

**Jackson County School District**  
**Facilities Workshop (moved from 1/21/21)**  
**Thursday, January 28, 2021 - 5:00 PM**  
**Vanceleave High School Library**  
**12424 Highway 57**  
**Vanceleave, MS 39565**

*Jackson County School District*  
*Strategic Plan Goals*

- 1. Decreased Safety Incidents 2. Increased Student Achievement 3. Sound Financial Management**  
**4. Improved Facilities and Infrastructure**  
**5. Positive Educational Experience 6. Effective Leadership**

**AGENDA**

1. Call to Order
2. Invocation
3. Pledge
4. **Approve Consent Agenda Items**
5. **Approve Agenda**
6. **Dr. John Strycker, Superintendent of Education**
  - A. **Approve one-year license for Chad Huff** 2
  - B. **Approve Out of District Student Transfer**
  - C. **Authorize an RFP for Redistricting Work and Legal services**
  - D. **Approve Service Order with Machado Patano to Design, Procure, and Manage East Central Middle School Gym Roof Replacement** 4
7. **Facilities Work Session**
  - A. **Review of Available Resources and Information**
    1. Facility Survey Results - Ryan Earley and David Besancon 11
    2. Staff Input - Dr. Penny Westfaul 17
    3. Facility Study/Jacobs Engineering Group Inc. - Christy LeBatard 118
    4. Demographic Study 476
    5. Finance Estimates 569
  - B. **Facility Proposals**
    1. East Central Attendance Center - Mary Tanner 573
    2. St. Martin Attendance Center - David Baggett 574
    3. Vanceleave Attendance Center - Dr. Todd Boucher 575
    4. District - David Besancon 576
  - C. **Community Input**
  - D. **Board Discussion and Direction**
  - E. **Next Steps: Spring Election - May 18?**
    1. Specific Timeline - Jim Young 577
8. **Executive Session to be decided**

# Jackson County School District

EAST CENTRAL ST. MARTIN VANCELEAVE

DR. JOHN STRYCKER, SUPERINTENDENT



4700 COLONEL VICKREY ROAD  
POST OFFICE BOX 5069  
VANCELEAVE, MISSISSIPPI 39565-5069

TELEPHONE  
AREA CODE  
228-283-3000  
FAX 283-3011

January 22, 2021

Erica Coleman, DOE Specialist  
MS Department of Education Central HS Building  
359 North W. Street  
P.O. Box 771  
Jackson, MS 39205-0071

RE: Chad Huff

Dear Mrs. Coleman,

This letter is a request to apply for a one-year license for Mr. Chad Huff in the area of physical education (endorsement 144). Mr. Huff has a master's degree in health, physical education and recreation. He is seeking his licensure through the TEACH Mississippi Institute. The district knows that he will be a valuable asset to our district.

If you have any questions concerning this applicant, please do not hesitate to contact my office at 228-283-3000. Thank you for your assistance.

Sincerely,

John Strycker, Ed. D.  
Superintendent of Education  
Jackson County Schools District

JS/ts

# East Central High School

5500 Hurley Wade Road  
Moss Point, Mississippi 39562  
(228)283-3120

Jim Hughey  
Principal

Ronald E. Rowell  
Assistant Principal

1/13/2021

Jackson County School District  
4700 Col. Vickery Road  
Vanceleve MS 39565

To whom it may concern: I highly recommend Chad Huff for a physical education (endorsement code: 144) position at East Central High School. We are in need of additional elective courses as our enrollment continues to regrow since the pandemic started. I would also like to request an emergency license for Mr. Huff from the Jackson County School District.

Coach Huff has a master's degree in health, physical education and recreation. He is pursuing his Mississippi teaching license through Teach Mississippi Institute (a University of Mississippi program). Coach Huff will complete two courses in order to receive his license.

Thank you for your consideration in this matter as we strive to fill our staff with quality personnel that will serve our students.

Sincerely,



Jim Hughey  
ECHS

 **AIA** Document B221™ – 2018**Service Order** for use with Master Agreement Between Owner and Architect

**SERVICE ORDER** number 17 made as of the Twenty-second day of January in the year Two Thousand Twenty-One  
*(In words, indicate day, month, and year.)*

**BETWEEN** the Owner:  
*(Name, legal status, address, and other information)*

Jackson County School District, Other  
4700 Colonel Vickery Rd.  
Vanceleave, MS 39565  
Telephone Number: (228) 826-1757  
Fax Number: (228) 826-3393

and the Architect:  
*(Name, legal status, address, and other information)*

Machado Patano, PLLC, Limited Liability Company  
918 Howard Ave. STE F  
Biloxi, MS 39530  
Telephone Number: 228-388-1950  
Fax Number: 228-388-1971

for the following **PROJECT**:  
*(Name, location, and detailed description)*

East Central Middle School Roof Replacement  
Hurley, MS  
Design, public procurement, and construction administration for a roof replacement at the East Central Middle School Gymnasium.

**THE SERVICE AGREEMENT**

This Service Order, together with the Master Agreement between Owner and Architect dated the Twenty-eighth day of May in the year Two Thousand Eighteen  
*(In words, indicate day, month, and year.)*

form a Service Agreement.

The Owner and Architect agree as follows.

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services for the Service Order only and is intended to be used with AIA Document B121™–2018, Standard Form of Master Agreement Between Owner and Architect

## TABLE OF ARTICLES

### 1 INITIAL INFORMATION

### 2 SERVICES UNDER THIS SERVICE ORDER

### 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

### 4 COMPENSATION

### 5 INSURANCE

### 6 PARTY REPRESENTATIVES

### 7 ATTACHMENTS AND EXHIBITS

#### ARTICLE 1 INITIAL INFORMATION

§ 1.1 Unless otherwise provided in an exhibit to this Service Order, this Service Order and the Service Agreement are based on the Initial Information set forth below:

*(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget and schedule, anticipated procurement method, Owner's Sustainable Objective, and other information relevant to the Project.)*

The JCSD wishes to replace the roof on the East Central Middle School Gymnasium.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

#### ARTICLE 2 SERVICES UNDER THIS SERVICE ORDER

§ 2.1 The Architect's Services under this Service Order are described below or in an exhibit to this Service Order, such as a Scope of Architect's Services document.

##### § 2.1.1 Basic Services

*(Describe below the Basic Services the Architect shall provide pursuant to this Service Order or state whether the services are described in documentation attached to this Service Order.)*

Develop construction drawings and specifications, procure a contractor through public bid, and perform construction administration as the project is constructed.

##### § 2.1.2 Additional Services

*(Describe below the Additional Services the Architect shall provide pursuant to this Service Order or state whether the services are described in documentation attached to this Service Order.)*

Asbestos Testing

#### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 Unless otherwise provided in an exhibit to this Service Order, the Owner's anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:

.1 Commencement of construction date:

TBD

Init.

.2 Substantial Completion date:

TBD

**ARTICLE 4 COMPENSATION**

§ 4.1 For Basic Services described under Section 2.1.1, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum

*(Insert amount)*

.2 Percentage Basis

*(Insert percentage value)*

Six (6.00) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 4.4.

.3 Other

*(Describe the method of compensation)*

§ 4.2 For Additional Services described under Section 2.1.2 or in the Master Agreement, the Architect shall be compensated in accordance with the Master Agreement unless otherwise set forth below:

*(Insert amount of, or basis for, compensation if other than as set forth in the Master Agreement. Where the basis of compensation is set forth in an exhibit to this Service Order, such as a Scope of Architect's Services document, list the exhibit below.)*

\$1,500.00

§ 4.3 For Reimbursable Expenses described in the Master Agreement, the Architect shall be compensated in accordance with the Master Agreement unless otherwise set forth below:

*(Insert amount of, or basis for, compensation if other than as set forth in the Master Agreement. Where the basis of compensation is set forth in an exhibit to this Service Order, such as a Scope of Architect's Services document, list the exhibit below.)*

§ 4.4 When compensation identified in Section 4.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

**ARTICLE 5 INSURANCE**

§ 5.1 Insurance shall be in accordance with section 3.3 of the Master Agreement, except as indicated below:

*(Insert any insurance requirements that differ from those stated in the Master Agreement, such as coverage types, coverage limits, and durations for professional liability or other coverages.)*

§ 5.2 In addition to insurance requirements in the Master Agreement, the Architect shall carry the following types of insurance.

*(List below any other insurance coverage to be provided by the Architect, not otherwise set forth in the Master Agreement, and any applicable limits.)*

**ARTICLE 6 PARTY REPRESENTATIVES**

§ 6.1 The Owner identifies the following representative in accordance with Section 1.4.1 of the Master Agreement:  
(List name, address, and other information.)

Dr. John Strycker  
4700 Colonel Vickery Rd.  
Vanceleave, MS 39565  
Telephone Number: (228) 826-1757  
Fax Number: (228) 826-3393

Email Address: john.strycker@jcsd.ms

§ 6.2 The Architect identifies the following representative in accordance with Section 1.5.1 of the Master Agreement:  
(List name, address, and other information.)

Brad Patano  
918 Howard Ave. STE F  
Biloxi, MS 39530  
Telephone Number: 228-388-1950  
Fax Number: 228-388-1971  
Mobile Number: 2283231045  
Email Address: bpatano@mpeng.us

**ARTICLE 7 ATTACHMENTS AND EXHIBITS**

§ 7.1 The following attachments and exhibits, if any, are incorporated herein by reference:

- .1 AIA Document, B121™-2018, Standard Form of Master Agreement Between Owner and Architect for Services provided under multiple Service Orders;
- .2 Other Exhibits incorporated into this Agreement:  
(Clearly identify any other exhibits incorporated into this Agreement.)
- .3 Other documents:  
(List other documents, if any, including additional scopes of service forming part of this Service Order.)

This Service Order entered into as of the day and year first written above.

\_\_\_\_\_  
**OWNER (Signature)**  
 Dr. John Strycker, Superintendent  
 \_\_\_\_\_  
 (Printed name and title)

*Brad Patano*  
 \_\_\_\_\_  
**ARCHITECT (Signature)**  
 Brad Patano, Principal  
 \_\_\_\_\_  
 (Printed name, title, and license number, if required)

# **Additions and Deletions Report for** **AIA® Document B221™ – 2018**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 12:48:55 ET on 01/14/2021.

## **PAGE 1**

**SERVICE ORDER** number 17 made as of the Twenty-second day of January in the year Two Thousand Twenty-One

...

Jackson County School District, Other  
4700 Colonel Vickery Rd.  
Vanceleave, MS 39565  
Telephone Number: (228) 826-1757  
Fax Number: (228) 826-3393

...

Machado Patano, PLLC, Limited Liability Company  
918 Howard Ave. STE F  
Biloxi, MS 39530  
Telephone Number: 228-388-1950  
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East Central Middle School Roof Replacement  
Hurley, MS  
Design, public procurement, and construction administration for a roof replacement at the East Central Middle School Gymnasium.

...

This Service Order, together with the Master Agreement between Owner and Architect dated the Twenty-eighth day of May in the year Two Thousand Eighteen

## **PAGE 2**

The JCSD wishes to replace the roof on the East Central Middle School Gymnasium.

...

Develop construction drawings and specifications, procure a contractor through public bid, and perform construction administration as the project is constructed.

...

Asbestos Testing

...

TBD

**PAGE 3**

TBD

...

Six (6.00) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 4.4.

...

\$1,500.00

**PAGE 4**

Dr. John Strycker  
4700 Colonel Vickery Rd.  
Vanceleave, MS 39565  
Telephone Number: (228) 826-1757  
Fax Number: (228) 826-3393

Email Address: john.strycker@jcsd.ms

...

Brad Patano  
918 Howard Ave. STE F  
Biloxi, MS 39530  
Telephone Number: 228-388-1950  
Fax Number: 228-388-1971  
Mobile Number: 2283231045  
Email Address: bpatano@mpeng.us

...

Dr. John Strycker, Superintendent

Brad Patano, Principal

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, M|P Design Group, PLLC, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 12:48:55 ET on 01/14/2021 under Order No. 3707061970 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B221™ - 2018, Service Order for use with Master Agreement Between Owner and Architect, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

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*(Signed)*

---

*(Title)*

---

*(Dated)*

## East Central Attendance Center

### Letter Grade

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		A	68%	193
		B	25%	72
		C	6%	17
		D	1%	3
<b>Grand Total</b>			<b>100%</b>	<b>285</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		A	77%	240
		B	19%	59
		C	4%	11
		D	1%	2
<b>Grand Total</b>			<b>100%</b>	<b>312</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		A	41%	248
		B	35%	212
		C	16%	96
		D	3%	21
		F	4%	24
<b>Grand Total</b>			<b>100%</b>	<b>601</b>

### Adequate Facilities

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	40%	113
		No	60%	172
<b>Grand Total</b>			<b>100%</b>	<b>285</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	30%	92
		No	70%	217
<b>Grand Total</b>			<b>100%</b>	<b>309</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	55%	324
		No	45%	264
<b>Grand Total</b>			<b>100%</b>	<b>588</b>

### #1 Need

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Rank 1	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Athletic Facilities	11%	32
		Cafeteria Renovations	12%	33
		Classroom Facilities	60%	170
		Multi-purpose Buildings	4%	12
		Performing Arts Facilities	4%	11
		Vocational Facilities	8%	23
<b>Grand Total</b>			<b>100%</b>	<b>281</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Rank 1	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Athletic Facilities	9%	28
		Cafeteria Renovations	13%	41
		Classroom Facilities	63%	199
		Multi-purpose Buildings	7%	22
		Performing Arts Facilities	5%	15
		Vocational Facilities	4%	12
<b>Grand Total</b>			<b>100%</b>	<b>317</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Rank 1	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Athletic Facilities	37%	217
		Cafeteria Renovations	9%	54
		Classroom Facilities	26%	151
		Multi-purpose Buildings	10%	57
		Performing Arts Facilities	12%	73
		Vocational Facilities	7%	40
<b>Grand Total</b>			<b>100%</b>	<b>592</b>

## Review Studies?

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	84%	237
		No	16%	44
<b>Grand Total</b>			<b>100%</b>	<b>281</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	86%	264
		No	14%	42
<b>Grand Total</b>			<b>100%</b>	<b>306</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	63%	371
		No	37%	220
<b>Grand Total</b>			<b>100%</b>	<b>591</b>

## Serve on Committee

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	23%	83
		No	77%	216
<b>Grand Total</b>			<b>100%</b>	<b>279</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	20%	82
		No	80%	247
<b>Grand Total</b>			<b>100%</b>	<b>309</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
East Central Attendance Center				
Yes				
		Yes	35%	192
		No	65%	363
<b>Grand Total</b>			<b>100%</b>	<b>555</b>

## St. Martin Attendance Center

### Letter Grade

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		A	69.15%	278
		B	27.11%	109
		C	3.73%	15
<b>Grand Total</b>			<b>100.00%</b>	<b>402</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		A	66.28%	173
		B	28.35%	74
		C	4.21%	11
		D	1.15%	3
<b>Grand Total</b>			<b>100.00%</b>	<b>261</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		A	27.94%	69
		B	49.80%	123
		C	16.60%	41
		D	2.83%	7
		F	2.83%	7
<b>Grand Total</b>			<b>100.00%</b>	<b>247</b>

### Adequate Facilities

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	37.88%	150
		Yes	62.12%	246
<b>Grand Total</b>			<b>100.00%</b>	<b>396</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	78.52%	201
		Yes	21.48%	55
<b>Grand Total</b>			<b>100.00%</b>	<b>256</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	39.59%	97
		Yes	60.41%	148
<b>Grand Total</b>			<b>100.00%</b>	<b>245</b>

### #1 Need

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Rank 1	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		Athletic Facilities	11.36%	46
		Cafeteria Renovations	6.67%	27
		Classroom Facilities	62.72%	254
		Multi-purpose Buildings	3.21%	13
		Performing Arts Facilities	9.14%	37
		Vocational Facilities	3.46%	14
		(blank)	3.46%	14
<b>Grand Total</b>			<b>100.00%</b>	<b>405</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Rank 1	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		Athletic Facilities	5.34%	14
		Cafeteria Renovations	8.78%	23
		Classroom Facilities	71.37%	187
		Multi-purpose Buildings	2.67%	7
		Performing Arts Facilities	9.54%	25
		Vocational Facilities	1.91%	5
		(blank)	0.38%	1
<b>Grand Total</b>			<b>100.00%</b>	<b>262</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Rank 1	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		Athletic Facilities	28.29%	71
		Cafeteria Renovations	9.96%	25
		Classroom Facilities	32.27%	81
		Multi-purpose Buildings	10.76%	27
		Performing Arts Facilities	9.16%	23
		Vocational Facilities	8.37%	21
		(blank)	1.20%	3
<b>Grand Total</b>			<b>100.00%</b>	<b>251</b>

## Review Studies?

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	18.30%	73
		Yes	81.70%	326
<b>Grand Total</b>			<b>100.00%</b>	<b>399</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	8.14%	21
		Yes	91.86%	237
<b>Grand Total</b>			<b>100.00%</b>	<b>258</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	43.78%	109
		Yes	56.22%	140
<b>Grand Total</b>			<b>100.00%</b>	<b>249</b>

## Serve on Committee

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	75.44%	298
		Yes	24.56%	97
<b>Grand Total</b>			<b>100.00%</b>	<b>395</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	82.49%	212
		Yes	17.51%	45
<b>Grand Total</b>			<b>100.00%</b>	<b>257</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
St. Martin Attendance Center				
Yes				
		No	70.71%	169
		Yes	29.29%	70
<b>Grand Total</b>			<b>100.00%</b>	<b>239</b>

## Vanleave Attendance Center

### Letter Grade

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		A	63%	146
		B	27%	63
		C	7%	17
		D	2%	4
		F	0%	1
<b>Grand Total</b>			<b>100%</b>	<b>231</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		A	59%	93
		B	35%	56
		C	5%	8
		D	1%	1
<b>Grand Total</b>			<b>100%</b>	<b>158</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Given what you have experienced or know about the district, what overall letter grade would you give JCSD?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		A	37%	45
		B	44%	54
		C	15%	18
		D	3%	4
		F	2%	2
<b>Grand Total</b>			<b>100%</b>	<b>123</b>

### Adequate Facilities

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		Yes	35%	81
		No	65%	150
<b>Grand Total</b>			<b>100%</b>	<b>231</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		Yes	20%	32
		No	80%	126
<b>Grand Total</b>			<b>100%</b>	<b>158</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Do you feel that the current JCSD school facilities are adequate?	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		Yes	63%	76
		No	37%	45
<b>Grand Total</b>			<b>100%</b>	<b>121</b>

### #1 Need

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Rank 1	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		Athletic Facilities	11%	25
		Cafeteria Renovations	4%	9
		Classroom Facilities	59%	133
		Multi-purpose Buildings	6%	13
		Performing Arts Facilities	14%	32
		Vocational Facilities	6%	14
<b>Grand Total</b>			<b>100%</b>	<b>226</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Rank 1	Count of Response ID	Count of Response ID2
Vanleave Attendance Center				
Yes				
		Athletic Facilities	7%	11
		Cafeteria Renovations	3%	4
		Classroom Facilities	75%	115
		Multi-purpose Buildings	8%	12
		Performing Arts Facilities	5%	8
		Vocational Facilities	2%	3
<b>Grand Total</b>			<b>100%</b>	<b>153</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Rank 1	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Athletic Facilities	32%	40
		Cafeteria Renovations	10%	13
		Classroom Facilities	26%	32
		Multi-purpose Buildings	7%	9
		Performing Arts Facilities	16%	20
		Vocational Facilities	8%	10
<b>Grand Total</b>			<b>100%</b>	<b>124</b>

## Review Studies?

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	91%	208
		No	9%	21
<b>Grand Total</b>			<b>100%</b>	<b>229</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	85%	132
		No	15%	23
<b>Grand Total</b>			<b>100%</b>	<b>155</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Will you consider reviewing the facility and demographic study at <a href="https://jcsd.ms/facilities/">https://jcsd.ms/facilities/</a> ?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	66%	81
		No	34%	42
<b>Grand Total</b>			<b>100%</b>	<b>123</b>

## Serve on Committee

Which Attendance Center do you most closely associate with?	I am a [JCSD Parent]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	30%	67
		No	70%	156
<b>Grand Total</b>			<b>100%</b>	<b>223</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Employee]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	14%	22
		No	86%	135
<b>Grand Total</b>			<b>100%</b>	<b>157</b>

Which Attendance Center do you most closely associate with?	I am a [JCSD Student]	Would you consider serving on a community facility committee (whether supportive or opposed to a potential bond)?	Count of Response ID	Count of Response ID2
Vancleave Attendance Center				
Yes				
		Yes	24%	30
		No	76%	93
<b>Grand Total</b>			<b>100%</b>	<b>123</b>

# Jackson County School District

School	Participants	Total # of responses for all categories	Athletic Facilities		Classroom/ School Building Facilities (Add-on/ New Construction)		Cafeteria Upgrade/ New		Multi-Purpose Buildings/ Gyms		Performing Arts Center/ Auditoriums		Vocational Facilities		None Necessary		No Tax Increase		Labs/ Technology/ Equip		Repairs/ Upgrades/ Security		Specifically Mentioned Need for a Bond	
			# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants
ECHS	38	67	7	18.42%	15	39.47%	0	0.00%	2	5.26%	4	10.53%	0	0.00%	3	7.89%	0	0.00%	9	23.68%	7	18.42%	20	52.63%
ECMS	38	73	4	10.53%	18	47.37%	1	2.63%	1	2.63%	2	5.26%	0	0.00%	5	13.16%	1	2.63%	6	15.79%	10	26.32%	24	63.16%
ECUE	39	69	0	0.00%	24	61.54%	0	0.00%	2	5.13%	0	0.00%	0	0.00%	0	0.00%	1	2.56%	0	0.00%	15	38.46%	27	69.23%
ECLE	35	52	1	2.86%	5	14.29%	0	0.00%	3	8.57%	0	0.00%	0	0.00%	0	0.00%	4	11.43%	2	5.71%	33	94.29%	4	11.43%
SMHS	79	147	15	18.99%	43	54.43%	0	0.00%	13	16.46%	14	17.72%	4	5.06%	11	13.92%	0	0.00%	26	32.91%	9	11.39%	10	12.66%
SMMS	68	114	9	13.24%	19	27.94%	5	7.35%	4	5.88%	3	4.41%	0	0.00%	4	5.88%	0	0.00%	19	27.94%	46	67.65%	0	0.00%
SMUE	38	58	0	0.00%	21	55.26%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	6	15.79%	4	10.53%	2	5.26%	15	39.47%	10	26.32%
SMNE	35	69	0	0.00%	22	62.86%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	2.86%	1	2.86%	0	0.00%	30	85.71%	15	42.86%
SMEE	43	84	0	0.00%	29	67.44%	1	2.33%	3	6.98%	0	0.00%	0	0.00%	2	4.65%	5	11.63%	1	2.33%	32	74.42%	11	25.58%
SM Gifted	5	10	0	0.00%	4	80.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	20.00%	5	100.00%
VHS	42	46	13	30.95%	9	21.43%	0	0.00%	0	0.00%	3	7.14%	0	0.00%	7	16.67%	2	4.76%	8	19.05%	3	7.14%	0	0.00%
VMS	31	50	0	0.00%	12	38.71%	0	0.00%	0	0.00%	1	3.23%	0	0.00%	1	3.23%	2	6.45%	3	9.68%	15	48.39%	16	51.61%
VUE	37	55	1	2.70%	22	59.46%	0	0.00%	1	2.70%	0	0.00%	0	0.00%	1	2.70%	3	8.11%	0	0.00%	9	24.32%	18	48.65%
VLE	28	36	0	0.00%	8	28.57%	0	0.00%	4	14.29%	0	0.00%	0	0.00%	3	10.71%	0	0.00%	1	3.57%	13	46.43%	7	25.00%
JCTC	9	15	0	0.00%	3	33.33%	0	0.00%	0	0.00%	0	0.00%	1	11.11%	2	22.22%	2	22.22%	0	0.00%	4	44.44%	3	33.33%
<b>Total</b>	<b>565</b>	<b>945</b>	<b>50</b>	<b>8.85%</b>	<b>254</b>	<b>44.96%</b>	<b>7</b>	<b>1.24%</b>	<b>33</b>	<b>5.84%</b>	<b>27</b>	<b>4.78%</b>	<b>5</b>	<b>0.88%</b>	<b>46</b>	<b>8.14%</b>	<b>25</b>	<b>4.42%</b>	<b>77</b>	<b>13.63%</b>	<b>242</b>	<b>42.83%</b>	<b>170</b>	<b>30.09%</b>

### East Central Attendance Center

School	Participants	Total # of responses for all categories	Athletic Facilities		Classroom/ School Building Facilities (Add-on/ New Construction)		Cafeteria Upgrade/New		Multi-Purpose Buildings/ Gyms		Performing Arts Center/ Auditoriums		Vocational Facilities		None Necessary		No Tax Increase		Labs/ Technology/ Equip		Repairs/ Upgrades/ Security		Specifically Mentioned Need for a Bond	
			# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants
ECHS	38	67	7	18.42%	15	39.47%	0	0.00%	2	5.26%	4	10.53%	0	0.00%	3	7.89%	0	0.00%	9	23.68%	7	18.42%	20	52.63%
ECMS	38	73	4	10.53%	18	47.37%	1	2.63%	1	2.63%	2	5.26%	0	0.00%	5	13.16%	1	2.63%	6	15.79%	10	26.32%	24	63.16%
ECUE	39	69	0	0.00%	24	61.54%	0	0.00%	2	5.13%	0	0.00%	0	0.00%	0	0.00%	1	2.56%	0	0.00%	15	38.46%	27	69.23%
ECLE	35	52	1	2.86%	5	14.29%	0	0.00%	3	8.57%	0	0.00%	0	0.00%	0	0.00%	4	11.43%	2	5.71%	33	94.29%	4	11.43%
<b>Total</b>	<b>150</b>	<b>261</b>	<b>12</b>	<b>8.00%</b>	<b>62</b>	<b>41.33%</b>	<b>1</b>	<b>0.67%</b>	<b>8</b>	<b>5.33%</b>	<b>6</b>	<b>4.00%</b>	<b>0</b>	<b>0.00%</b>	<b>8</b>	<b>5.33%</b>	<b>6</b>	<b>4.00%</b>	<b>17</b>	<b>11.33%</b>	<b>65</b>	<b>43.33%</b>	<b>75</b>	<b>50.00%</b>

### St. Martin Attendance Center

School	Participants	Total # of responses for all categories	Athletic Facilities		Classroom/ School Building Facilities (Add-on/ New Construction)		Cafeteria Upgrade/New		Multi-Purpose Buildings/ Gyms		Performing Arts Center/ Auditoriums		Vocational Facilities		None Necessary		No Tax Increase		Labs/ Technology/ Equip		Repairs/ Upgrades/ Security		Specifically Mentioned Need for a Bond	
			# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants
SMHS	79	147	15	18.99%	43	54.43%	0	0.00%	13	16.46%	14	17.72%	4	5.06%	11	13.92%	0	0.00%	26	32.91%	9	11.39%	10	12.66%
SMMS	68	114	9	13.24%	19	27.94%	5	7.35%	4	5.88%	3	4.41%	0	0.00%	4	5.88%	0	0.00%	19	27.94%	46	67.65%	0	0.00%
SMUE	38	58	0	0.00%	21	55.26%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	6	15.79%	4	10.53%	2	5.26%	15	39.47%	10	26.32%
SMNE	35	69	0	0.00%	22	62.86%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	2.86%	1	2.86%	0	0.00%	30	85.71%	15	42.86%
SMEE	43	84	0	0.00%	29	67.44%	1	2.33%	3	6.98%	0	0.00%	0	0.00%	2	4.65%	5	11.63%	1	2.33%	32	74.42%	11	25.58%
SM Gifted	5	10	0	0.00%	4	80.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	20.00%	5	100.00%
<b>Total</b>	<b>268</b>	<b>482</b>	<b>24</b>	<b>8.96%</b>	<b>138</b>	<b>51.49%</b>	<b>6</b>	<b>2.24%</b>	<b>20</b>	<b>7.46%</b>	<b>17</b>	<b>6.34%</b>	<b>4</b>	<b>1.49%</b>	<b>24</b>	<b>8.96%</b>	<b>10</b>	<b>3.73%</b>	<b>48</b>	<b>17.91%</b>	<b>133</b>	<b>49.63%</b>	<b>51</b>	<b>19.03%</b>

