA 30034 (678) 676-8400 FACILITY# **644-1053-1120.01** **10.4** ACRES

DeKalb County School District



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

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/6/2017 BY: AM

APPENDIX F3

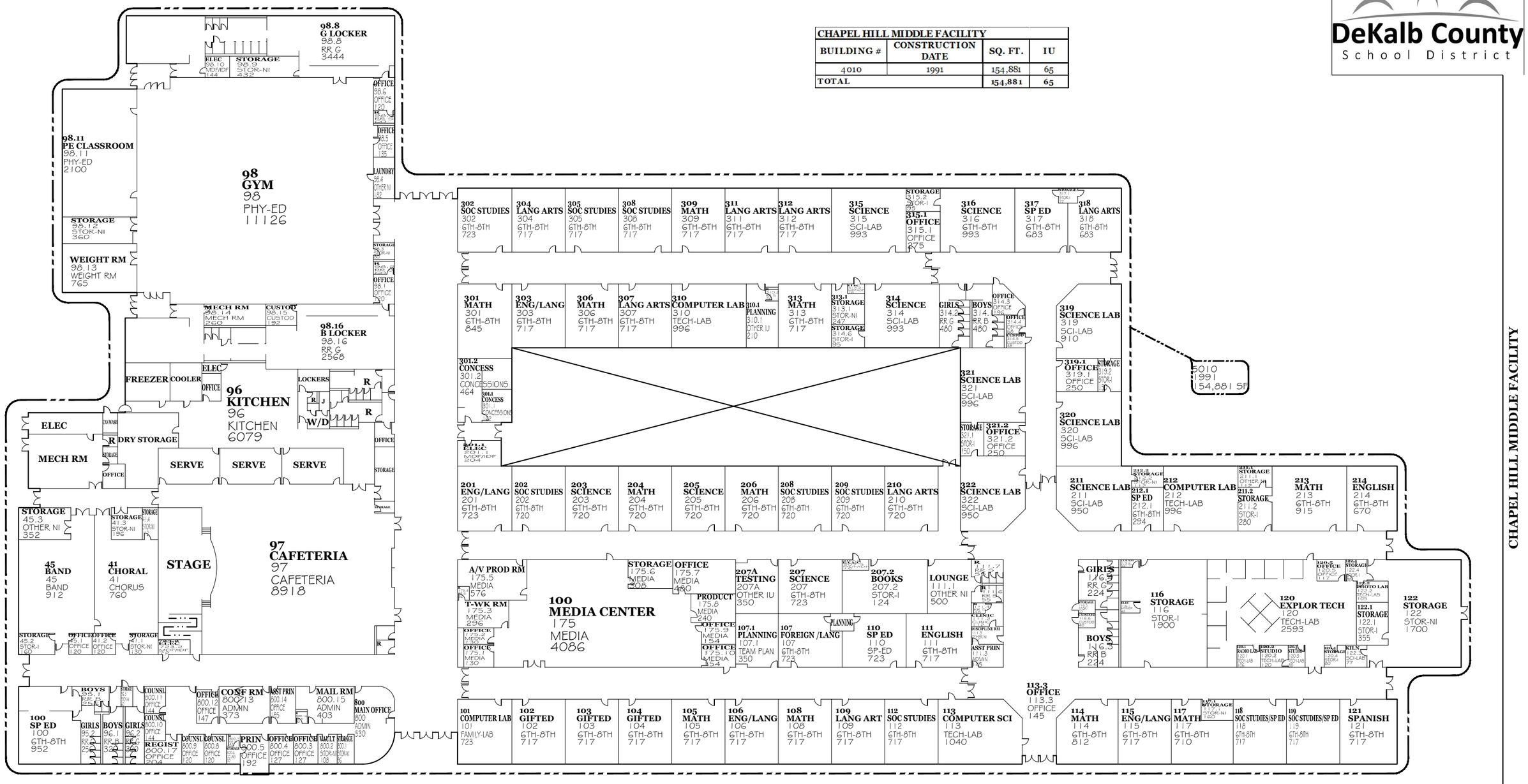
CHAPEL HILL MIDDLE FACILITY

3535 DOGWOOD FARM RD., DECATUR, GA. 30034 (678)676-8502

FACILITY# **644-0193-1800.01** **26** ACRES

DeKalb County School District

CHAPEL HILL MIDDLE FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
4010	1991	154,881	65
TOTAL		154,881	65



CHAPEL HILL MIDDLE FACILITY

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 F4

DeKalb County School System

FACILITY# **644-0301-1921.01**
PARCEL#

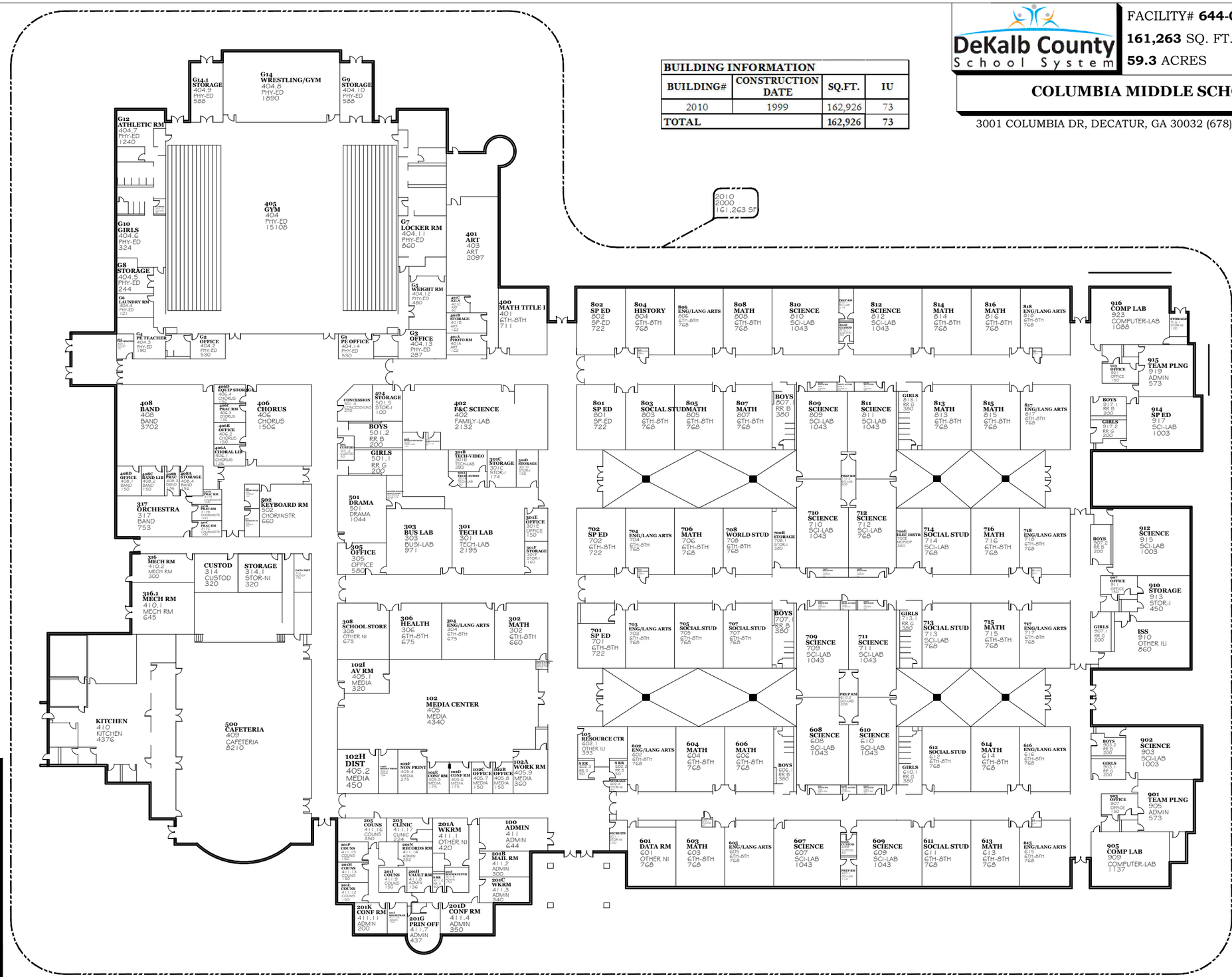
161,263 SQ. FT.

59.3 ACRES

COLUMBIA MIDDLE SCHOOL

3001 COLUMBIA DR, DECATUR, GA 30032 (678)676-0502

BUILDING INFORMATION			
BUILDING#	CONSTRUCTION DATE	SQ.FT.	IU
2010	1999	162,926	73
TOTAL		162,926	73



OVERALL FLOOR PLAN
NOT TO SCALE

GDOE Minimum Required Areas

Space		-10%	Existing
K - 3	New	-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

UPDATED: 9/21/2011 BY: SD

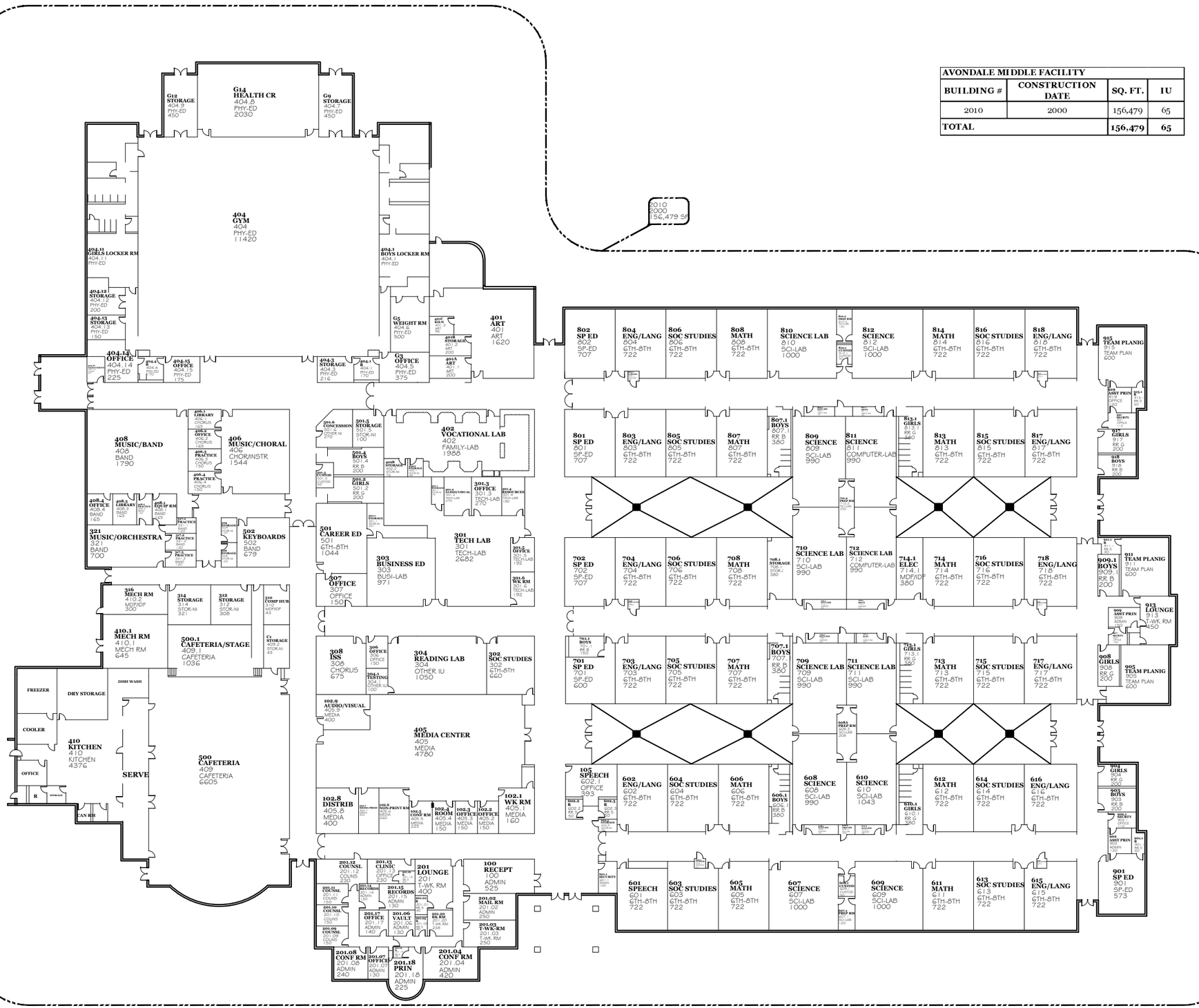
APPENDIX F5

AVONDALE MIDDLE FACILITY

3131 OLD ROCKBRIDGE RD., AVONDALE ESTATES, GA 30002 (678) 875-0102 FACILITY# **644-0101-1045.01**(SITE ID) **27.8** ACRES

DeKalb County School District

AVONDALE MIDDLE FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	2000	156,479	65
TOTAL		**156,479**	**65**



AVONDALE MIDDLE FACILITY

ROOM LABEL LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

OVERALL FLOOR PLAN **NOT TO SCALE**

UPDATED: 6/21/2017 BY: AM

APPENDIX F6

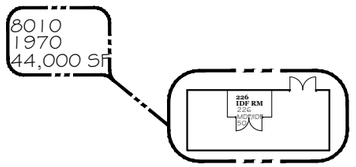
EAGLE WOODS ACADEMY FACILITY

5931 SHADOW ROCK DR., LITHONIA, GA 30058 (678)676-8102

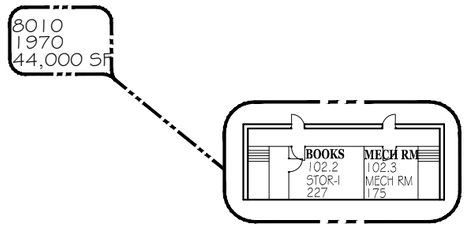
FACILITY# **644-1600-1601.01** **23.3** ACRES

DeKalb County School District

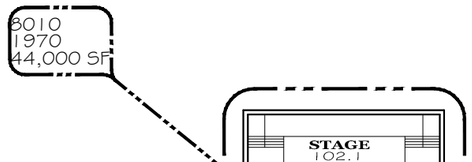
EAGLE WOODS ACADEMY / GNETS FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
8010	1970	30,000	25
8020	2004	14,000	0
8030	N/A	500	0
TOTAL		44,500	25

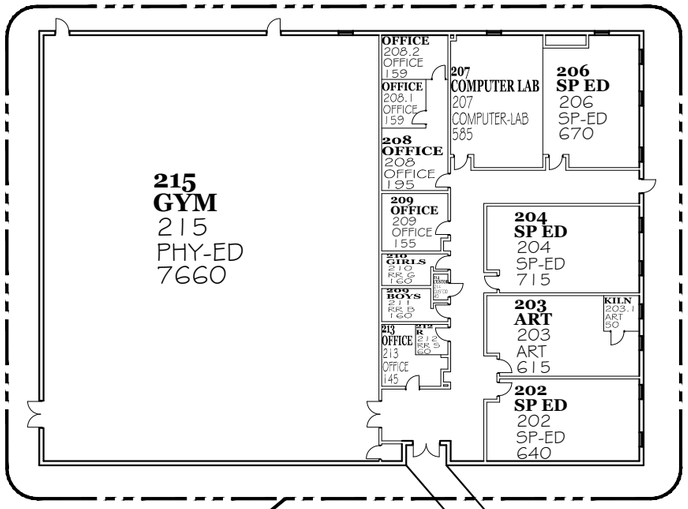


BASEMENT FLOOR PLAN
NOT TO SCALE

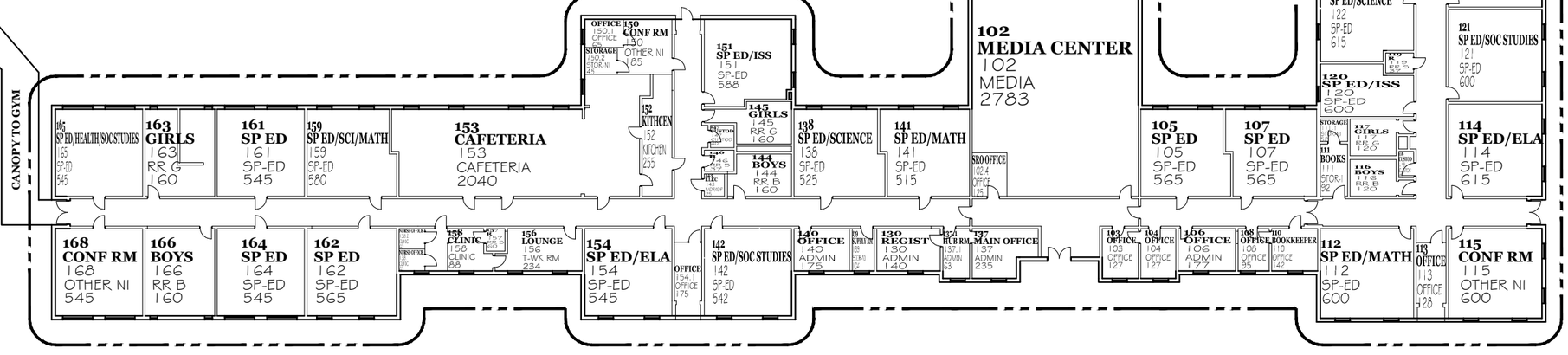


BASEMENT FLOOR PLAN
NOT TO SCALE





CANOPY TO GYM



EAGLE WOODS ACADEMY FACILITY

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

N

OVERALL FLOOR PLAN NOT TO SCALE

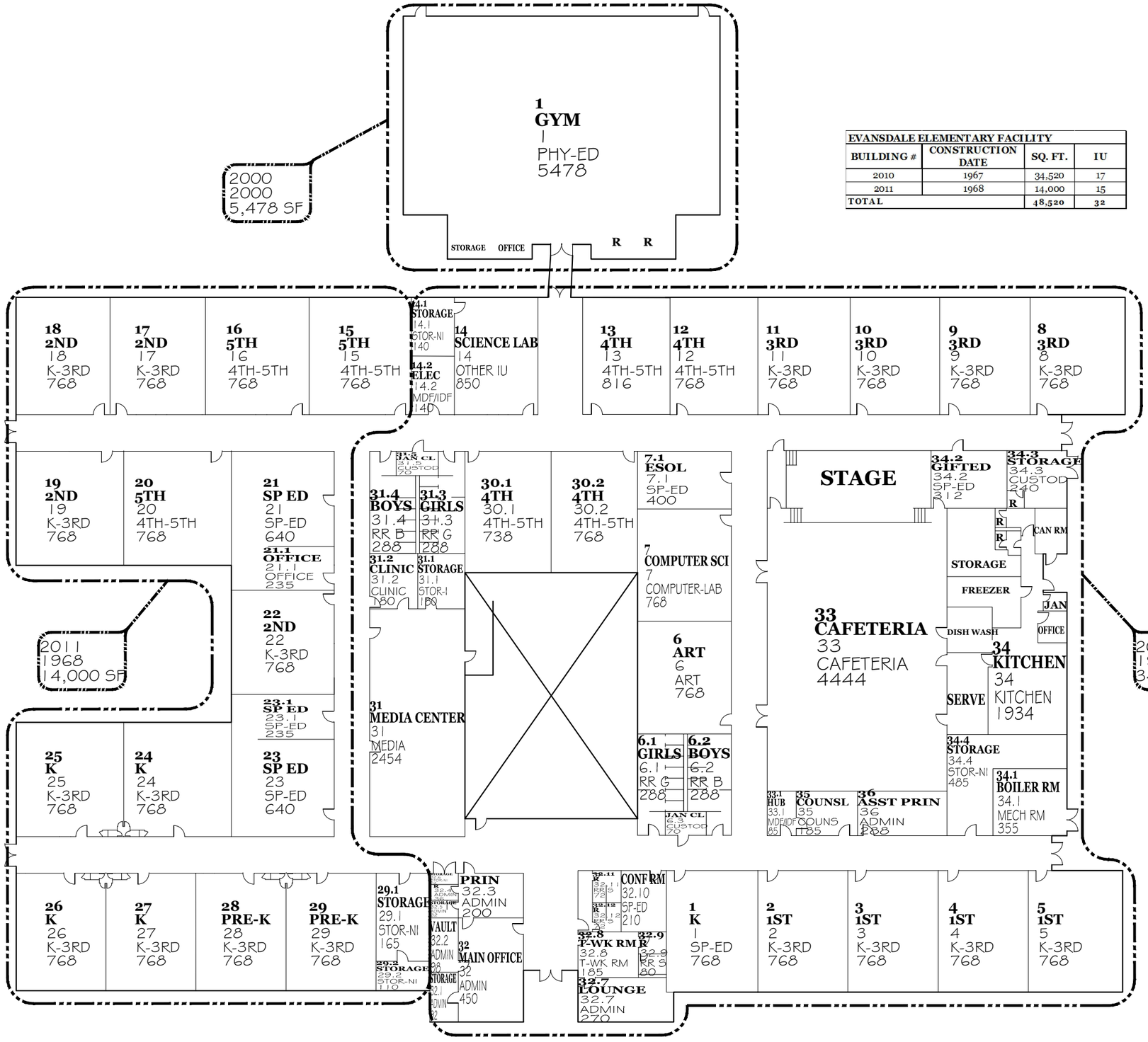
UPDATED: 7/10/2017 BY: AM

APPENDIX F7

EVANSDALE ELEMENTARY FACILITY 2914 EVANS WOODS DRIVE, DORAVILLE, GA. 30340 (678)874-2702 FACILITY# **644-1056-1220.01** 11.1 ACRES