### Vancleave Attendance Center

School	Participants	Total # of responses for all categories	Athletic Facilities		Classroom/ School Building Facilities (Add-on/ New Construction)		Cafeteria Upgrade/New		Multi-Purpose Buildings/ Gyms		Performing Arts Center/ Auditoriums		Vocational Facilities		None Necessary		No Tax Increase		Labs/ Technology/ Equip		Repairs/ Upgrades/ Security		Specifically Mentioned Need for a Bond	
			# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants	# of responses	% of participants
VHS	42	46	13	30.95%	9	21.43%	0	0.00%	0	0.00%	3	7.14%	0	0.00%	7	16.67%	2	4.76%	8	19.05%	3	7.14%	0	0.00%
VMS	31	50	0	0.00%	12	38.71%	0	0.00%	0	0.00%	1	3.23%	0	0.00%	1	3.23%	2	6.45%	3	9.68%	15	48.39%	16	51.61%
VUE	37	55	1	2.70%	22	59.46%	0	0.00%	1	2.70%	0	0.00%	0	0.00%	1	2.70%	3	8.11%	0	0.00%	9	24.32%	18	48.65%
VLE	28	36	0	0.00%	8	28.57%	0	0.00%	4	14.29%	0	0.00%	0	0.00%	3	10.71%	0	0.00%	1	3.57%	13	46.43%	7	25.00%
JCTC	9	15	0	0.00%	3	33.33%	0	0.00%	0	0.00%	0	0.00%	1	11.11%	2	22.22%	2	22.22%	0	0.00%	4	44.44%	3	33.33%
<b>Total</b>	<b>147</b>	<b>202</b>	<b>14</b>	<b>9.52%</b>	<b>54</b>	<b>36.73%</b>	<b>0</b>	<b>0.00%</b>	<b>5</b>	<b>3.40%</b>	<b>4</b>	<b>2.72%</b>	<b>1</b>	<b>0.68%</b>	<b>14</b>	<b>9.52%</b>	<b>9</b>	<b>6.12%</b>	<b>12</b>	<b>8.16%</b>	<b>44</b>	<b>29.93%</b>	<b>44</b>	<b>29.93%</b>

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	Category Key



What are your thoughts about

(We are currently gathering information from

Category

Comment

			The carpet is really old. Bathroom
			New flooring. I need a supply close
			New flooring and a new gym
			New flooring and a new gym. We r
			We need new flooring. We need cl
			We need to do away with the carp
			The door on the K hallway, by the
			We need new flooring, replace wit
			Our facility looks good; however, v
			We need new carpet. The faucets
			We need a copy machine on the 1:
			We need a copy machine on the 1:
			The upper is in need of improveme
			Our building is very nice. There is s
			All the schools could use help. Eve
			I would love to see the carpet ripp
			Our flooring needs to be replaced.
			A bond issue is great. The carpet n
			We need to get rid of the carpet. V
			We need new flooring. Does not w
			I love that they are considering a b
			We need new flooring. The upper
			We need new tile put in the schoo
			We need a copier for each grade le
			If a bond is what is needed, we ne
			I do not want taxes to be raised. O
			I hate to think of our taxes being r
			Tiled floors in the hallways. We ar
			We need a bond issue to meet the
			The carpet in the hallways needs t
			We need to get rid of the carpet a
			I don't want my taxes to go up. We
			The carpet is nasty. We need copy
			Flooring needs to be replaced for s
			We need tile. We another copy ma

**Recurring Expressed Needs:**

Carpet Replaced with Tile

Outside Doors Replaced in some H  
Additional Copy Machines

## ECLE

about facility needs and a bond issue to meet those needs?

our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the

in the library. A gym would be helpful.  
et.

need cleaning supplies.  
leaning supplies.

et. We need tile. We need a new upper elementary; that is priority.

playground, needs to be replaced. The carpet needs to be replaced. Tile would be better.

th tile. Back doors stay unlocked, possibly get a key pad for the door to help with safety.

we need new flooring.

in the bathroom could be replaced.

st and 2nd grade hallway. We need new flooring. In the SPED room, touch screen laptops.

st and 2nd grade hallway. We need new flooring. In the SPED room, touch screen laptops.

ents. The flooring is nasty.

something in the air vents. Everyone gets sneezy when they walk in. We need new flooring.

ry classroom needs some type of vacuum cleaner for our rooms to clean. We need more storage in kin  
ed out and replaced with tiles.

needs to be replaced. She needs a new printer. We need ink to be supplied. We need another teacher as  
Would help students with allergy issues if we get rid of the carpet. Teachers need to be provided with in  
vant taxes to be raised.

bond issue. I am in favor of the bond issue because it will help get us new facilities and meet our facility r  
elementary needs to be fixed. There needs to be a bathroom in the library. Tennis courts on campus.

il.

evel. The carpet in the building is nasty. It needs to be replaced with tile.

ed one. The upper elementary needs work. They need new buildings. The carpet in our building needs to

ur facilities are good. We need tile instead of carpet in the hallways. We also need new copiers.

aised. We need more copy machines. Our school building is better than a lot of the others.

e outgrowing our space for services that come into the school.

needs. There are things that need to be fixed, and they won't be fixed until we get the bond issue passe  
o go. Updated computers in my classroom.

nd get tile floors. We need additional copiers; one per grade level.

e are blessed at our facilities. We need new floors and copiers.

r machines. The upper needs help. The upper is not up-to-date.

sanitary purposes. Our AC's need help.

achine. Technology could be more up to PAR. (iPads, etc.)

hallways

needs across the district)

dergarten. The flooring needs to go as well.

well.

k. They are having to pay for it out of pocket.

needs. We need new flooring.

o come up. We need copiers for all the grade levels.

ed. We need new flooring in our school. The carpet is terrible for our allergies. We need working copy m



achines. We need to have the ducts cleaned throughout the building with new filters, and I think that w



ould help attendance.

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	<b>Category Key</b>



What are your thoughts a

(We are currently gathering information for

Category	Comment
None Necessary	I don't live in Jackson County. Our
None Necessary	I think we need new facilities. A bc
None Necessary	We need new buildings. I think it is
None Necessary	I am for it 100%. We need outdoor
None Necessary	We need a bond issue. The buildin
None Necessary	There needs to be a bond issue, bu
None Necessary	There is a need for a multipurpose
None Necessary	Yes we need upgrades, and I woul
None Necessary	I would definitely like for us to mo
None Necessary	I am concerned that in Phase 2 tha
None Necessary	I don't know about the bond issue
None Necessary	I want ECUE to be in one building.
None Necessary	I feel like we need updated facilitie
None Necessary	It is needed. We need more than j
None Necessary	I think it is very needed. Our camp
None Necessary	We need it. It is needed.
None Necessary	Yes we need it.
None Necessary	We need better facilities and I am
None Necessary	I don't know. I don't live in the cou
None Necessary	I think we need a new building wit
None Necessary	Our school is very open and not sa
None Necessary	I think it's a good idea. We need br
None Necessary	I think we have needs. If a bond iss
None Necessary	We are in need of phase 2. The pa
None Necessary	I am excited about the bond issue.
None Necessary	I think we need improvement. I an
None Necessary	We need parking lots and awning.
None Necessary	Yes. Our buildings are so old. Our c
None Necessary	I think kids need to be in the new l
None Necessary	We have some needs. We have a v
None Necessary	I am good with the bond as long as
None Necessary	I think we would progress. Hopefu
None Necessary	I don't live in the county. We need
None Necessary	I am all for it. Our sidewalk is awfu
None Necessary	I think the money needs to put int
None Necessary	We need it. When it rains, going in
None Necessary	Our building is terrible. It needs to
None Necessary	We are need of facilities. I am fine



I am for it. We need new buildings

**Recurring Expressed Needs:**

New Building with Classrooms

Campus is Open/Not Safe

New Sidewalks with Awning

## ECUE

about facility needs and a bond issue to meet those needs?

from our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand th

building is old. It has a lot of issues. We need a new building  
bond issue is a good thing.

is a great idea.

for learning space.

things need to be renovated or we need new buildings. Someone needs to check our building for black mold.  
about the community needs to have an interest in it. We need a new facility.

about building at ECUE. The kids need somewhere to go on bad weather days for PE and assemblies.

and definitely vote for it.

move forward with phase 2.

that we won't get classrooms.

. We have facility needs...if that is what has to be done then that's what we need to do.

VUE should be in one building. Students and teachers should not have to walk outside.

issues. Instead of patching we need renovation.

just one building. We need a new school and not pieces of buildings.

our needs work. We can't walk down the sidewalk when it's raining; everyone gets wet.

fine with the bond issue.

community. I think we need new buildings, but I don't know how people feel about taxes being raised.

about bigger classrooms. There is stuff falling from my ceiling.

life. The bond issue is something our school needs.

better facilities. I am excited about the new building, but it is not enough. This campus is too open and is  
issue is what is needed, then I am in favor of that. Our drainage is awful. When it rains, students get really  
movement and lack of awning isn't safe for the students and teachers.

. I feel like we do have needs here.

am excited about the new building. I live in Gautier, but I wouldn't think that the community members wo

The whole walkway is falling apart. The sidewalks flood. The fences are low; animals can get in.

campus is open and not safe. I wish we were all in one building.

buildings. Worried about the accessibility for SPED students in the new building.

very old building. I am okay with a bond issue. I am ready for phase 2.

so we get something.

finally, we get to start phase 2.

I want more classrooms. New classrooms are more important multipurpose building or office space.

about it. The awning leaks and the walkways flood. There is stuff that falls from my ceilings. The restrooms need  
more classrooms. Our buildings don't just need a face lift...we need all new buildings. I am all for the bond a

and out of the building we get soaked. We need new facilities. I am all for it. The building needs to be cl

to be top priority. Kids get wet coming to my class. I had a hole in my wall that just got fixed.

about with the bond issue. I think that sometimes people disregard our school because it is an A. I have water

. We need an indoor campus. Everything needs to be contained for safety. Our campus floods.

re needs across the district)

not safe.

/ wet. She said she has videos and pictures that she would be happy to share.

ould mind. People want their children to have nice facilities.

ould warm water to wash your hands.

s long as kids benefit from it.

losed in for safety and weather.

that comes in my library when it rains.



Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	Category Key



What are your thou

(We are currently gathering information from

Category	Comment
	6th grade hall is older, but main building is good; nothing major; need more classroom books for disjunct; piecemilled; not sure how much more
	6th grade hall and labs are very outdated; rain : sidewalk issue when it rains; teachers and stud
	new 6th grade hall; torn down and a brand new flooding problem when walking on campus; an
	gym is an original facility, some games have been in tech prep building; no warm water in teache
	The older buildings need to be rebuilt; otherwise a way to get places when it is raining; flooding;
	better sidewalk structure, dismissal is crazy with cafeteria is too small; 6th grade hall needs to be
	park outside the tech building; additional parking need testing rooms with desks for special educ
	no needs; loves it here
	the exterior doors are an issue on the new building science lab is needed; need flat top desks in sci
	6th grade hall needs to be replaced; the sixth grade New promethean board; the older proemthear
	6th grade hall needs to be new; teacher restroom I think its fine; teacher bathroom in 6th hall; ne
	Need new bathrooms; if Covid were no longer I about to run out of classrooms; need more spa
	6th grade hall doors with glass pannels in the e 6th grade hall needs to be rebuilt, lots of safety
	more outlets need to be added to classrooms a security needs to be improved; feeling exposed;
	not having a science lab or a centralized location New 6th grade hall; desks are slanted, and they
	Outdoor sport complex, basketball courts, base choir shares same building with band; needs so
	A performance facility; a fine arts supervisor; full cafeteria is not wheel chair accessible on all si
	basketball and cheer; only have two usable goals not really any needs; in an older
	restrooms need to be updated in the intervention room 610 only one half moon table, need another

**Recurring Expressed Needs:**

Awning for Walkways

Gym

Cafeteria is too Small

6th Grade Building Replaced

Update Restrooms

Security Improved

# ECMS

ights about facility needs and a bond issue to meet those needs?

our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the

id. The walkway going alongside 3rd grade hall leaks even though it is covered; students get wet; water s  
r students to read such as novels; still not 1 to 1; teachers will be given chromecarts based on homeroom  
ey it would take to fix it all; transportation issue with deliveries coming in and driving where students are  
situation, everyone ends up wet and flooded; hopefully bond issue will fix this; need new prometean  
lents have to wade through ankle deep water; hope bond will fix this; dangerous for students to walk on  
w hall made; awnings leak and students and teachers get wet, kids go home soaking wet; to get to the ca  
kle deep water; bigger gym is needed; it could bond;

en moved to the high school because of leaks; new gym; water and flooding; 6th grade hall rebuilt; yes t  
r or faculty bathrooms; rain flooding; side walk to where the busses go is needed; yes to bond  
se its good; bond issue would help address needs need better flow;

: need awnings; outgrown cafeteria; yes to bond

th flooding; leaks in awnings; if the money is spent in the right direction, yes;

re rebuilt; computer labs are bad; flooding going to busses; kids slipping in the 6th grade hall because of  
ing for teachers; floods, everyone gets wet when it rains; need enclosed side walk; supplies for life scienc  
ation; four special ed teachers sharing two classrooms; walkways need to be covered and repaired to ke

ding, handle is broken on one door, doors are not secure, don't close all the way, security issue; 6th gra  
ience rooms has more surface area and is flat; need a home set of textbooks, need ebooks for home stud  
grade hall will need to be replaced soon, so a bond could do that; insects in the 6th grade building  
n boards wont allow flashdrive; restrooms need to be upgraded; a bond could address these needs  
om; yes

eed the flat wider desks; probably so on the bond

here, then no, we don't need to take on the debt

ice; yes to bond

event of an intruder; security issues; need larger flat surfaced desks; larger class rooms; concern being sp  
y issues with doors; mold growing on floor; I think so on the bond

and halls ; security needs to be updated, too much glass on 6th grade; no opinion

: transportation;

on for lab supplies; no opinion

y need to have larger, flat desks; if the bond is for educational purposes, then yes.

eball fields, sandbox, bond is needed;

ound barriers, choir is trying to practice while band is also playing; build a new facility for choir to have a  
unds for upgraded equipment, see handout

ides, so add; transportation department in on campus, deliveries being made while students are walking  
als, bleachers arent safe, has a stage inside it; need outdoor sports complex; blacktop, fields, volleyball g

ionist hall; steps leading to the cafeteria are dangerous and not wheelchair accessible; yes

her table; pulling chromebooks from other classes, need to get 1 to 1; white board needs to be longer, n



**e needs across the district)**

stands; yes  
n, but should be based on largest class size  
e walking;

i campus with deliveries  
afteteria; need more covering; more sidewalks; yes

to bond

flooding; hide trash cans, build a wooden fence to disguise them; yes to bond  
ce room, need a new stove; life skills rooms need their own restroom if possible; possibly yes if the money was s  
eep from rain; cefeteria is too small; yes to bond

de hall needs a facelift; rainy; I hope so on bond  
dents; nearpod training and canvas; half day at vancleave for trainings; I think a bond would address the needs i

ent on other areas than academic

separate area and use the current choir area to pull kids for individual reherals; we are trying to grow and there

; ; defintely help  
;oals; yes to bond issue ; boys basketball has to use a church to practice;

more space to work problems.



spent in the right things

if the money were spent correctly

is only so much growing we can do right now; yes to a bond

Athletic Facilities	Classroom/ School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	Category Key



What are your thoughts al

(We are currently gathering information from

Category	Comment
	there is a lot the school systems; ye
	yes, many needs at ECHS, more tecl
	Heating and air systems needs to be
	technology; must get 1 to 1; need n
	auditorium area, theater is done in
	yes, lots of needs
	need some better way to communic
	new a/c units, more bathroom facili
	need more teacher bathroom facilit
	More space! Teachers have to share
	baseball field; new baseball field, ne
	bathrooms for teachers and studen
	need a new high school, classrooms
	needs for theater and choir, an arts
	there are lots of needs for our scho
	Roof problems, leaks, any extra mo
	more faculty bathroom; yes to bonc
	performing arts facility, band hall; A
	Need a new althetci facility, locker r
	updates are needed, desks, classroc
	New performing art , band choir the
	yes things ned to be improved
	SPED teachers share classes, don't h
	Need more space; took in coastal fa
	Football field house needs an upgra
	New labs for science; a/c needs to k
	active inspire is used by this teacher
	More space; spend the money we h
	Locker room at stadium needs reno
	no facility needs
	All purpose building big enough for
	More classrooms, classrooms are cr
	No facility needs
	no opinion; it would be helpful to h
	this facility is well maintaied, no opi
	football is decent field houses need
	yes, need new high school, lots of n
	a/c and heating; ceiling fell in the st

**Recurring Expressed Needs:**

HVAC

Performing Arts Facility

More Classrooms and Bathrooms

New Roof

New Field House

## ECHS

about facility needs and a bond issue to meet those needs?

1 our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the

yes to bond

technology, get 1 to 1; need computers for yearbook, they currently have none; teachers have to beg for cc  
e replaced; classrooms are too small, need more space or more teacher units; bond cant hurt  
new prometheans; current computers are slow and malfunction; I think a bond will take care  
the cafeteria while lunch is going on; fine arts needs assistances; cheer and dance needs a designated pla

cate from classrooms to office (telephones on teachers desk); our schools are older, bathrooms need to  
ilities, need more labs science; soccer needs a facility of its own, their field house is very small; yes for b  
tes; class sizes have gotten larger, but classrooms are smaller; yes to bond

e classrooms; yes to bond issues

need new pressbox, a bond is good!

its need to be renovated, and more of them; yes to bond

s are overcrowded; more teacher units and more space; yes to bond

; center;

ol, I think it is time for a new high school to be built; yes to the bond

ney would be helpful, teacher does not live in the district

d

Arts Supervisor/director;

room weight room, buildings needs; yes as long; needs to be up to par with st. martin;

om infrastructure, old promethean; training is needed; any help that we can get would be great  
eater,

have places to meet with students for instruction; lots of shared spaces, yes

family health, and teachers have to walk the length of the bulding to get to the restroom;

ade; yes to bond

be able to be controlled in the chemistry lab; right now the MS controls the a/c

r and it is randomly shuts down, and has submitted tech requests and tech comes in but cannot see the

save wisely; yes to bond issue; make sure all tax dollars are used wisely; teachers

renovated; need more classroom space; tv projectors for all teachers, yes to bond

breaks, no where for kids to go with bad weather; more calculators, updated calculators;

crowded;

save the bond money for upgrades

in on bond

I renovating; yes

needs, roof, a/c

storage room flooding on the main hall toward the back; bathrooms need to be remodeled;



e needs across the district)

computers

space to practice; a sports complex; if the bond is used for these needs, then yes; need more classroom space

to be added and updated; I would hope a bond issue would meet these needs.

bond

problem, so no solution



ace

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
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Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	Category Key



### What are your thoughts

(We are currently gathering information from...

Category	Comment
	Updates need to be made. We have what we need.
	We need space for 4 year olds. The district needs more space.
	I don't have an opinion. No comment.
	Agree with the bond because that is the only way to get the school updated.
	The bond is needed. The buildings need to be fixed.
	For the bond. Atrium needs to be enclosed for safety.
	Our facility has a lot of needs. We are out of room.
	For the bond. The school needs to be updated and modernized.
	Bathrooms need to be updated, and the school needs more outlets.
	We need outlets. The building is out of date. We need more room.
	Our building is out of date. We are out of room. A bond would be needed.
	Good with bond. Upgrades are needed.
	More space is needed. Remodeled restrooms. Add more electrical outlets.
	We need more room. We need another wing here. We need more space.
	Need more outlets. Plumbing. A bond would be needed.
	Not registered to vote.
	We are running out of room. We need more classrooms.
	People have other concerns right now such as special area building.
	New plumbing. We need space. We need storage and classroom.
	Special area building. We need space. Need storage.
	Would like to see some covering for drop off. The facility needs to be updated.
	Okay with the bond. We need more room, and we need more facilities.
	Our school is full. We need more facilities.
	I don't vote in this district. She thinks the school needs to be updated.
	The atrium needs to be closed in. We need to update the facilities.
	SMEE needs to be updated. This facility needs to be updated.
	It is time to pay more taxes. I don't want to pay more taxes.
	I don't want to pay more taxes. I don't want to pay more taxes.
	The facility needs to be updated. I don't know.
	No to the bond. The facility needs bathrooms.
	First thought is to say no; however, that may be a mistake.
	Doesn't live in Jackson County. The atrium should be closed in.
	It is needed. I would support that. The facilities need to be updated.
	Safety is a concern. The atrium needs to be closed in.
	Safety is a big concern. The atrium needs to be closed in.
	We need to pass a bond. This is an old school. We need to pass a bond.
	This facility needs more classrooms. We need more space.

		I would love to close in the atrium. A safer walk
		We need more space with all of the houses bei
		Please. We need better facilities. Our facilities c
		We do not have enough rooms to house people

**Recurring Expressed Needs:**

More Space/More Classrooms

Closed in Atrium

Bahtrooms Updated

Electircal Updated (more outlets)

# SMEE

## Needs about facility needs and a bond issue to meet those needs?

From our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs and

needed at our school.

Needs a parent resource center.

May. We have outgrown the school. We need additional restrooms and outlets in the classrooms. We have

fixed. We need new ceilings. We need new bathrooms and the atrium needs to be closed in.

security. Bathrooms need to be updated.

room. The bathrooms are yucky, and we need more bathrooms. The ceilings are leaking. Acs need work.

and improved. We need new ceilings and windows.

l needs more space.

We have outgrown what our building can handle technology wise. We have outgrown our building.

AC issues. Playground remodel.

rooms. Bigger kindergarten rooms are needed. Plumbing needs to be updated.

space. Drainage issues need to be addressed.

is a good thing.

classrooms.

food, jobs, and COVID. That is their top priorities. Bathrooms need to be added for faculty. The rooms need

more space.

rooms.

storage. Performing art supplies.

The parking lot needs to be worked. Traffic flow is a safety concern. Bathrooms need help. The AC needs

we need to close in the atrium.

need more classroom space. Not a Jackson County resident.

l has room to improve from that aspect she would be totally okay with a bond. Need bathrooms. The at

dates throughout the building.

improvement. Bathrooms need to be updated and more classrooms.

not work into the elementary buildings. She is concerned about how much the tax will be increased. She w

raise taxes. The school needs bathroom updates.

I feel like there is unnecessary spending. Disappointed in Mississippi's funding. The bathroom needs to b

is the only way to improve the facilities. She is concerned about the safety of our facilities. The atrium ne

ould be closed in for safety. The bathrooms need to be updated.

is need updating. The buildings are old. The atrium needs to be closed in for safety reasons.

sed in. It needs to have two floors. The school needs more storage. The school needs more space. There

kway to the gym with a covering. The campus needs to be more secure.  
ing built. We need a covering on the way to the gym. Outside waterfountain.  
do not match what we produce.  
e. We need more classrooms.

cross the district)

ve mold issues.

eed more outlets. We need more space. There is no space for storage. It would be nice to have a special area bu

work.

trium needs to be closed in.

would more readily approve of the bond if she knew it would be going to our elementary schools. Playground, buil  
be updated. 2nd grade doesn't have a soap dispenser on the wall.

needs to be closed in. Bathrooms could be improved and updated. The campus needs to be enclosed.

: aren't enough rooms to work with students. Possibly build another school near Latimer.

space. Possibly move the district lines to reduce numbers.

. If the bond is the only way to cover it, maybe that is what we have to do.



ilding. A cover for the students to walk under as they are going to the gym. Library assistants.

ldings, and technology capabilities need to be improved.

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Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	Category Key



**What are your thoughts**

(We are currently gathering information from...

Category	Comment
	We need a bond. SMNE needs a new playground-it is dang
	Bond issue is fine. We have to get the money from somewh
	We need a nurse, playground, bathrooms. Yes for the bonc
	Not sure what a bond would cover- We need a behavior m
	Bond would be good. We need 2nd grade hall bathroom fc
	Doesn't know about bond. We need behavior training.
	Yes on bond. We need restrooms, nurse, and behavior mo
	We need bathrooms, nurse, behavior mod, flooring, resto
	We need a nurse, bathrooms, behavior mod, windows
	Would be great. We need bathrooms and a bathroom in m
	Things could be updated. We need new florring, bathroom
	The apperence is bad. We need windows, blinds, fence for
	We need a nurse full time, behavior mod, mental health tr.
	Hopes the bond issue will pass. Safety is a priority, we nee
	We need bathrooms and the front of the building looks ba
	Bond issue is great. We need bathrooms, a nurse, and play
	We need water fountains, playground equipment, fence ac
	Nurse, bathroom, water fountains for water bottles, playg
	Restrooms need renovations, windows (some are sealed st
	We need a teacher bathroom, new bathrooms, hot water,
	New windows, bathrooms, floors, make school look better
	Nurse, water fountains, bathrooms, blinds, windows, beha
	Supports it. We need a playground, nurse, bathrooms upd
	Thumbs up! We need a nurse, bathrooms, outlets that wor
	Yes! Would be fabulous! We need a nurse, behavior mod,
	For it. We need a fence around the playground, doors, win
	We need bathrooms, windows, door on 1st grade hall nee
	We need new bathrooms, new windows, a nurse, behavior
	Charge them. Behavior mod needs to be a top priority, a n
	We need new blinds, floors, updated bathrooms, the gym
	Yes-use tax money for the school. We need fences for the
	Bathrooms, fence around playground, and bookshelves in t
	Don't necessarily agree with increasing taxes because the s
	Okay with the bond, but doesn't live in Jackson County. We
	Okay with the bond. We need a fence around the playgrou

**Recurring Expressed Needs:**

Playground Updated and Fenced

Full-time Nurse  
Bathrooms Updated  
Behavior Modification Class  
New Windows and Blinds  
Floors Updated

# SMNE

## Needs about facility needs and a bond issue to meet those needs?

from our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs and

dangerous. School needs a full time nurse.

here. We need a nurse, paper towel dispensers, playground, windows, bathrooms, blinds. The playground  
d...whatever it takes to meet those needs.

mod class, nurse, playground fence, and a K playground. The tree roots on the playground are dangerous.  
or teachers, new windows and blinds, double sink in art room, and gym finished.

d class.

rooms, and window/blinds.

ary life skills class, nurse (full-time), behavior mod class, windows, flooring, AC units

rs, risers (are a safety issues-need backs), water fountains with bottle fillers

· playground, bathrooms, water fountains, and behavior mod

· aning for employees and students

d a fence for the playground and bathrooms.

d.

/ground equipment.

orund playground, bathrooms, nurse, behavior mod

round equipment, outlets, flooring, a new school building, fence around the playground

tudents wouldn't be able to get out if there was an emergency), water fountains with bottle fillers, fence

beahvior mod, floors, windows, playground equipment

; nurse, behavior mod

avior mod class

ated, and windows

rk, behavioral support, floors, fence around campus, playground leveled and new equipment, roots on s  
playground equipment, and updated bathrooms and floors

idows, floors, and bathrooms.

ds to be replaced, nurse, and behavior mod

r mod, a fence, and playground equipment

nurse, SPED assistants and more personnel, and update the facilities

needs to be completed.

playgrounds, warm water, water fountains with bottle fillers, and bathrooms.

the library

surrounding community is struggling. The gym needs to be finished

e need a fence around the playground, nurse, blinds, and behavior mod

and for safety, behavior mod, new blinds



across the district)

nd is dangerous.

.

e for playground safety.

sidewalk is a safety issue

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	Category Key



**What are your thoughts a**

(We are currently gathering information fr

Category	Comment
	We need more playground equipment. We ne
	We need more classrooms. We are getting a l
	Times are tough right now. I don't know if the
	I don't have an issue with our facility; howeve
	I do think we need one. We need more space
	I think a good idea. I need carpet and sound p
	I don't have an opinion. I feel like I have what
	We need another bathroom. We need more c
	I know some of our elementary schools have a
	I don't have an opinion on that.
	We need more classrooms. We also need upd
	I think we need it. The lower elementary need
	I think it is good. The schools need upgrades a
	The buildings need to meet the technology ne
	I don't know what the needs are. We need mc
	I don't have an opinion.
	Something needs to be done. We need more s
	SMUE needs to be bigger. There are a lot of h
	I am on board.
	We need more bathrroms and classrooms. I th
	I would agree. We need additional bathrooms
	Because we have so much technology we are
	I think we need it. We are way behind. We ne
	We need more space. We are out of space. Th
	We need it. We have schools that need to be i
	We have a lot of houses going up around our s
	We had building needs. It is a hard time for ou
	We need more parking spaces. Our playground
	Our building could use some adapting. It wasn
	The playground needs to be added to. A walki
	Our playground needs work. It is not safe. We
	It needs to be done. I don't live in the county,
	I feel like we need more space. We need more
	I think that our buildings are old. We need mo
	Our facility is fine. I have not visited the other
	We need updated bathrooms. We need a new
	We need extra facilities because the number c
	I don't live in Jackson County. If I lived in Jacks

**Recurring Expressed Needs:**

Playground Updated with Fence

More Space (additional classrooms and bathr

Parking

## SMUE

### about facility needs and a bond issue to meet those needs?

from our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs a

need more space for the students. We need more restrooms.

lot of neighborhoods in our area.

time is right. I don't know if people are going to be able to afford a higher tax.

er, my classroom is packed. We need more classrooms. We need another safe area for our kids to play. We need for students.

roofing.

I need.

classrooms. I think a bond issue is a good idea; that is the only way we are going to get it. We also need a lot of needs, not necessarily our building.

lates in our current classrooms.

ds help. We could use an extra bathroom. We may need more space.

and fixing. Our building is old.

eds.

ore bathrooms.

space across the district. All the buildings are old. Whatever needs to be done to improve facilities is going to be done. Houses are being built in our area. There will be no where to put them.

think that if we have needs. I worry about the timing politically and people are out of jobs.

is in our building for students and teachers. SMEE classrooms are outdated.

having internet issues. We need additional parking.

ed to be playing catch up. We have so many new houses coming in. Our facilities across the district are catching up. The bathrooms need work. There is also no storage. Our community is growing.

upgraded, and we are growing. I worry about the bond issue because of Covid. People are suffering right now. I am not sure where we would put all the kids. We need more room. We need more copy machines. We need more bathrooms. Our population is growing; we need more classrooms. Safety is a concern. We need a fence. The playground isn't safe.

isn't made to be an elementary school. I am grateful for what we have. The students even have issues in the playground. The parking needs more space. A computer lab

we need more playground equipment. It also needs to be fenced in. The parking lot needs work. More facilities. We have a lot of improvements to do in a lot of our facilities. A bond is the way to fix it.

the parking.

more space. Our elementary schools should be one school. That would help with bus issues. Make a school district. I would support a bond if I knew the needs.

the playground. We need more bathrooms.

of students in each class.

in Sonoma County I would vote for it. We do need improvements. SMNE is very old.

ooms)

across the district)

We only have one playground.