DeKalb County School District

EVANSDALE ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1967	34,520	17
2011	1968	14,000	15
TOTAL		48,520	32



EVANSDALE ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/12/2017 BY: AM

APPENDIX F8

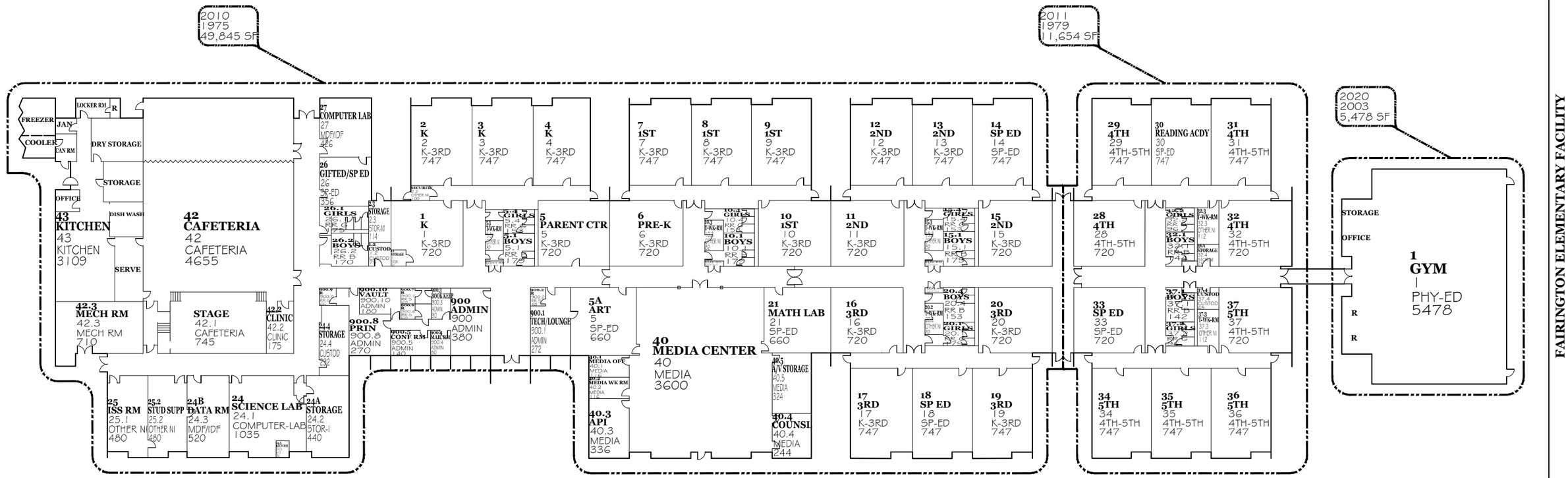
FAIRINGTON ELEMENTARY FACILITY

5505 PHILLIP BRADLEY RD., LITHONIA, GA 30038 (678)676-8702

FACILITY# **644-0375-1225.01** **11.9** ACRES

DeKalb County School District

FAIRINGTON ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1975	49,845	26
2011	1979	11,654	10
2020	2003	5,478	1
TOTAL		**66,977**	**37**



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

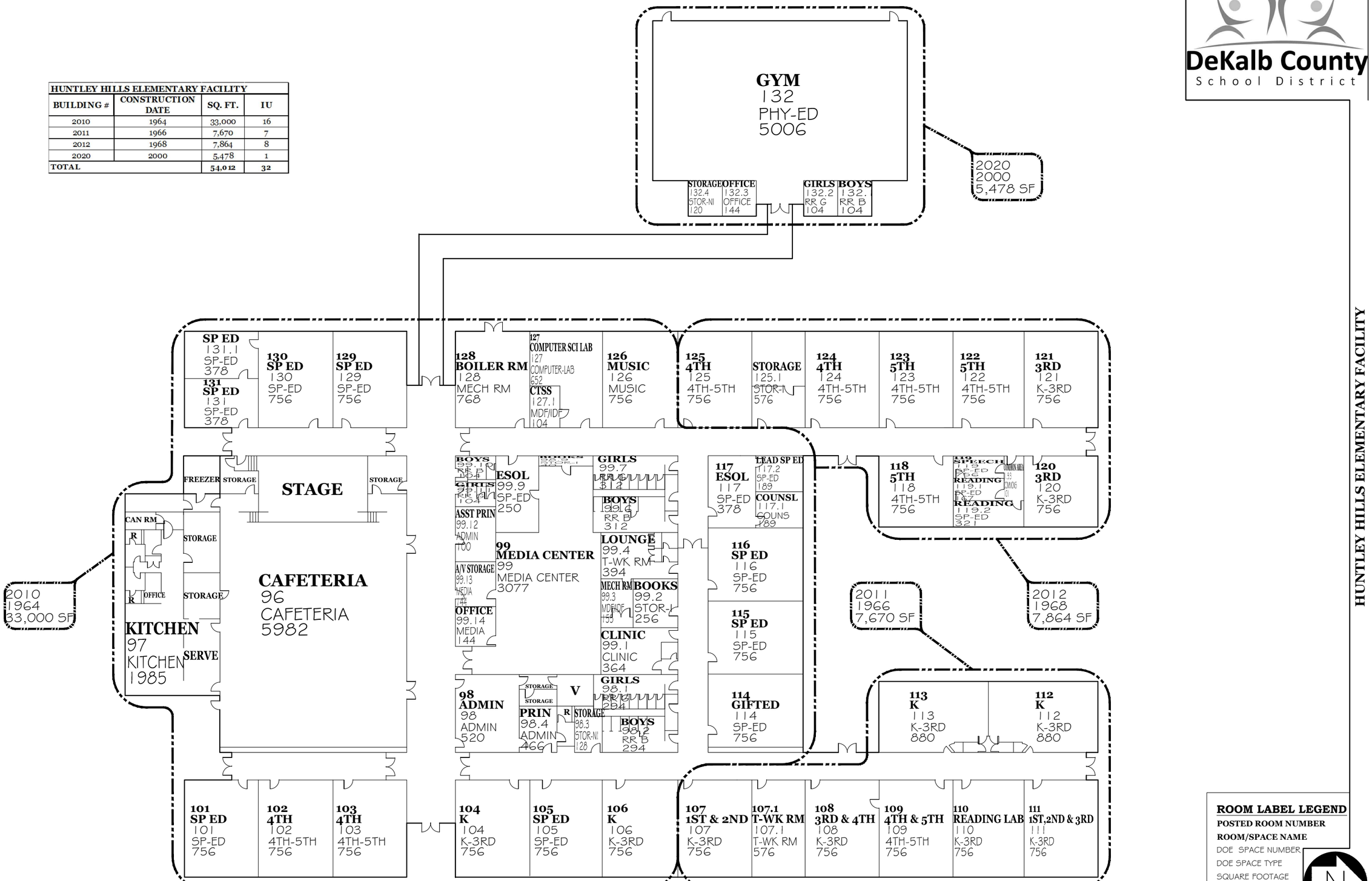
APPENDIX F9

HUNTLEY HILLS ELEMENTARY FACILITY

2112 SEAMAN CIRCLE, CHAMBLEE, GA. 30341(678)676-7402 FACILITY# **644-5058-1325.01** **12.3** ACRES

DeKalb County School District

HUNTLEY HILLS ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1964	33,000	16
2011	1966	7,670	7
2012	1968	7,864	8
2020	2000	5,478	1
TOTAL		54,012	32



HUNTLEY HILLS ELEMENTARY FACILITY

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: 7/13/2017 BY: AM

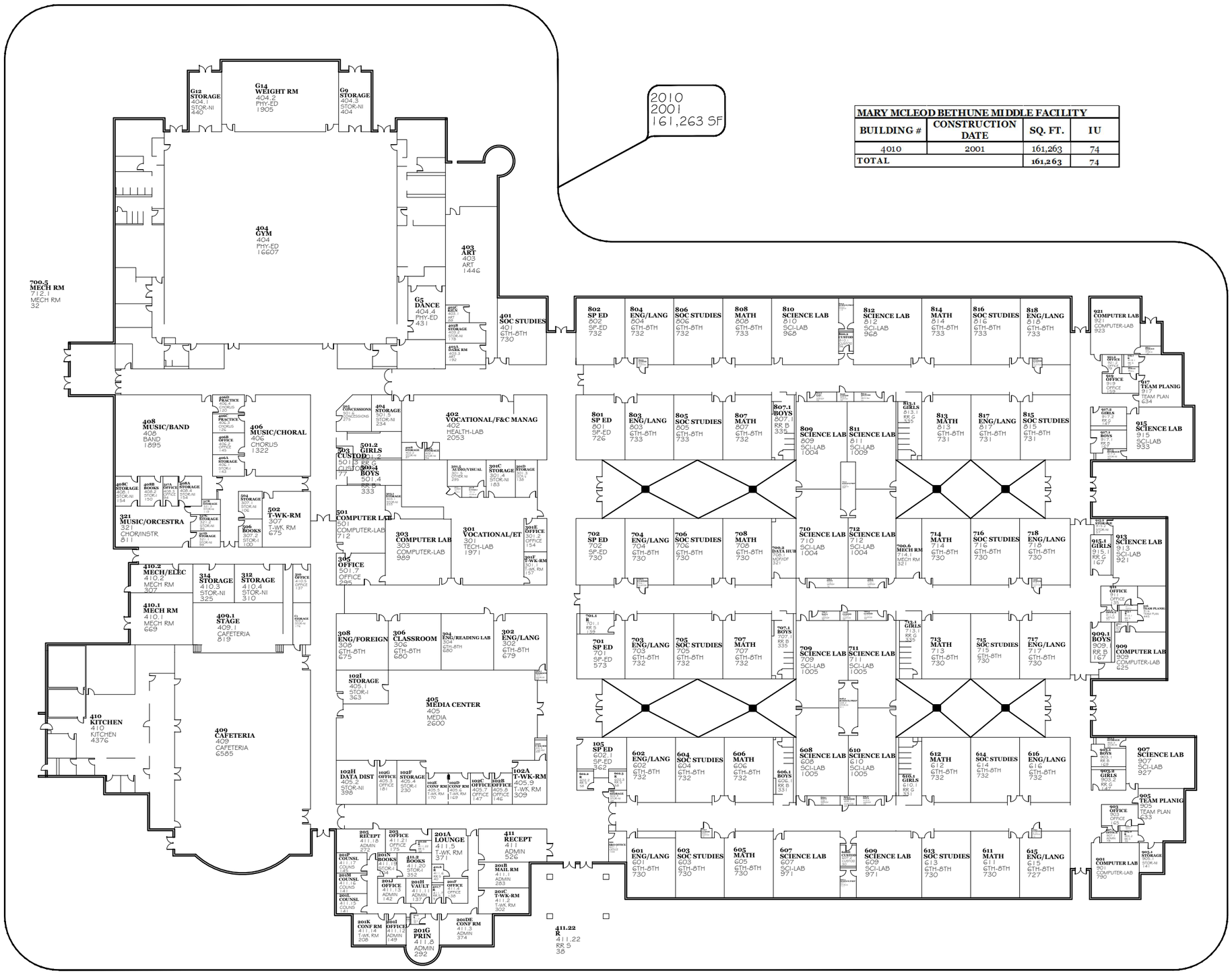
APPENDIX F10

MARY MCLEOD BETHUNE MIDDLE FACILITY

5200 COVINGTON HWY., DECATUR, GA 30035 (678)875-0302

FACILITY# **644-0401-1922.01** **52.5** ACRES

DeKalb County School District



MARY MCLEOD BETHUNE MIDDLE FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
4010	2001	161,263	74
TOTAL		**161,263**	**74**

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

MARY MCLEOD BETHUNE MIDDLE FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/11/2017 BY: AM

APPENDIX F11

DeKalb County School System

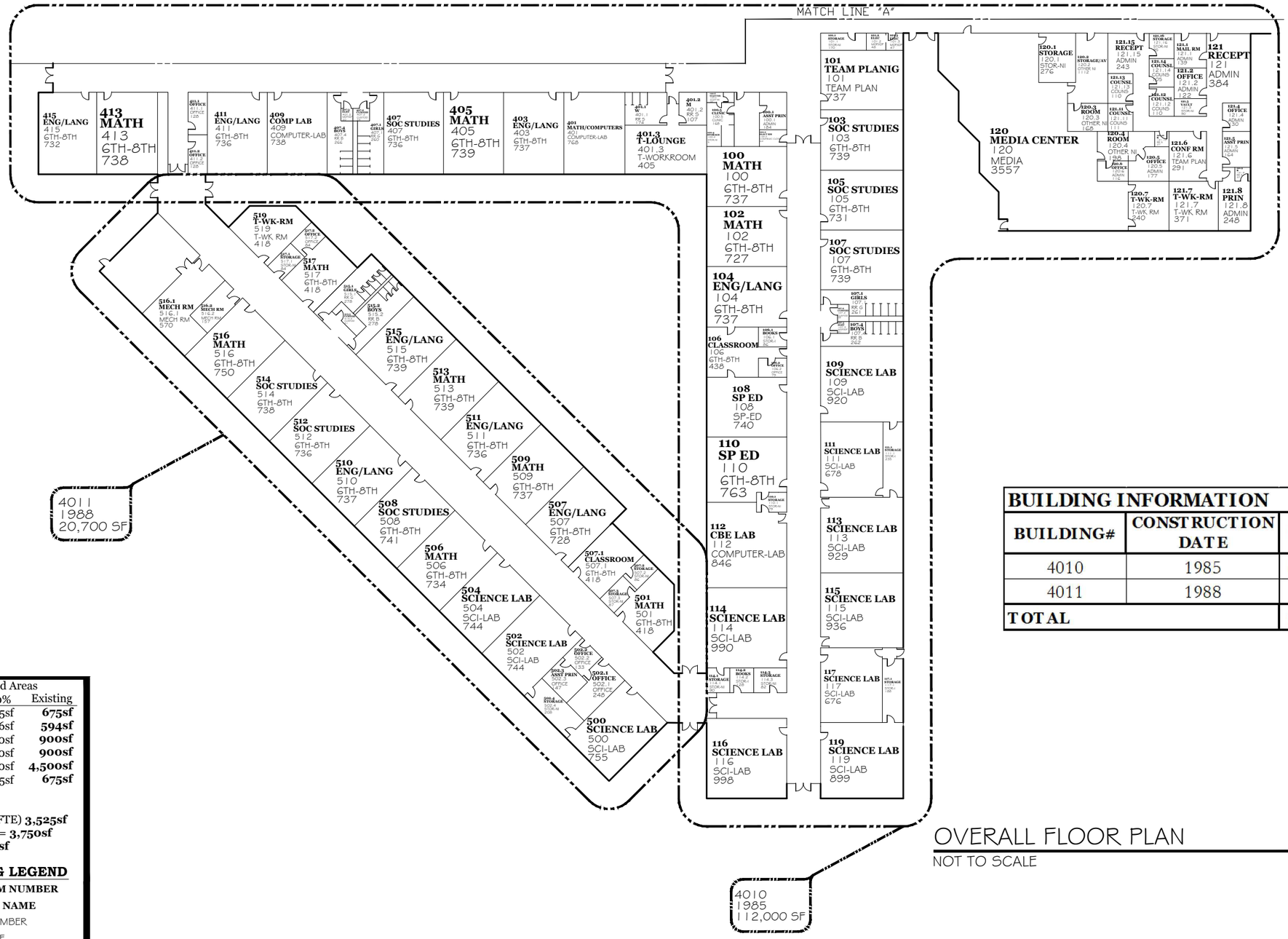
FACILITY# **644-0597-1750.01**
PARCEL#

132,700 SQ. FT.