AC units.

That. We need a new elementary school.

old.

at now.

lines.

classrooms.

the cafeteria because it was built for middle school students.

ility bathrooms; there are only 2 for all staff. The gym is loud.

l that is K-4, 5-6, and 7-8.

Athletic Facilities	Classroom/ School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	Category Key



What are your thou

(We are currently gathering information fro

Category	Comment
	back hallway, need a teacher bathroom; studer
	need to be one to one; internet is more reliable
	air conditioning needs to be fixed; centrally loc
	leaking roof; bathrooms need updating and mo
	floods; bathroom;
	flooding; no other needs; would love to have cc
	ac needs to be fixed; no air blowing in room; flc
	main concern is the outer rooms do not have a
	upgrade hvac;
	air conditioning does not work; there is no cont
	air issues; teacher bathrooms are needed;
	HVAC system needs to be replaced;
	restroom are horrible; cafeteria needs updated
	air conditioning; cafeteria needs more lines;
	middle school band is good;
	a/c issues; technology is needed in every classr
	air conditioner; the roof leaks; caferteria has tv
	bathrooms updated in the older part of the bui
	bathrooms; air conditioner;
	air conditioner; sixth grade hall is the worst; gy
	space to store equipment for PE; all PE teacher
	air conditioner;
	bathrooms need to be redone and more of the
	air conditioning; bathrooms need more and rer
	bathrooms, a/c;
	a/c; gym floor needs to be redone, it is danger
	middle of a hallway, teacher's internet service (
	a/c; lack of gym space;the entire 6th grade goe
	HVAC is not working; security needs to be incre
	air conditioning and heating is not working;
	wifi has gotten better; heating and air needs to
	hvac system; bathroom issues, need more and
	hvac needs;
	need more computers that are updated; wants
	teacher is in the new part; 7th grade hall with t
	6th grade hall rooms flooded; HVAC, gym upda
	bathrooms are in need of upgraded; students li
	grass instead of dirt

			the way technology classroom is set up is not c
			air conditioning and bathrooms in older part of
			bathrooms; need more and updated;
			has an old promethean board, needs a new one
			teachers would like to have more science equip
			technology classrooms were told that compute
			one to one; retiring of old computers is a waste
			needs to be updated; picnic tables in the back fo
			8th grade wing; bathrooms need to be imprpove
			air conditioning;
			no facility needs
			air conditioning; cafeteria, the stage area need:
			air conditioning needs to be replaced; roof leak
			speech pathologist has to share a room, can be
			no facility needs; needs a new projector;
			no major facility needs, need to be one to one;
			restroom; teacher workroom more copiers; mc
			needs more space; overflowing, internet is con
			teachers first year here; air conditioning needs
			teacher has an older promethean board, needs
			HVAC; bathrooms need upgrading; a very long
			track; would like for track to have a space to us
			floors in the gym need to be stripped and redoi
			heat and air; althetic facilities need an upgrade
			air; leaks; bigger cafeteria, bigger library; more
			theater needs storage space; props are being st
			air condition; counselor offices flooded; would
			more space for PLTW; wood, need to store buil
			gifted is in trailers and needs a building; state o
			air conditioning; leaks; since they have built the

**Recurring Expressed Needs:**

- HVAC
- Bathrooms Updated
- Performing Arts Space
- Gym Updated
- Cafeteria Updated

# SMMS

## ights about facility needs and a bond issue to meet those needs?

om our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs a

nts fight in bathrooms, need more bathrooms; air needs to be fixed, technology situation is better, but s  
e now, but is still an issue at times; kids have hard time logging in  
ated bathrooms; staff and students have to travel a few halls to get to the restrooms; more chrome boo  
ore; teacher bathrooms; extra storage in the classrooms;

omputers in each room; teachers have to borrow daily;  
oor needs to be replaced or repaired; uneven tiles from water damage; windows need to be replaced, ve  
in emergency exit; when they added on they closed the window and there is no emergency exit;

trol over it; the gym floor needs to be replaced; it is hazardous; teacher coaches the girls basketball team

d; teacher has a chrome cart shared with teachers; internet issues are much better! Virtual students have

room; books are needed; need enough resources for all students  
no serving lines, needs at least three serving lines; too crowded for students;  
ilding; air conditioning; parking lot in the back, when it rains, the potholes fill with water and everyone g

m floor is terrible, needs to be resurfaced or replaced; the locker rooms are gross, classroom 103 has wa  
s have to share and end up in other locatons, need to lock up materials; they share with all other sports,

m; air condition;  
modeled; floods in the rooms and hallways;

ous; internet needs to be upgraded for the number of students here;  
does not work well; teacher does have a chrome cart now as of last week but does share it with other te  
s to elective and there is not enough room physically for all of the students in there;  
eased on outside doors; facelift in places;

o be fixed; pipes burst;  
a faculty bathroom; need one at the other end toward the upper;

; information on in house alterative schools, needs seminars on alternative schools;  
the pipes explosives; the football field is an embarassment, needs to be bulldozed; bathrooms out there  
ited; the floors and bathrooms;  
like to go outside for break, it would be nice to have tables and chairs to enjoy it; facelift is needed in the

cohesive to teaching technology; asking for TVs to supplement the promethean boards;  
of building are horrible, cosmetics; need storage in the classrooms;

no pen for board; just got a new laptop; teacher has to share chrome carts; it is hard to utilize technology  
equipment; such as beakers and hot plates;  
chairs have to be against the walls; kids back are against the walls ; also need more screens on walls; check  
amount of money; keep the carts that are older for teachers who do not have them; more technology based training  
for breaks; cosmetic updates;  
updated, staff bathroom;

spaces to be updated and inviting and professional;  
leaks; condensation; revamp the hvac; students complain about the cafeteria stage area, update that area;  
is challenging to share

teacher likes all three diagnostics; uses second diagnostic to set up the goals for students; wifi is weak, need  
more convenient  
internet constantly out, daily, reliability internet;  
internet to be fixed; class sets of books;  
has a new bulb but has put in a work order; would like table desk; high school dance team needs a place to practice  
turnaround for tech work orders, even like bulbs; still some issues with internet in the interior rooms;  
need space without having to share with so many teams; soccer, 9th grade football, MS football; so many people  
need space; bathrooms are outdated; middle school facilities  
need updated with stadium  
need space for classes; performing arts center;  
needs updated everywhere; theater students are performing on the stage in cafeteria; extra space for theater to  
need space like to have a place to showcase students such as a performance art  
need space for holding materials; safety room;  
need space for the art stem lab; safety concerns; transportation for the gifted program; admin building should be refl  
need space for the 8th grade wing, that has made a big difference; cafeteria needs to be larger and have more lines; pe st

cross the district)

ome teachers still need a chrome cart;

ks are coming, but we need even more; the security has improved;

ery drafty; need to be sealed;

n, floor is super old; looks terrible;

e to go on one team.

ets soaked;

ater leaking; need more internet to accommodate the technology;

, visiting teams use their locker room; middle school softball does not have a locker room, needs their own spac

eachers; infrastructure regarding air conditioning; the tile out front still says high school; rennovate to be truly th

are horrible;

e older

ology without consistent use; with the bond, St. Martin needs to be allocated by student head instead of splittin;  
into the insurance aspect of the computers on the walls; cafeteria needs to be bigger, need the three lines, kitche  
aining and resources;

more children will want to be involved in drama

needs to upgrade; smartboard freezes and needs

practice; possibly a multi purpose area for other sports;

use the tracks; track could share it with fall sports that meet at different times; weight room has a new facility, l

store stuff; access to technology in class;

lected as state of art, clean bathrooms; air conditioning;  
students are not able to take shower; need hygiene

re; possibly a multi purpose building for other sports to house their materials; weight room needs to be €

re middle school, paint the walls; althetic dressing rooms and bathrooms need to be upgrade; need upgi

g it evenly amongst the three schools; computers in the students hands;

en needs to be bigger;

like the direction it is moving in, stadium need; auditorium is needed;

expanded;

raded promethean boards in teachers rooms with older boards;



Athletic Facilities	Classroom/ School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	<b>Category Key</b>



What are your thoughts?

(We are currently gathering information from...

Category	Comment
	yes; sports wise, football stadium, restroom, cc
	need more room in classrooms for physics and
	gym is needed, practice gym is needed, yes to k
	yes to bond, st. martin needs better busses;
	several teachers are floating, need more classro
	yes; teachers are floating; have lots of equipme
	it would be great to have an indoor location for
	no facility needs;
	need a performance area, theater has to go to
	more classrooms, space; the life skills classes ar
	yes to a bond issue to add more classrooms; se
	I don't think we have any real needs; band hall
	yes for a bond if it addresses adding classroom
	floating teachers, need classrooms, having alth
	use more classrooms; more chrome book
	swim coach, need a pool; all 6A schools have a
	yes, there are needs and a bond issue would he
	yes, middle school needs an a/c system, perfor
	mildew issues growing behind paint; new a/c is
	need a better cleaning service; floors might get
	teacher has no chrome books; teacher has to b
	needs chrome books for everybody; otherwise
	drug ed and safety ed needs their own classro
	Needs a performing arts center! At least a distr
	CTE group needs a new facility, could be a hall
	bigger facility and more science labs; there is o
	more classrooms, some teachers are floating,
	no facility needs;
	no facility needs;
	district funding for more art supplies and a nee
	baseball field does not drain; last year missed 6
	baseball field is not draining; need an updated
	chrome books are a need; Mr. Gurman says the
	multi purpose facility; the smaller sports that n
	the art department needs district funding; they
	SPED; this school has the most sped students a
	more room; several teachers float and do not h
	no classroom; this teacher floats;



**Recurring Expressed Needs:**

- More Classrooms
- Practice Gym
- Performing Arts Center

## Roof Repair

# SMHS

## Thoughts about facility needs and a bond issue to meet those needs?

From our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs at

procession stand; elementary and middle school buildings;

engineering classes; need safe disposal of chemicals; metal building with concrete floor and outlets for :  
bond; 8 teachers float; need classrooms;

rooms, always an air issue, air conditioning; computers; yes

ment to store for sciences; metal building for sciences to store and have class so that science classrooms c:  
r very cold days or rainy days, nice to have a practice gym or some indoor common area keep cadets out

Long Beach to perform; need more classroom; large class sizes; yes to bond; computers are needed, ma  
re small and lots of students in the classes;

several teachers roaming;

would be awesome

s; ten teachers float;

athletic blocks its hard to have pe classes because sports has block practices; build a practice gym

pool, need classrooms; yes we need the bond to pass; problem with technology infrastructure, wifi issu  
elp; structural improvements at the middle school; better technology infrastructure;

forming arts center with auditorium, need a dance studio, can be used for multiple purposes; need classr  
s; working great; windows are filthy, needs pressure washing; more teacher parking; lights outside at the

t swept once a week. Mold on walls; more technology, wifi, not one to one but has a cart in class

orrow chrome books; no other needs

all is good

oms; yes

strict one; the building here is new; but other schools need new buildings;

or building, could put additional classrooms in there for testing or when we grow; in culinary, some of th  
vercrowding; large classroom sizes;

ed for a performance arts center in St. Martin and middle school is in need of a/c

50% of practice days; the high school is great, athletic facilities need to be upgraded  
drivers ed vehicle;

the school has chrome books but the district wont allow them to pass them out;

need an indoor space (dance, cheer, archery, etc); teacher input on the school calendar;

y host a gala to order supplies; with covid the department was not able to do the gala so no funds; is the

ind only one classroom, no where to take students to test or do IEP meetings; food pantry tool over conf  
have classrooms; auditorium

er that could be shared;

e for band; the Uhal is not the right shape for transporting band equipment;  
are floating; makes it difficult for teachers to enter grades; teachers will be getting laptops;  
ology is getting there; internet needs to be reinforced;

hers that do not have chrome carts;  
he school that could add rooms; smaller class sizes;  
lassrooms and float; need etter wifi; there is a classroom in the 400s, that is empty but teachers are told  
ot enough space for all of the activities; some classrooms float;  
ve have is nice  
le sports, soccer, track facilities, day care facility for teachers;  
eemed the recycling program too expensive; the recycling was being thrown away

le, five teachers in one room;  
ds the set up for students, auto bay; put alternative students to work with hands on; loading bays are ne  
r self contained with restroom; shower; better wifi; routers, more teacher parking; upgrade busses and v  
rs, need an auditorium, performing arts center; wifi is not consistant  
ct-wide a large building to hold a performing arts center;

ed; set up chrome books in the computer lab;  
chers in one classroom; even a trailer;  
orium or some multipurpose center could be used for testing  
team needs a pool; has coached cheer, cheer and dance needs a facility with a studio, techology/CTE rol  
ers have to float  
their students;  
sing portable heaters, more restrooms and updated, new middle school is needed. The 8th grade hall is r

something to do with a/c leaking; football practice facilities at the high school  
building does not have a moisture barrier; need more space; class sizes are too large; don't want the lin  
a stand alone lab; some have labs in classrooms and some don't, so others have to come in to use some  
ng issues; auditorium is needed, more classrooms are needed due to floaters;  
to have their own rooms; more wheelchair accessible, ramps not in accesible locations, need cameras to  
an extension of the Vancleave; CTE classrooms are used for testing and they are pulled often; automotiv  
orm; baseball facilities, field does not drain at all; cencession stand for the boys is needed; ROTC needs a  
ith football; more classrooms; the high school itself is good; but need more classrooms; basketball needs  
er; lab for foreign language; more classrooms, many teachers have to share;  
d more classrooms; technology is needed, improve the infrastructure; working technology;



cross the district)

storage to teach and store equi

an open up; have extra room for testing;  
t of the rain;

ny teachers have older computers, or don't have have computers;

es, none of the fine arts teachers have chrome carts, and must share with other elective teachers; teacher cann

ooms in the perfming arts center, and it needs to be in St. Martin!!! Would be used daily  
end of the 100 hall exit; still sharing a computer cart with another teacher

ne room could have a classroom and make part of that could be three regular kitchens and one commercial kitch

re covid \$\$ available; chrome books would be nice; the arts department does not have them;  
ference room; need more space

they cannot use it;

needed; auditorium or pool for swim lessons; theater/lecture hall/testing room/drama debate; passenger van for C with air condition, more security measures; more copiers;

robotics needs a place; votech on our campus instead of having to go to other campus;

nice, but the rest is falling apart; teacher has a hole in the ceiling; new band hall has one leak

plans redrawn; sports facility need bathrooms; baseball field doesn't drain  
one else's room; like OS; teachers can sign up;

to cover the areas such as the shed;

the bay would be used; pool is needed; could offer the community lessons; robotics has underwater robotics that  
an indoor facility during inclement weather; updated computer labs, wifi needs improvement  
a new gym;



ot use Canvas like she wants because of the lack of chromebooks;

nen; to show students how to operate that equipment; happy with what she has now; need a pool for th

CTE for traveling, now they have to rent vehicles; consistent technology in the classroom, that works; car

: could use it; Theater needs an auditorium; internet needs to be more reliable; teacher has laptops in he



the swim team, theater department needs their own space; #1 need a van for CTE to travel to competetic

board crusher, greener footprint; recycling; solar canopys that can cover cars in the lot and provides ele

er room from CTE money; her laptops have trouble connecting to the internet; six passenger van for trav



ons or other travel needs;

electricity for school; removable canopy;

rel; CTE II debit card for club accounts; full-time school nurse is needed, has allowed teacher to stay in th





the classroom; HOSA and CTE spend a lot of personal time, weekends, can there be a stipends for CTE/org





ganizations;

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	<b>Category Key</b>



**What are your thoughts about 1**  
**(We are currently gathering informa**

Category	Comment
[Orange]	We need a larger PE room. We need a new high school. Th
[Green]	Our school is fine. We need a multi purpose room for PE ar
[White]	AC needs repair
[Yellow]	We need a bond for the facility. We need a new PA system
[Grey]	Facilities are fine.
[Green]	We need gyms for both elementary schools.
[White]	A gym
[Orange]	We need a new upper elementary. A bond issue would hel
[White]	The upper needs help possibly a new building. We need m
[Pink]	HDMI cables. Update building to meet technology needs, s
[Grey]	Our facility is great. I don't have needs or issues.
[Orange]	Our building is kept up well with. The Upper may need som
[Grey]	She thinks that everything is great so far.
[Yellow]	Yes for it.
[White]	Paper towel and soap dispenser in each K room by the sink
[Orange]	We are in desperate need for a new upper elementary. It is
[White]	Safety is the most important. The doors need to be more s
[White]	VLE is pretty well set. We need a new PA system and a pre:
[Green]	We need a gym. Our kids need space to move and appropri
[White]	Not a big fan of raising taxes, but she understands that the
[White]	We need a new PA system. AC units need to be updated. T
[White]	Walkways need to be safer behind the school.
[White]	All for it. It doesn't matter what school needs to be repaire
[White]	We need soap dispensers and paper towel dispensers by th
[Orange]	The upper has some issues. Our facility is not as old.
[Orange]	Yes there needs to be a bond issue. We need updated facil
[White]	I have everything I need. However, our playground could be
[Yellow]	I do not know much about he bond issue; however, whate

**Recurring Expressed Needs:**  
 Gym  
 PA System  
 HVAC

# VLE

**facility needs and a bond issue to meet those needs?**

**ation from our stakeholders, and we are meeting with all teachers fact-to-face in order to better unde**

ie only way to get it is through a bond.  
nd award events and rallies.

1. We need a new floor in the lobby and on the back of the stage.

lp.  
ore outlets for the technology.  
such as outlets. Our building is very well taken care of.

ne work.

κ. More storage in the K rooms.  
s not safe for disabled children. The sidewalks are horrible. Within VLE the Acs are becoming an issue. Li  
secure. Possibly metal detectors for the doors.  
school playground. We could benefit from a bond for those things.  
riate flooring for those PE activities. The gym would provide us with an alternate setting for bad weather  
ere is a need for it. We need a preschool playground improvements. We need more special needs access  
The floors in some areas need repair.

ed; we need the funds to do that.  
he sinks.

lities. Our high school needs to be updated. We need paper towel and soap dispensers in the K classroom  
better for students with special needs.  
ver we need to do to get our community involved in updating facilities; I fully support. Room for growth.

Understand the needs across the district)

Lighting on the outside of the building.

More days for recess.

Flexible seating in the cafeteria. We need a new PA system.

More storage.

We need more space for our growing number of students for appropriate student teacher ratios.

Athletic Facilities	Classroom/ School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
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Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	Category Key



**What are your thoughts about facilities?**

**(We are currently gathering information.)**

Category	Comment
	We do need a bond issue. We need to build buildings as a
	We have classrooms that definitely need some work. Our
	Our building needs to be fixed. Whatever we have to do to
	There are definitely needs. It would be great if we could g
	Our field house needs to be updated.
	I hope the bond issue passes because we definitely need i
	Some of our buildings are in bad shape. I am not sure how
	The environment needs to be safe. In our school, is there
	We have lots of needs. I don't live here. I should not have
	Our building should be condemned. I think there is mold. I
	We don't need a multi purpose room. We have classroom
	We need classrooms. Our buildings are leaking and moldy
	We need new classrooms. There is mold in our buildings.
	We need a new building because we have mold. We need
	We need new facilities. Hopefully it will pass. The bulding
	It would be great if we had a new school. I wish all the cla
	It's needed. Our buildings are very old with several issues
	I am good with that if we are going to maintain what we h
	It is needed. The ceilings are leaking in the A building. The
	It is very much needed. AC/Heat needs repair. There is mo
	Not opposed to a bond for whatever we need. My rooms
	If we are going to dedicate that money to classrooms in o
	We need classrooms. Need more outlets. The kids can't b
	I am not a resident of Jackson County. As a teacher, I thin
	The kids need a gym. We also need classrooms. Acs need
	I don't know.
	We need a new building no matter what it takes. Teacher
	She has worked in the same room for 12 years. She has h
	Our rooms flood. We need to do whatever we can to get
	A building needs a new roof. Water is dripping out of my
	It is needed. I don't have a heater in my room. The ceiling
	Our facility definitely has needs. I would be okay with the
	I would like to see our facilities upgraded in our school. M
	D building needs to go away. There is mold. There are iss
	Some of our facilities need improvement. Because of the
	We need some new buildings. Whatever we have to do to
	We need some new facilities. I am not sure about how thi

**Recurring Expressed Needs:**

Mold Removed from Buildings

All New Up-to-Date Buildings and Classrooms

Roof Repairs

## Why needs and a bond issue to meet those needs?

Information from our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand

the whole instead of piecing things together. A bond issue would help with that.

Our buildings are old, but we are moving in the right direction trying to fix it.

To get it fixed is necessary, if that's a bond...that's what we need to do. Teachers and kids stay sick.

We need more money and do more improvements.

We need to improve our facilities.

How many people in Jackson County would vote to raise taxes because taxes are already high. I think it is good

to address mold and air quality issues? Our buildings need to be up to code. We can't open our windows either.

I have an opinion on where I am not paying taxes, but our building needs some help.

Teachers stay sick. There aren't enough outlets. With technology changes, the building does not support it. I think

we need classrooms that have mold. We have classrooms without white boards. We need a set of classrooms instead of a multipurpose

building. We don't have enough bathroom space for students. It is time for money to be put towards classroom

improvements. We need classrooms before we get the activity building. Teachers get headaches everyday from the conditions

in our classrooms instead of a multipurpose building. Teachers are getting headaches from the building conditions

in the building I am in was built 53 years ago.

All classrooms were all in one building.

and

we don't have. Our building has not been maintained.

There is a safety issue with the campus being so open.

There is mold in the classrooms. Everything is old and dirty.

There are leaks. Classrooms should be built before the multipurpose building.

In our building, I am fine with it. My classroom floods and has mold. If the bond money is put where it needs

to be spaced out enough. We need more storage. For the bond issue.

We need to build classrooms before other components of the building process. The students are in unsafe classrooms.

We need help.

Teachers are teaching in awful conditions. There are several safety hazards.

There was a leak for 11 out of the 12 years. She has mold on her walls and ceiling; they just paint over it. A build

new buildings.

We need light fixtures. More bathrooms are needed. Our building has mold.

Windows are falling in. The building needs to be repaired. A new one would be nice.

We need a bond issue unless there is a better alternative to meet our building needs.

Our multipurpose building needs to be upgraded.

We need to address the hallways. The other hallways are awful as well. They are trying to address that as well. Anything to improve or

change in political leadership, I fear the raise of taxes.

We need to get them. Teachers have leaks.

There is a concern that the public will feel. People are afraid taxes will go up because of Biden.



understand the needs across the district)

going to be hard to get it passed.

Even if parents knew the shape of the building, they wouldn't mind paying more taxes. I wouldn't mind paying for a multi purpose room.

15. We need classrooms instead of a multipurpose room.

16. Addition of the buildings.

17. Options.

18. If it is to be then yes, I don't think a multipurpose building on our campus is a priority.

19. The building is a hot mess. It is an electrical hazard. We have leaks over our light fixtures.

20. The money for our schools is a great thing, but that money needs to be strictly for facilities.



ng more to be well.

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Labs/ Technology/ Equipment	Repairs/ Upgrades/ Security	Specifically Mentioned Need for a Bond	Category Key



**What are your thoughts about facilities?**

**(We are currently gathering information.)**

Category	Comment
[Orange]	It is definitely needed. VMS needs a parking lot.
[Orange]	VMS needs a teacher parking lot. We need an
[Orange]	We need a parking lot. Regular maintenance on
[Orange]	I don't know. We don't have enough room in the
[Orange]	We need more classrooms. We are having to
[Orange]	I don't see many needs at the middle school level
[Pink]	It is necessary. We need more space for classes
[Yellow]	The cafeteria AC needs work. Maybe an update
[Orange]	We need a new hall. Our hallway is narrow.
[Grey]	We have lots of needs. We need classrooms and
[Orange]	Some of the water fountains do not work.
[Orange]	I am happy to see that we are making needed
[Orange]	We do not have enough room. We need a new
[Purple]	There is a ton that our schools need. We need
[Pink]	I think it is long overdue. Our facilities need
[Orange]	We need parking for teachers. We have flooding
[Yellow]	I agree that we have needs. We need parking.
[Orange]	I feel like we should move forward if possible.
[Orange]	I am for the bond issue. We need more classrooms
[Orange]	I live in Gautier. Money wise it won't bother me
[Grey]	More bigger, better, is not what we need, we
[Orange]	I think it is time to start fixing things up. We need
[Yellow]	Drainage, white boards, the basic needs must
[Grey]	I don't know. I like my classroom.
[Orange]	I think we have needs and I think we need the
[Orange]	I think the bond is a good idea. We have build
[Orange]	I am good with a bond issue; doesn't want to
[Orange]	I am all for it. We have a lot of facility needs.
[Orange]	I think it is greatly needed. It is overdue.
[Orange]	We need to prepare for the future. I would like
[Orange]	It is necessary. If we don't have the money, it

**Recurring Expressed Needs:**

- Parking
- More Classrooms
- HVAC

## Why needs and a bond issue to meet those needs?

Information from our stakeholders, and we are meeting with all teachers fact-to-face in order to better understand

• More classrooms. The upper needs to be replaced completely. Our walkways need to be enclosed. The expansion. We are continuing to grow. We need more classrooms. Whatever is needed to make us successful on the gym floor.

the 8th grade hall. Parking is an issue.

share classrooms. We need more parking.

level. We do need more parking.

es. We need a science lab for each grade level.

te with the HVAC. We need more space; maybe an additional wing. Education is very important; I think that

and the condition of our buildings. I am not sure this is a good time for a bond issue with so many people

improvements. It is a step in the right direction.

• wing. The 8th grade hallway is narrow. We are running out of room.

• new AC. Technology. We need fine arts spaces. Everything needs to be brought up to code.

• some work.

ing. We need a covered walkway. The cafeteria AC needs work.

• We need the bond.

• rooms. A parking lot. Trim the trees.

ne. I am for it. I would love to see another wing and parking fixed.

need to take care of what we have. The schools need to be maintained better. People currently can't afford parking and trees need to be cut around here.

be met first. The bond issue is the best overall way to handle it.

• m. I don't want to see anymore money going to athletics.

lings in Vancleave that need work. This building holds water that the kids have to walk through. We need to raise taxes too high. I want each school to get what they need.

• e to think we need to prepare. If the lines are moved, we need to know the number of students who are necessary.

understand the needs across the district)

campus needs more safety features.  
successful.

the plan to go through with the bond would be a good idea.

being out of work and not being able to pay our mortgage.

pay their light bills. I do not think now is the right time to do the bond. In the future would be better.

and more parking. We need new desks for teachers and students.

are coming our way. We need to find out what we need.