27 ACRES

MILLER GROVE MIDDLE SCHOOL

2215 MILLER RD, DECATUR, GA 30035 (678) 676-8902



BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
4010	1985	112,000	50
4011	1988	20,700	14
TOTAL		**132,700**	**64**

GDOE Minimum Required Areas

Space		-10%	Existing
K - 3	New	-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 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: 9/12/2011 BY: SD

DeKalb County School System

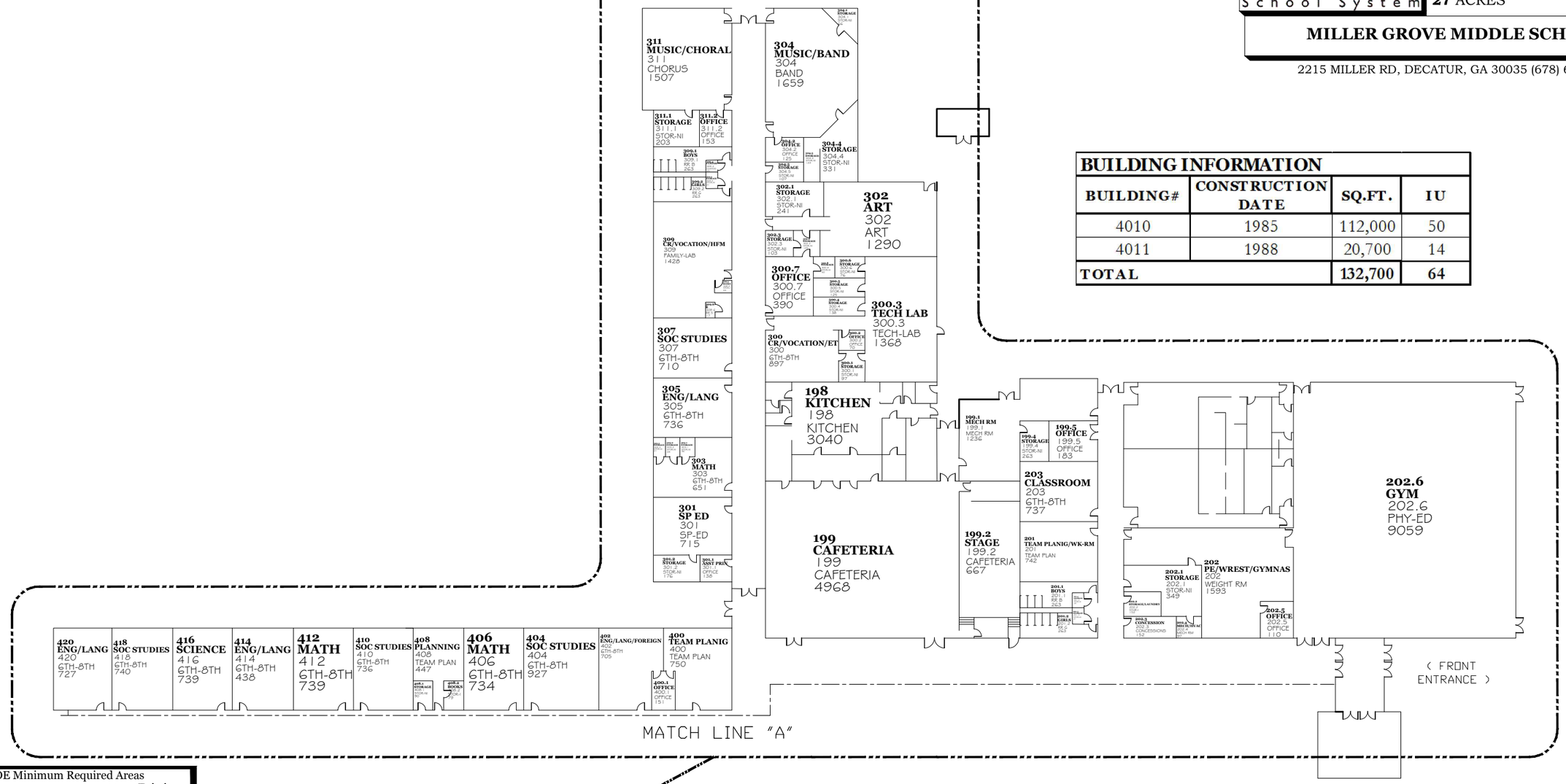
FACILITY# **644-0597-1750.01**
PARCEL#

132,700 SQ. FT.

27 ACRES

MILLER GROVE MIDDLE SCHOOL

2215 MILLER RD, DECATUR, GA 30035 (678) 676-8902



BUILDING INFORMATION

BUILDING#	CONSTRUCTION DATE	SQ.FT.	IU
4010	1985	112,000	50
4011	1988	20,700	14
TOTAL		**132,700**	**64**

OVERALL 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

UPDATED: 9/12/2011 BY: SD

APPENDIX F12

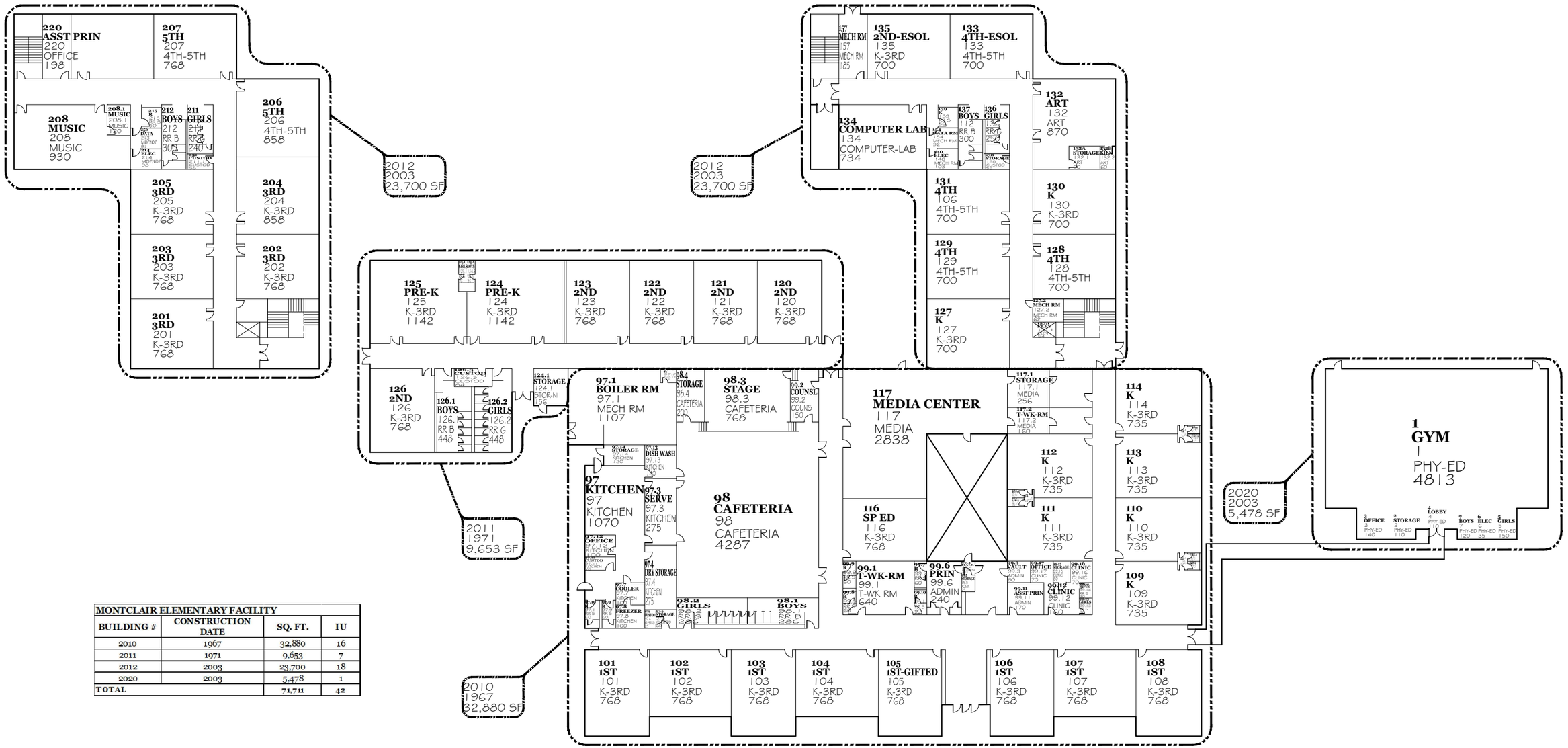
MONTCLAIR ELEMENTARY FACILITY

1680 CLAIRMONT PLACE, N.E., ATLANTA, GA. 30329(678)874-7302

FACILITY# **644-4062-1445.01** **12.2** ACRES

DeKalb County School District

MONTCLAIR ELEMENTARY FACILITY



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

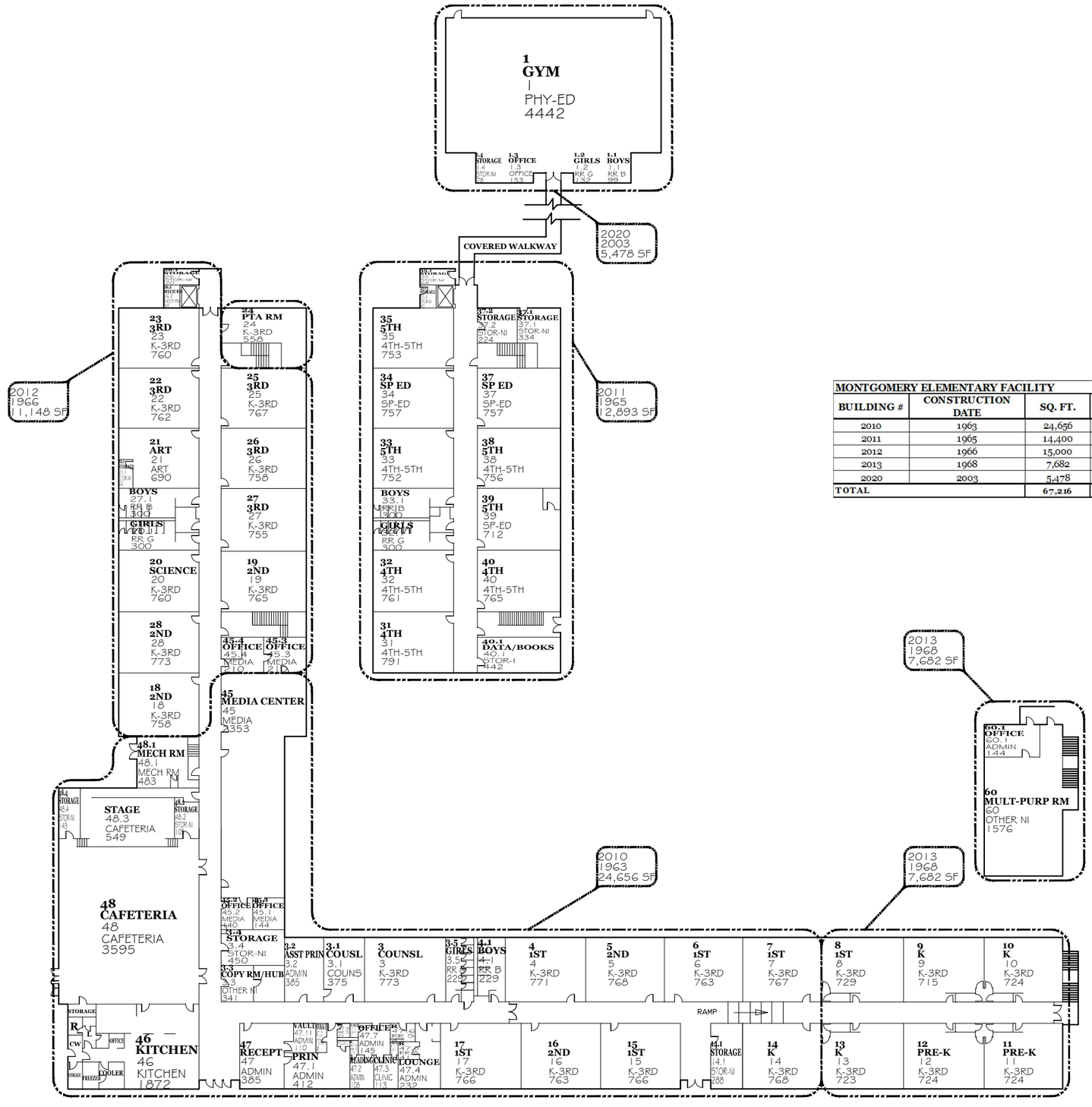
SQUARE FOOTAGE

N

FIRST & SECOND LEVEL FLOOR PLAN NOT TO SCALE

UPDATED: 7/13/2017 BY: AM

DeKalb County School District



MONTGOMERY ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1963	24,656	10
2011	1965	14,400	9
2012	1966	15,000	10
2013	1968	7,682	7
2020	2003	5,478	1
TOTAL		**67,216**	**37**

ROOM LABEL LEGEND

POSTED ROOM NUMBER

ROOM/SPACE NAME

DOE SPACE NUMBER

DOE SPACE TYPE

SQUARE FOOTAGE

N

MONTGOMERY ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/14/2017 BY: AM

APPENDIX F14

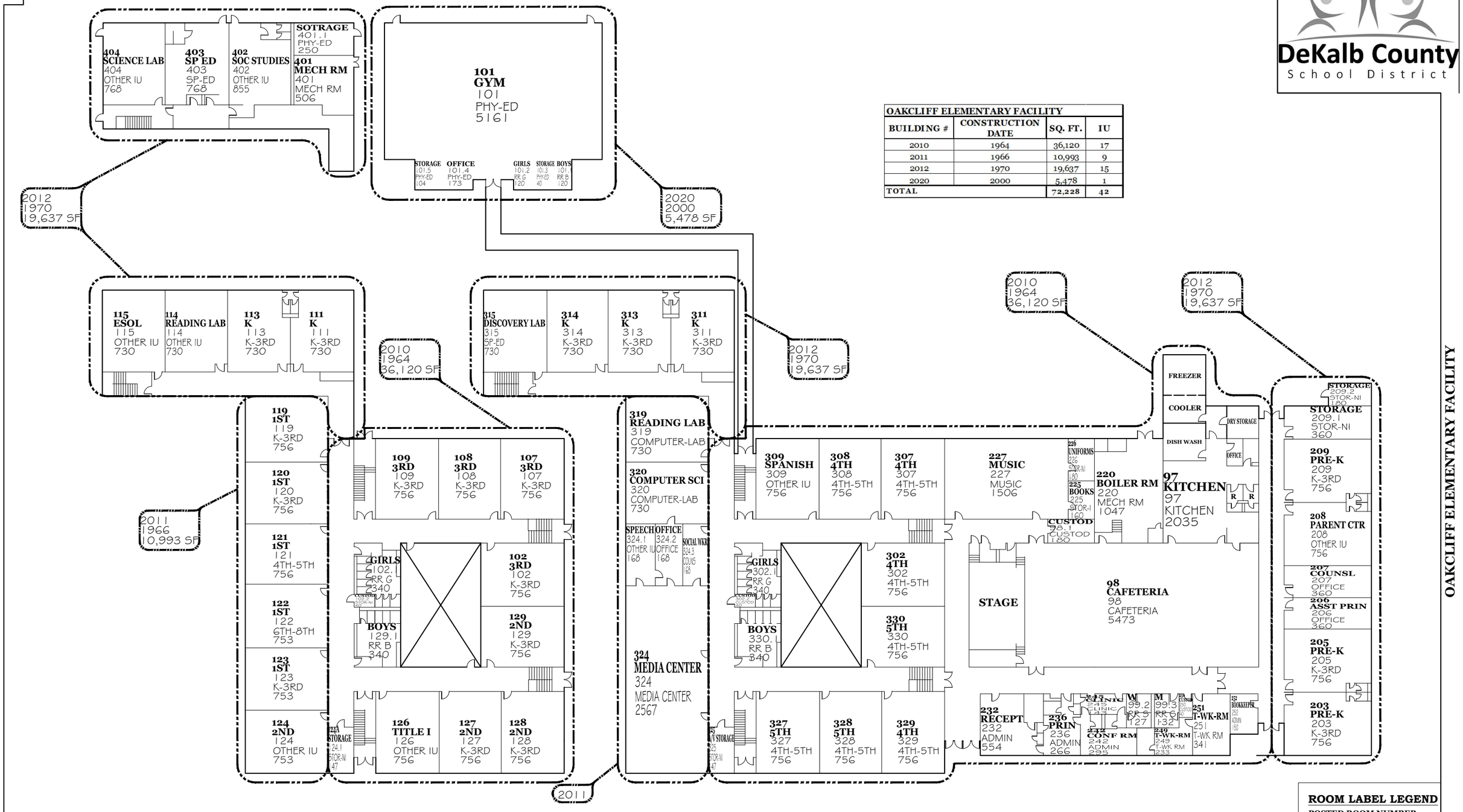
OAKCLIFF ELEMENTARY FACILITY

3150 WILLOW OAK WAY, DORAVILLE, GA 30340 (678)676-3102

FACILITY# **644-4063-1475.01** **10.7** ACRES

DeKalb County School District

OAKCLIFF ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1964	36,120	17
2011	1966	10,993	9
2012	1970	19,637	15
2020	2000	5,478	1
TOTAL		72,228	42



ROOM LABEL LEGEND

POSTED ROOM NUMBER

ROOM/SPACE NAME

DOE SPACE NUMBER

DOE SPACE TYPE

SQUARE FOOTAGE

N

OAKCLIFF ELEMENTARY FACILITY

OVERALL FLOOR PLAN NOT TO SCALE

UPDATED: 7/14/2017 BY: AM

APPENDIX F15

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

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

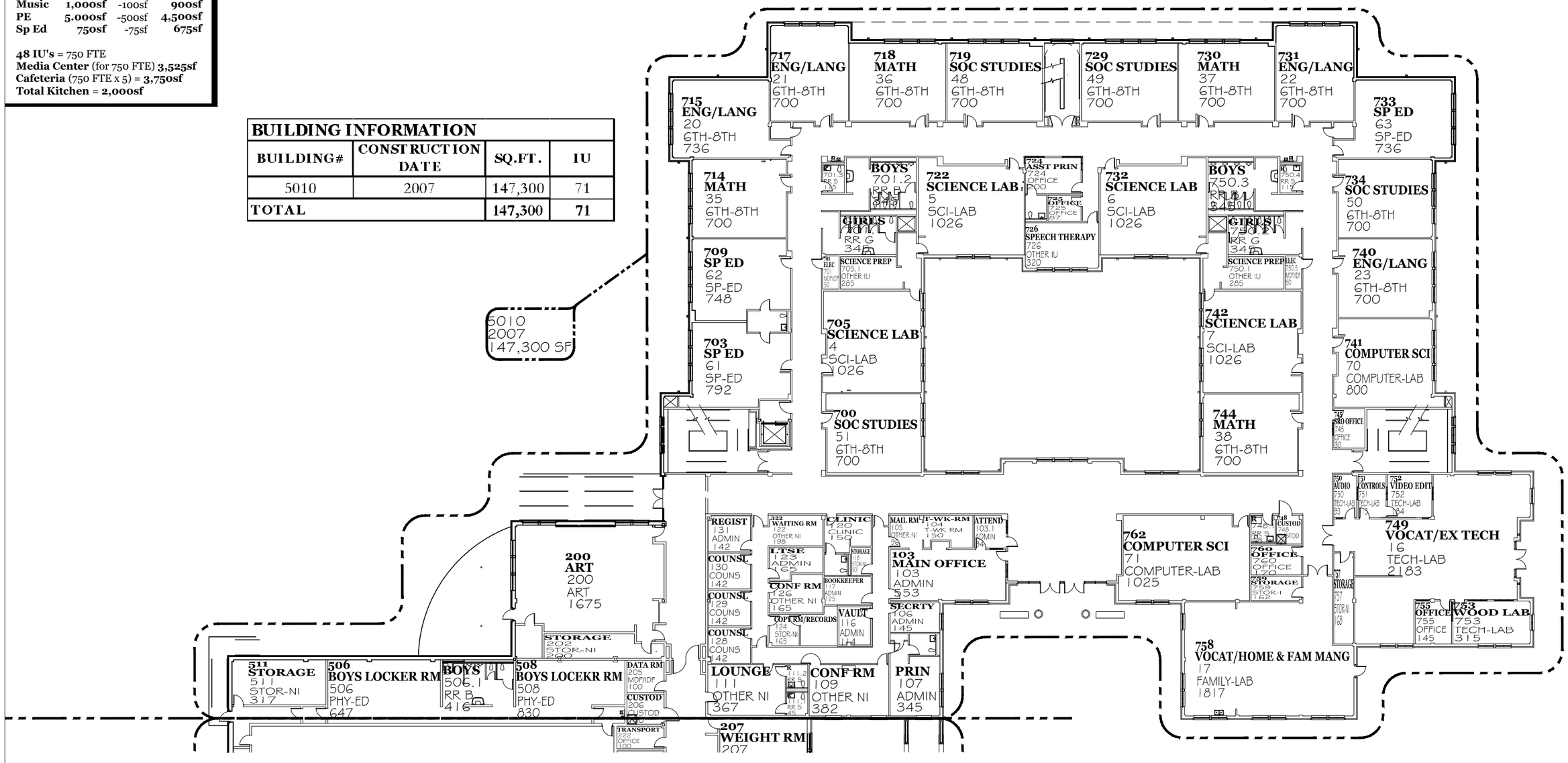
BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
5010	2007	147,300	71
TOTAL		**147,300**	**71**

DeKalb County School System

FACILITY# **644-0207-1520.01**
PARCEL#
147,300 SQ. FT.
28.5 ACRES

PEACHTREE CHARTER MIDDLE FACILITY

4664 N. PEACHTREE RD., ATLANTA, GA 30336 (678)676-7702



MAIN LEVEL FLOOR PLAN

NOT TO SCALE

N

UPDATED: 09/3/2011 BY: AMP

DeKalb County School System

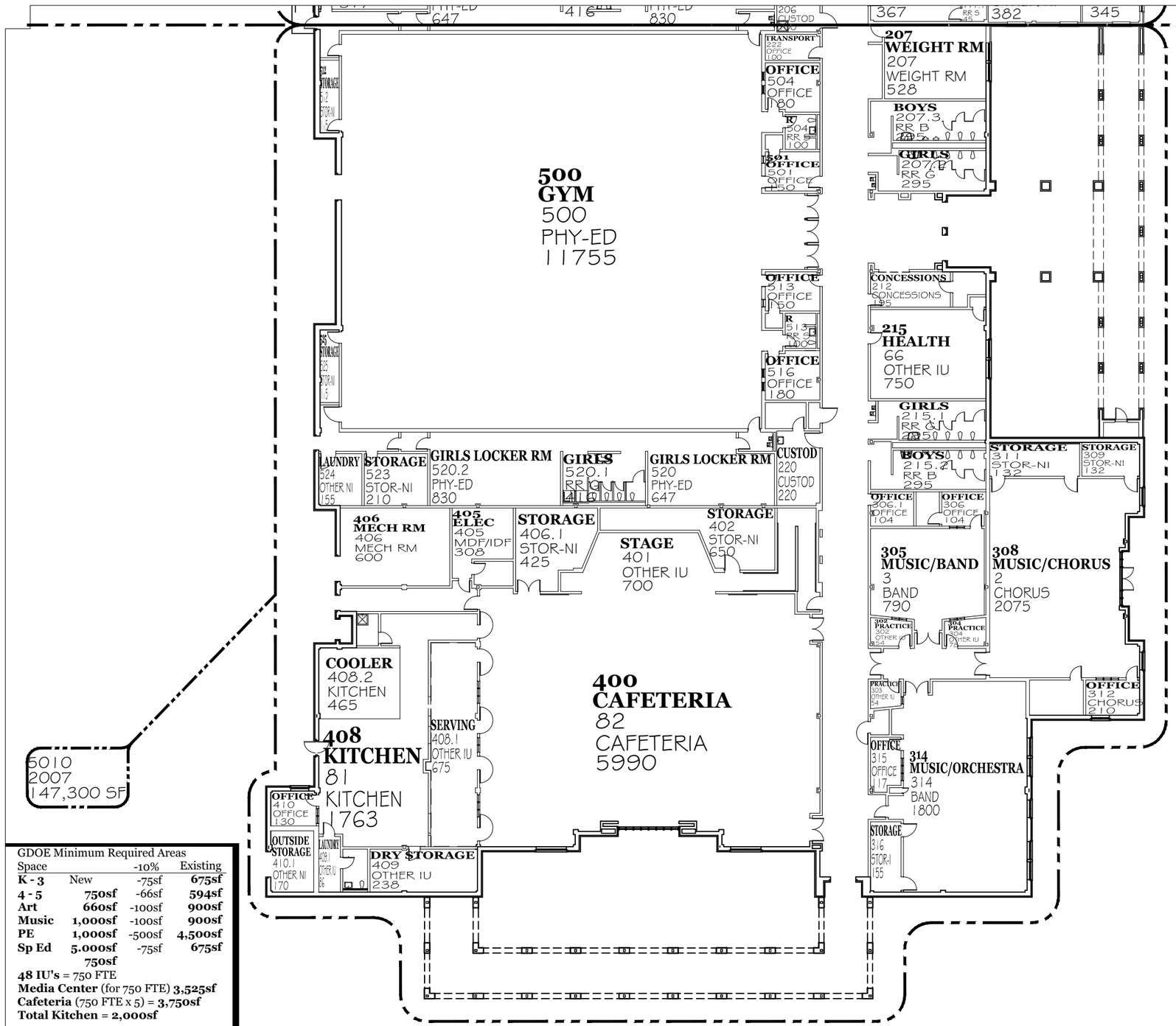
FACILITY# **644-0207-1520.01**
PARCEL#

147,300 SQ. FT.

28.5 ACRES

PEACHTREE CHARTER MIDDLE FACILITY

4664 N. PEACHTREE RD., ATLANTA, GA 30336 (678)676-7702



GDOE Minimum Required Areas

Space		-10%	Existing
K - 3	New	-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

MAIN LEVEL FLOOR PLAN

NOT TO SCALE

N

BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
5010	2007	147,300	71
TOTAL		**147,300**	**71**

UPDATED: 09/3/2011 BY: AMP

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

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

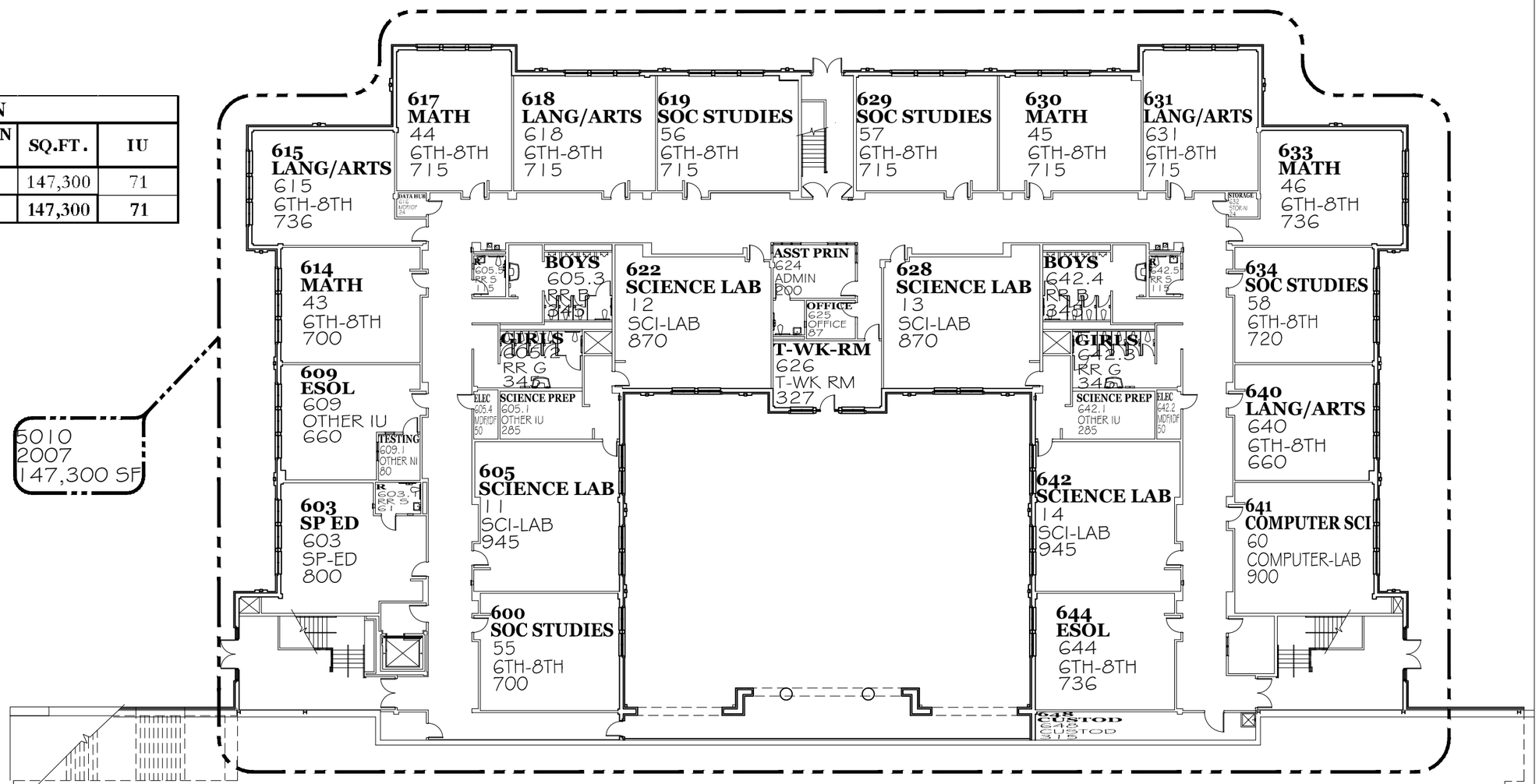
BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
5010	2007	147,300	71
TOTAL		**147,300**	**71**

DeKalb County School System

FACILITY# **644-0207-1520.01**
PARCEL#
147,300 SQ. FT.
28.5 ACRES

PEACHTREE CHARTER MIDDLE FACILITY

4664 N. PEACHTREE RD., ATLANTA, GA 30336 (678)676-7702



GROUND LEVEL FLOOR PLAN

NOT TO SCALE

UPDATED: 09/3/2011 BY: AMP

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

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

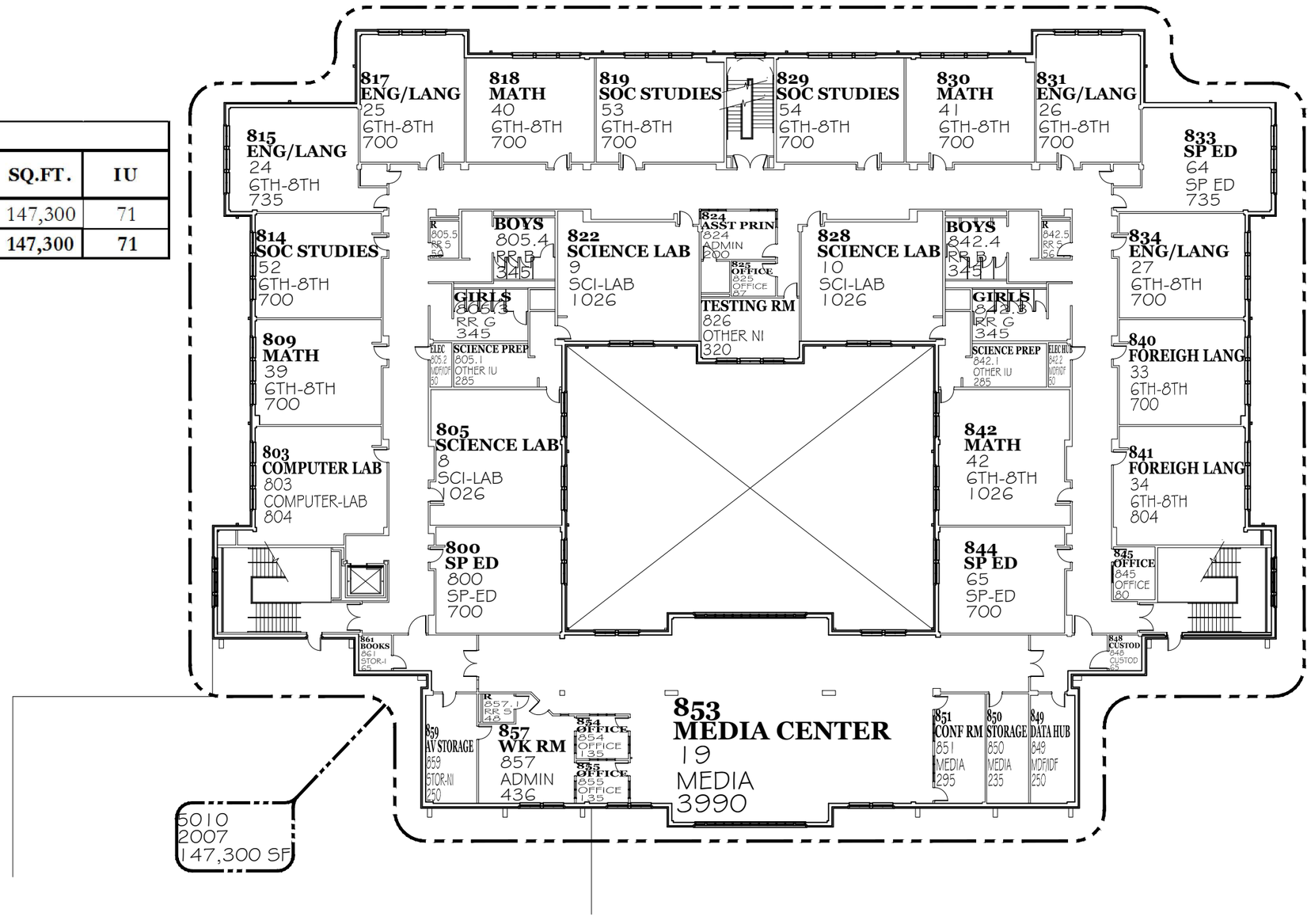
BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
5010	2007	147,300	71
TOTAL		**147,300**	**71**