Athletic Facilities	Classroom/School Facilities	Cafeteria Upgrade/ New	Multi-Purpose Buildings/ Gyms
Performing Arts Facilities	Vocational Facilities	None Necessary	No Tax Increase
Labs/Technology/Equipment	Repairs/Upgrades/Security	Specifically Mentioned Need for a Bond	<b>Category Key</b>



What are your thoughts about f

(We are currently gathering information from our

Category

Comment

		sports wise some schools share gyms, need more; yes, the
		update technology; facilities are still pretty stellar
		bathrooms need updating; new desks; yes to bond issue
		there could be some improvements; some building need to
		there are two labs, one for chemistry, one for biology, but
		Needs new kitchens; printer/new prometean; probably re
		No thoughts on bond issue
		Wish we had more copy machines; yes on bond
		wooden boards that are rotten on alternative building that
		The facility is good; it always helps to have more space for
		we need a bond issue badly; baseball coach; upgrades nee
		yes on the bond issues; field house needs to be rebuilt; 7th
		yes, a bond issue would be great; band hall is small; more s
		Yes on bond issues; better facilites for all sports facilites an
		needs more security, locking outside doors; no opinion on
		yes bond issue would fix needs; update all facilites;
		students desks; yes there are needs but nothing as significa
		some sports are short sided; volleyball does not get the ad
		yes to a bond issue; band hall is too small; band is growing
		the building works for this teacher; size is good; doesn't w
		yes for the bond issue, outdoor sports facilites are behind,
		no needs, no opinion on bond issue
		yes, athletics, leaks in gym and offices and on gym floor; cc
		parking at the stadium; bathrooms at the stadium; we coul
		Girls dance needs a facility; other sports that get missed; n
		yes, science needs extra lab;
		yes, need another biology lab; space; until I know how the
		gym; facilites need to be available for practices, should no
		no opinion on bond issue; needs updated internet;higher c
		we always can improve facilities but we also need thankful
		some classrooms could be bigger, a need for more space; r
		need more soccer space; yes to a bond issue;
		classrooms are too small; frugal with carpet, furniture; bat
		content with what we have; we offer a lot as it is; not enou
		Bathrooms need to be updated and more of them; no real
		facility; no opinion
		The stage is also used for storage, could store other places
		sports facilities for each sport; depends on what the mone

	an additional lab for sciences; no opinion on bond
	no facility needs;
	yes; logistics of field houses; yes,
	no opinion on bond, new to district, need new copiers

**Recurring Expressed Needs:**

Sports Facilities need Updates

Additional Science Labs

Building needs Updates

## Facility needs and a bond issue to meet those needs?

For stakeholders, and we are meeting with all teachers fact-to-face in order to better understand the needs across 1

A bond will meet the needs

to be rebuilt; yes

we need an additional lab; more classrooms; new a/c in older part of building, classrooms are small; de  
regarding the bond issue

It needs to be replaced; possibility on bond issue

students; bond issue would be great

Updated; athletic facilities are years behind others; spongy field baseball; lights upgraded

7 through 12th share the same field house; stadium is good;

space; stand alone building; practice facility for marching band, crossing the street to go to the middle sc  
and equipment

bond issue; thinks facilities are good

Want where we need a bond with other taxes possibly increasing with the new presidency

Additional time as needed

Need more space for growth; crossing the parking to the middle school during dismissals;

Want taxes to go up

Baseball press box needs to be rebuilt, fence needs replacing at baseball field; draining issues;

Communal shower; more whiteboard space for interaction;

Would better spend money

Need more equipment for non state tested courses; no opinion about bond;

Money will be allocated, I won't vote for a bond; use other money more wisely

Don't have to bus students; build a practice gym; no opinion on bond; field house at the stadium; parking

Connection in concrete buildings

I'm for what we have; softball and baseball need new turf; outdoorsports have to pay for half of their upgr;

No opinion on the bond

Classrooms updated; there really isn't any other way to get the upgrades than a bond issue

Enough needed to take out a bond, maybe if we grew much more

No opinion on bond

No opinion

Money is spent on



the district)

pnds on how the bond money is utilize

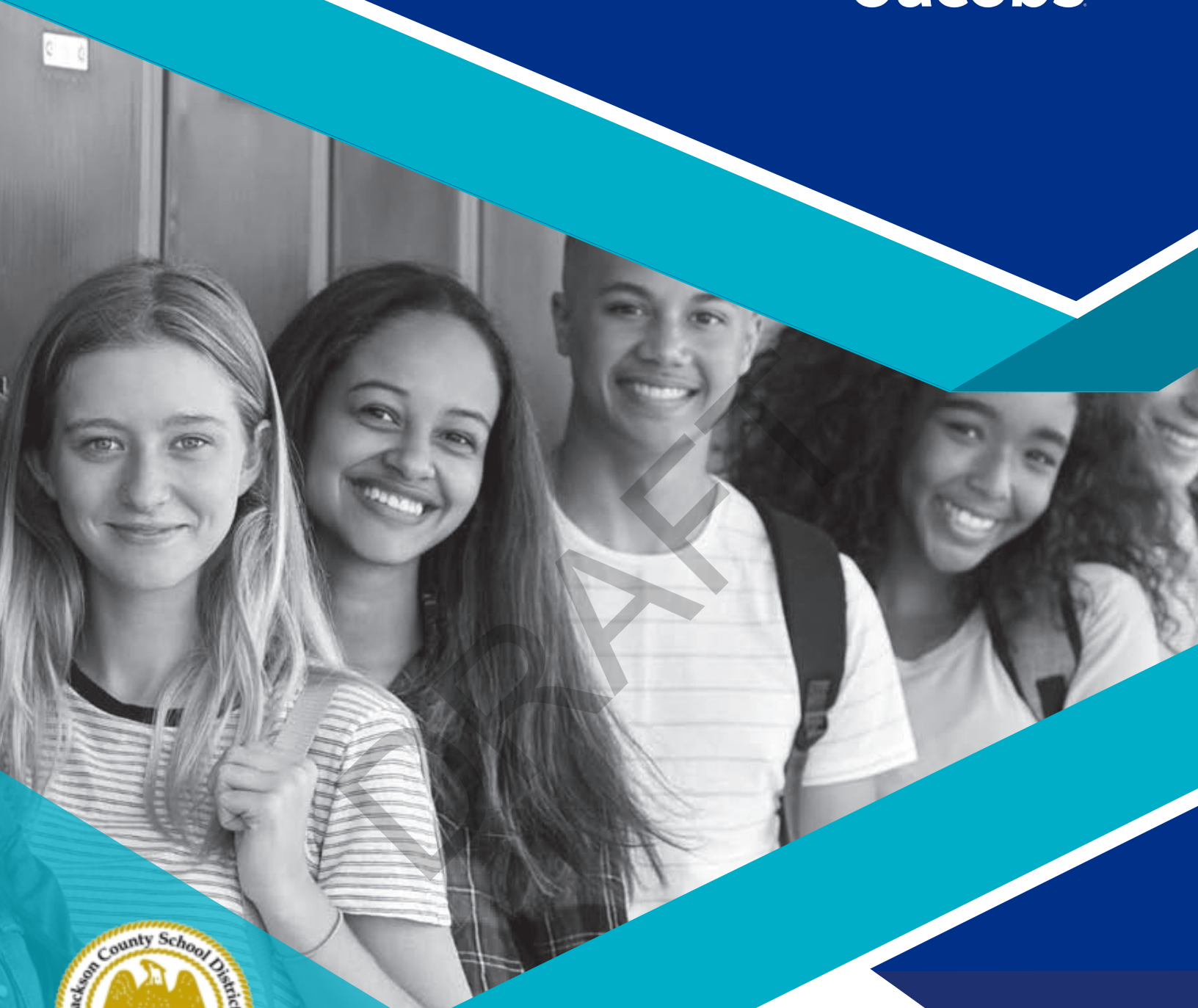
chool is causing issues; new facilities would help having fine arts facility on that part of the street;

ades with booster; indoor sports do not. On the fence about the bond; softball dugout, cannot see vision issues



there, cannot see first base

Jacobs



STATE OF SCHOOLS  
**FACILITY REPORT**

JACKSON COUNTY SCHOOL DISTRICT | NOVEMBER 2020



# STATE OF SCHOOLS FACILITY REPORT

Executive Summary | November 2020

The Jackson County School District (JCSD or the District) recently completed a comprehensive facilities condition assessment of 19 school and administrative facilities within its jurisdiction. This assessment was completed to direct long-range capital planning efforts and investments across the District.

## ASSESSMENT FINDINGS

Several data gathering components culminate to provide options for future investment: an assessment of the entire JCSD facility portfolio, a facility condition assessment, and a five-year and ten-year life cycle forecast. Results from the assessment are summarized in this document, giving an overall picture of the District’s facilities. With this information JCSD can develop a capital plan and forecast future funding requirements.

The facility condition assessment identified \$44.6 million in current need. The projected five-year life cycle renewal needs for JCSD’s facilities are estimated to be \$59.0 million and the total ten-year life cycle forecast is \$112.0 million. Combining current needs with the next ten years of anticipated life cycle renewal forecast, the District can anticipate \$156.6 million in facility-related needs. These figures exclude any classroom additions or new construction for additional enrollment growth or program expansion.

## FIVE-YEAR FACILITY CONDITION INDEX (FCI)

For long-range planning purposes, the facility deficiency costs and the first five years of projected life cycle renewal forecast were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A five-year FCI was calculated by dividing the combined five-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The majority of the campus FCIs are between than 21 and 50 percent, indicating that they are in below average to poor condition. During the field work it was noted that JCSD facilities were well-maintained. Generally, the current conditions are due to aging facilities. One school and one administrative facility in the District have FCIs between 51 and 65 percent, indicating they are in very poor condition. They are East Central Upper Elementary and Central Office.

### CURRENT NEED

\$44.6

million



### LIFE CYCLE YEARS 1-5

\$59.0

million



### LIFE CYCLE YEARS 6-10

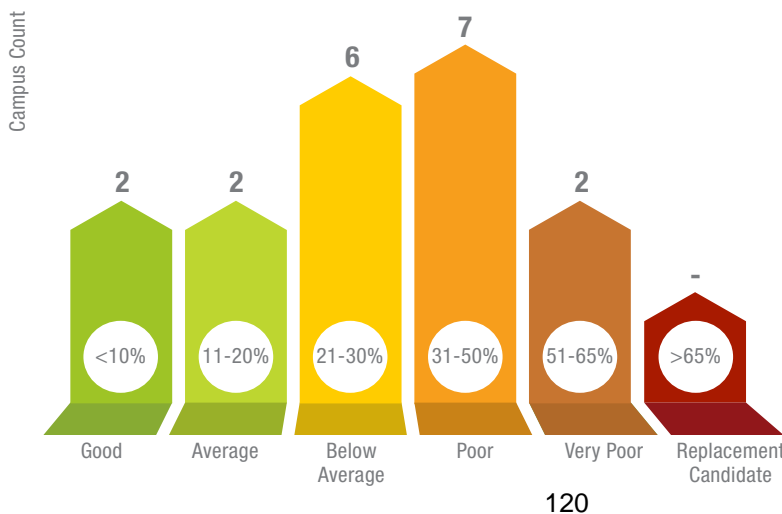
\$53.0

million

### TOTAL 10-YEAR NEED

\$156.6

million





WINDSWEPT  
LOWER ELEMENTARY

DRAFT

# Acknowledgments

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The team would like to extend our appreciation to Jackson County School District for choosing our team to conduct this comprehensive assessment.

## SDMC SUPERINTENDENT

Dr. John Strycker

## SCHOOL BOARD OF JACKSON COUNTY

Glenn A. Dickerson, Vice Chairman

Amy M. Dobson

Troy E. Frisbie, Chairman

Jory Howell

J. Keith Lee, Secretary

## PROJECT TEAM

Machado-Patano

Jacobs Engineering Group, Inc.



DRAFT



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# Introduction and Methodology

In order to support the Jackson County School District’s (JCSD) mission, each campus facility must be well-equipped with appropriate learning spaces for students and faculty alike. The District has embarked on a comprehensive assessment of 19 educational and administrative facilities within its jurisdiction.

This document summarizes the results of the 2020 JCSD comprehensive assessment, highlighting the need for future investment dollars. These components include a review of the entire facility portfolio, a facility condition assessment, and a ten-year life cycle forecast. Data are combined to formulate total district-wide investment needs for the next five and ten years, which can be used to develop a facility long-range plan and forecast future funding requirements.

The facility condition assessment contains detailed information associated with each building system, including the overall condition of school facilities, as well as life cycle forecasting information that attempts to identify future building and system needs. All collected data is housed in the MAPPS™ assessment database for future access and analysis by the District.

## THE JCSD COMPREHENSIVE ASSESSMENT PROCESS

This report summarizes findings and results for each component of the comprehensive assessment. As shown in Figure 1 below, each individual assessment or data gathering exercise leads to the production of a list of needs over the next ten years. This is used to inform a future facility long-range plan.

## DISTRICT CONDITION SUMMARY

926

DEFICIENCIES

3,135

TOTAL LIFE CYCLE ITEMS

19

CAMPUSES

79

BUILDINGS



Figure 1: JCSD Comprehensive Assessment Process

## COMPONENTS OF THE JCSD COMPREHENSIVE ASSESSMENT

Each comprehensive assessment component is described in further detail below.



### Facility Condition Assessment

The facility condition assessment evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems.

Architectural, mechanical and electrical building professionals observed conditions at the facilities in the District. Conditions were evaluated from a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, input provided by District staff was incorporated where applicable. Facility deficiency cost and life cycle forecast are combined to total the cost for facility need.



### Facility Deficiency Cost

Facility deficiency costs are associated with bringing current systems and components back to a functional state as installed, but do not account for additional funds required to adapt facilities to new construction standards or address capacity.



### Ten-Year Life Cycle Forecast

Life cycle data predicts future facility costs based on the expected remaining life of individual building systems (e.g., roofing, exterior, interior, and more). While a particular building component may not require immediate replacement, it is quite possible for it to reach its end of useful life before or during the commencement of a planned capital construction project. This results in additional costs, which must be accounted for in the planning process. For example, if a chiller is currently functioning but will require replacement in the next few years, JCSD will need to plan for its replacement.



### Combined Ten-Year Need

Combining the current repair costs with the ten-year life cycle renewal forecast indicates total District need. These figures exclude any expansion for classroom additions or new construction for additional enrollment growth. Also, not included are costs for programmatic changes, school consolidations, and replacements. These items should be determined as part of different scenarios developed during planning.



### Facility Long-Range Plan

Based on information collected during the assessment, the District can begin a long-range facilities plan to address deteriorating buildings. Many different scenarios are possible that consider facility condition, capacity, attendance zone utilization, and other factors. Each scenario would have a different impact on the actual cost related to facility condition improvements, five-year and ten-year life cycle costs, and costs of replacing some facilities in poor condition with new buildings. It is important to note that developing actual potential scenarios would involve reviewing these factors, as well as additional planning involving key stakeholders.

## ASSESSMENT METHODOLOGY

The JCSD comprehensive assessment utilized a four-step methodology summarized below.

- 1. Project Kickoff:** In September 2020, the comprehensive assessment began with a kickoff meeting to establish goals and objectives. Project and assessment schedules were confirmed, and logistical concerns identified.
- 2. Data Gathering:** On-site assessments were conducted by two teams of specialists, representing architectural, mechanical, electrical and plumbing disciplines. Each facility was visited, and pertinent data collected using standardized processes and procedures.
- 3. Data Analysis and Cost Estimating:** Following the assessments, collected data were reviewed and entered into the MAPPSTM assessment and capital planning database. Cost estimates were derived from 2020 RSMeans and enhanced with local cost estimating expertise and relevance to the Jackson County region. All costs were based on a replace-in-kind approach.

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for costs that are typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as labor and material inflation, professional fees, and administrative costs. All stated costs in the assessment report will include soft costs for planning and budgeting purposes. These are not exhaustive estimates and costs will vary at the time of construction.

Replacement cost models for each facility type were developed based on RSMeans square foot cost and adjusted to better represent current costs within Jackson, Mississippi. These values are applied to the actual square footage of the facility to estimate a theoretical replacement cost.

- 4. Next Steps:** Data compiled in this assessment will be utilized in facility long-range planning by the District. By developing decisions based on the prioritization and categorization of needs identified during the assessment, the district can begin planning with an objective, data-driven foundation for long-term decision making.

## FACILITY CONDITION ASSESSMENT METHODOLOGY





# Facility Portfolio

JCSD currently manages more than 1.3 million square feet of educational facilities across 19 educational and administrative campuses. The District properties include seven elementary school campuses, three middle school campuses, three high school campuses, and six administration facilities. Table 1 summarizes the portfolio of permanent buildings for the District. JCSD’s permanent educational space is comprised of 37.9 percent elementary school, 24.9 percent middle school, and 33.0 percent high school square footage.



Table 1: JCSD Facility Portfolio

Facility Type	Campuses	Permanent Buildings	
		Count	Sq Ft
Elementary Schools	7	32	510,716
Middle Schools	3	20	335,344
High Schools	3	21	444,972
Admin Buildings	6	6	57,000
<b>Total</b>	<b>19</b>	<b>79</b>	<b>1,348,032</b>

## CAMPUS AGE

Early research indicated a correlation between school age and student achievement; newer buildings have better lighting, better comfort control, and air quality. However, with school districts across the country having aging portfolios, a more important correlation to be made is between the condition of a facility and student performance. Studies indicate that student’s performance is increased in upgraded facilities. Upgraded facilities generally have all the key components of a newer facility; i.e. improved indoor air quality, upgraded lighting, and the appropriate learning spaces.

In 2014, the National Center for Education Statistics (NCES) reported that the average public school main instructional building in the United States was 44 years old. Major building replacements and additions have occurred, on average, approximately 16 years ago. By the time a school facility reaches 30 years of age, many of its building systems are beyond their useful life and furthermore, the learning technologies have changed vastly over time, making major renovations necessary to accommodate new learning technologies and space standards.

Seventy percent of the District’s portfolio was constructed prior to 1995, indicating that the majority of the facility population is at or nearing the midpoint of its average design life. Figure 2 illustrates campus age breakdown. Campus age data presented here was either provided by the District or was approximated in the field where data was not available.

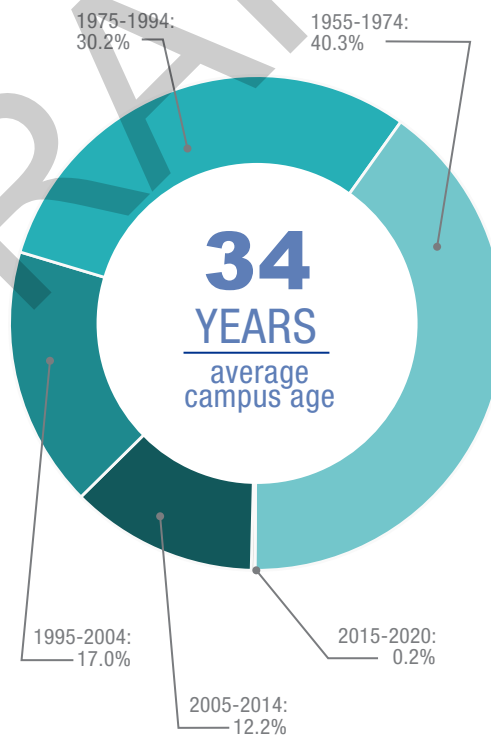


Figure 2: Average Age of JCSD Facilities



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# Facility Condition Assessment & Life Cycle Renewal

## FACILITY CONDITION ASSESSMENT SUMMARY

A facility condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficiencies that require correction for long-term use of the campus. The facility condition assessment at JCSD included a comprehensive evaluation that assessed both current deficiencies and building system life cycles. Data collected is organized by building system as well as, prioritized to support long-range planning. At the conclusion of the building assessment, deficiency and life cycle renewal costs were compiled to develop district-wide current need, ten-year life cycle forecast, and a total ten-year need.

All members of the survey team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified priorities for repair. Published checklists and definitions were used for consistency and completeness of data among the different survey teams. An example of a current deficiency might include rusted exterior metal doors. Digital photos were taken at each school to better identify significant deficiencies.

The assessment team also estimated the remaining useful life on all major building systems. Life cycle analysis typically looks at the ages of systems in a building to forecast system replacement as it reaches the end of its serviceable life. An example of a life cycle system replacement might be a roof with a 20-year life that has been in place for 15 years, requiring replacement in five years.

Following the assessment, a separate data entry team entered the identified deficiencies and life cycle data, using a specific code structure to ensure accuracy, into the MAPPSTM assessment and capital planning database. Quality control experts and cost estimators reviewed the data for consistency and accuracy.





## FACILITY DEFICIENCY PRIORITY LEVELS

- 1 Mission Critical Concerns
- 2 Indirect Impact to Educational Mission
- 3 Short-Term Conditions
- 4 Long-Term Requirements
- 5 Enhancements

## FACILITY DEFICIENCY PRIORITY LEVELS

Facility 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 school’s ability to remain open or deliver the educational curriculum. These deficiencies typically include items related 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 may be 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 and building envelope issues that could lead to further deterioration of integral buildings systems if not addressed early.
- **Priority 3 – Short-Term Conditions:** Deficiencies that are necessary to the mission of the school but may not require immediate attention. These items should be considered necessary improvements requiring incorporation into initial construction projects and plans to maximize efficiency and usefulness of the facility. Examples of Priority 3 items include site improvements and plumbing deficiencies.
- **Priority 4 – Long-Term Requirements:** Items or systems which are likely to require attention within the next five years or would be considered an improvement to the instructional environment. The improvements may be aesthetic or may provide greater functionality. Examples include cabinets, interior finishes, paving, or removal of abandoned equipment.
- **Priority 5 – Enhancements:** These items are deficiencies that are aesthetic in nature or are considered enhancements. Typical deficiencies in this priority may include repainting, recarpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional to the district, but are generally included under a comprehensive renovation project plan.

Figure 3 represents the current need, by priority. Priority 2 deficiencies make up 56 percent of the current need at \$25.0 million. Over 66 percent of the Priority 2 deficiencies are related to roofing. It is important to note that these deficiencies may progress to Priority 1 if not addressed in the near term.

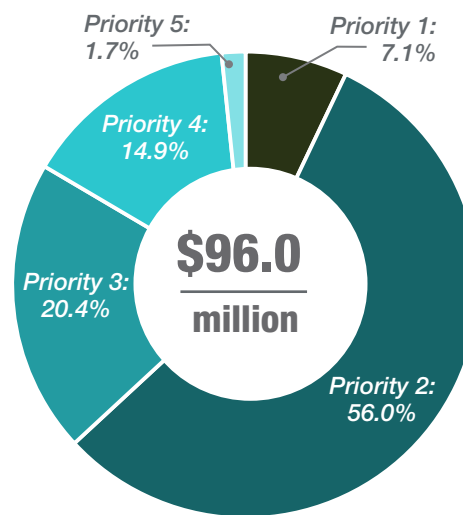


Figure 3: Deficiency Priorities

## FACILITY DEFICIENCY BY FACILITY TYPE

Table 2 and Figure 4 depict school or facility types and their associations, in dollars, by priority level. The table indicates that the majority of total deficiencies are at the high schools and are Priority 2. It should be noted that high schools make up 33% of the District's portfolio by area. Middle schools have the highest deficiency cost per square foot at \$36.62.

Table 2: Building Type Deficiencies by Priority Level

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Elementary Schools	\$ 1,183,594	\$ 6,624,050	\$ 4,419,949	\$ 1,985,869	\$ 227,356	\$ 14,440,819
Middle Schools	\$ 719,891	\$ 7,613,346	\$ 1,965,188	\$ 1,801,743	\$ 179,726	\$ 12,279,894
High Schools	\$ 1,233,482	\$ 9,713,623	\$ 2,213,109	\$ 2,514,704	\$ 316,869	\$ 15,991,786
Admin Buildings	\$ 14,452	\$ 1,017,631	\$ 473,264	\$ 323,932	\$ 12,370	\$ 1,841,648
<b>Total</b>	<b>\$ 3,151,419</b>	<b>\$ 24,968,649</b>	<b>\$ 9,071,510</b>	<b>\$ 6,626,248</b>	<b>\$ 736,322</b>	<b>\$ 44,554,147</b>

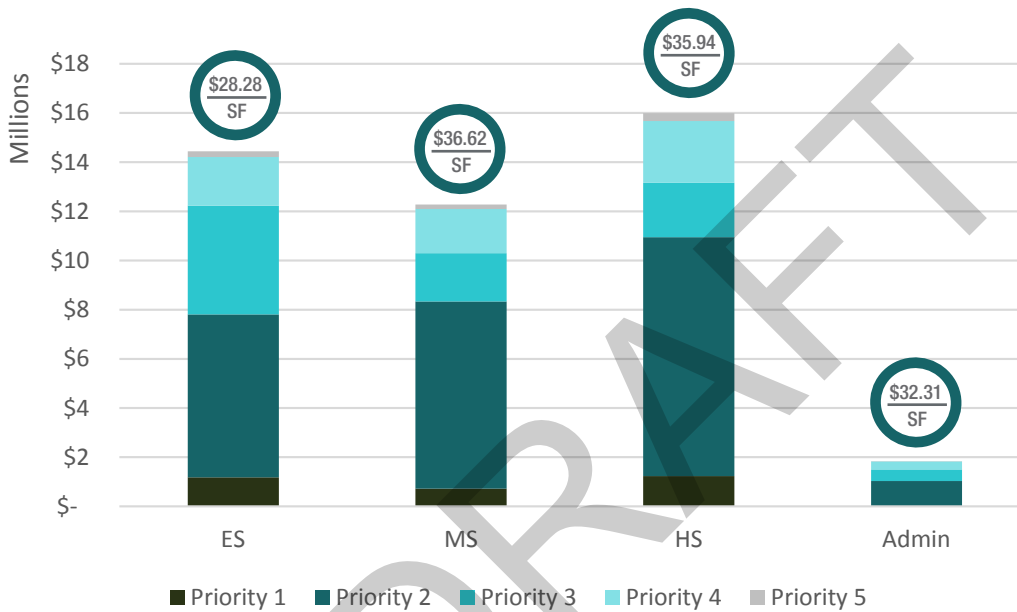


Figure 4: Building Type Deficiencies

## FACILITY DEFICIENCY BY BUILDING SYSTEM

Facility deficiencies are divided into industry-standard building systems with multiple subsystems and subsystem types. The systems include:

- Site
- Roofing
- Structural
- Exterior
- Interior
- Mechanical
- Electrical
- Plumbing
- Fire and Life Safety
- Conveyances
- Specialties





Table 3 and Figure 5 show building system type and their associations, in dollars, by priority. The table indicates that approximately 38 percent of the deficiencies are related to roofing and nearly 15 percent are associated with the site.

Table 3: Building System Deficiencies by Priority Level

Building System	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Site	\$ -	\$ 3,965	\$ 4,577,451	\$ 1,811,441	\$ 119,931	\$ 6,512,788
Roofing	\$ -	\$ 16,528,125	\$ 554,353	\$ 617	\$ 1,320	\$ 17,084,415
Structural	\$ 23,039	\$ -	\$ -	\$ -	\$ -	\$ 23,039
Exterior	\$ -	\$ 2,285,273	\$ 119,776	\$ 694,141	\$ 206,561	\$ 3,305,750
Interior	\$ -	\$ -	\$ 891,709	\$ 2,362,911	\$ 287,997	\$ 3,542,617
Mechanical	\$ -	\$ 5,604,759	\$ 529,373	\$ 79,977	\$ 103,400	\$ 6,317,508
Electrical	\$ 1,848	\$ 510,104	\$ 2,164,541	\$ 49,146	\$ 14,451	\$ 2,740,090
Plumbing	\$ -	\$ 311	\$ 206,490	\$ 100,095	\$ -	\$ 306,896
Fire & Life Safety	\$ 3,126,532	\$ 36,113	\$ -	\$ -	\$ -	\$ 3,162,645
Conveyances	\$ -	\$ -	\$ 25,227	\$ -	\$ -	\$ 25,227
Specialties	\$ -	\$ -	\$ 2,589	\$ 1,527,921	\$ 2,661	\$ 1,533,171
<b>Total</b>	<b>\$ 3,151,419</b>	<b>\$ 24,968,649</b>	<b>\$ 9,071,510</b>	<b>\$ 6,626,248</b>	<b>\$ 736,322</b>	<b>\$ 44,554,147</b>

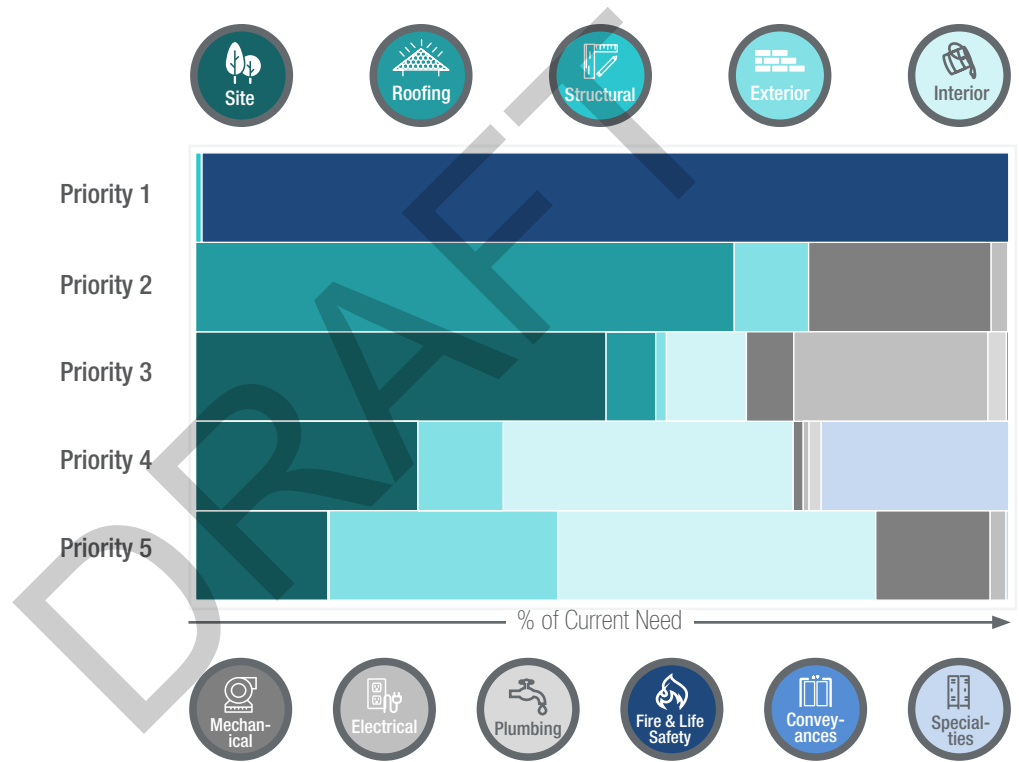


Figure 5: Building System Deficiencies

## LIFE CYCLE RENEWAL



The life cycle of building systems and components plays a major role in properly developing a long-range facilities plan. Capital planning scenarios account for needs over a number of years. Hence, it is necessary to forecast any future costs associated with a facility beyond the current year needs.

Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project. Similar to deficiency data, life cycle renewal information is prioritized and organized by industry standard building systems.

Life cycle data for JCSD was obtained during the facility condition assessment and is shown in Figure 6 below. The District can anticipate estimated life cycle renewal costs to reach approximately \$59.0 million in years 1-5 and \$53.0 million in years 6-10, for a total ten-year forecast of \$112.0 million. It is anticipated that most life cycle renewal costs will occur in four years.