DeKalb County School System

FACILITY# **644-0207-1520.01**
PARCEL#
147,300 SQ. FT.
28.5 ACRES

PEACHTREE CHARTER MIDDLE FACILITY

4664 N. PEACHTREE RD., ATLANTA, GA 30336 (678)676-7702



UPPER LEVEL FLOOR PLAN

NOT TO SCALE

N

UPDATED: 09/3/2011 BY: AMP

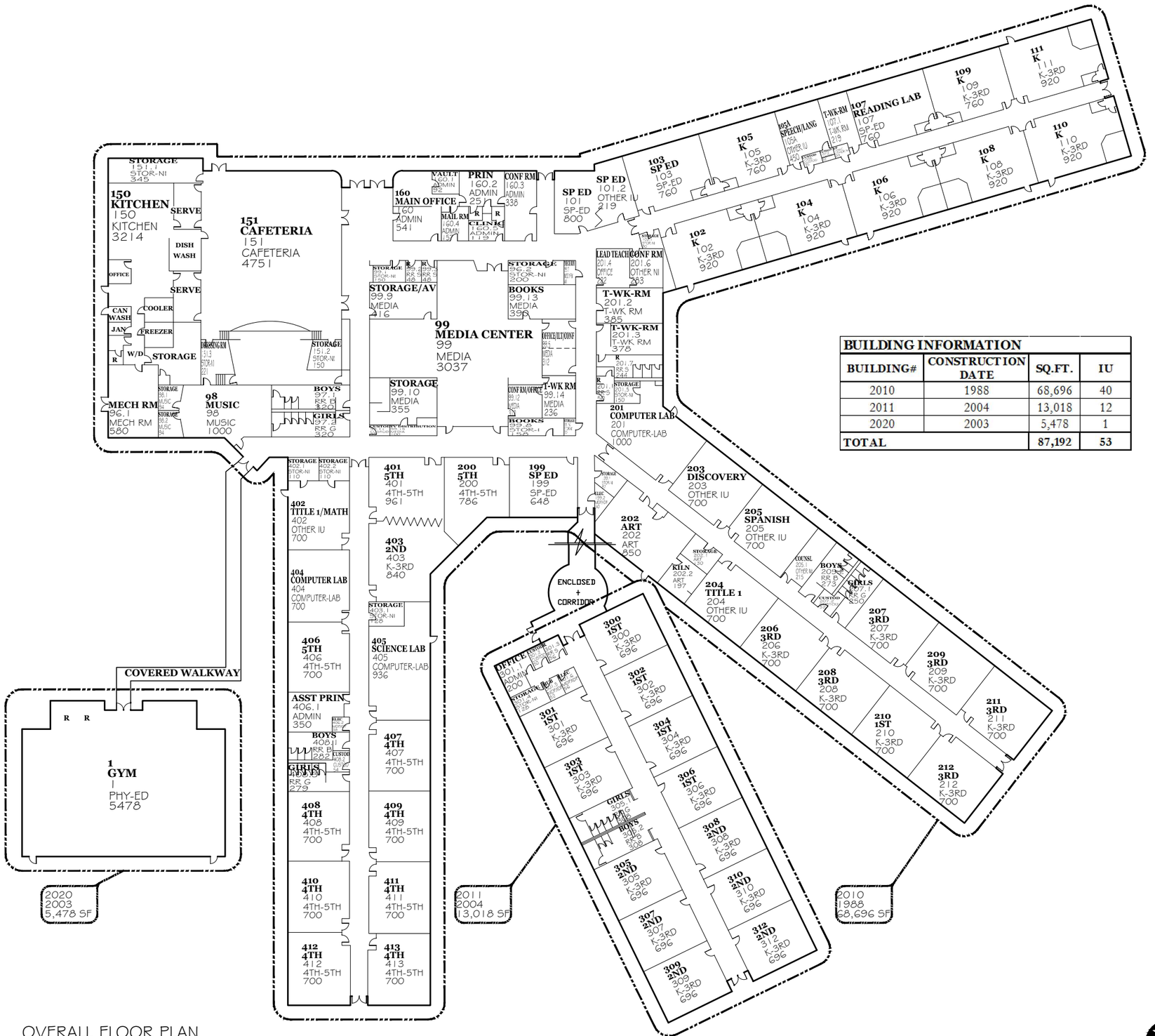
APPENDIX F16

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

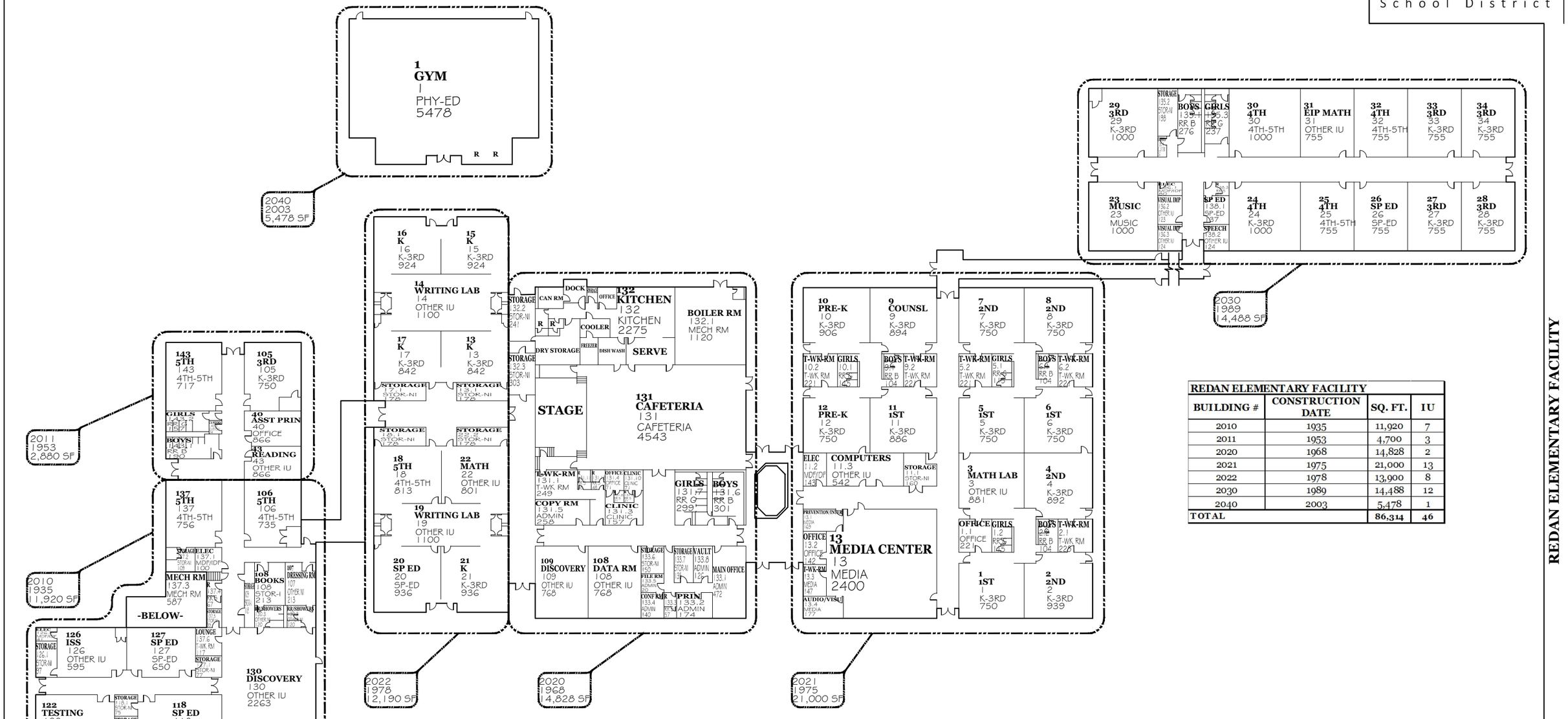
APPENDIX F17

REDAN ELEMENTARY FACILITY

1914 STONE MTN-LITHONIA RD LITHONIA, GA 30074 (678)676-3502

FACILITY# **644-5064-1514.01** **13** ACRES

DeKalb County School District



REDAN ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1935	11,920	7
2011	1953	4,700	3
2020	1968	14,828	2
2021	1975	21,000	13
2022	1978	13,900	8
2030	1989	14,488	12
2040	2003	5,478	1
TOTAL		86,314	46

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: 7/14/2017 BY: AM

REDAN ELEMENTARY FACILITY

APPENDIX F18

DeKalb County School System

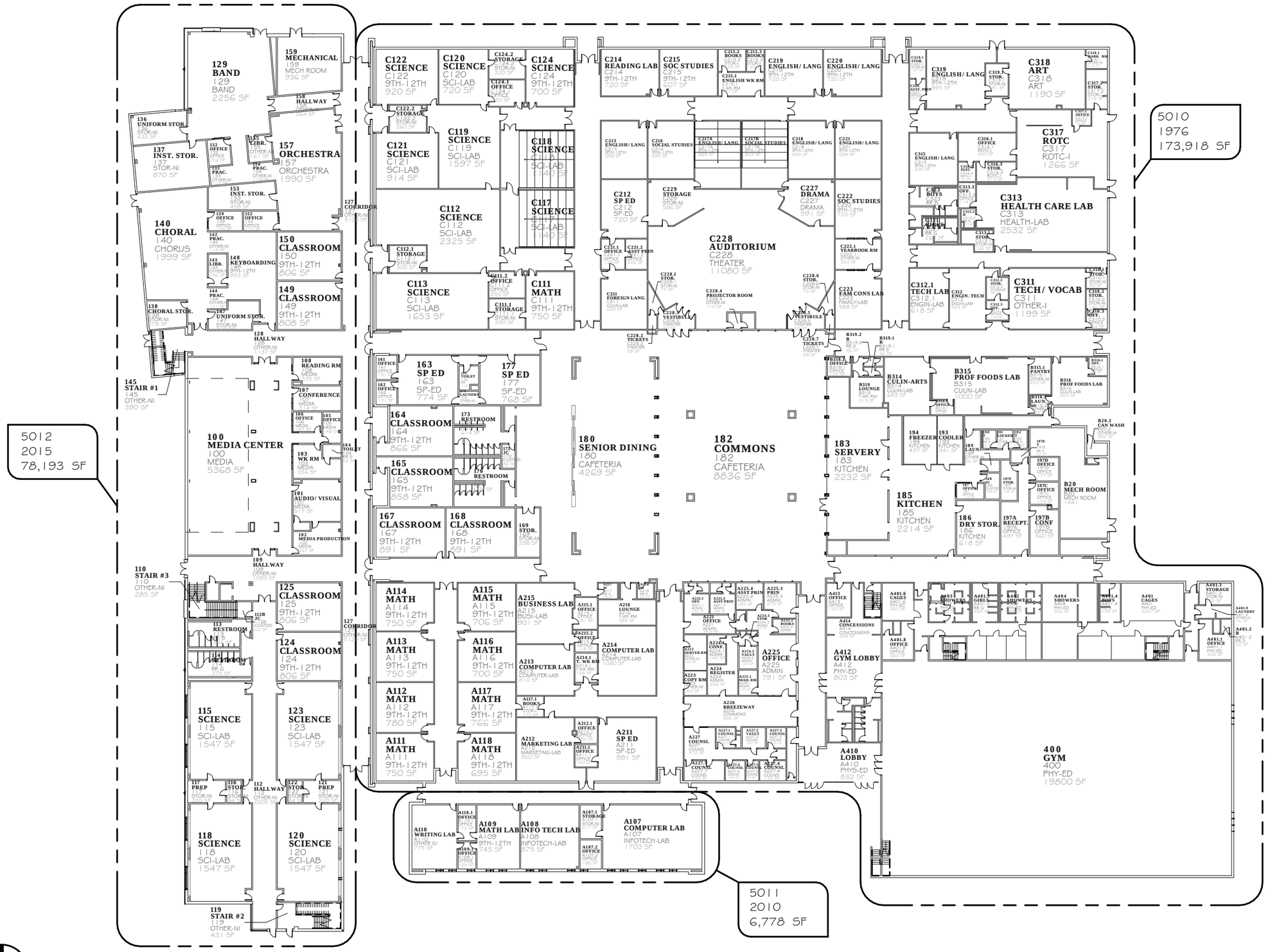
FACILITY# **644-0176-1545.01**
PARCEL #
258,889 SQ. FT.
39.5 ACRES

REDAN HIGH FACILITY

5247 REDAN RD. STONE MOUNTAIN, GA 30088 (678)676-3602

BUILDING INFORMATION

BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
5010	1976	173,918	52
5011	2010	6,778	4
5012	2015	78,193	30
TOTAL		258,889	86



GDOE MINIMUM REQUIRED AREAS

SPACE	NEW	-10%	EXISTING
9-12	600sf	-60sf	540sf
Art	1800sf	-180sf	1620sf
Music	1800sf	-180sf	1620sf
Sp Ed	600sf	-60sf	540sf

86 IU's = 1720 FTE
Media Center (for 1720 FTE) = 6,300sf
Cafeteria (1720 FTE x 3.809) = 6,552sf
Kitchen = 4,000 sf

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

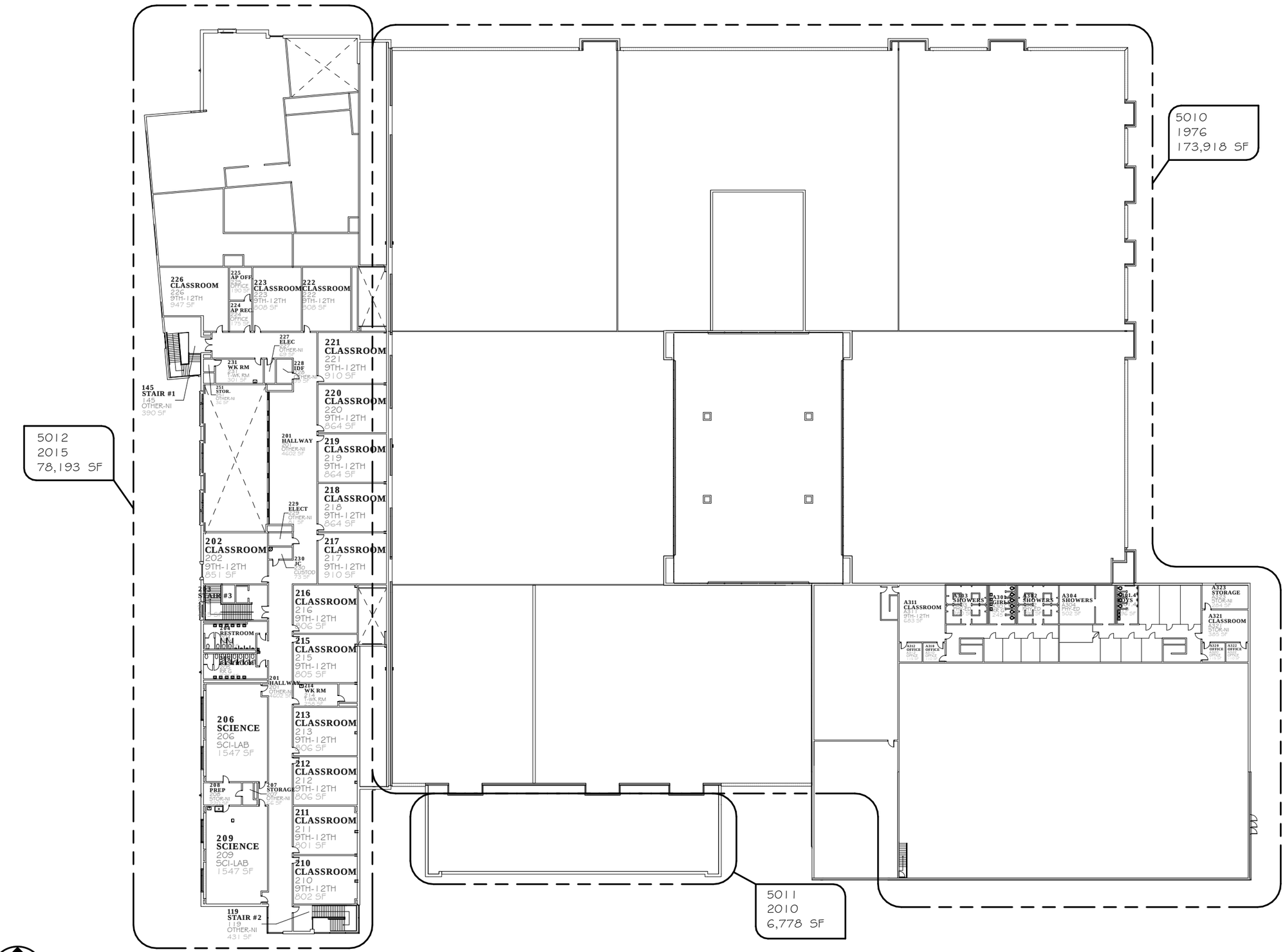
DeKalb County School System

FACILITY# **644-0176-1545.01**
PARCEL #
258,889 SQ. FT.
39.5 ACRES

REDAN HIGH FACILITY

5247 REDAN RD. STONE MOUNTAIN, GA 30088 (678)676-3602

BUILDING INFORMATION			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
5010	1976	173,918	52
5011	2010	6,778	4
5012	2015	78,193	30
TOTAL		258,889	86



SECOND LEVEL FLOOR PLAN
NOT TO SCALE

GDOE MINIMUM REQUIRED AREAS

SPACE	NEW	-10%	EXISTING
9-12	600sf	-60sf	540sf
Art	1800sf	-180sf	1620sf
Music	1800sf	-180sf	1620sf
Sp Ed	600sf	-60sf	540sf

86 IU's = 1720 FTE
Media Center (for 1720 FTE) = 6,300sf
Cafeteria (1720 FTE x 3.809) = 6,552sf
Kitchen = 4,000 sf

ROOM TAG LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

APPENDIX F19

DeKalb County School System

FACILITY# **644-0205-1850.01**
PARCEL#

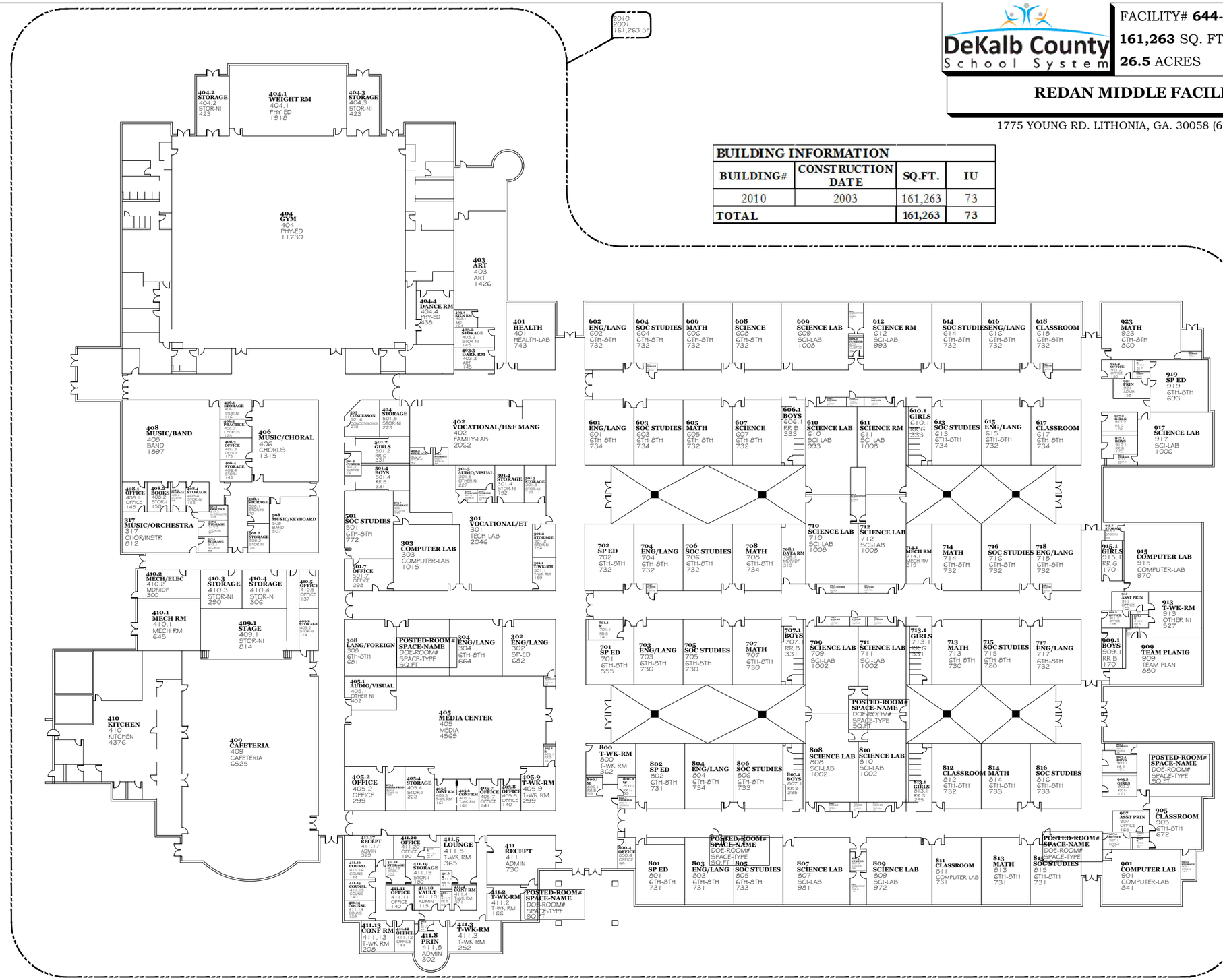
161,263 SQ. FT.