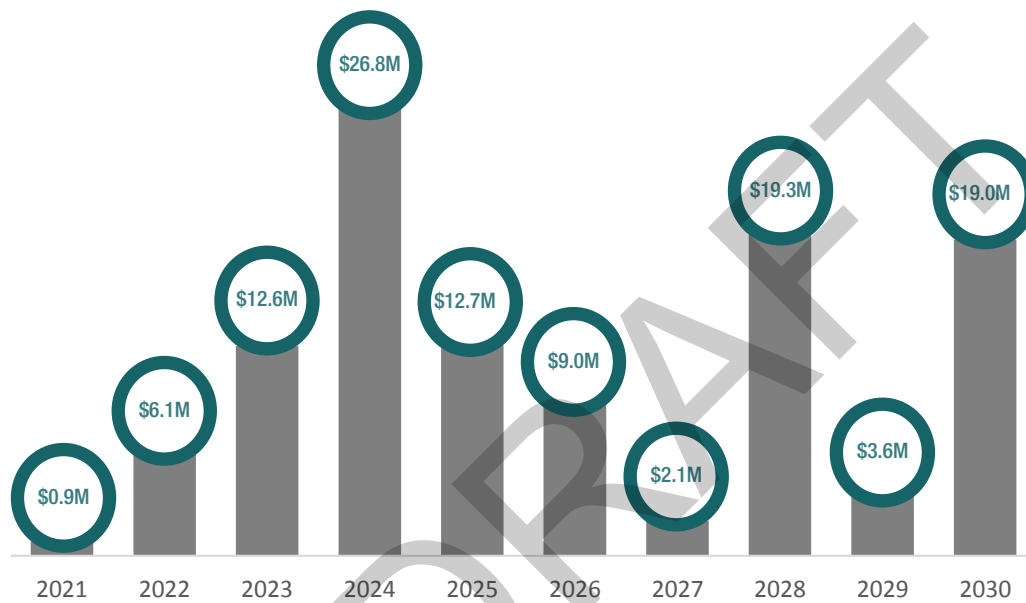
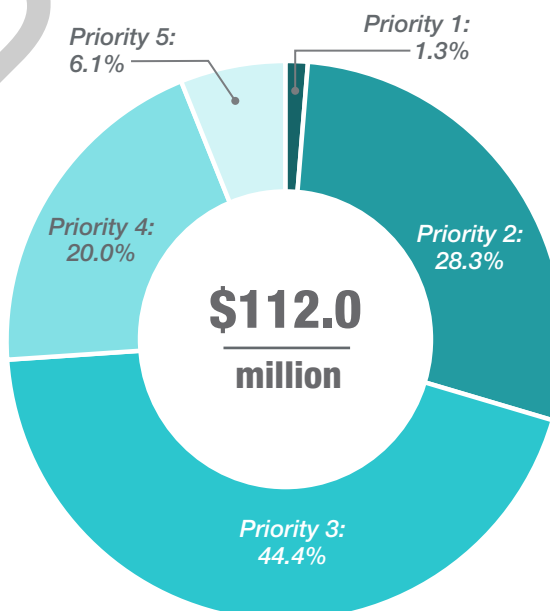


Figure 6: Life Cycle Renewal Totals by Year

For planning purposes, life cycle records are assigned a Priority 1-5 that aligns with the deficiency priorities previously outlined. Figure 7 represents the 10-year life cycle forecast, by priority. Priority 3 has the greatest 10-year life cycle renewal at \$49.7 million, with more than 39 percent being interior light fixtures.



136  
Figure 7: Life Cycle Priorities

Tables 4 and 5 and Figure 8 show 10-year life cycle renewal data categorized by system type. Electrical systems have the largest need, with 22.0 percent of the life cycle renewal costs over 10 years, with the largest estimated cost occurring in year four. More than 36 percent of these year four costs are associated with interior light fixtures. Interior building systems make up 18.3 percent of the 10-year life cycle renewal cost, nearly a quarter of these costs are associated with vinyl composition tile flooring.

Table 4: Life Cycle Forecast by Building System (Years 1-5)

Building System	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	5 Year Sub Total
Site	\$ -	\$ 128,429	\$ 114,759	\$ 2,410,233	\$ 1,026,955	\$ 3,680,376
Roofing	\$ -	\$ -	\$ 137,028	\$ 1,000,969	\$ 4,190,457	\$ 5,328,454
Exterior	\$ 29,845	\$ 1,034,657	\$ 319,052	\$ 301,269	\$ 1,225,326	\$ 2,910,149
Interior	\$ 368,785	\$ 1,612,957	\$ 2,159,879	\$ 2,967,519	\$ 1,790,254	\$ 8,899,394
Mechanical	\$ -	\$ 72,015	\$ 3,850,917	\$ 4,967,236	\$ 1,739,614	\$ 10,629,782
Electrical	\$ 274,172	\$ 1,986,839	\$ 4,525,856	\$ 10,451,057	\$ 836,507	\$ 18,074,431
Plumbing	\$ 170,031	\$ 681,088	\$ 764,562	\$ 2,949,779	\$ 1,686,169	\$ 6,251,629
Fire & Life Safety	\$ 20,949	\$ 19,191	\$ 580,620	\$ 133,705	\$ 169,576	\$ 924,041
Conveyances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specialties	\$ -	\$ 522,263	\$ 133,518	\$ 1,657,194	\$ -	\$ 2,312,975
<b>Total</b>	<b>\$ 863,782</b>	<b>\$ 6,057,439</b>	<b>\$ 12,586,191</b>	<b>\$ 26,838,961</b>	<b>\$ 12,664,858</b>	<b>\$ 59,011,231</b>

Table 5: Life Cycle Forecast by Building System (Years 6-10)

Building System	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	6-10 Year Sub Total	Total
Site	\$ 713,648	\$ 306,997	\$ 4,000,234	\$ 515,301	\$ 707,330	\$ 6,243,510	\$ 9,923,886
Roofing	\$ 2,112,380	\$ 53,713	\$ 4,982,274	\$ 862,727	\$ 1,037,200	\$ 9,048,294	\$ 14,376,748
Exterior	\$ 115,623	\$ 668,644	\$ 170,730	\$ 190,162	\$ 1,027,622	\$ 2,172,781	\$ 5,082,930
Interior	\$ 2,210,258	\$ 855,383	\$ 3,918,145	\$ 1,762,704	\$ 2,846,379	\$ 11,592,869	\$ 20,492,263
Mechanical	\$ 3,220,591	\$ 116,380	\$ 1,820,957	\$ 157,892	\$ 1,471,866	\$ 6,787,686	\$ 17,417,468
Electrical	\$ 448,607	\$ -	\$ 2,308,961	\$ 27,231	\$ 3,813,892	\$ 6,598,691	\$ 24,673,122
Plumbing	\$ 17,809	\$ 72,792	\$ 680,582	\$ 1,905	\$ 7,889,182	\$ 8,662,270	\$ 14,913,899
Fire & Life Safety	\$ 139,840	\$ -	\$ 277,269	\$ 77,802	\$ 34,807	\$ 529,718	\$ 1,453,759
Conveyances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specialties	\$ 39,270	\$ 31,416	\$ 1,137,457	\$ -	\$ 176,125	\$ 1,384,268	\$ 3,697,243
<b>Total</b>	<b>\$ 9,018,026</b>	<b>\$ 2,105,325</b>	<b>\$ 19,296,609</b>	<b>\$ 3,595,724</b>	<b>\$ 19,004,403</b>	<b>\$ 53,020,087</b>	<b>\$ 112,031,318</b>

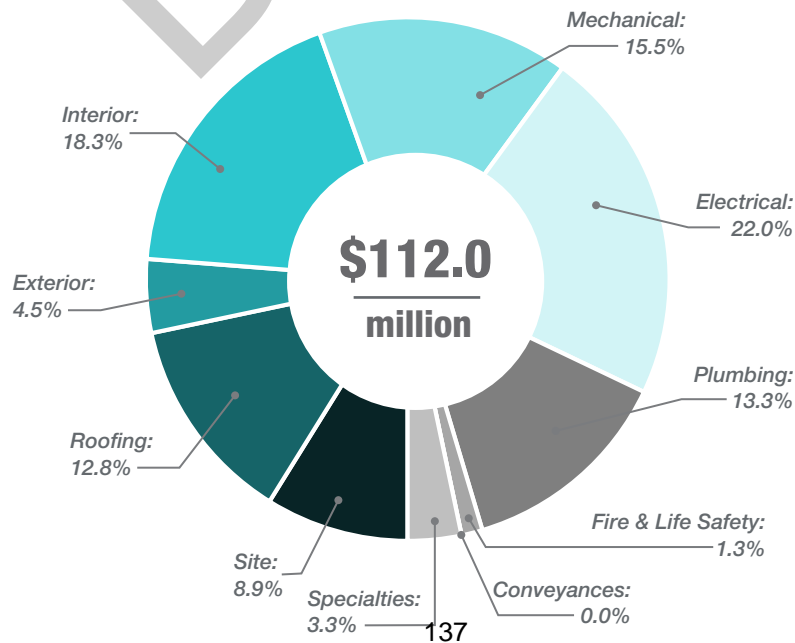


Figure 8: Life Cycle by System

Tables 6 and 7 and Figure 9 show 10-year life cycle renewal data categorized by facility type. Elementary schools have the largest 10-year life cycle renewal cost at \$41.8 million. Based on square footage, the high schools have the highest life cycle renewal cost at \$89.82 per foot, while life cycle renewal costs for elementary schools are \$81.82 per foot.

Table 6: Life Cycle Forecast by Building Type (Years 1-5)

Facility Type	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	5 Year Sub Total
Elementary Schools	\$ 169,579	\$ 3,986,428	\$ 5,013,628	\$ 11,643,081	\$ 5,087,950	\$ 25,900,666
Middle Schools	\$ 53,094	\$ 600,324	\$ 2,558,308	\$ 8,320,376	\$ 2,306,441	\$ 13,838,543
High Schools	\$ 431,072	\$ 1,005,249	\$ 3,987,454	\$ 6,152,557	\$ 4,482,507	\$ 16,058,839
Admin Buildings	\$ 210,037	\$ 465,438	\$ 1,026,801	\$ 722,947	\$ 787,960	\$ 3,213,183
<b>Total Schools</b>	<b>\$ 863,782</b>	<b>\$ 6,057,439</b>	<b>\$ 12,586,191</b>	<b>\$ 26,838,961</b>	<b>\$ 12,664,858</b>	<b>\$ 59,011,231</b>

Table 7: Life Cycle Forecast by Building Type (Years 6-10)

Facility Type	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	6-10 Year Sub Total	Total
Elementary Schools	\$ 1,990,605	\$ 753,878	\$ 6,705,750	\$ 1,563,447	\$ 4,874,854	\$ 15,888,534	\$ 41,789,200
Middle Schools	\$ 1,329,655	\$ 492,126	\$ 5,110,696	\$ 761,818	\$ 3,758,964	\$ 11,453,259	\$ 25,291,802
High Schools	\$ 5,232,017	\$ 781,080	\$ 6,554,234	\$ 1,269,875	\$ 10,072,742	\$ 23,909,948	\$ 39,968,787
Admin Buildings	\$ 465,749	\$ 78,241	\$ 925,929	\$ 584	\$ 297,843	\$ 1,768,346	\$ 4,981,529
<b>Total Schools</b>	<b>\$ 9,018,026</b>	<b>\$ 2,105,325</b>	<b>\$ 19,296,609</b>	<b>\$ 3,595,724</b>	<b>\$ 19,004,403</b>	<b>\$ 53,020,087</b>	<b>\$ 112,031,318</b>



Figure 9: 10-Year Life Cycle Forecast by Building Type (Cost per SF)



# Facility Condition Index (FCI)

The FCI is used throughout the facility condition assessment industry as a general indicator of a building's health. Different organizations and industries utilize varying scales to link FCI to condition, depending on the level to which they maintain their facilities. Jacobs has used the FCI ranges illustrated in Figure 10. FCIs less than 10 percent are good, 11 to 20 percent are average, 21 to 30 percent are below average, 31 to 50 percent are poor, 51 to 65 percent are very poor, and greater than 65 percent are replacement candidates. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on the property owners'/facility managers' approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decisions.

For long-range planning purposes, the facility deficiency costs and the first five years of projected life cycle renewal forecast were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A five-year FCI was calculated by dividing the combined five-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

## FIVE-YEAR FACILITY CONDITION INDEX

Combined Five-Year Need



Total Replacement Cost



Five-Year Facility Condition Index (FCI)

## FIVE-YEAR FCI BY CAMPUS

Table 8 and Figure 10 show the range of FCIs at the campus level within JCSD. More than 78 percent of the campus FCIs are considered below average, poor, or very poor; this is often indicative of an aging facility portfolio. A campus condition summary is found in Appendix A.

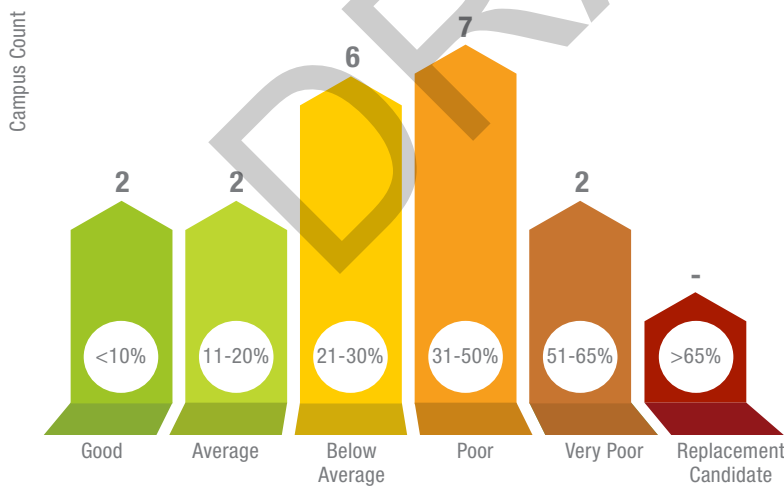


Figure 10: Campus FCI Range

Table 8: FCI by Campus

FCI	Campuses	Area
<10%	2	167,904
11-20%	2	150,700
21-30%	6	548,912
31-50%	7	418,716
51-65%	2	61,800
>65%	-	-
<b>Total</b>	<b>19</b>	<b>1,348,032</b>



## POOR CONDITION FACILITIES

Nine sites in the District have FCIs 31 percent or greater, indicating they are in poor or very poor condition. They range in age from 25 to 61 years and the majority of deficiencies at these sites are associated with roofing and site building systems. Figure 11 illustrates the poor condition facilities. They are Vancleave Upper Elementary, East Central High School, St. Martin East Elementary, St. Martin North Elementary, Business Office, JCTC, GED Building, East Central Upper Elementary, and Central Office.

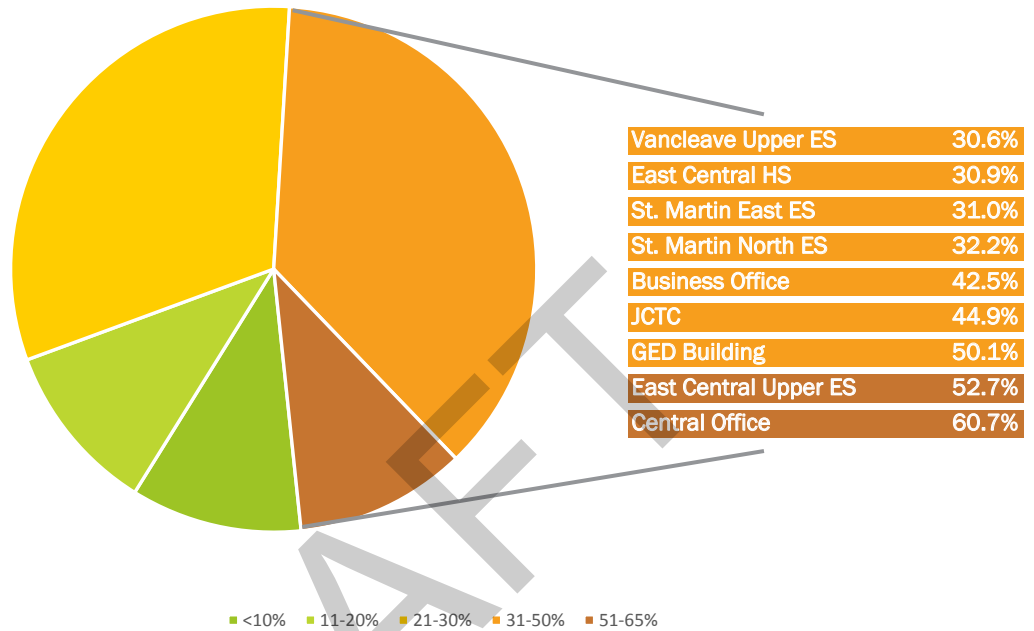


Figure 11: Poor Condition Facilities

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# Summary of Findings

Findings of the JCSD comprehensive assessment have been summarized to give a clear picture of the state of facilities over the next ten years. The data collected during the facility condition assessment can be used to inform facility long-range planning efforts.

DEFICIENCIES - \$44.6 MILLION	
● \$36.62 / SF at MS campuses	● 38.3% associated with roofing systems
● 56.0% Priority 2	● 35.9% associated with HS
10-YEAR LIFE CYCLE - \$112.0 MILLION	
● \$59.0 million - Years 1-5	● 22.0% associated with electrical systems
● \$53.0 million - Years 6-10	● \$26.8 million in Year 4
5-YEAR FCI - 25.4% DISTRICT-WIDE	
● 4 campuses good or average	● 47.4% of portfolio in poor or very poor condition
● 6 campuses below average	



**TOTAL 10-YEAR NEED**

**\$156.6**  
million

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# Appendix A Campus Condition Summary

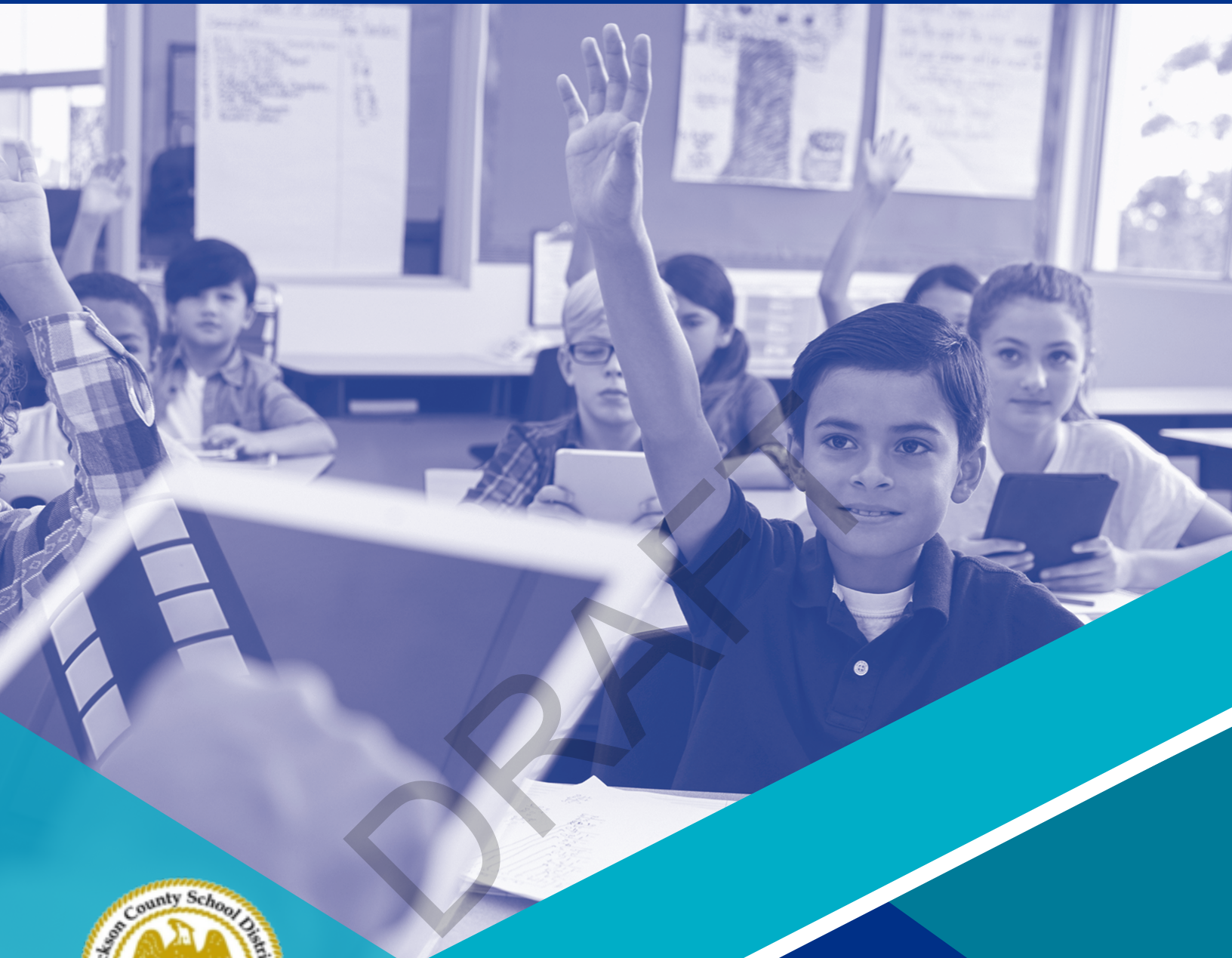
The following tables provide a summary for each campus showing the current need, five and ten-year life cycle totals, combined five-year need, replacement cost, and five-year FCI.

Campus Name	Current Need	5-Year Life Cycle	6-10 Year Life Cycle	Combined 5-Year Need	Total Replacement Cost	5-Year FCI
<b>Elementary Schools</b>						
East Central Lower Elementary	\$ 1,208,938	\$ 3,510,251	\$ 3,067,366	\$ 4,719,189	\$ 20,114,536	23.5%
East Central Upper Elementary	\$ 3,651,384	\$ 3,803,945	\$ 1,780,082	\$ 7,455,329	\$ 14,140,464	52.7%
St. Martin East Elementary	\$ 2,222,757	\$ 3,340,659	\$ 1,474,447	\$ 5,563,416	\$ 17,922,216	31.0%
St. Martin North Elementary	\$ 328,745	\$ 4,988,076	\$ 1,329,595	\$ 5,316,821	\$ 16,497,208	32.2%
St. Martin Upper Elementary	\$ 531,085	\$ 3,487,197	\$ 2,451,073	\$ 4,018,282	\$ 20,772,232	19.3%
Vancleave Lower Elementary	\$ 1,741,575	\$ 2,341,629	\$ 3,789,787	\$ 4,083,204	\$ 20,525,596	19.9%
Vancleave Upper Elementary	\$ 4,756,334	\$ 4,428,909	\$ 1,996,184	\$ 9,185,243	\$ 29,984,362	30.6%
<b>Subtotals:</b>	<b>\$ 14,440,819</b>	<b>\$ 25,900,666</b>	<b>\$ 15,888,534</b>	<b>\$ 40,341,485</b>	<b>\$ 139,956,614</b>	<b>28.8%</b>
<b>Middle Schools</b>						
East Central Middle School	\$ 4,606,802	\$ 4,345,497	\$ 4,770,038	\$ 8,952,299	\$ 34,612,634	25.9%
St. Martin Middle School	\$ 6,164,904	\$ 6,155,957	\$ 3,406,496	\$ 12,320,861	\$ 45,781,944	26.9%
Vancleave Middle School	\$ 1,508,188	\$ 3,337,089	\$ 3,276,725	\$ 4,845,277	\$ 23,199,893	20.9%
<b>Subtotals:</b>	<b>\$ 12,279,894</b>	<b>\$ 13,838,543</b>	<b>\$ 11,453,259</b>	<b>\$ 26,118,437</b>	<b>\$ 103,594,471</b>	<b>25.2%</b>
<b>High Schools</b>						
East Central High School	\$ 9,843,065	\$ 5,480,376	\$ 8,299,838	\$ 15,323,441	\$ 49,541,580	30.9%
St. Martin High School	\$ 780,613	\$ 4,468,551	\$ 11,128,999	\$ 5,249,164	\$ 56,625,232	9.3%
Vancleave High School	\$ 5,368,108	\$ 6,109,912	\$ 4,481,111	\$ 11,478,020	\$ 46,437,855	24.7%
<b>Subtotals:</b>	<b>\$ 15,991,786</b>	<b>\$ 16,058,839</b>	<b>\$ 23,909,948</b>	<b>\$ 32,050,625</b>	<b>\$ 152,604,666</b>	<b>21.0%</b>
<b>Administrative</b>						
Business Office	\$ 27,597	\$ 107,782	\$ 32,083	\$ 135,379	\$ 318,880	42.5%
Central Office	\$ 634,912	\$ 599,309	\$ 278,131	\$ 1,234,221	\$ 2,032,860	60.7%
Child Nutrition Office	\$ 67,339	\$ 171,011	\$ 328,005	\$ 238,350	\$ 797,200	29.9%
Fab Lab	\$ 15,647	\$ 12,795	\$ 152,020	\$ 28,442	\$ 637,760	4.5%
GED Building	\$ 83,595	\$ 106,264	\$ 100,096	\$ 189,859	\$ 378,670	50.1%
JCTC	\$ 1,012,558	\$ 2,216,022	\$ 878,011	\$ 3,228,580	\$ 7,194,730	44.9%
<b>Subtotals:</b>	<b>\$ 1,841,648</b>	<b>\$ 3,213,183</b>	<b>\$ 1,768,346</b>	<b>\$ 5,054,831</b>	<b>\$ 11,360,100</b>	<b>44.5%</b>
<b>Totals:</b>	<b>\$ 44,554,147</b>	<b>\$ 59,011,231</b>	<b>\$ 53,020,087</b>	<b>\$ 103,565,378</b>	<b>\$ 407,515,850</b>	<b>25.4%</b>

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# FACILITY CONDITION ASSESSMENT

East Central Lower Elementary | November 2020





## Executive Summary

East Central Lower Elementary, located at 5621 Hwy 614 in Hurley, Mississippi, oldest building is 22 years old (at time of 2020 assessment). It comprises 73,400 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$1,208,938. 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 East Central Lower Elementary the ten-year need is \$7,786,555.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The East Central Lower Elementary facility has a 5-year FCI of 23.46%.