26.5 ACRES

REDAN MIDDLE FACILITY

1775 YOUNG RD. LITHONIA, GA. 30058 (678)874-7902

BUILDING INFORMATION			
BUILDING#	**CONSTRUCTION DATE**	**SQ.FT.**	**IU**
2010	2003	161,263	73
TOTAL		**161,263**	**73**



GDOE Minimum Required Areas

Space		-10%	Existing
K - 3	New	-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

OVERALL FLOOR PLAN
NOT TO SCALE

UPDATED: DATE BY: INITIALS

APPENDIX F20

A1 A100A
A1 A100D
A1 A100E
A10 A302
A1 A1000
A13 A131
A13 A131
SIM
E7 A302
E10 A302
F5 A131
F14 A131
F5 A131
A5 A131
WEIGHT ROOM PE 16
P.E. STORAGE PE 15
OFFICE PE 17
OFFICE PE 17
OFFICE PE 17
OFFICE PE 17
RECEPTION
CONCESSION / CLOSET PE 16
P.E. STORAGE PE 16
P.E. STORAGE PE 17
STORAGE PE 17
GENERAL STORAGE / SUPPLY ROOM
IN SCHOOL SUSPENSION CR 1
SPECIAL ED SPED 4
SPECIAL ED SPED 5
SPECIAL ED SPED 6
ESE SPED 1
ESE SPED 2
ESE SPED 3
SPECIAL EDUCATION SPED 3
SPECIAL EDUCATION SPED 1
SPECIAL EDUCATION SPED 2
BUSINESS & COMPUTER SCIENCE BCS 1
DANCE CLASSROOM DNC 1
CAREER TECHNOLOGY CLASSROOM CTC 1
ENGINEERING & TECH ETECH 1
PROTOTYPING LAB ETECH 2
ETECH 3
ETECH 4
ART ROOM ART 1
ART ROOM ART 2
KILN ROOM ART 3
TEACHER WORKROOM MC 6
CLASSROOM TYPE I CR 1
CLASSROOM TYPE II SC 1
CLASSROOM TYPE I (MAKER SPACE) SC 2
CLASSROOM TYPE I CR 2
CLASSROOM TYPE I CR 3
CLASSROOM TYPE II SC 3
CLASSROOM TYPE I CR 4
CLASSROOM TYPE I CR 5
CLASSROOM TYPE I CR 6
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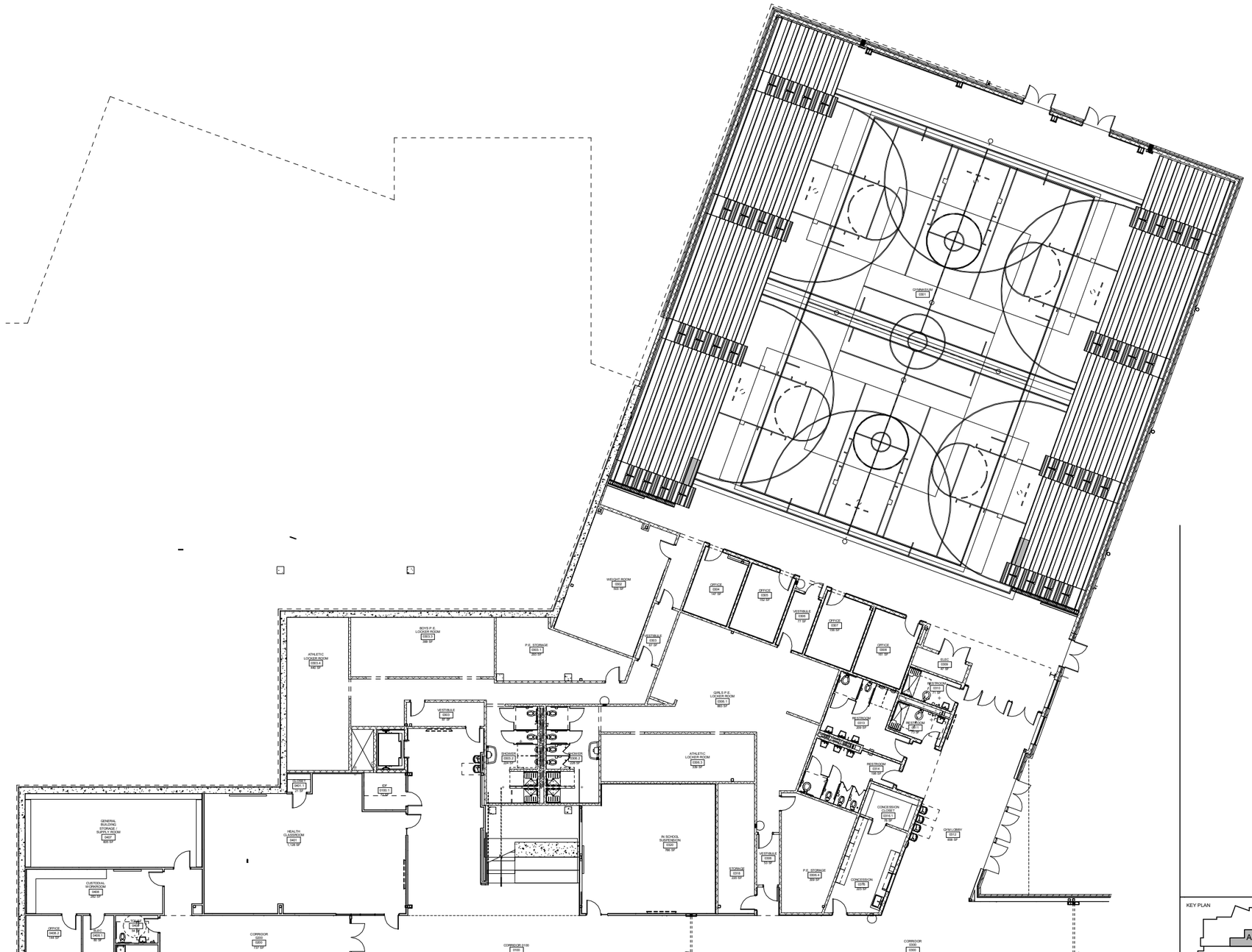
CLASSROOM TYPE I CR 8
CLASSROOM TYPE I CR 9
CLASSROOM TYPE I CR 10
CLASSROOM TYPE I CR



A1 Lower Level - A/B

A100A/B 1/8" = 1'-0" A1/ A100

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DEKALB COUNTY BOARD OF EDUCATION

SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

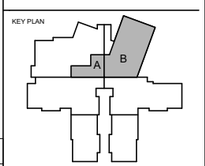
2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

SD	SD PACKAGE	02/27/2017
DD	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
CD	50% CD	09/14/2017
CD	90% CD	11/01/2017
CD	FOUNDATION PERMIT	11/14/2017

KEY PLAN



SHEET TITLE

LOWER LEVEL PART PLAN

SHEET NUMBER

A100A/B

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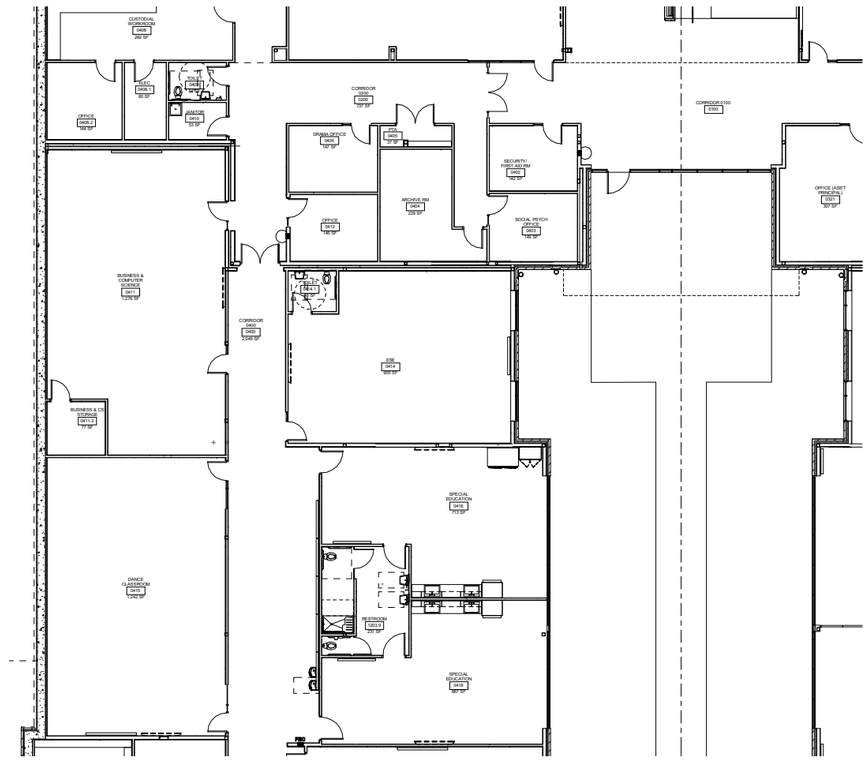
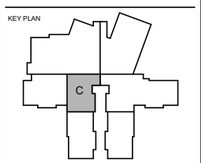


KEYNOTE LEGEND

KEY PLAN



A1 Lower Level - C

A100C | 1/8" = 1'-0" | A1/ A100

12/20/2017 10:04:06 PM

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SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

2156 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

SD	SD PACKAGE	02/27/2017
DD	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
50	50% CD	09/14/2017
90	90% CD	11/01/2017
00	FOUNDATION PERMIT	11/14/2017
100	100% CD	12/14/2017

SHEET TITLE

LOWER LEVEL PART PLAN

SHEET NUMBER

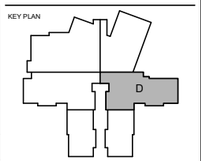
A100C

A1	Lower Level - D
A100D	1/8" = 1'-0"
A1/ A100	

12/20/2017 12:08:55 PM

KEYNOTE LEGEND

KEY PLAN



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SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

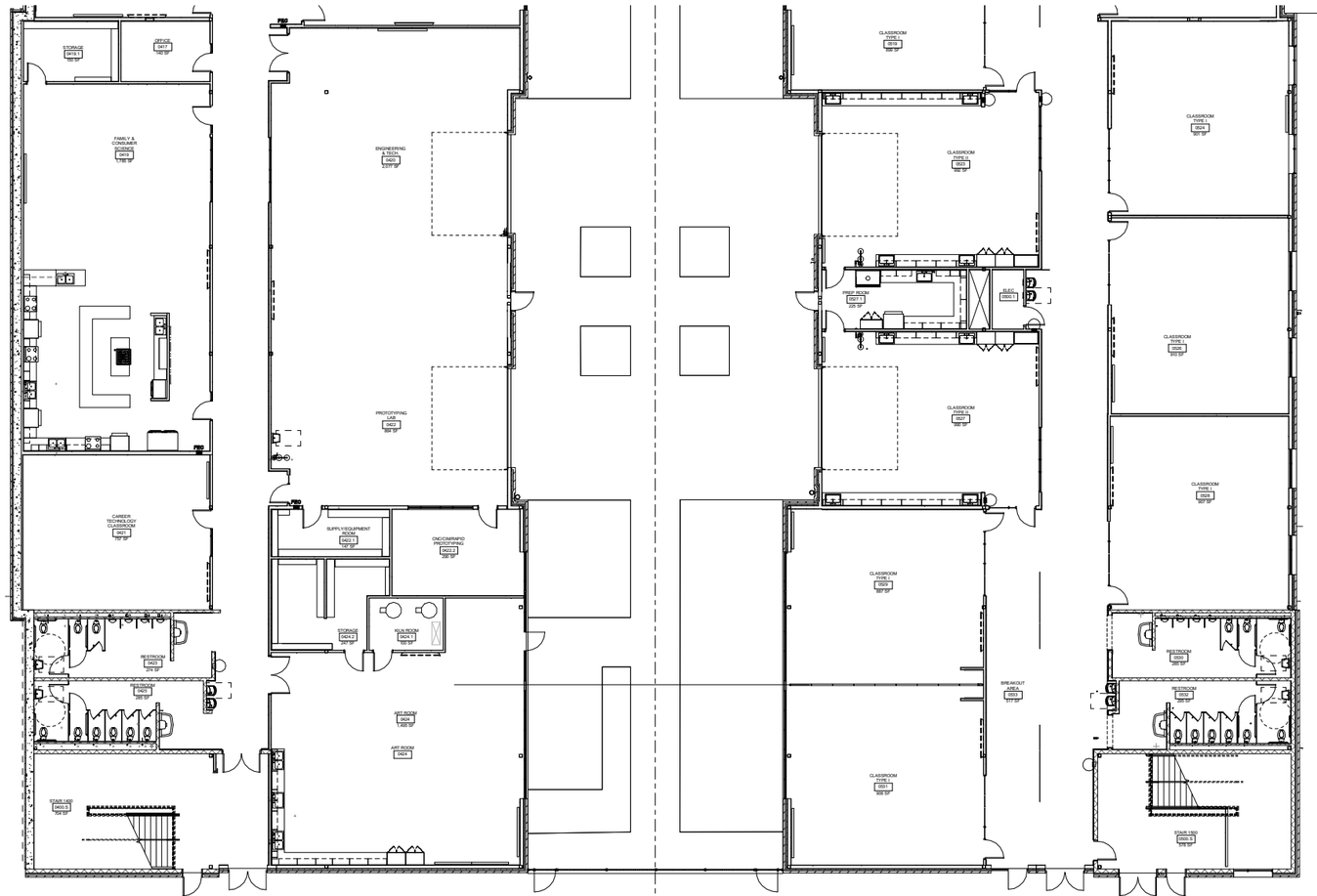
00	SD PACKAGE	02/27/2017
00	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
00	50% CD	09/14/2017
00	90% CD	11/01/2017
00	FOUNDATION PERMIT	11/14/2017
00	100% CD	12/14/2017

SHEET TITLE

LOWER LEVEL PART PLAN

SHEET NUMBER

A100D



KEYNOTE LEGEND

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SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

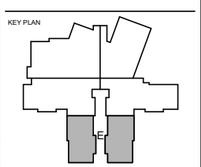
2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

05	SD PACKAGE	02/27/2017
06	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
09	50% CD	09/14/2017
10	80% CD	11/01/2017
09	FOUNDATION PERMIT	11/14/2017
09	100% CD	12/14/2017

KEY PLAN



SHEET TITLE

LOWER LEVEL PART PLAN

SHEET NUMBER

A100E

A1 | Lower Level - E

A100E | 1/8" = 1'-0" | A1/ A100

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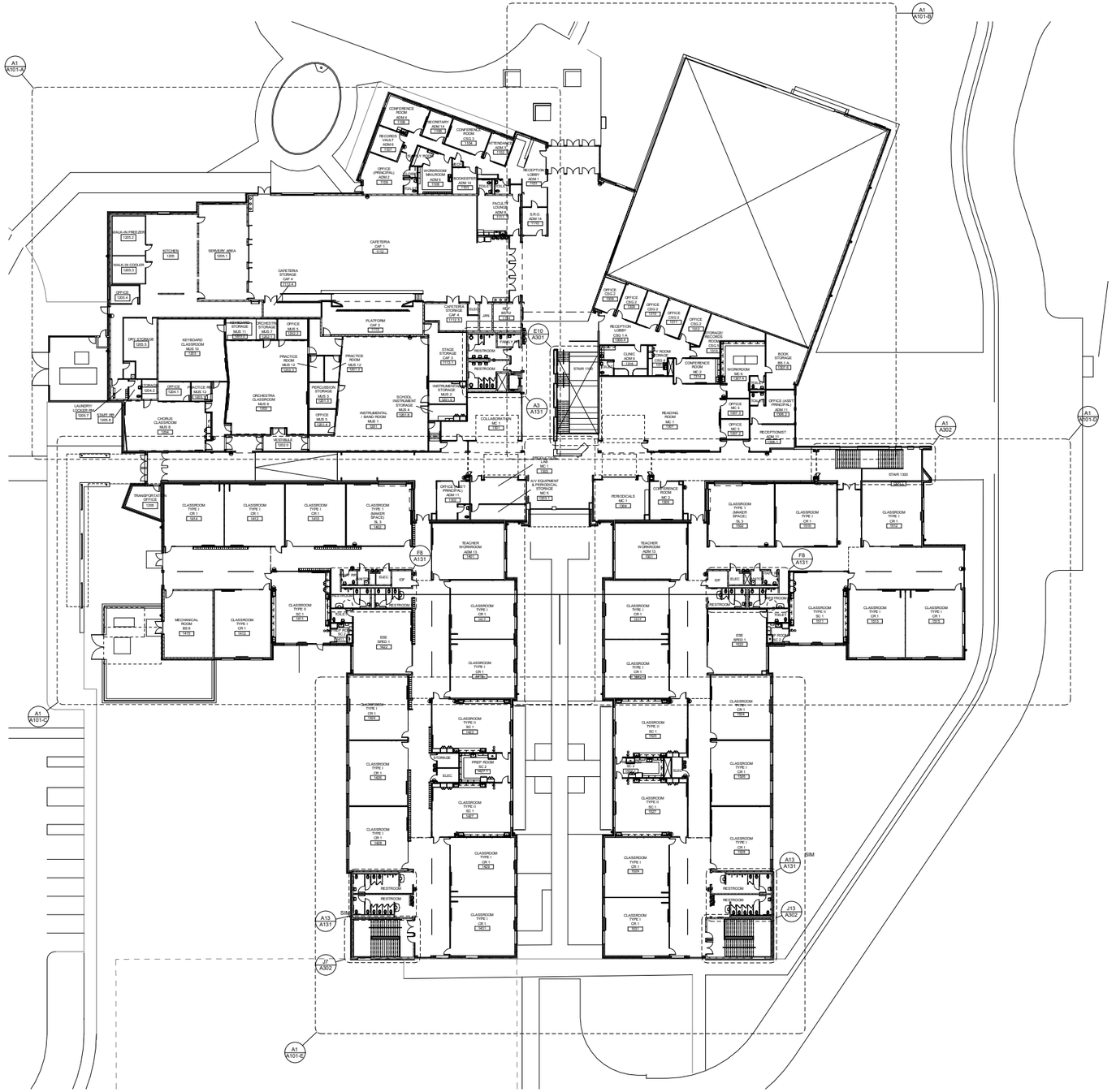
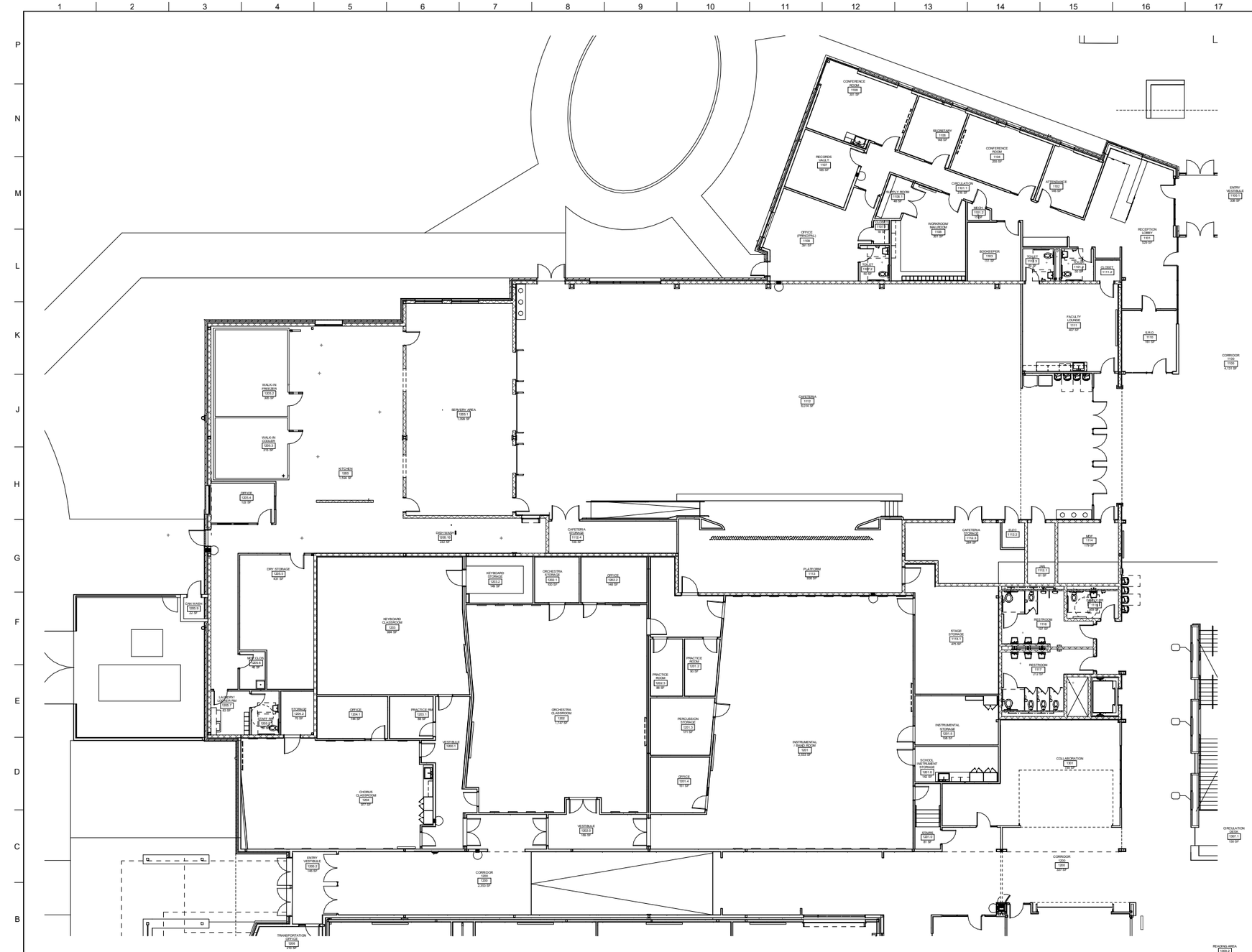