## Summary of Findings

The table below summarizes the condition findings at East Central Lower Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$78,714	\$0	\$700,164	\$78,714	\$778,878	\$0	
<b>Permanent Building(s)</b>								
01	class, library, café, ofc	\$1,130,224	\$3,510,251	\$2,367,202	\$4,640,475	\$7,007,677	\$20,114,540	23.07%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,130,224</b>	<b>\$3,510,251</b>	<b>\$2,367,202</b>	<b>\$4,640,475</b>	<b>\$7,007,677</b>	<b>\$20,114,536</b>	
<b>Total for Site:</b>		<b>\$1,208,938</b>	<b>\$3,510,251</b>	<b>\$3,067,366</b>	<b>\$4,719,189</b>	<b>\$7,786,555</b>	<b>\$20,114,536</b>	<b>23.46%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

*Table 2: System by Priority (Site & Permanent Buildings)*

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$63,989	\$15,724	\$4,599	\$84,313	7.01 %
Roofing	\$0	\$0	\$25,501	\$0	\$0	\$25,501	2.12 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$251,392	\$10,108	\$114,665	\$0	\$376,166	31.28 %
Interior	\$0	\$0	\$1,325	\$210,393	\$0	\$211,718	17.61 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$97,509	\$0	\$0	\$97,509	8.11 %
Plumbing	\$0	\$0	\$0	\$82,081	\$0	\$82,081	6.83 %
Fire and Life Safety	\$305,836	\$0	\$0	\$0	\$0	\$305,836	25.44 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$19,007	\$0	\$19,295	1.60 %
<b>Total:</b>	\$305,836	\$251,392	\$198,720	\$441,871	\$4,599	\$1,202,418	

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

Exterior	-	\$376,166
Fire and Life Safety	-	\$305,836
Interior	-	\$211,718



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

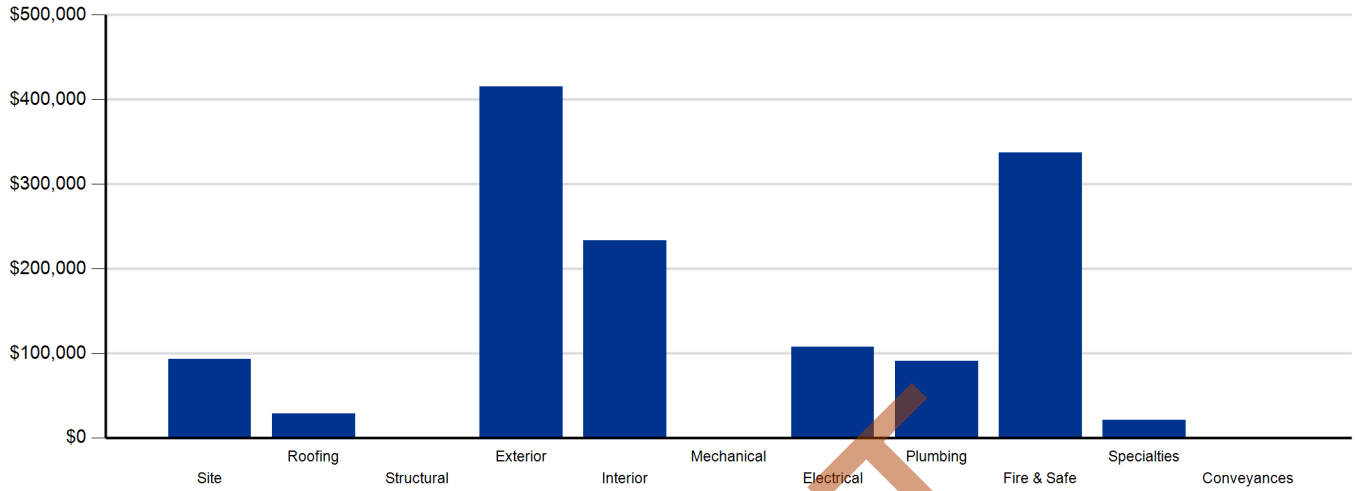


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$551,852	\$206,658	\$35,218	\$793,728
Mechanical	\$0	\$0	\$101,344	\$545,777	\$4,222	\$651,343
Electrical	\$0	\$0	\$0	\$26,553	\$1,230,830	\$1,257,383
Plumbing	\$0	\$0	\$17,839	\$313,947	\$130,435	\$462,221
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$345,576	\$0	\$0	\$0	\$345,576
<b>Total</b>	<b>\$0</b>	<b>\$345,576</b>	<b>\$671,035</b>	<b>\$1,092,935</b>	<b>\$1,400,705</b>	<b>\$3,510,251</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$200,658	\$132,278	\$0	\$367,228	\$0	\$700,164	\$700,164
Roofing	\$0	\$0	\$0	\$0	\$0	\$148,301	\$148,301	\$148,301
Exterior	\$0	\$0	\$114,665	\$0	\$0	\$72,080	\$186,745	\$186,745
Interior	\$793,728	\$92,570	\$0	\$208,374	\$0	\$286,017	\$586,961	\$1,380,689
Mechanical	\$651,343	\$518,230	\$0	\$45,905	\$0	\$17,371	\$581,506	\$1,232,849
Electrical	\$1,257,383	\$0	\$0	\$271,781	\$0	\$0	\$271,781	\$1,529,164
Plumbing	\$462,221	\$0	\$0	\$0	\$0	\$544,784	\$544,784	\$1,007,005
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$345,576	\$0	\$0	\$47,124	\$0	\$0	\$47,124	\$392,700
<b>Total</b>	<b>\$3,510,251</b>	<b>\$811,458</b>	<b>\$246,943</b>	<b>\$573,184</b>	<b>\$367,228</b>	<b>\$1,068,553</b>	<b>\$3,067,366</b>	<b>\$6,577,617</b>

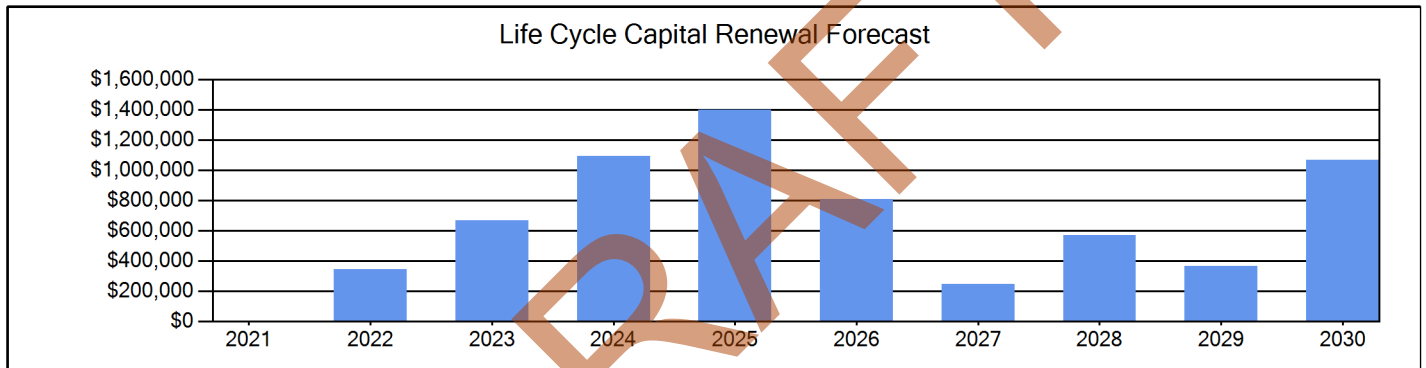
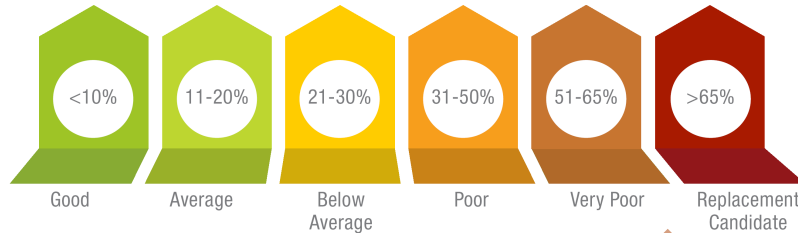


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$20,114,536. For planning purposes, the total 5-year need at the East Central Lower Elementary is \$4,719,189 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central Lower Elementary facility has a 5-year FCI of 23.46%.

5-Year Need vs. Replacement

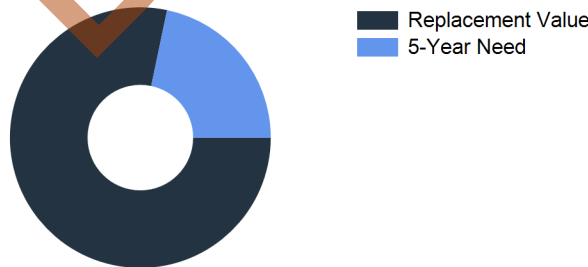


Figure 3: 5-Year FCI



## East Central Lower Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Asphalt to be replaced to the North of cafeteria and in Southeast corner of the main parking lot	Capital Renewal	10,000	SF	3	\$57,379	437
Concrete Walks Replacement <b>Location:</b> Sidewalk to the East of main entry in the middle of ADA ramp to be replaced	Capital Renewal	100	SF	3	\$1,011	440
Fencing Replacement (8' - 10' high Chain Link Fence) <b>Note:</b> Top rail rusted throughout site and there are a few areas with damaged sections to be replaced.	Capital Renewal	200	LF	4	\$13,982	407
Gate Replacement <b>Location:</b> 4 Ft walk gate to be replaced located in the Southwest corner of the playground area around HVAC equipment	Deferred Maintenance	2	Ea.	4	\$1,101	408
Site Drainage Regrading <b>Location:</b> Area to the West of the cafeteria wing to be regraded	Deferred Maintenance	500	SF	4	\$642	439
Paving Restriping <b>Note:</b> Faded throughout site	Deferred Maintenance	155	CAR	5	\$4,599	438
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$78,714</b>	
<b>Sub Total for School and Site Level</b>		<b>6</b>	<b>items</b>		<b>\$78,714</b>	

### Building: 01 - class, library,café,ofc

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation <b>Note:</b> Ramp at stage does not exist.	ADA Compliance	1	Ea.	3	\$5,599	810
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,599</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement <b>Location:</b> Entire perimeter of building and south canopy gutters	Deferred Maintenance	1,300	LF	3	\$23,601	77
Metal Downspout Installation <b>Note:</b> At south drop off canopy there are dents in four downspouts. One downspout on the west side of the building is missing and one on the south side of the building in the "U" shaped courtyard has fallen off.	Deferred Maintenance	90	LF	3	\$1,900	78
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$25,501</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> Exterior doors are old, frames are worn, and hardware is constantly requiring repair and replacement.	Capital Renewal	76	Door	2	\$251,392	187
Caulking Replacement <b>Note:</b> Every reveal/joint needs to be recaulked and repainted in the concrete panel exterior wall.	Deferred Maintenance	1,500	LF	3	\$10,108	80
Exterior Painting (Bldg SF)	Capital Renewal	73,400	SF	4	\$114,665	79
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$376,166</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> Storage room door does not stay latched.	Capital Renewal	1	Door	3	\$1,325	86
Acoustical Ceiling Tile Replacement <b>Location:</b> Cafeteria	Capital Renewal	1,000	SF	4	\$3,013	82
Carpet Flooring Replacement <b>Note:</b> Carpet is water damaged and worn throughout.	Capital Renewal	14,680	SF	4	\$165,837	84



# Facility Condition Assessment

Jackson CS - East Central Lower Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Repair	Deferred Maintenance	2	Ea.	4	\$3,599	83
<b>Note:</b> Veneer is chipped						
Vinyl Composition Tile Replacement	Capital Renewal	5,200	SF	4	\$37,945	186
<b>Note:</b> VCT is separating at seams and has large gaps of separation. VCT is cracking in cafeteria, kitchen and one classroom.						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$211,718</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	73,400	SF	3	\$51,146	76
Public Address System Replacement, Non-main Building	Deferred Maintenance	73,400	SF	3	\$46,363	88
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$97,509</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	6	Ea.	4	\$11,791	90
<b>Note:</b> Update 6 water fountains - 3 on first hall and 3 on second hall						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	29	Ea.	4	\$70,289	72
<b>Note:</b> The porcelain coating on the lavatories is peeling, causing the drain area to rust.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$82,081</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	73,400	SF	1	\$51,084	75
Fire Alarm Replacement	Capital Renewal	73,400	SF	1	\$103,995	74
Security Alarm Is Missing	Functional Deficiency	73,400	SF	1	\$150,757	73
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$305,836</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$6,520	89
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,520</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	809
<b>Note:</b> No ADA height counter present.						
Repair Cabinetry In Classes/Labs	Deferred Maintenance	22	Room	4	\$19,007	87
<b>Note:</b> Half of classrooms have chipped and peeling veneer.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$19,295</b>	
<b>Sub Total for Building 01 - class, library, café, ofc</b>		<b>21</b>	<b>items</b>		<b>\$1,130,224</b>	
<b>Total for Campus</b>		<b>27</b>	<b>items</b>		<b>\$1,208,938</b>	



## East Central Lower Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

Site	Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
	Parking Lot Pavement	Asphalt	155	CAR	\$200,658	6
	Fences and Gates	Fencing - Chain Link (4 Ft)	70	LF	\$2,948	7
	Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,850	LF	\$129,330	7
	Roadway Pavement	Asphalt Driveways	64,000	SF	\$367,228	9
		<b>Sub Total for System</b>	<b>4</b>	<b>items</b>	<b>\$700,163</b>	
		<b>Sub Total for Building -</b>	<b>4</b>	<b>items</b>	<b>\$700,163</b>	

### Building: 01 - class, library,café,ofc

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	4,100	SF	\$148,301	10
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$148,301</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	73,400	SF	\$114,665	7
Exterior Operating Windows	Aluminum - Windows per SF	810	SF	\$72,080	10
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$186,745</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	58,720	SF	\$176,930	3
Resilient Flooring	Vinyl Composition Tile Flooring	51,380	SF	\$374,922	3
Interior Door Supplementary Components	Door Hardware	156	Door	\$206,658	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,808	SF	\$35,218	5
Tile Flooring	Ceramic Tile	5,872	SF	\$92,570	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,212	SF	\$39,809	8
Suspended Plaster and	Painted ceilings	1,468	SF	\$2,728	8
Carpeting	Carpet	14,680	SF	\$165,837	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	58,720	SF	\$218,191	10
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$15,493	10
Interior Swinging Doors	Wooden Door	150	Door	\$52,333	10
	<b>Sub Total for System</b>	<b>11</b>	<b>items</b>	<b>\$1,380,689</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	73,400	SF	\$101,344	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	2	Ea.	\$20,677	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	40	Ea.	\$70,314	4
Decentralized Cooling	Heat Pump (5 Ton)	30	Ea.	\$324,847	4
Decentralized Cooling	Heat Pump (5 Ton)	12	Ea.	\$129,939	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
HVAC Air Distribution	Ductwork (Bldg.SF)	73,400	SF	\$518,230	6
Decentralized Cooling	Heat Pump (12 Ton)	2	Ea.	\$45,905	8
Exhaust Air	Interior Ceiling Exhaust Fan	40	Ea.	\$17,371	10
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>	<b>\$1,232,849</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	33	Ea.	\$26,553	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	16	Ea.	\$29,738	5
Lighting Fixtures	Light Fixtures (Bldg SF)	73,400	SF	\$1,201,092	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$58,426	8
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$8,841	8
Electrical Service	Transformer (30 KVA)	1	Ea.	\$4,925	8
Electrical Service	Transformer (75 KVA)	1	Ea.	\$6,503	8
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$30,169	8



# Facility Condition Assessment

Jackson CS - East Central Lower Elementary

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$22,025	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
Power Distribution	Panelboard - 120/208 225A	6	Ea.	\$29,444	8
Power Distribution	Panelboard - 277/480 600A	2	Ea.	\$32,519	8
Power Distribution	Panelboard - 277/480 100A	3	Ea.	\$17,905	8
Power Distribution	Panelboard - 277/480 225A	7	Ea.	\$58,542	8
<b>Sub Total for System</b>		<b>14</b>	<b>items</b>	<b>\$1,529,164</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	3
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	1	Ea.	\$16,423	3
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	4
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$2,841	4
Plumbing Fixtures	Toilets	66	Ea.	\$297,960	4
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	4
Plumbing Fixtures	Classroom Lavatory	57	Ea.	\$130,435	5
Domestic Water Equipment	Gas Piping System (BldgSF)	10,000	SF	\$309,411	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	73,400	SF	\$235,373	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$1,007,004</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	44	Room	\$345,576	2
Casework	Fixed Cabinetry	6	Room	\$47,124	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$392,700</b>	
<b>Sub Total for Building 01 - class, library,café,ofc</b>		<b>48</b>	<b>items</b>	<b>\$5,877,451</b>	
<b>Total for: East Central Lower Elementary</b>		<b>52</b>	<b>items</b>	<b>\$6,577,614</b>	

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Supporting Photos



Cracked sidewalk east of main entry



Worn asphalt parking area



Faded striping, typical throughout parking lot



Elevation



Gutter rusted with holes



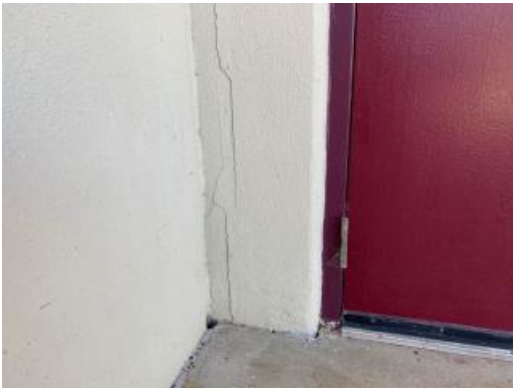
Missing downspout



Concrete panel joint needs recaulking



Worn exterior doors



North side of building crack in wall at door



Water damaged carpet



VCT separating at seams



Peeling veneer in computer lab



# FACILITY CONDITION ASSESSMENT

East Central Upper Elementary | November 2020





## Executive Summary

East Central Upper Elementary, located at 5400 Hurley Wade Rd in Hurley, Mississippi, oldest building is 61 years old (at time of 2020 assessment). It comprises 51,600 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$3,651,384. 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 East Central Upper Elementary the ten-year need is \$9,235,411.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The East Central Upper Elementary facility has a 5-year FCI of 52.72%.

## Summary of Findings

The table below summarizes the condition findings at East Central Upper Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$1,186,537	\$0	\$337,823	\$1,186,537	\$1,524,360	\$0	
<b>Permanent Building(s)</b>								
01	Bldg E Classroom	\$333,862	\$428,565	\$27,830	\$762,427	\$790,257	\$1,671,644	45.61%
02	Bldg F Classrooms/Library	\$352,497	\$908,238	\$33,391	\$1,260,735	\$1,294,126	\$2,110,108	59.75%
03	Bldg G Classroom	\$343,861	\$405,971	\$16,996	\$749,832	\$766,828	\$1,452,412	51.63%
04	Bldg H Classrooms/Ofc	\$500,657	\$973,075	\$659,172	\$1,473,732	\$2,132,904	\$3,452,904	42.68%
05	Cafeteria	\$276,187	\$349,374	\$173,945	\$625,561	\$799,506	\$1,890,876	33.08%
07	Bldg A Classrooms	\$657,782	\$738,722	\$530,925	\$1,396,504	\$1,927,429	\$3,562,520	39.20%
<b>Sub Total for Permanent Building(s):</b>		<b>\$2,464,847</b>	<b>\$3,803,945</b>	<b>\$1,442,259</b>	<b>\$6,268,792</b>	<b>\$7,711,051</b>	<b>\$14,140,464</b>	
<b>Total for Site:</b>		<b>\$3,651,384</b>	<b>\$3,803,945</b>	<b>\$1,780,082</b>	<b>\$7,455,329</b>	<b>\$9,235,411</b>	<b>\$14,140,464</b>	<b>52.72%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

*Table 2: System by Priority (Site & Permanent Buildings)*

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$913,777	\$274,204	\$4,154	\$1,192,136	32.65 %
Roofing	\$0	\$1,613,665	\$141,693	\$0	\$0	\$1,755,357	48.07 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$345,220	\$222	\$68,052	\$13,706	\$427,199	11.70 %
Interior	\$0	\$0	\$0	\$17,597	\$73,591	\$91,188	2.50 %
Mechanical	\$0	\$0	\$0	\$0	\$13,128	\$13,128	0.36 %
Electrical	\$0	\$5,260	\$8,832	\$0	\$3,335	\$17,427	0.48 %
Plumbing	\$0	\$0	\$4,834	\$0	\$0	\$4,834	0.13 %
Fire and Life Safety	\$141,397	\$0	\$0	\$0	\$0	\$141,397	3.87 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$8,718	\$0	\$8,718	0.24 %
<b>Total:</b>	\$141,397	\$1,964,144	\$1,069,357	\$368,571	\$107,914	\$3,651,384	

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

Roofing	-	\$1,755,357
Site	-	\$1,192,136
Exterior	-	\$427,199



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

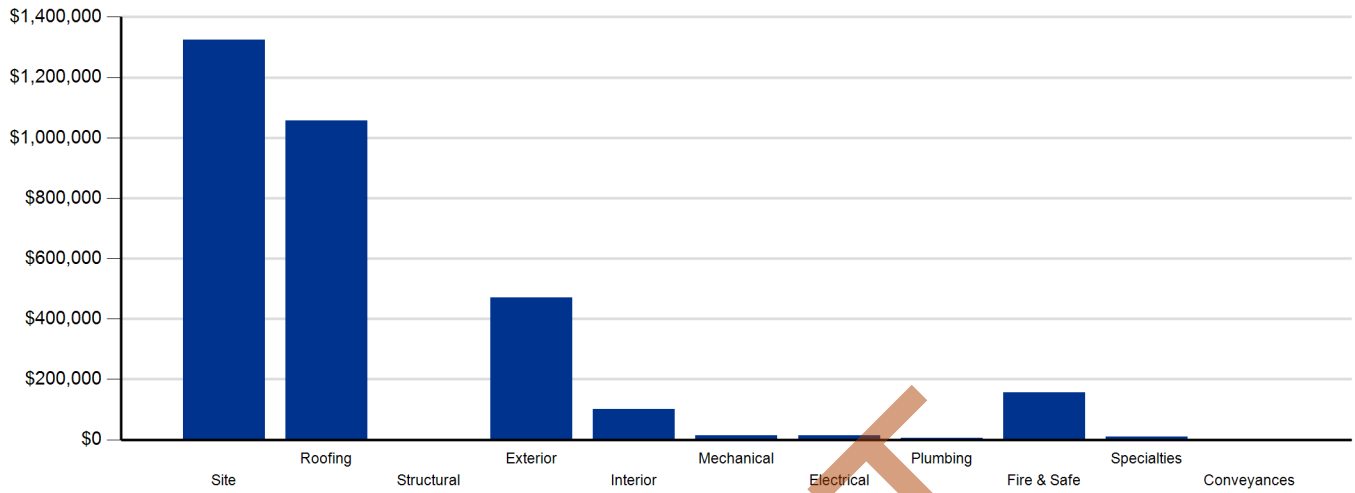


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$332,773	\$332,773
Exterior	\$0	\$13,231	\$97,739	\$0	\$229,965	\$340,935
Interior	\$47,759	\$121,777	\$174,175	\$96,705	\$377,129	\$817,545
Mechanical	\$0	\$0	\$35,346	\$548,970	\$57,279	\$641,595
Electrical	\$0	\$397,762	\$226,178	\$26,714	\$433,779	\$1,084,433
Plumbing	\$0	\$0	\$1,128	\$133,881	\$40,536	\$175,545
Fire and Life Safety	\$0	\$0	\$18,419	\$0	\$0	\$18,419
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$70,686	\$47,124	\$274,890	\$0	\$392,700
<b>Total</b>	<b>\$47,759</b>	<b>\$603,456</b>	<b>\$600,109</b>	<b>\$1,081,160</b>	<b>\$1,471,461</b>	<b>\$3,803,945</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$285,894	\$0	\$0	\$285,894	\$285,894
Roofing	\$332,773	\$0	\$0	\$0	\$0	\$0	\$0	\$332,773
Exterior	\$340,935	\$0	\$0	\$0	\$0	\$0	\$0	\$340,935
Interior	\$817,545	\$57,387	\$27,589	\$67,575	\$0	\$425,303	\$577,854	\$1,395,399
Mechanical	\$641,595	\$0	\$0	\$103,033	\$0	\$0	\$103,033	\$744,628
Electrical	\$1,084,433	\$0	\$0	\$88,757	\$0	\$0	\$88,757	\$1,173,190
Plumbing	\$175,545	\$0	\$0	\$169,219	\$0	\$555,325	\$724,544	\$900,089
Fire and Life Safety	\$18,419	\$0	\$0	\$0	\$0	\$0	\$0	\$18,419
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$392,700	\$0	\$0	\$0	\$0	\$0	\$0	\$392,700
<b>Total</b>	<b>\$3,803,945</b>	<b>\$57,387</b>	<b>\$27,589</b>	<b>\$714,478</b>	<b>\$0</b>	<b>\$980,628</b>	<b>\$1,780,082</b>	<b>\$5,584,027</b>

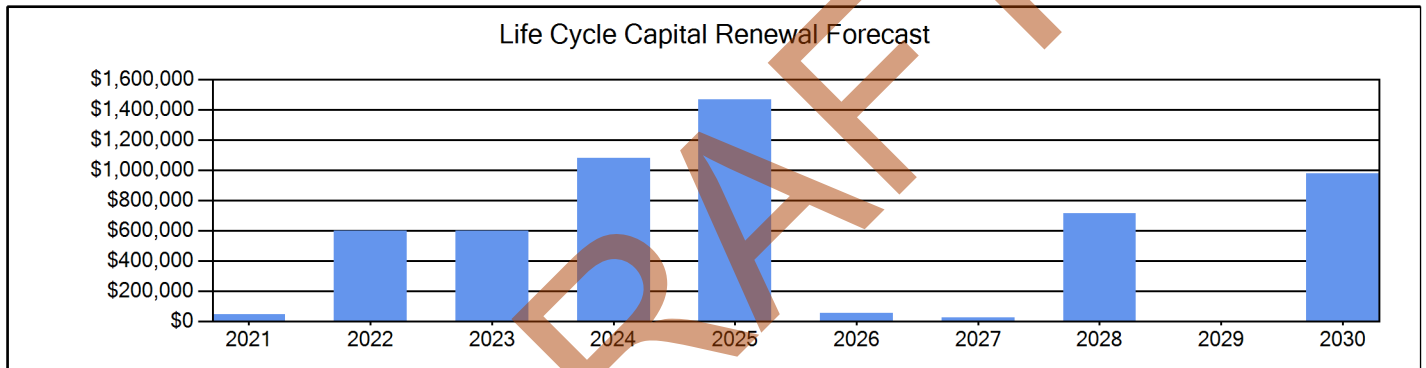
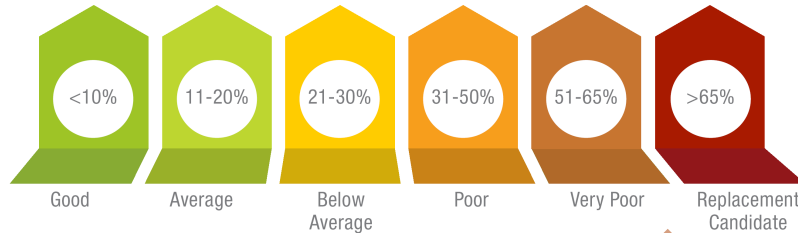


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$14,140,464. For planning purposes, the total 5-year need at the East Central Upper Elementary is \$7,455,329 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central Upper Elementary facility has a 5-year FCI of 52.72%.

5-Year Need vs. Replacement

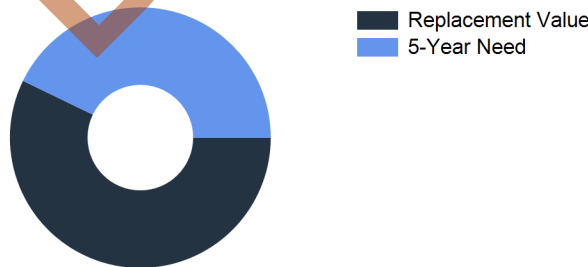


Figure 3: 5-Year FCI



## East Central Upper Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	130,000	SF	3	\$745,931	400
Asphalt Walks Replacement	Capital Renewal	300	SF	3	\$1,550	405
<b>Note:</b> Between building F and H						
Concrete Walks Replacement	Capital Renewal	15,500	SF	3	\$156,665	406
<b>Note:</b> Damaged throughout sites						
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	\$4,032	404
<b>Note:</b> Staff indicated there is an issue with standing water on sidewalks. Need to perform a study to determine if subsurface drainage could be added to alleviate the issue.						
<b>Location:</b> Between cafeteria and Building G, at main entrance to Building A						
Asphalt Paving Replacement	Capital Renewal	140	CAR	4	\$181,239	399
<b>Note:</b> Asphalt throughout damaged.						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	1,500	LF	4	\$63,172	398
<b>Note:</b> Fencing damaged throughout						
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	300	LF	4	\$16,963	402
<b>Note:</b> North of Building A						
Site Drainage Regrading	Deferred Maintenance	10,000	SF	4	\$12,831	403
<b>Note:</b> North of Building A						
Paving Restriping	Deferred Maintenance	140	CAR	5	\$4,154	401
<b>Sub Total for System</b>		<b>9 items</b>			<b>\$1,186,537</b>	
<b>Sub Total for School and Site Level</b>		<b>9 items</b>			<b>\$1,186,537</b>	

### Building: 01 - Bldg E Classroom

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	6,100	SF	2	\$192,748	573
<b>Note:</b> Visible leaks						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$192,748</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	528	SF	2	\$46,985	575
<b>Note:</b> 11 @ 6x8 - windows leak on all sides of building						
Aluminum Window Replacement	Capital Renewal	360	SF	2	\$32,035	576
<b>Note:</b> 9 @ 5x8 - Windows leak on all sides of the building						
Exterior Soffit Replacement	Capital Renewal	1,000	SF	4	\$33,763	736
<b>Note:</b> Water damage at soffit.						
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	\$1,728	574
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$114,512</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	122	SF	4	\$890	577
<b>Note:</b> cracked tile						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$890</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	232
<b>Note:</b> Replace urinal in boy's bathroom. Won't drain or flush properly.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$1,208</b>	



# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,100	SF	1	\$16,650	760
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$16,650</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	\$7,854	578
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,854</b>	
<b>Sub Total for Building 01 - Bldg E Classroom</b>		<b>9</b>	<b>items</b>		<b>\$333,862</b>	

## Building: 02 - Bldg F Classrooms/Library

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	7,700	SF	2	\$243,305	567
Built Up Roofing (Bur) Membrane Has Holes That Should Be Repaired	Deferred Maintenance	6	Ea.	3	\$626	568
<b>Note:</b> Near old heater						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$243,931</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	36	SF	2	\$3,204	569
<b>Note:</b> 3 @ 6x2 - windows leak						
Aluminum Window Replacement	Capital Renewal	640	SF	2	\$56,952	570
<b>Note:</b> 16 @ 5x8 - windows leak						
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$13,231	571
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$73,387</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	20	SF	4	\$226	572
<b>Note:</b> damaged						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$226</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	7	Ea.	5	\$7,741	217
<b>Note:</b> Remove gas piping throughout the building. No longer needed and was abandoned in place.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,741</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$3,780	958
<b>Note:</b> Panel in library is water damaged.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,780</b>	

### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,417	216
<b>Note:</b> Urinals in boy's bathroom do not drain or flush properly.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,417</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	7,700	SF	1	\$21,017	761
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$21,017</b>	
<b>Sub Total for Building 02 - Bldg F Classrooms/Library</b>		<b>10</b>	<b>items</b>		<b>\$352,497</b>	



**Building: 03 - Bldg G Classroom**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	5,300	SF	2	\$167,469	561
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$167,469</b>	