A1 A101-A
A1 A101-B
A1 A101-C
A1 A101-D
A1 A101-E
A1 A302
E10 A301
A3 A131
F8 A131
A13 A131
J13 A302
J7 A302
SIM
CONFERENCE ROOM ADM 4 1100
SECRETARY ADM 5 1101
CONFERENCE ROOM ADM 6 1102
RECORDS VAULT ADM 7 1103
CONFERENCE ADM 8 1104
OFFICE (PRINCIPAL) ADM 2 1105
WORKROOM (WORK) ADM 3 1106
RECEPTION ADM 9 1107
RECEPTION LOBBY ADM 1 1108
FACULTY LOUNGE ADM 10 1109
S.R.O. ADM 11 1110
CAFETERIA CAF 1 1111
CAFETERIA STORAGE CAF 4 1112
CAFETERIA STORAGE CAF 3 1113
PLATFORM CAF 2 1114
STAGE STORAGE MUS 14 1115
RESTROOM
RESTROOM
MEP MDF 1116
ELEC
ELEC
ELEC
ELEC
IDF
IDF
IDF
IDF
SERVERY AREA 1205.1
KITCHEN 1205
WALK-IN FREEZER 1205.2
WALK-IN COOLER 1205.3
JANITOR 1205.4
DRY STORAGE 1205.5
LAUNDRY/ LOCKER RM 1205.7
CHEF 1205.6
KEYBOARD CLASSROOM MUS 10 1209
HARMONIUM STORAGE MUS 11 1210
ORCHESTRA STORAGE MUS 8 1211
OFFICE MUS 5 1212
PRACTICE ROOM MUS 12 1213
PRACTICE ROOM MUS 13 1214
PERCUSSION STORAGE MUS 9 1215
OFFICE MUS 6 1216
INSTRUMENTAL STORAGE MUS 7 1217
INSTRUMENT STORAGE MUS 3 1218
COLLABORATION MC 1 1219
STORAGE 1204.2
OFFICE 1204.1
PRACTICE ROOM MUS 1 1207.1
CHORUS CLASSROOM MUS 2 1208
ORCHESTRA CLASSROOM MUS 4 1206
VESTIBULE 1203.1
VESTIBULE 1203.2
VESTIBULE 1203.3
VESTIBULE 1203.4
VESTIBULE 1203.5
VESTIBULE 1203.6
VESTIBULE 1203.7
VESTIBULE 1203.8
VESTIBULE 1203.9
VESTIBULE 1203.10
VESTIBULE 1203.11
VESTIBULE 1203.12
VESTIBULE 1203.13
VESTIBULE 1203.14
VESTIBULE 1203.15
VESTIBULE 1203.16
VESTIBULE 1203.17
VESTIBULE 1203.18
VESTIBULE 1203.19
VESTIBULE 1203.20
VESTIBULE 1203.21
VESTIBULE 1203.22
VESTIBULE 1203.23
VESTIBULE 1203.24
VESTIBULE 1203.25
VESTIBULE 1203.26
VESTIBULE 1203.27
VESTIBULE 1203.28
VESTIBULE 1203.29
VESTIBULE



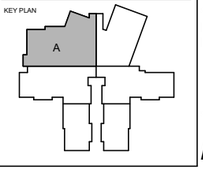
A1 | Main Level - A

A101-A | 1/8" = 1'-0" | A1/ A101

12/20/2017 1:03:02 PM

KEYNOTE LEGEND

KEY PLAN



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2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

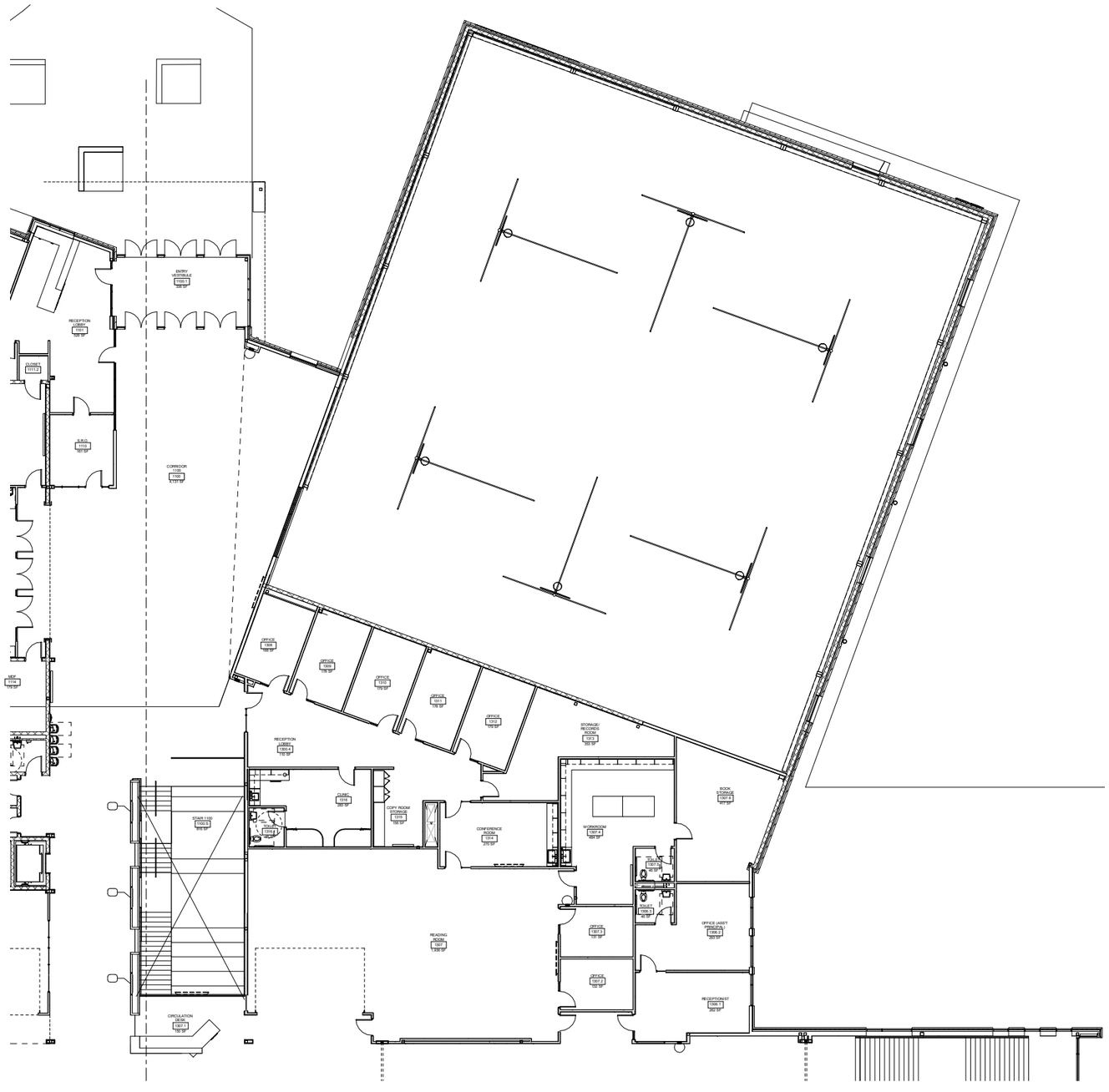
SD	SD PACKAGE	02/27/2017
DD	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
50	50% CD	09/14/2017
90	90% CD	11/01/2017
CO	FOUNDATION PERMIT	11/14/2017
100	100% CD	12/14/2017

SHEET TITLE

MAIN LEVEL PART PLAN

SHEET NUMBER

A101-A



A1 | Main Level - B

A101-B | 1/8" = 1'-0" | A1/ A101

12/20/2017 3:07:06 PM

KEYNOTE LEGEND

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SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

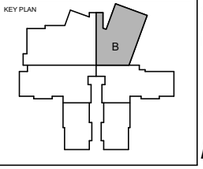
2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

05	SD PACKAGE	02/27/2017
06	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
07	50% CD	09/14/2017
08	90% CD	11/01/2017
09	FOUNDATION PERMIT	11/14/2017
10	100% CD	12/14/2017

KEY PLAN

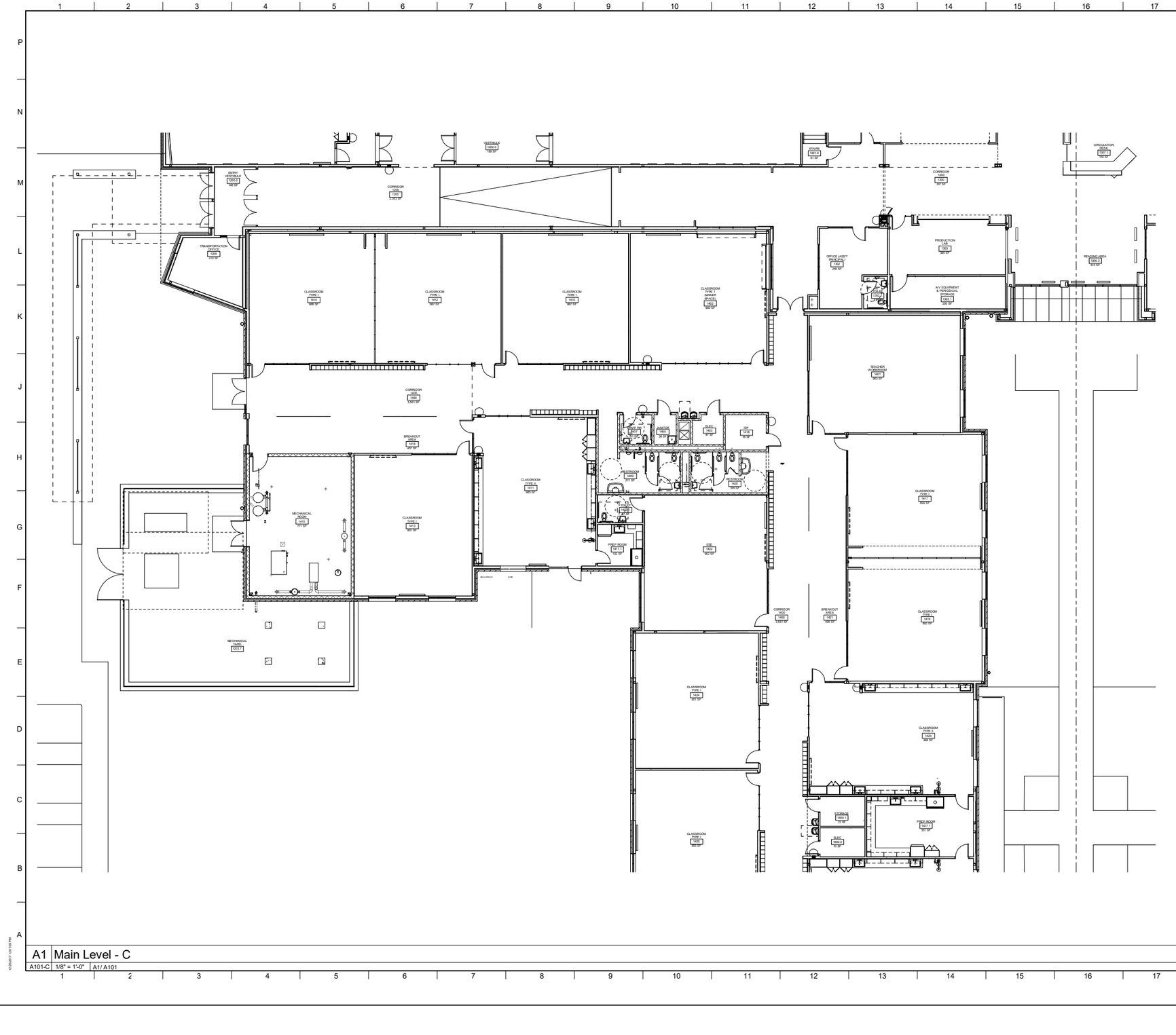


SHEET TITLE

MAIN LEVEL PART PLAN

SHEET NUMBER

A101-B



A1 | Main Level - C

A101-C | 1/8" = 1'-0" | A1/ A101

12/28/2017 7:01:09 PM

KEYNOTE LEGEND

675 Tower Road
Marietta, GA 30060-6958
770.423.0016
www.cdhpartners.com

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DEKALB COUNTY BOARD OF EDUCATION

SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

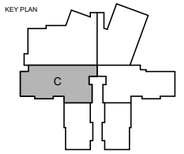
2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

SD	SD PACKAGE	02/27/2017
DD	DD PACKAGE	07/26/2017
	GDDE PRELIM	09/01/2017
50	50% CD	09/14/2017
80	80% CD	11/01/2017
FP	FOUNDATION PERMIT	11/14/2017
100	100% CD	12/14/2017

KEY PLAN

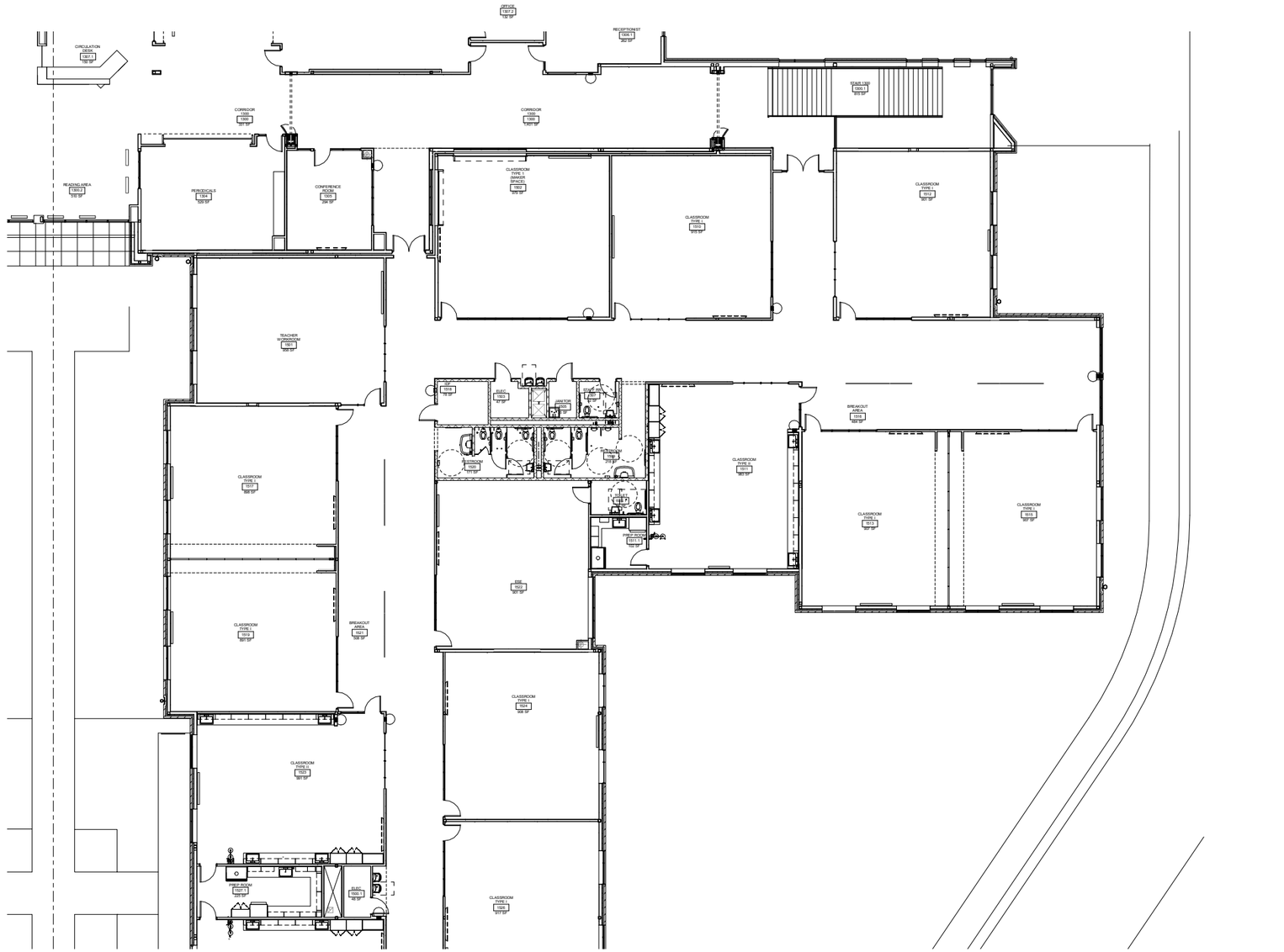


SHEET TITLE

MAIN LEVEL PART PLAN

SHEET NUMBER

A101-C



A1 Main Level - D

A101-D | 1/8" = 1'-0" | A1 / A101

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DEKALB COUNTY BOARD OF EDUCATION

SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

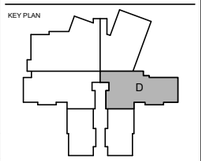
2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

00	SD PACKAGE	02/27/2017
00	DD PACKAGE	07/26/2017
	GDOE PRELIM	09/01/2017
00	50% CD	09/14/2017
00	90% CD	11/01/2017
00	FOUNDATION PERMIT	11/14/2017
00	100% CD	12/14/2017

KEY PLAN



SHEET TITLE

MAIN LEVEL PART PLAN

SHEET NUMBER

A101-D

A1 Main Level - E

A101-E | 1/8" = 1'-0" | A1/ A101

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DEKALB COUNTY BOARD OF EDUCATION

SPLOST IV: #505-422 Ronald E. McNair Middle School Replacement

2190 Wellingford Dr. Decatur, GA 30032

FACILITY CODE 644 - 0907

PROJECT NO: 16052.00

SD	SD PACKAGE	02/27/2017
DD	DD PACKAGE	07/26/2017
	GDDE PRELIM	09/01/2017
CD	50% CD	09/14/2017
CD	80% CD	11/01/2017
CD	FOUNDATION PERMIT	11/14/2017
CD	100% CD	12/14/2017

KEY PLAN

SHEET TITLE

MAIN LEVEL PART PLAN

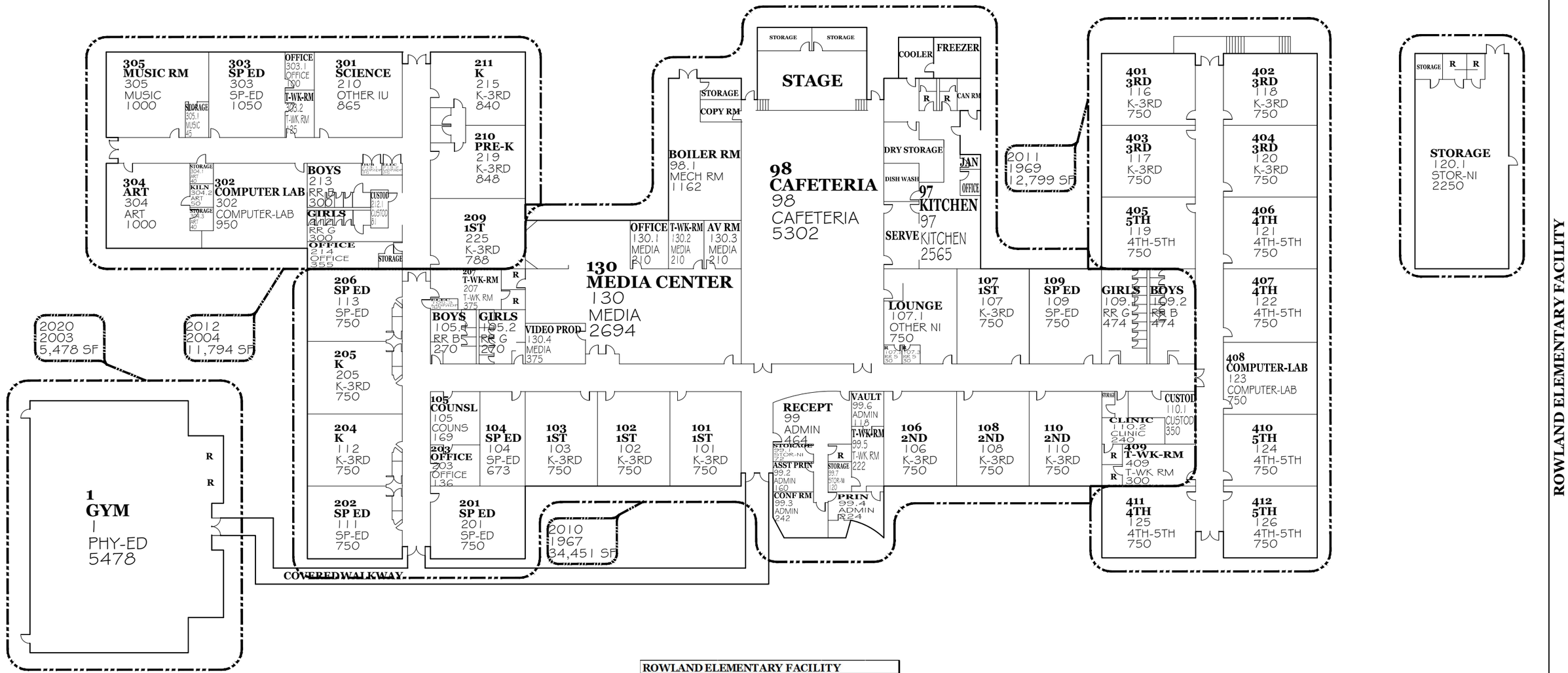
SHEET NUMBER

A101-E

APPENDIX F21

ROWLAND ELEMENTARY FACILITY 1317 S. INDIAN CREEK DR, STONE MOUNTAIN, GA 30083 (678)676-6202 FACILITY# **644-4065-1470.01** **10** ACRES

DeKalb County School District



ROWLAND ELEMENTARY FACILITY

ROWLAND ELEMENTARY FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
2010	1967	34,451	15
2011	1969	12,799	11
2012	2004	11,794	8
2020	2003	5,478	1
TOTAL		64,522	35

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: 7/14/2017 BY: AM

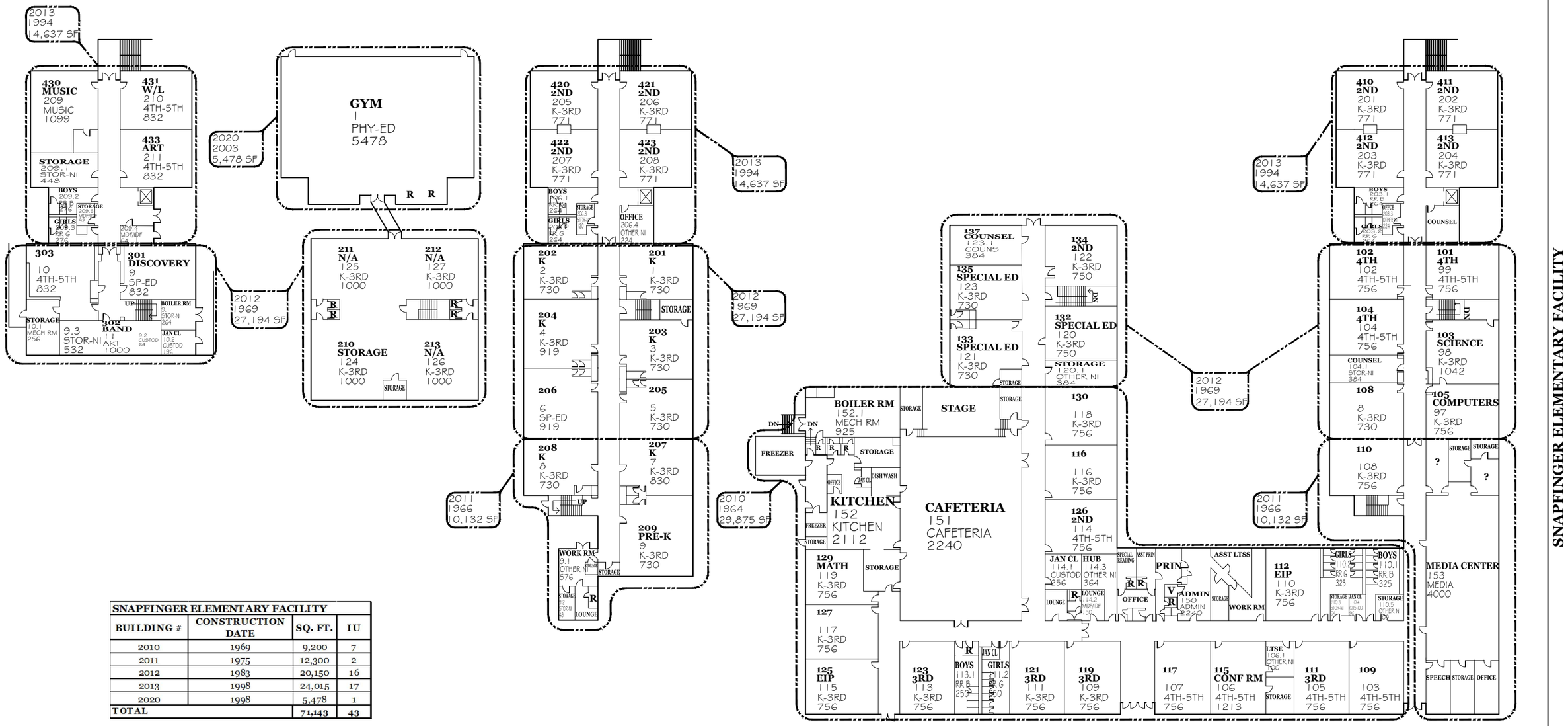
APPENDIX F22

SNAPFINGER ELEMENTARY FACILITY

1365 SNAPFINGER RD., DECATUR, GA 30032 (678)874-1800

FACILITY# **644-4067-1635.01** **11** ACRES

DeKalb County School District



SNAPFINGER ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1969	9,200	7
2011	1975	12,300	2
2012	1983	20,150	16
2013	1998	24,015	17
2020	1998	5,478	1
TOTAL		71,143	43

ROOM LABEL LEGEND

POSTED ROOM NUMBER

ROOM/SPACE NAME

DOE SPACE NUMBER

DOE SPACE TYPE

SQUARE FOOTAGE

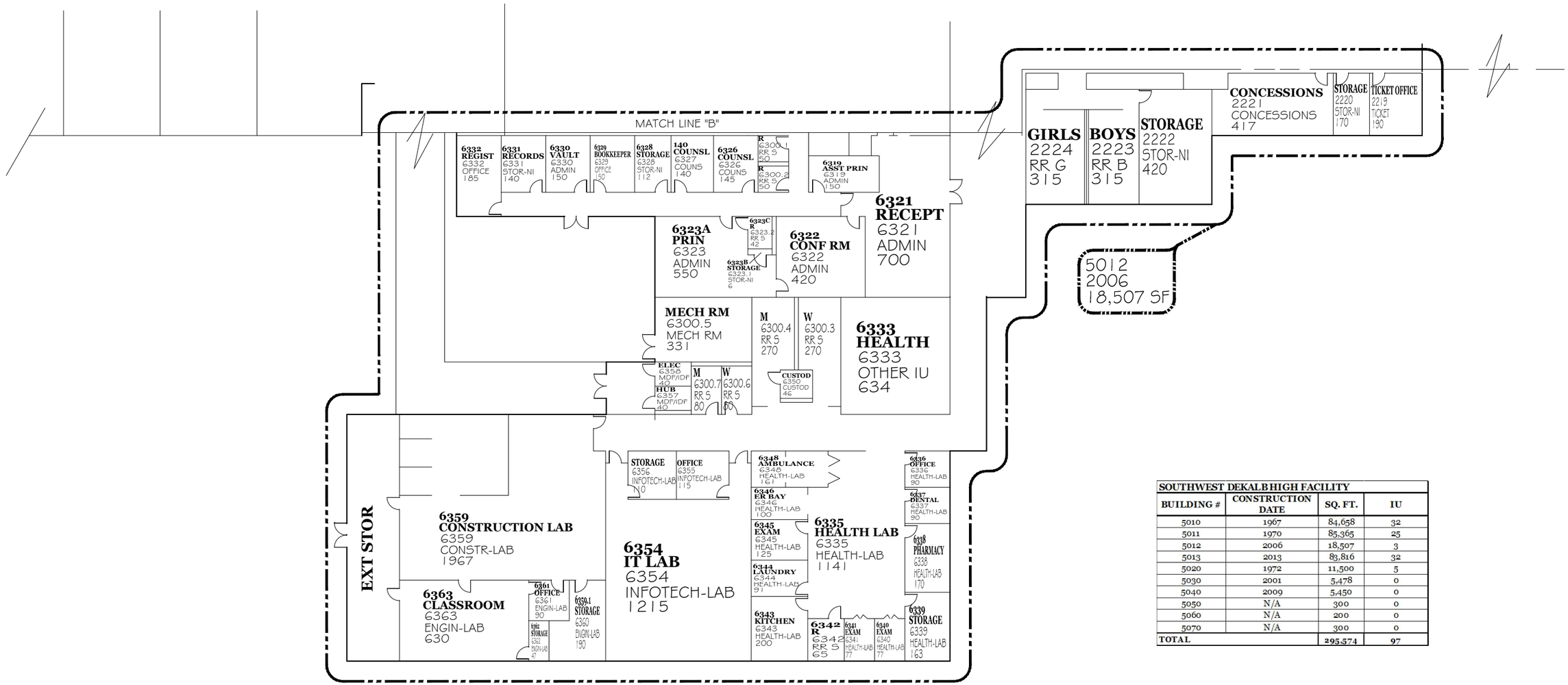
N

SNAPFINGER ELEMENTARY FACILITY

GROUND, LOWER, & MAIN LEVEL FLOOR PLAN NOT TO SCALE

UPDATED: 7/14/2017 BY: AM

DeKalb County School District



SOUTHWEST DEKALB HIGH FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
5010	1967	84,658	32
5011	1970	85,365	25
5012	2006	18,507	3
5013	2013	83,816	32
5020	1972	11,500	5
5030	2001	5,478	0
5040	2009	5,450	0
5050	N/A	300	0
5060	N/A	200	0
5070	N/A	300	0
TOTAL		**295,574**	**97**

ROOM LABEL LEGEND

POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

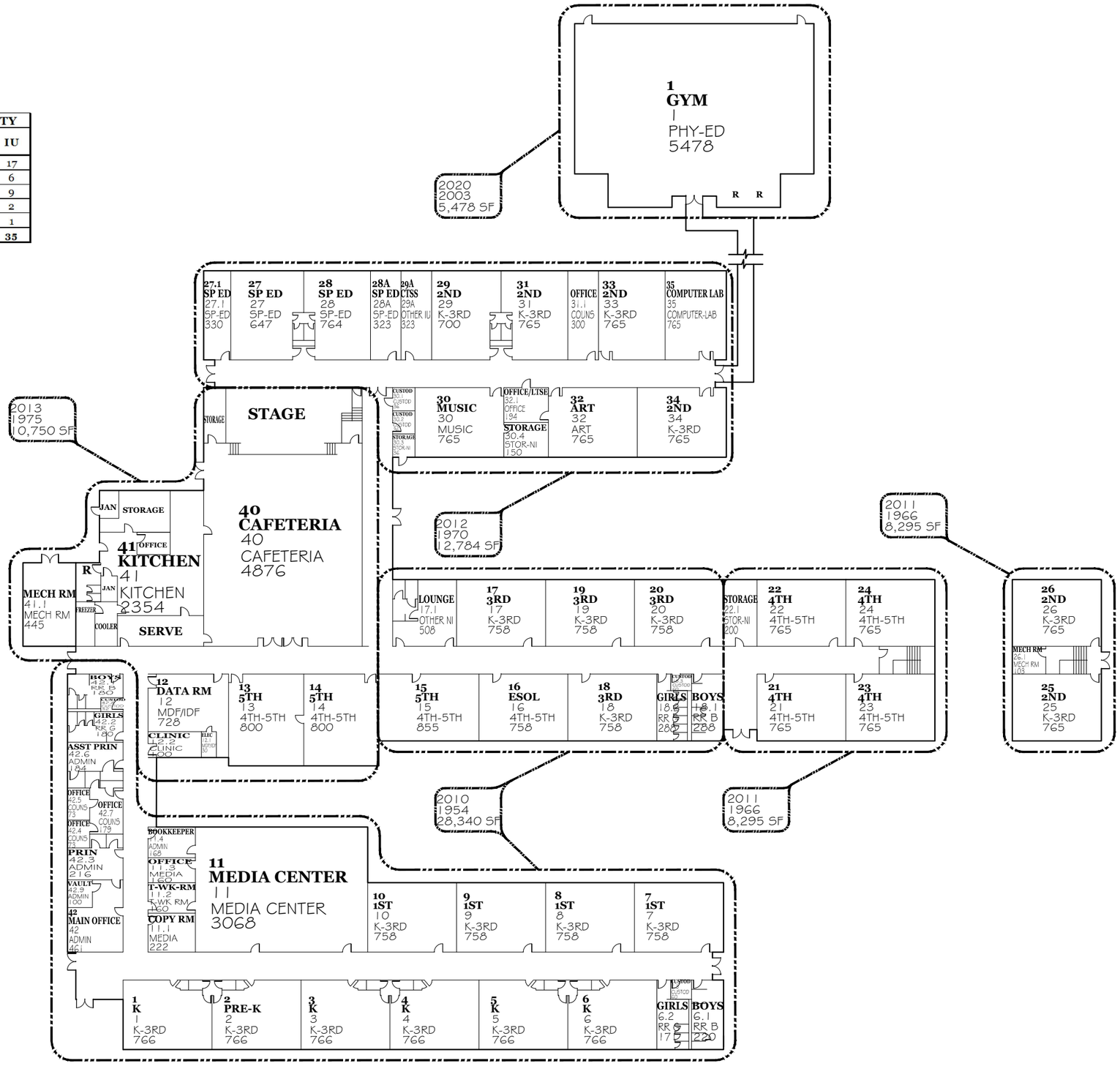
SOUTHWEST DEKALB HIGH FACILITY

GROUND LEVEL FLOOR PLAN **NOT TO SCALE**

UPDATED: 7/10/2017 BY: AM

DeKalb County School District

STONE MOUNTAIN ELEMENTARY FACILITY			
BUILDING #	**CONSTRUCTION DATE**	**SQ. FT.**	**IU**
2010	1954	28,340	17
2011	1966	8,295	6
2012	1970	12,784	9
2013	1975	10,750	2
2020	2003	5,478	1
TOTAL		**65,647**	**35**



ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

STONE MOUNTAIN ELEMENTARY FACILITY

MAIN & BASEMENT LEVEL FLOOR PLAN NOT TO SCALE

UPDATED: 7/14/2017 BY: AM

APPENDIX F25

TOWERS HIGH FACILITY

3919 BROOKCREST CIRLE, DECATUR, GA 30032

FACILITY# **644-4069-1685.01** (Site ID) **20.7** ACRES

DeKalb County School District

TOWERS HIGH FACILITY			
BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
5010	1963	138,000	58
5011	1965	34,500	5
5012	2007	11,787	0
5013	2010	10,326	4
TOTAL		158,140	64

ROOM LABEL LEGEND
POSTED ROOM NUMBER
ROOM/SPACE NAME
DOE SPACE NUMBER
DOE SPACE TYPE
SQUARE FOOTAGE

MAIN LEVEL FLOOR PLAN NOT TO SCALE 0 1' 2'

UPDATED: 06/19/2017 BY: AM

TOWERS HIGH FACILITY

APPENDIX G - Owner's Master Schedule

AE Services for Group 2 Security Vestibules

RFQu Opens	Pre-Submittal Conference	Questions Due	Final Addendum	Due Date	Anticipated Board Approval	Anticipated NOA	Project Design, Review, Permitting		Anticipated CMAR Procurement		Anticipated Construction	
							NTP	End	Start	NTP	Start	End
04/25/24	05/09/24	05/15/25	05/22/24	05/30/24	08/12/24	08/12/24	09/16/24	08/15/25	05/23/24	10/14/24	01/06/25	01/05/26

APPENDIX H

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: _____

Project Address: _____

Project No.: _____

Solicitation No.: **RFQu No. 24-752-030**

Cost Code: _____

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SAMPLE CONTRACT

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 **Brockett Elementary School** (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.

SAMPLE CONTRACT

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

SAMPLE CONTRACT

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

SAMPLE CONTRACT

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".

SAMPLE CONTRACT

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.

SAMPLE 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;

SAMPLE CONTRACT

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

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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

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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.

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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.

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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.

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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

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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 Six Hundred Thousand ($600,000.00), 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

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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 Ashford Park Elementary School **$ 30,000.00**

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

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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

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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.

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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;

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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

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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

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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.

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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.

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

[SIGNATURES ON NEXT PAGE]

SAMPLE CONTRACT

OWNER:

DEKALB COUNTY BOARD OF EDUCATION

By: _____
[Signature]

Mr. Diijon DaCosta Sr, Board Chairperson
[Printed Name, Title]

By: _____
[Signature]

Dr. Devon Q. Horton, Superintendent
[Printed Name, Title]

1701 Mountain Industrial Blvd.

Stone Mountain, Georgia 30083
[Printed Address]

_____
[Date of Execution]

_____
Eric Hofstetter, Chief Operating Officer

ARCHITECT:

_____
[Typed Name]

By: _____
[Signature]

_____
[Printed Name, Title]

_____

_____
[Printed Address]

_____
[Date of Execution]

SAMPLE CONTRACT

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.]

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

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 $_____$30,000.00____, 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

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

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** **Brockett Elementary School**, 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

SAMPLE CONTRACT

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 **ARCHITECT**

_____ _____

Chairperson, Local Board of Education Firm:

Date: _____ Date: _____

_____

Superintendent, Local Board of Education

Date: _____

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

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 subcontractors' and subconsultants' failure to comply with insurance provisions of this Exhibit C.

SAMPLE CONTRACT

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)

SAMPLE CONTRACT

EXHIBIT "E"

ARCHITECT'S PROPOSAL

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

(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:_____

SAMPLE CONTRACT

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.

SAMPLE CONTRACT

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:_____

SAMPLE CONTRACT

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: _____

SAMPLE CONTRACT