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 1 @ 15x4 - window leaks and will not open	Capital Renewal	60	SF	2	\$5,339	562
Aluminum Window Replacement <b>Note:</b> 5 @ 15x8	Capital Renewal	600	SF	2	\$53,392	563
Aluminum Window Replacement <b>Note:</b> 20 @ 8x4	Capital Renewal	640	SF	2	\$56,952	564
Metal Exterior Door Replacement <b>Note:</b> Original doors	Capital Renewal	12	Door	2	\$39,694	735
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$155,377</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair <b>Note:</b> Cracking and water damaged area.	Deferred Maintenance	80	SF	4	\$2,359	565
Vinyl Composition Tile Replacement <b>Note:</b> 25x5' crack	Capital Renewal	125	SF	4	\$912	566
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$3,271</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing <b>Note:</b> Add bathroom exhaust fans to restrooms in Rooms G23 and G22.	Functional Deficiency	2	Ea.	5	\$2,069	221
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,069</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement <b>Note:</b> Urinal is obsolete and does not flush/drain properly.	Capital Renewal	1	Ea.	3	\$1,208	219
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,208</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	5,300	SF	1	\$14,466	762
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,466</b>	
<b>Sub Total for Building 03 - Bldg G Classroom</b>		<b>10</b>	<b>items</b>		<b>\$343,861</b>	

**Building: 04 - Bldg H Classrooms/Ofc**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	12,600	SF	2	\$398,135	874
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$398,135</b>	

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit Replacement <b>Note:</b> Composite soffit paneling has water damage and needs to be replaced.	Capital Renewal	1,000	SF	4	\$33,763	554
Exterior Cleaning <b>Note:</b> Soffit has mildew at attached roof overhang / canopy and needs to be cleaned.	Deferred Maintenance	600	SF Wall	5	\$2,073	552
Exterior Cleaning <b>Note:</b> Metal coping is dirty and needs to be power washed.	Deferred Maintenance	330	SF Wall	5	\$1,140	553



# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	400	SF Wall	5	\$1,382	556
<b>Note:</b>	All 4 corners where water has been dripping down. 3 locations on back of building.					
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$38,360</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	50	SF	4	\$151	557
<b>Note:</b>	In rooms 110, 111, 108, 103, 105, in the office / admin area, and in corridor, ceiling tiles have water damage and need to be replaced.					
Carpet Flooring Replacement	Capital Renewal	100	SF	4	\$1,130	559
<b>Note:</b>	Carpet is worn out in front of each classroom.					
Interior Toilet Partition Repair	Deferred Maintenance	2	Ea.	4	\$3,599	558
<b>Note:</b>	Men's restroom veneer is chipped.					
Vinyl Composition Tile Replacement	Capital Renewal	252	SF	4	\$1,839	560
<b>Note:</b>	Roll sheet laminate in men's and women's restrooms is peeling and cracking and needs to be replaced.					
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$6,718</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,106	224
<b>Note:</b>	Gas unit heater in boy's bathroom.					
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,106</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	10	LF	2	\$493	860
<b>Note:</b>	Room H-103 has exposed wiring going to FCU. Needs to be installed in flex or conduit.					
Lightning Protection System Installation	Functional Deficiency	12,600	SF	3	\$8,780	326
Ground Mounted Lighting Replacement	Capital Renewal	3	Ea.	5	\$3,335	327
<b>Note:</b>	No lenses on fixtures.					
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$12,608</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	12,600	SF	1	\$17,852	325
Security Alarm Is Missing	Functional Deficiency	12,600	SF	1	\$25,879	324
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$43,731</b>	
<b>Sub Total for Building 04 - Bldg H Classrooms/Ofc</b>		<b>15</b>	<b>items</b>		<b>\$500,657</b>	

## Building: 05 - Cafeteria

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation	ADA Compliance	1	Ea.	3	\$5,599	815
<b>Note:</b>	Ramp not existent at stage.					
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,599</b>	

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	6,900	SF	2	\$212,204	734
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$212,204</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	1,800	SF Wall	5	\$6,220	546
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,220</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	60	SF	4	\$181	547



# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	100	SF	4	\$2,949	548
<b>Note:</b> Water filled block						
Vinyl Composition Tile Replacement	Capital Renewal	55	SF	4	\$401	549
<b>Note:</b> Cracked flooring						
Interior Wall Repainting (Bldg SF)	Capital Renewal	6,900	SF	5	\$27,589	767
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>		<b>\$31,119</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	228
<b>Note:</b> Remove make up air units on roof. They are abandoned in place.						
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$2,212</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,900	SF	1	\$18,833	763
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$18,833</b>	
	<b>Sub Total for Building 05 - Cafeteria</b>	<b>9</b>	<b>items</b>		<b>\$276,187</b>	

## Building: 07 - Bldg A Classrooms

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	13,000	SF	2	\$399,804	875
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	3,900	SF	3	\$141,066	857
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$540,871</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	192	SF	2	\$17,086	586
<b>Note:</b> 2 @ 12x8 - Aluminum storefront windows leak on east side of the building						
Aluminum Window Replacement	Capital Renewal	80	SF	2	\$7,119	587
<b>Note:</b> 1 @ 10x8 - On east side of building, windows leak and have holes in frame that have been repaired.						
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$13,231	588
<b>Note:</b> Doors rack in frame and have to be frame rodded. Piano hinges have been added.						
Brick Exterior Repair	Deferred Maintenance	20	SF Wall	3	\$222	585
<b>Note:</b> Mortar joint is coming out of brick wall and needs to be repaired.						
Exterior Painting (Bldg SF)	Capital Renewal	336	SF	4	\$525	583
<b>Note:</b> Exterior truss at soffit is rusted and needs to be repainted.						
Exterior Cleaning	Deferred Maintenance	336	SF Wall	5	\$1,161	584
<b>Note:</b> Metal coping needs to be cleaned.						
	<b>Sub Total for System</b>	<b>6</b>	<b>items</b>		<b>\$39,344</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	5	SF	4	\$56	592
<b>Note:</b> Carpet damage/missing in library storage room						
Ceramic Tile Flooring Replacement	Capital Renewal	75	SF	4	\$1,182	593
<b>Note:</b> Ceramic tile flooring is buckling and cracking in men's restroom.						
Exposed Ceiling Replacement	Capital Renewal	10	SF	4	\$8	591
<b>Note:</b> Water damage and hole in exposed ceiling decking.						
Interior CMU Wall Repair	Deferred Maintenance	50	SF	4	\$1,474	590
<b>Note:</b> Hole in CMU at bookroom and library. Crack in CMU in library. In restroom and office area, CMU walls sweat.						
Vinyl Composition Tile Replacement	Capital Renewal	33	SF	4	\$241	595
<b>Note:</b> Crack in VCT floor in classroom (8 SF). In A102 classroom VCT is separating at expansion joint (25 SF).						
Exposed Ceiling Repainting	174 Capital Renewal	11,700	SF	5	\$24,260	589



# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	11,700	SF	5	\$21,742	856

**Note:** Exposed structure needs to be repainted.

**Sub Total for System**                      **7 items**                      **\$48,964**

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	20	LF	2	\$987	861

**Note:** Exposed wiring in office storage and at 200 amp panel.

Panel Spacing Cover Plate Is Missing	Deferred Maintenance	2	Ea.	3	\$52	848
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**Note:** 200 amp panel missing breaker fillers.

**Sub Total for System**                      **2 items**                      **\$1,039**

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	13,000	SF	1	\$26,701	323

**Sub Total for System**                      **1 items**                      **\$26,701**

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Cabinetry In Classes/Labs	Deferred Maintenance	1	Room	4	\$864	596

**Note:** Veneer peeling in library.

**Sub Total for System**                      **1 items**                      **\$864**

**Sub Total for Building 07 - Bldg A Classrooms**                      **19 items**                      **\$657,782**

**Total for Campus**                      **81 items**                      **\$3,651,384**

DRAFT



## East Central Upper Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	4,825	LF	\$203,203	8
Pedestrian Pavement	Sidewalks - Asphalt	16,000	SF	\$82,691	8
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$285,895</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	10	Ea.	\$51,929	8
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$51,929</b>	
		<b>Sub Total for Building -</b>	<b>3 items</b>	<b>\$337,824</b>	

### Building: 01 - Bldg E Classroom

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	3
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$6,616</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	732	SF	\$8,269	2
Resilient Flooring	Vinyl Composition Tile Flooring	5,246	SF	\$38,280	3
Interior Door Supplementary Components	Door Hardware	13	Door	\$17,221	4
Carpeting	Carpet	732	SF	\$8,269	10
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$72,040</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	2	Ea.	\$2,319	4
Decentralized Cooling	Ductless Split System (2 Ton)	5	Ea.	\$21,178	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$4,840	4
Decentralized Cooling	Heat Pump (3 Ton)	4	Ea.	\$31,794	4
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	4
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	4
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$7,171	5
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	5
		<b>Sub Total for System</b>	<b>10 items</b>	<b>\$108,501</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	2
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	2
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	2
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,100	SF	\$3,853	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	2
Lighting Fixtures	Light Fixtures (Bldg SF)	6,100	SF	\$99,818	2
		<b>Sub Total for System</b>	<b>7 items</b>	<b>\$146,137</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,128	3
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$12,119	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
Plumbing Fixtures	Classroom Lavatory	5	Ea.	\$11,442	5



# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,100	SF	\$19,561	10
<b>Sub Total for System</b>			<b>7 items</b>	<b>\$75,977</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$47,124	3
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$47,124</b>	
<b>Sub Total for Building 01 - Bldg E Classroom</b>			<b>30 items</b>	<b>\$456,395</b>	

## Building: 02 - Bldg F Classrooms/Library

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	7,700	SF	\$193,032	5
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$193,032</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	6,545	SF	\$47,759	1
Carpeting	Carpet	770	SF	\$8,699	2
Interior Swinging Doors	Wooden Door	16	Door	\$5,582	3
Interior Door Supplementary Components	Door Hardware	16	Door	\$21,196	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,155	SF	\$3,480	5
Stone Facing	CMU Wall	7,700	SF	\$231,470	5
Carpeting	Carpet	770	SF	\$8,699	10
<b>Sub Total for System</b>			<b>7 items</b>	<b>\$326,884</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	6	Ea.	\$25,414	4
Decentralized Cooling	Ductless Split System (3 Ton)	2	Ea.	\$9,681	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	\$47,690	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	4
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	4
<b>Sub Total for System</b>			<b>7 items</b>	<b>\$119,928</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,700	SF	\$4,864	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	2
Lighting Fixtures	Light Fixtures (Bldg SF)	7,700	SF	\$126,000	2
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	3
<b>Sub Total for System</b>			<b>6 items</b>	<b>\$164,983</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,700	SF	\$24,692	10
<b>Sub Total for System</b>			<b>5 items</b>	<b>\$66,115</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	9	Room	\$70,686	2
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$70,686</b>	
<b>Sub Total for Building 02 - Bldg F Classrooms/Library</b>			<b>27 items</b>	<b>\$941,628</b>	



## Building: 03 - Bldg G Classroom

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	5,035	SF	\$36,741	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$36,741</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	9	Ea.	\$38,121	4
Decentralized Cooling	Heat Pump (3 Ton)	9	Ea.	\$71,535	4
Decentralized Cooling	Window Units	4	Ea.	\$11,013	4
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$120,669</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	5,300	SF	\$3,348	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	2
Lighting Fixtures	Light Fixtures (Bldg SF)	5,300	SF	\$86,727	2
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	3
Power Distribution	Panelboard - 120/240 100A	6	Ea.	\$22,677	3
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	3
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$149,687</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	4
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$18,307	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,300	SF	\$16,996	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$76,599</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$39,270	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$39,270</b>	
<b>Sub Total for Building 03 - Bldg G Classroom</b>		<b>15</b>	<b>items</b>	<b>\$422,966</b>	

## Building: 04 - Bldg H Classrooms/Ofc

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	8,600	SF	\$311,070	5
Canopy Roofing	Metal Awning	600	SF	\$21,703	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$332,772</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	960	SF	\$85,428	3
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,424	3
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$106,698</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,260	SF	\$14,234	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,970	SF	\$36,067	3
Suspended Plaster and	Painted ceilings	630	SF	\$1,171	3
Resilient Flooring	Vinyl Composition Tile Flooring	10,710	SF	\$78,151	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	11,970	SF	\$44,478	6
Interior Door Supplementary Components	Door Hardware	35	Door	\$46,366	8
Carpeting	Carpet	1,260	SF	\$14,234	10
Tile Flooring	Ceramic Tile	378	SF	\$5,959	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$240,660</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	12,600	SF	\$17,397	3

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# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Furnace - Gas (45 MBH)	11	Ea.	\$18,247	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	4	Ea.	\$22,924	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$10,492	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	3	Ea.	\$17,193	8
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$93,227</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	12,600	SF	\$7,959	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	4
Lighting Fixtures	Light Fixtures (Bldg SF)	12,600	SF	\$206,182	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	8
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$253,726</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	8
Plumbing Fixtures	Showers	1	Ea.	\$1,166	8
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
Domestic Water Equipment	Gas Piping System (BldgSF)	12,600	SF	\$389,858	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	12,600	SF	\$40,405	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$503,059</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	13	Room	\$102,102	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$102,102</b>	
<b>Sub Total for Building 04 - Bldg H Classrooms/Ofc</b>		<b>36</b>	<b>items</b>	<b>\$1,632,243</b>	

## Building: 05 - Cafeteria

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	2
Exterior Operating Windows	Aluminum - Windows per SF	160	SF	\$14,238	5
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$2,848	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$30,317</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Rubber Tile Flooring	6,900	SF	\$93,075	3
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,900	SF	\$20,790	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,900	SF	\$27,589	7
Interior Swinging Doors	Metal Door (Steel)	7	Door	\$18,075	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$168,803</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	6,900	SF	\$9,527	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,749	5
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	3	Ea.	\$42,588	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	\$43,252	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$118,628</b>	

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# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,900	SF	\$4,358	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	2
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$22,465	3
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	3
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	3
Lighting Fixtures	Light Fixtures (Bldg SF)	6,900	SF	\$112,909	3
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$163,131</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	2	Ea.	\$3,889	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,900	SF	\$22,126	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$42,442</b>	
<b>Sub Total for Building 05 - Cafeteria</b>		<b>26</b>	<b>items</b>	<b>\$523,320</b>	

## Building: 07 - Bldg A Classrooms

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,271	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$4,271</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,300	SF	\$14,686	2
Resilient Flooring	Vinyl Composition Tile Flooring	10,400	SF	\$75,889	2
Interior Door Supplementary Components	Door Hardware	37	Door	\$49,015	4
Wall Paneling	Wood Panel wall	390	SF	\$5,457	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	260	SF	\$1,040	5
Interior Swinging Doors	Wooden Door	37	Door	\$12,909	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,040	SF	\$3,134	8
Suspended Plaster and	Painted ceilings	11,700	SF	\$21,742	10
Stone Facing	CMU Wall	11,700	SF	\$351,714	10
Carpeting	Carpet	1,300	SF	\$14,686	10
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>	<b>\$550,272</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	13,000	SF	\$17,949	3
Decentralized Cooling	Ductless Split System (2 Ton)	12	Ea.	\$50,828	4
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	4
Decentralized Cooling	Heat Pump (3 Ton)	12	Ea.	\$95,381	4
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	5
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$183,674</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	13,000	SF	\$8,211	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	5
Lighting Fixtures	Light Fixtures (Bldg SF)	13,000	SF	\$212,728	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$243,594</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	4

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# Facility Condition Assessment

Jackson CS - East Central Upper Elementary

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$6,865	5
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	8
Plumbing Fixtures	Toilets	13	Ea.	\$58,689	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	8
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	13,000	SF	\$41,687	10
		<b>Sub Total for System</b>		<b>9 items</b>	<b>\$135,899</b>

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	13,000	SF	\$18,419	3
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$18,419</b>

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	17	Room	\$133,518	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$133,518</b>
		<b>Sub Total for Building 07 - Bldg A Classrooms</b>		<b>33 items</b>	<b>\$1,269,647</b>
		<b>Total for: East Central Upper Elementary</b>		<b>170 items</b>	<b>\$5,584,022</b>

DRAFT



Supporting Photos



Failed asphalt walkway between Bldg F and H



Asphalt and striping north of Bldg A



Asphalt to be replaced north of Bldg A



Unit heater in boys bathroom



Abandoned make up air unit



Outdated urinal not functioning properly



# FACILITY CONDITION ASSESSMENT

East Central Middle School | November 2020





## Executive Summary

East Central Middle School, located at 5404 Hurley Wade Rd in Hurley, Mississippi, oldest building is 61 years old (at time of 2020 assessment). It comprises 112,044 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$4,606,802. 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 East Central Middle School the ten-year need is \$13,722,337.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The East Central Middle School facility has a 5-year FCI of 25.86%.

## Summary of Findings

The table below summarizes the condition findings at East Central Middle School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$488,770	\$0	\$830,226	\$488,770	\$1,318,996	\$0	
<b>Permanent Building(s)</b>								
01	Bldg A Gym	\$1,925,591	\$616,374	\$161,063	\$2,541,965	\$2,703,028	\$4,757,368	53.43%
02	Bldg B Cafeteria	\$716,686	\$682,277	\$110,451	\$1,398,963	\$1,509,414	\$3,212,768	43.54%
03	Bldg Classrooms/ofc	\$96,566	\$13,271	\$2,421,365	\$109,837	\$2,531,202	\$13,283,560	.83%
04	Bldg E Classroom	\$73,894	\$283,258	\$83,942	\$357,152	\$441,094	\$834,084	42.82%
05	Bldg F Guidance	\$345,119	\$1,210,013	\$173,720	\$1,555,132	\$1,728,852	\$4,355,772	35.70%
06	Bldg G Classroom	\$297,565	\$469,955	\$38,593	\$767,520	\$806,113	\$1,712,653	44.81%
07	Bus Repair Shop	\$188,823	\$51,093	\$61,143	\$239,916	\$301,059	\$648,732	36.98%
09	House	\$91,651	\$134,553	\$75,144	\$226,204	\$301,348	\$679,624	33.28%
10	J Bldg Band hall	\$18,101	\$259,833	\$286,305	\$277,934	\$564,239	\$1,513,708	18.36%
11	K Bldg Tech Prep Classroom	\$22,201	\$441,215	\$501,972	\$463,416	\$965,388	\$2,502,252	18.52%
12	Maintenance Shop	\$341,836	\$183,655	\$26,114	\$525,491	\$551,605	\$1,112,112	47.25%
<b>Sub Total for Permanent Building(s):</b>		<b>\$4,118,032</b>	<b>\$4,345,497</b>	<b>\$3,939,812</b>	<b>\$8,463,529</b>	<b>\$12,403,341</b>	<b>\$34,612,634</b>	
<b>Total for Site:</b>		<b>\$4,606,802</b>	<b>\$4,345,497</b>	<b>\$4,770,038</b>	<b>\$8,952,299</b>	<b>\$13,722,337</b>	<b>\$34,612,634</b>	<b>25.86%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$481,125	\$13,244	\$0	\$494,369	10.73 %
Roofing	\$0	\$1,231,904	\$260,951	\$0	\$0	\$1,492,855	32.41 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$562,810	\$4,361	\$0	\$96,279	\$663,450	14.40 %
Interior	\$0	\$0	\$30,254	\$112,852	\$9,539	\$152,645	3.31 %
Mechanical	\$0	\$47,338	\$54,875	\$14,200	\$4,423	\$120,836	2.62 %
Electrical	\$0	\$42,225	\$157,322	\$1,237	\$0	\$200,784	4.36 %
Plumbing	\$0	\$0	\$18,557	\$1,965	\$0	\$20,523	0.45 %
Fire and Life Safety	\$345,898	\$0	\$0	\$0	\$0	\$345,898	7.51 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$1,115,443	\$0	\$1,115,443	24.21 %
<b>Total:</b>	\$345,898	\$1,884,276	\$1,007,445	\$1,258,941	\$110,242	\$4,606,802	

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

Roofing	-	\$1,492,855
Specialties	-	\$1,115,443
Exterior	-	\$663,450



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

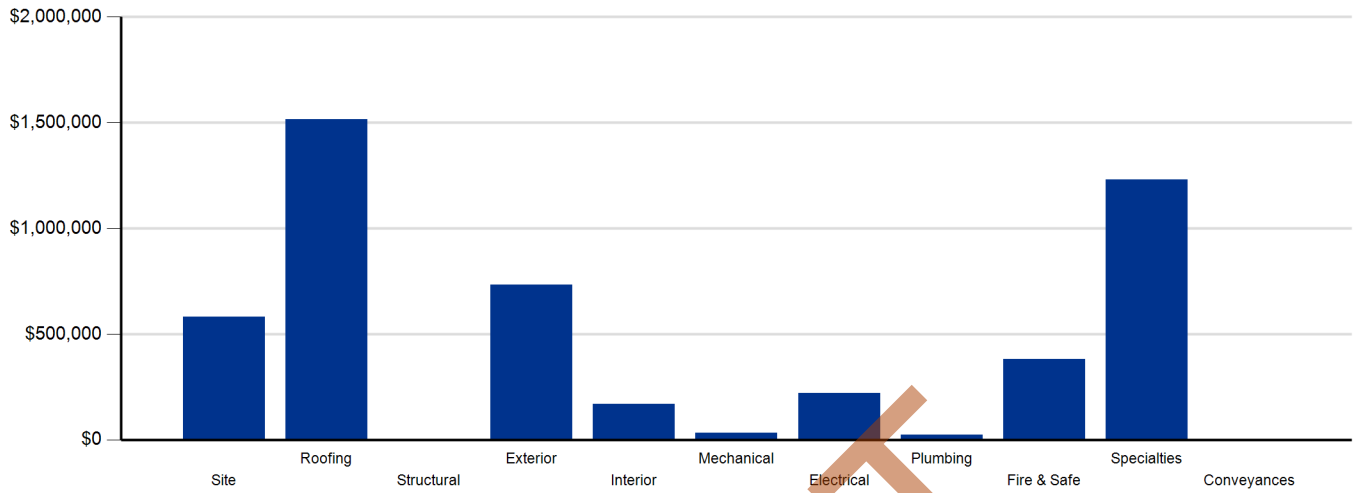


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$516,670	\$68,725	\$585,395
Exterior	\$0	\$43,948	\$46,309	\$13,059	\$48,991	\$152,307
Interior	\$36,412	\$151,561	\$93,460	\$167,037	\$35,128	\$483,598
Mechanical	\$0	\$0	\$389,705	\$465,162	\$35,969	\$890,836
Electrical	\$0	\$0	\$507,081	\$21,893	\$652,324	\$1,181,298
Plumbing	\$0	\$58,635	\$137,278	\$16,552	\$729,642	\$942,107
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$39,270	\$39,270	\$31,416	\$0	\$109,956
<b>Total</b>	<b>\$36,412</b>	<b>\$293,414</b>	<b>\$1,213,103</b>	<b>\$1,231,789</b>	<b>\$1,570,779</b>	<b>\$4,345,497</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$25,891	\$0	\$533,027	\$0	\$208,993	\$767,911	\$767,911
Roofing	\$585,395	\$0	\$28,937	\$209,279	\$0	\$345,950	\$584,166	\$1,169,561
Exterior	\$152,307	\$0	\$0	\$16,937	\$0	\$2,823	\$19,760	\$172,067
Interior	\$483,598	\$523,685	\$8,866	\$318,184	\$100,532	\$93,421	\$1,044,688	\$1,528,286
Mechanical	\$890,836	\$34,596	\$3,038	\$427,178	\$0	\$417,862	\$882,674	\$1,773,510
Electrical	\$1,181,298	\$0	\$0	\$213,566	\$5,193	\$737,093	\$955,852	\$2,137,150
Plumbing	\$942,107	\$2,395	\$0	\$323,779	\$0	\$96,474	\$422,648	\$1,364,755
Fire and Life Safety	\$0	\$60,923	\$0	\$0	\$0	\$0	\$60,923	\$60,923
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$109,956	\$0	\$31,416	\$0	\$0	\$0	\$31,416	\$141,372
<b>Total</b>	<b>\$4,345,497</b>	<b>\$647,490</b>	<b>\$72,257</b>	<b>\$2,041,950</b>	<b>\$105,725</b>	<b>\$1,902,616</b>	<b>\$4,770,038</b>	<b>\$9,115,535</b>

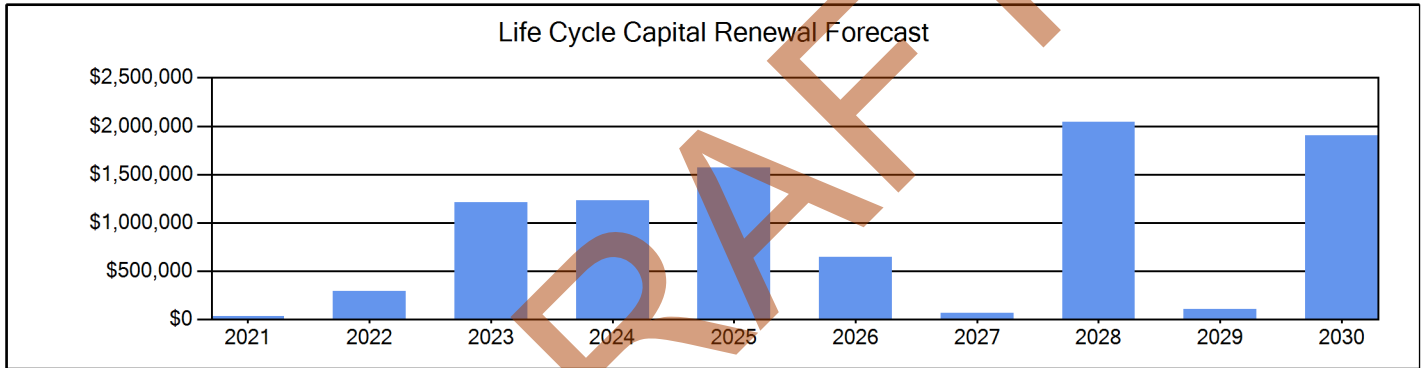
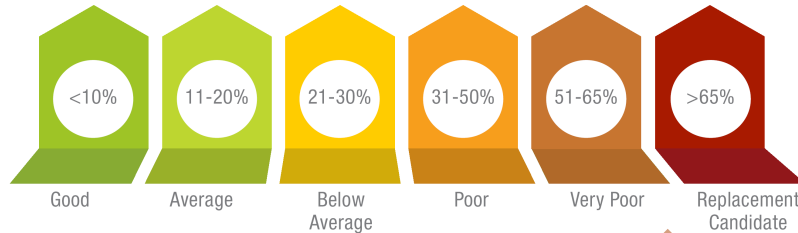


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$34,612,634. For planning purposes, the total 5-year need at the East Central Middle School is \$8,952,299 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central Middle School facility has a 5-year FCI of 25.86%.

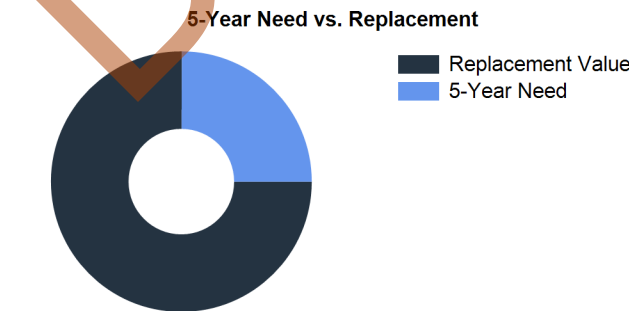


Figure 3: 5-Year FCI



## East Central Middle School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Location:</b> around gym and cafeteria	Capital Renewal	45,000	SF	3	\$258,207	539
Concrete Driveways Replacement <b>Location:</b> Replace concrete to the maintenance shop	Capital Renewal	1,000	SF	3	\$11,139	441
Concrete Walks Replacement <b>Location:</b> around buildings A, B, K, and J	Capital Renewal	20,000	SF	3	\$202,148	543
Site Requires Civil/Drainage Study <b>Note:</b> Staff indicated that the courtyard area floods during rain events. The existing storm drainage infrastructure needs to be studied to identify a solution. <b>Location:</b> South of Building B and north of Building A.	Deferred Maintenance	1	LS	3	\$4,032	542
Site Drainage Needs Installation Of Drainage Piping <b>Note:</b> Site drainage to be replaced south of Building B.	Deferred Maintenance	30	LF	4	\$1,696	540
Site Drainage Regrading <b>Note:</b> Regrading south of Building B and north of Building K.	Deferred Maintenance	9,000	SF	4	\$11,548	541
<b>Sub Total for System</b>		<b>6 items</b>			<b>\$488,770</b>	
<b>Sub Total for School and Site Level</b>		<b>6 items</b>			<b>\$488,770</b>	

### Building: 01 - Bldg A Gym

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation <b>Note:</b> Ramp not existent at stage.	ADA Compliance	1	Ea.	3	\$5,599	816
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$5,599</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement <b>Note:</b> Roof has bubbles and blisters. Roof leaks and has been patched in multiple places. Roof leaks along transition from low roof to high roof.	Capital Renewal	15,400	SF	2	\$473,614	670
Awning Or Canopy Metal Roofing System Replacement <b>Note:</b> Rusted and deteriorating	Capital Renewal	2,500	SF	3	\$90,427	671
Debris In Gutter Removal <b>Note:</b> East side of building	Deferred Maintenance	20	LF	3	\$92	672
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$564,134</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 3 @ 3x4 - leaking	Capital Renewal	36	SF	2	\$3,204	674
Aluminum Window Replacement <b>Note:</b> 6 @ 4x6 - leaking	Capital Renewal	144	SF	2	\$12,814	675
Aluminum Window Replacement <b>Note:</b> 1 @ 20x15 - leaking	Capital Renewal	300	SF	2	\$26,696	677
Aluminum Window Replacement <b>Note:</b> 2 @ 40x10 - leaking	Capital Renewal	800	SF	2	\$71,190	678
Exterior Cleaning <b>Note:</b> Entire building	Deferred Maintenance	13,000	SF Wall	5	\$44,926	673
<b>Sub Total for System</b>		<b>5 items</b>			<b>\$158,829</b>	



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement <b>Location:</b> Concession stand	Capital Renewal	10	SF	4	\$30	679
Wood Flooring Replacement <b>Location:</b> Stage	Capital Renewal	800	SF	4	\$15,376	680
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$15,406</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	15,400	SF	3	\$10,731	740
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$10,731</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	15,400	SF	1	\$10,718	739
Fire Alarm Replacement <b>Note:</b> System is not working.	Capital Renewal	15,400	SF	1	\$21,819	738
Security Alarm Is Missing	Functional Deficiency	15,400	SF	1	\$31,630	737
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$64,167</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement <b>Note:</b> 75 rows at approximately 80 LF per row. Estimated seat number.	Capital Renewal	3,000	Seat	4	\$1,105,861	733
Repair Cabinetry In Classes/Labs <b>Note:</b> Veneer is peeling in entry.	Deferred Maintenance	1	Room	4	\$864	682
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$1,106,725</b>	
<b>Sub Total for Building 01 - Bldg A Gym</b>		<b>17 items</b>			<b>\$1,925,591</b>	

## Building: 02 - Bldg B Cafeteria

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof is leaking and has severe ponding.	Capital Renewal	10,400	SF	2	\$328,619	662
Awning Or Canopy Metal Roofing System Replacement <b>Note:</b> Corrugated metal awning is rusted and structure and deck is deteriorating.	Capital Renewal	2,200	SF	3	\$79,576	663
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$408,195</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 10 @ 4x8 - windows leak	Capital Renewal	320	SF	2	\$28,476	666
Brick Exterior Repointing <b>Note:</b> Zig zag crack on east side of building.	Deferred Maintenance	100	SF Wall	3	\$1,135	664
Exterior Cleaning <b>Note:</b> Entire perimeter of building needs cleaning.	Deferred Maintenance	7,000	SF Wall	5	\$24,191	665
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$53,801</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair <b>Note:</b> Cracks in CMU on south wall and in the kitchen.	Deferred Maintenance	100	SF	4	\$2,949	667
Vinyl Composition Tile Replacement <b>Note:</b> VCT is cracking in multiple locations in the cafeteria - between every column, under tables, and in serving area.	Capital Renewal	8,320	SF	4	\$60,711	669
Interior Wall Repainting (Bldg SF) <b>Note:</b> Paint is peeling and bubbling in the kitchen and on the south and west walls in the cafeteria.	Capital Renewal	2,000	SF	5	\$7,997	668
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$71,657</b>	



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement <b>Note:</b> 150 MBH <b>Location:</b> Kitchen / Cafeteria	Capital Renewal	1	Ea.	2	\$4,626	248
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$21,656	896
HVAC Study Recommended <b>Note:</b> Humidity and water penetration damaging interior walls. Engineering study to determine root cause. Recommend repairs and humidity control recommissioning.	Functional Deficiency	1	LS	3	\$28,798	854
Kitchen Exhaust Hood Replacement <b>Note:</b> Past service life	Capital Renewal	1	Ea.	3	\$9,986	252
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$14,342	897
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,749	898
Window AC Unit Component Replacement <b>Location:</b> kitchen	Capital Renewal	1	Ea.	4	\$2,753	250
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$83,911</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Old panel with wood cover.	Capital Renewal	1	Ea.	2	\$3,780	317
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$12,176	316
Electrical Study Recommended <b>Note:</b> Exterior panel B phase leg is overheating. Meter can panel that feeds cooler equipment. 120/240 200a	Deferred Maintenance	1	LS	3	\$5,760	858
Lightning Protection System Installation	Functional Deficiency	10,400	SF	3	\$7,247	321
Mounted Building Lighting Installation	Functional Deficiency	5	Ea.	3	\$6,606	322
Public Address System Replacement, Non-main Building <b>Note:</b> PA system is not working.	Deferred Maintenance	10,400	SF	3	\$6,569	741
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$42,138</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	10,400	SF	1	\$7,238	320
Fire Alarm Is Missing	Capital Renewal	10,400	SF	1	\$28,386	319
Security Alarm Is Missing	Functional Deficiency	10,400	SF	1	\$21,361	318
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$56,985</b>	
<b>Sub Total for Building 02 - Bldg B Cafeteria</b>		<b>24</b>	<b>items</b>		<b>\$716,686</b>	

## Building: 03 - Bldg Classrooms/ofc

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	1,500	LF	3	\$6,912	656
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,912</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning <b>Note:</b> Downspouts are rusted and need to be cleaned and painted.	Deferred Maintenance	60	SF Wall	5	\$207	657
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$207</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement <b>Note:</b> In office/admin area, AC causing stained tiles	Capital Renewal	20	SF	4	\$60	658
Interior Ceiling Repainting <b>Note:</b> Water damage in mechanical room.	Deferred Maintenance	75	SF	5	\$139	659



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Repainting	Deferred Maintenance	7	SF Wall	5	\$65	660
<b>Note:</b> Paint peeling on composite partitions.						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$265</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	43,000	SF	1	\$88,318	315
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$88,318</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Cabinetry In Classes/Labs	Deferred Maintenance	1	Room	4	\$864	661
<b>Note:</b> Room 206 has 5 LF cabinetry that is chipping and peeling.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$864</b>	
<b>Sub Total for Building 03 - Bldg Classrooms/ofc</b>		<b>7</b>	<b>items</b>		<b>\$96,566</b>	

## Building: 04 - Bldg E Classroom

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	192	SF	2	\$17,086	652
<b>Note:</b> 12 @ 4x4 - windows leaking						
Aluminum Window Replacement	Capital Renewal	32	SF	2	\$2,848	653
<b>Note:</b> 1 @ 4x8 - window leaking						
Exterior Cleaning	Deferred Maintenance	3,700	SF Wall	5	\$12,787	651
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$32,720</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Wall Repair	Deferred Maintenance	10	SF	4	\$295	654
<b>Note:</b> Crack in classroom CMU						
Vinyl Composition Tile Replacement	Capital Renewal	200	SF	4	\$1,459	655
<b>Note:</b> VCT needs to be replaced in Room 616, Restroom.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,754</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	721
<b>Note:</b> Remove abandoned unit heaters.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,212</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	748
<b>Note:</b> Interior safety cover missing.						
Lightning Protection System Installation	Functional Deficiency	2,700	SF	3	\$1,881	313
Mounted Building Lighting Installation	Functional Deficiency	6	Ea.	3	\$7,928	314
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	\$1,237	309
<b>Note:</b> GFCI at sink						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$25,958</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	2,700	SF	1	\$1,879	312
Fire Alarm Replacement	Capital Renewal	2,700	SF	1	\$3,825	311
Security Alarm Is Missing	Functional Deficiency	2,700	SF	1	\$5,546	310
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$11,250</b>	
<b>Sub Total for Building 04 - Bldg E Classroom</b>		<b>13</b>	<b>items</b>		<b>\$73,894</b>	



### Building: 05 - Bldg F Guidance

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 56 @ 4x12 - Aged, worn, damaged, and leaking	Capital Renewal	2,688	SF	2	\$239,198	640
Aluminum Window Replacement <b>Note:</b> 5 @ 6x3 - Aged, worn, damaged, and leaking	Capital Renewal	90	SF	2	\$8,009	641
Metal Exterior Door Replacement <b>Note:</b> Failed, damaged, delaminated	Capital Renewal	2	Door	2	\$6,616	642
Wood Exterior Door Replacement <b>Note:</b> Failed, damaged, delaminated	Capital Renewal	2	Door	2	\$5,646	643
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$259,468</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> Door hardware is not ADA compliant. Rooms 605, 606, 609, 611, 613, 2.9, 2.9A, 614, 612, 610, 608, 606, 604.	Capital Renewal	13	Door	3	\$17,221	650
Interior Door Replacement <b>Note:</b> Original doors are damaged and aged.	Capital Renewal	18	Door	3	\$6,280	647
Carpet Flooring Replacement <b>Note:</b> Conference room 29	Capital Renewal	141	SF	4	\$1,593	646
Toilet Partition Replacement <b>Note:</b> Boy's and girl's restrooms east	Capital Renewal	5	Stall	4	\$8,997	645
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$34,091</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment <b>Note:</b> Heat recovery unit abandoned on roof.	Deferred Maintenance	2	Ea.	5	\$2,212	241
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,212</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair <b>Note:</b> Missing outlet cover in Room 29.	Educational Adequacy	1	Ea.	2	\$104	308
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$3,780	754
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$6,981	755
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$10,864</b>	

#### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	14,100	SF	1	\$38,485	722
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$38,485</b>	
<b>Sub Total for Building 05 - Bldg F Guidance</b>		<b>13</b>	<b>items</b>		<b>\$345,119</b>	

### Building: 06 - Bldg G Classroom

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof leaks	Capital Renewal	5,544	SF	2	\$175,179	634
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$175,179</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 16 @ 6x8 - Windows leak	Capital Renewal	768	SF	2	\$68,342	637
Metal Exterior Door Replacement <b>Note:</b> Maintenance is constantly needing to replace hardware. Doors are original to the building and aged.	Capital Renewal	4	Door	2	\$13,231	638



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	4,100	SF Wall	5	\$14,169	636
<b>Note:</b> Entire building needs power washing.						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$95,742</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$1,326	900
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$6,566	899
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,892</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	5,544	SF	3	\$3,863	307
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,544	SF	3	\$3,502	742
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,365</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	5,544	SF	1	\$11,387	306
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$11,387</b>	
<b>Sub Total for Building 06 - Bldg G Classroom</b>		<b>9</b>	<b>items</b>		<b>\$297,565</b>	

## Building: 07 - Bus Repair Shop

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	2,150	SF	2	\$76,522	622
<b>Note:</b> Roof leaks						
Debris In Gutter Removal	Deferred Maintenance	30	LF	3	\$138	623
Gutter Replacement	Deferred Maintenance	100	LF	3	\$1,815	624
<b>Note:</b> East and west sides of the building.						
Metal Downspout Installation	Deferred Maintenance	50	LF	3	\$1,056	625
<b>Note:</b> Only two downspouts on the building.						
Metal Downspout Replacement	Deferred Maintenance	25	LF	3	\$528	626
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$80,059</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	315	SF	2	\$4,741	628
<b>Note:</b> Wood is rotting.						
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,308	629
Metal Panel Exterior Replacement (Bldg SF)	Capital Renewal	1,785	SF	2	\$5,690	627
Overhead Door Replacement	Capital Renewal	2	Door	2	\$14,825	631
<b>Note:</b> Original roll-up door does not stay on track.						
Wood Exterior Door Replacement	Capital Renewal	4	Door	2	\$11,291	630
<b>Note:</b> Wood is rotting with holes in the door.						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$39,855</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	1	Door	3	\$349	633
Wood Ceiling Replacement	Capital Renewal	420	SF	4	\$16,653	632
<b>Note:</b> Warping						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$17,002</b>	



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$2,753	239
<b>Note:</b> Window unit in office is no longer operational.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,753</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit	Functional Deficiency	10	LF	2	\$493	859
<b>Note:</b> Panel has exposed wiring.						
Lighting Fixtures Replacement	Capital Renewal	2,100	SF	3	\$34,364	744
Lightning Protection System Installation	Functional Deficiency	2,100	SF	3	\$1,463	305
Public Address System Replacement, Non-main Building	Deferred Maintenance	2,100	SF	3	\$1,326	743
<b>Note:</b> Install						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$37,647</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	2,100	SF	1	\$1,462	304
Fire Alarm Is Missing	Capital Renewal	2,100	SF	1	\$5,732	303
Security Alarm Is Missing	Functional Deficiency	2,100	SF	1	\$4,313	302
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$11,507</b>	
<b>Sub Total for Building 07 - Bus Repair Shop</b>		<b>20</b>	<b>items</b>		<b>\$188,823</b>	

## Building: 09 - House

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	2,600	SF	2	\$42,604	872
Metal Coping Replacement	Deferred Maintenance	10	LF	2	\$117	615
<b>Note:</b> Holes in fascia, rodents getting inside.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$42,721</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	50	SF	2	\$753	616
<b>Note:</b> Wood siding is deteriorating at base of wall near foundation.						
Exterior Entry Door Threshold Exceeds The Maximum Threshold Height	ADA Compliance	2	Door	3	\$761	818
<b>Location:</b> Entry/carport						
Exterior Entry Door Width Does Not Meet The Minimum Width ADA Requirement	ADA Compliance	1	Door	3	\$2,465	817
<b>Location:</b> Carport						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$3,979</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	ADA Compliance	1	Door	3	\$2,135	819
<b>Note:</b> Cased opening width						
Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	ADA Compliance	2	Door	3	\$4,269	824
<b>Note:</b> Restroom doors						
Ceramic Tile Flooring Replacement	Capital Renewal	100	SF	4	\$1,576	618
<b>Note:</b> Tile in restroom is damaged.						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$7,980</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	\$434	901
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$434</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	2,200	SF	3	\$1,533	301
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,533</b>	



## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Lavatory/Sink Is Not ADA Compliant <b>Note:</b> No knee space in both restrooms.	ADA Compliance	2	Ea.	3	\$3,509	823
Restroom Grab Bars Are Not ADA Compliant <b>Note:</b> Grab bars are not present.	ADA Compliance	4	Ea.	3	\$919	822
Restroom Is Not ADA Compliant <b>Note:</b> Two restrooms	ADA Compliance	150	SF	3	\$14,129	820
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$18,557</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	2,200	SF	1	\$956	300
Fire Alarm Replacement	Capital Renewal	2,200	SF	1	\$3,117	299
Security Alarm Is Missing	Functional Deficiency	2,200	SF	1	\$4,519	298
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$8,592</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs <b>Note:</b> Kitchen	Capital Renewal	1	Room	4	\$7,854	619
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$7,854</b>	
<b>Sub Total for Building 09 - House</b>		<b>17 items</b>			<b>\$91,651</b>	

## Building: 10 - J Bldg Band hall

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement <b>Note:</b> Leaks at band hall	Capital Renewal	100	SF	2	\$3,559	612
Gutter Replacement <b>Note:</b> Gutters leak at north side.	Deferred Maintenance	20	LF	3	\$363	613
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$3,922</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement <b>Note:</b> Replace one on north side.	Capital Renewal	1	Ea.	3	\$805	297
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$805</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	4,900	SF	1	\$13,374	296
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$13,374</b>	
<b>Sub Total for Building 10 - J Bldg Band hall</b>		<b>4 items</b>			<b>\$18,101</b>	

## Building: 11 - K Bldg Tech Prep Classroom

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal <b>Note:</b> North side of building	Deferred Maintenance	20	LF	3	\$92	609
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$92</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	8,100	SF	1	\$22,108	295
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$22,108</b>	
<b>Sub Total for Building 11 - K Bldg Tech Prep Classroom</b>		<b>2 items</b>			<b>\$22,201</b>	



**Building: 12 - Maintenance Shop**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	3,700	SF	2	\$131,689	597
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	2,100	SF	3	\$75,959	873
Debris In Gutter Removal	Deferred Maintenance	50	LF	3	\$230	598
Gutter Replacement	Deferred Maintenance	120	LF	3	\$2,179	599
<b>Note:</b> Rusted gutters						
Metal Downspout Installation	Deferred Maintenance	50	LF	3	\$1,056	600
<b>Note:</b> Only 2 downspouts present on building.						
Metal Downspout Replacement	Deferred Maintenance	25	LF	3	\$528	601
	<b>Sub Total for System</b>	<b>6 items</b>			<b>\$211,640</b>	

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	540	SF	2	\$8,128	602
<b>Note:</b> Wood is rotting.						
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,308	603
Overhead Door Replacement	Capital Renewal	1	Door	2	\$7,413	604
<b>Note:</b> Roll-up door does not stay on track. Regular issues with this door.						
	<b>Sub Total for System</b>	<b>3 items</b>			<b>\$18,848</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	432	SF	4	\$3,152	607
<b>Note:</b> Damaged in restroom.						
Interior Ceiling Repainting	Deferred Maintenance	720	SF	5	\$1,338	605
	<b>Sub Total for System</b>	<b>2 items</b>			<b>\$4,490</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,335	234
<b>Note:</b> Beyond service life.						
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	902
Window AC Unit Component Replacement	Capital Renewal	3	Ea.	4	\$8,259	903
	<b>Sub Total for System</b>	<b>3 items</b>			<b>\$21,423</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	3,600	SF	3	\$58,909	746
Lightning Protection System Installation	Functional Deficiency	3,600	SF	3	\$2,509	290
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	2	Ea.	3	\$52	749
<b>Note:</b> Missing blank space covers in panel box.						
Public Address System Replacement, Non-main Building	Deferred Maintenance	3,600	SF	3	\$2,274	259
	<b>Sub Total for System</b>	<b>4 items</b>			<b>\$63,743</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$1,965	233
<b>Note:</b> Beyond service life.						
	<b>Sub Total for System</b>	<b>1 items</b>			<b>\$1,965</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	3,600	SF	1	\$2,506	289
Fire Alarm Is Missing	Capital Renewal	3,600	SF	1	\$9,826	288



Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	3,600	SF	1	\$7,394	260
	<b>Sub Total for System</b>	<b>3</b>	<b>items</b>		<b>\$19,726</b>	
	<b>Sub Total for Building 12 - Maintenance Shop</b>	<b>22</b>	<b>items</b>		<b>\$341,836</b>	
	<b>Total for Campus</b>	<b>154</b>	<b>items</b>		<b>\$4,606,802</b>	

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## East Central Middle School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	20	CAR	\$25,891	6
Fences and Gates	Fencing - Chain Link (4 Ft)	300	LF	\$12,634	8
	<b>Note:</b> Bus/Maintenance Shop				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	170	LF	\$11,884	8
	<b>Note:</b> Bus/Maintenance Shop				
Fences and Gates	Fencing - Chain Link (4 Ft)	600	LF	\$25,269	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	100	LF	\$6,991	8
Roadway Pavement	Asphalt Driveways	83,000	SF	\$476,249	8
Roadway Pavement	Asphalt Driveways	21,500	SF	\$123,366	10
	<b>Note:</b> Bus/Maintenance Shop				
Parking Lot Pavement	Asphalt	44	CAR	\$56,961	10
Roadway Pavement	Concrete Driveways	150	SF	\$1,671	10
Pedestrian Pavement	Sidewalks - Concrete	400	SF	\$4,043	10
	<b>Note:</b> House				
Roadway Pavement	Asphalt Driveways	4,000	SF	\$22,952	10
	<b>Note:</b> House				
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$767,910</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	11	Ea.	\$57,122	8
Parking Lot Lighting	Pole Lighting	1	Ea.	\$5,193	9
	<b>Note:</b> Bus/Maintenance shop				
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$62,315</b>	
<b>Sub Total for Building -</b>		<b>13</b>	<b>items</b>	<b>\$830,225</b>	

### Building: 01 - Bldg A Gym

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$26,462</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,540	SF	\$17,397	4
Interior Door Supplementary Components	Door Hardware	11	Door	\$14,572	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,620	SF	\$13,921	5
Wall Paneling	Wood Panel wall	770	SF	\$10,775	5
Resilient Flooring	Vinyl Composition Tile Flooring	770	SF	\$5,619	5
Interior Swinging Doors	Wooden Door	11	Door	\$3,838	6
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$4,717	6
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$70,838</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	15,400	SF	\$21,263	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$14,196	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$28,392	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	3	Ea.	\$125,355	4
Air Distribution	Energy Recovery Unit (1,000 CFM)	2	Ea.	\$24,092	5
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
HVAC Air Distribution	Ductwork (Bldg.SF)	2,500	SF	\$17,651	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$248,602</b>	



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	15,400	SF	\$9,727	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	5	Ea.	\$4,023	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	7	Ea.	\$13,011	5
Lighting Fixtures	Light Fixtures (Bldg SF)	15,400	SF	\$252,000	5
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	8
Power Distribution	Panelboard - 120/240 225A	3	Ea.	\$20,942	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$316,268</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$24,238	8
Plumbing Fixtures	Toilets	11	Ea.	\$49,660	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$83,848</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$31,416</b>	
<b>Sub Total for Building 01 - Bldg A Gym</b>		<b>28</b>	<b>items</b>	<b>\$777,435</b>	

## Building: 02 - Bldg B Cafeteria

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$16,539	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$16,539</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,400	SF	\$41,583	2
Interior Door Supplementary Components	Door Hardware	8	Door	\$10,598	4
Tile Flooring	Ceramic Tile	2,080	SF	\$32,791	6
Interior Swinging Doors	Wooden Door	8	Door	\$2,791	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,400	SF	\$41,583	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$129,346</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,400	SF	\$14,359	3
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	3	Ea.	\$13,879	4
Decentralized Cooling	Fan Coil - D/X only ( 5 Ton)	3	Ea.	\$7,005	4
Decentralized Cooling	Window Units	3	Ea.	\$8,259	4
HVAC Air Distribution	Ductwork (Bldg.SF)	4,000	SF	\$28,241	4
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	\$1,845	8
Decentralized Cooling	Heat Pump (10 Ton)	1	Ea.	\$21,455	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$9,986	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$105,030</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	5
Lighting Fixtures	Light Fixtures (Bldg SF)	10,400	SF	\$170,182	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$175,758</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	3
Domestic Water Equipment	Gas Piping System (BldgSF)	10,400	SF	\$321,787	5



## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	10,400	SF	\$33,350	5
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$366,055</b>	
<b>Sub Total for Building 02 - Bldg B Cafeteria</b>		<b>21</b>	<b>items</b>	<b>\$792,728</b>	

## Building: 03 - Bldg Classrooms/ofc

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,290	SF	\$5,158	4
Suspended Plaster and	Painted ceilings	1,290	SF	\$2,397	5
Carpeting	Carpet	32,250	SF	\$364,322	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	40,850	SF	\$123,085	8
Fluid-Applied Flooring	Epoxy Coating	2,150	SF	\$23,124	8
Interior Door Supplementary Components	Door Hardware	77	Door	\$102,004	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$620,090</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (8 tons)	6	Ea.	\$62,032	8
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	18	Ea.	\$57,042	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	2	Ea.	\$6,338	8
Decentralized Cooling	Heat Pump (3 Ton)	19	Ea.	\$151,019	8
Decentralized Cooling	Heat Pump (5 Ton)	4	Ea.	\$43,313	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$21,656	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	43,000	SF	\$59,371	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$154,060	10
HVAC Air Distribution	AHU 2,000 CFM Interior	6	Ea.	\$155,339	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$741,131</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	34	Ea.	\$27,357	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	18	Ea.	\$33,456	10
Lighting Fixtures	Light Fixtures (Bldg SF)	43,000	SF	\$703,637	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$764,450</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	3	Ea.	\$5,716	5
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$29,085	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Plumbing Fixtures	Toilets	37	Ea.	\$167,038	8
Plumbing Fixtures	Urinals	10	Ea.	\$12,084	8
Plumbing Fixtures	Refrigerated Drinking Fountain	17	Ea.	\$33,409	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$248,042</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	43,000	SF	\$60,923	6
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$60,923</b>	
<b>Sub Total for Building 03 - Bldg Classrooms/ofc</b>		<b>28</b>	<b>items</b>	<b>\$2,434,636</b>	

## Building: 04 - Bldg E Classroom

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	2,700	SF	\$83,036	4
Canopy Roofing	Metal Awning	800	SF	\$28,937	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$111,973</b>	



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	2
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$13,231</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	135	SF	\$540	2
Carpeting	Carpet	270	SF	\$3,050	2
Tile Flooring	Ceramic Tile	135	SF	\$2,128	2
Resilient Flooring	Vinyl Composition Tile Flooring	2,295	SF	\$16,747	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	270	SF	\$814	3
Wall Paneling	Wood Panel wall	135	SF	\$1,889	3
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	4
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	270	SF	\$1,003	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	135	SF	\$540	9
Carpeting	Carpet	270	SF	\$3,050	10
<b>Sub Total for System</b>			<b>11 items</b>	<b>\$41,476</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,700	SF	\$3,728	3
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	\$1,845	4
HVAC Air Distribution	Ductwork (Bldg.SF)	2,700	SF	\$19,063	6
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$8,471	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
<b>Sub Total for System</b>			<b>5 items</b>	<b>\$49,004</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2,700	SF	\$1,705	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	10	Ea.	\$18,587	5
Lighting Fixtures	Light Fixtures (Bldg SF)	2,700	SF	\$44,182	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
<b>Sub Total for System</b>			<b>4 items</b>	<b>\$71,455</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	2
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	2
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,700	SF	\$8,658	5
<b>Sub Total for System</b>			<b>6 items</b>	<b>\$40,792</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$39,270	3
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$39,270</b>	
<b>Sub Total for Building 04 - Bldg E Classroom</b>			<b>30 items</b>	<b>\$367,201</b>	

## Building: 05 - Bldg F Guidance

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	14,100	SF	\$433,634	4
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$433,634</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	8
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$5,646</b>	



# Facility Condition Assessment

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## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	705	SF	\$1,310	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,395	SF	\$53,558	4
Resilient Flooring	Vinyl Composition Tile Flooring	12,549	SF	\$91,571	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,410	SF	\$5,239	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,410	SF	\$4,248	8
Carpeting	Carpet	141	SF	\$1,593	8
Interior Door Supplementary Components	Door Hardware	5	Door	\$6,624	8
		<b>Sub Total for System</b>		<b>7 items</b>	<b>\$164,143</b>

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	1	Ea.	\$5,731	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
HVAC Air Distribution	Ductwork (Bldg.SF)	14,100	SF	\$99,551	3
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$28,683	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	14,100	SF	\$19,468	4
Decentralized Cooling	Ductless Split System (2 Ton)	15	Ea.	\$63,535	4
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$5,361	4
Decentralized Cooling	Heat Pump (3 Ton)	15	Ea.	\$119,226	4
		<b>Sub Total for System</b>		<b>8 items</b>	<b>\$343,313</b>

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	3
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	3
Power Distribution	Panelboard - 120/240 225A	4	Ea.	\$27,923	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	3
Lighting Fixtures	Light Fixtures (Bldg SF)	14,100	SF	\$230,728	3
		<b>Sub Total for System</b>		<b>6 items</b>	<b>\$282,588</b>

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	3
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	3
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	3
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	14,100	SF	\$45,215	5
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	10
Plumbing Fixtures	Toilets	9	Ea.	\$40,631	10
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	10
		<b>Sub Total for System</b>		<b>10 items</b>	<b>\$154,408</b>
		<b>Sub Total for Building 05 - Bldg F Guidance</b>		<b>33 items</b>	<b>\$1,383,731</b>

## Building: 06 - Bldg G Classroom

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	1,900	SF	\$68,725	5
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$68,725</b>

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4,990	SF	\$36,412	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	111	SF	\$444	2
Carpeting	Carpet	554	SF	\$6,258	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,109	SF	\$3,342	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,109	SF	\$4,121	6
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	111	SF	\$444	9



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## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	554	SF	\$6,258	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$72,342</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	5,544	SF	\$39,143	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,544	SF	\$7,655	5
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$59,504</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	4
Lighting Fixtures	Light Fixtures (Bldg SF)	5,544	SF	\$90,720	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$93,134</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	3
Domestic Water Equipment	Gas Piping System (Bldg.SF)	5,544	SF	\$171,537	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,544	SF	\$17,778	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$191,281</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$23,562</b>	
<b>Sub Total for Building 06 - Bldg G Classroom</b>		<b>19</b>	<b>items</b>	<b>\$508,547</b>	

## Building: 07 - Bus Repair Shop

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,602	2
Exterior Entrance Doors	Wooden Door	4	Door	\$11,291	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$12,893</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,100	SF	\$8,397	2
Resilient Flooring	Vinyl Composition Tile Flooring	168	SF	\$1,226	2
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	2
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,100	SF	\$8,397	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$29,734</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	1	Ea.	\$4,626	4
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$11,601</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$3,780</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,100	SF	\$6,734	10



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## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	1,000	SF	\$30,941	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$54,227</b>	
<b>Sub Total for Building 07 - Bus Repair Shop</b>		<b>17</b>	<b>items</b>	<b>\$112,235</b>	

## Building: 09 - House

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	4
Exterior Utility Doors	Overhead Door	1	Door	\$7,413	4
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	880	SF	\$13,245	5
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$712	5
Exterior Operating Windows	Aluminum - Windows per SF	20	SF	\$1,780	5
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,136	5
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,204	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$34,134</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,090	SF	\$8,357	2
Carpeting	Carpet	1,760	SF	\$19,882	2
Resilient Flooring	Vinyl Composition Tile Flooring	220	SF	\$1,605	2
Suspended Plaster and	Painted ceilings	2,200	SF	\$4,088	3
Interior Swinging Doors	Wooden Door	8	Door	\$2,791	3
Interior Door Supplementary Components	Door Hardware	8	Door	\$10,598	3
Tile Flooring	Ceramic Tile	220	SF	\$3,468	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,090	SF	\$8,357	9
Carpeting	Carpet	1,760	SF	\$19,882	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$79,029</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	2,200	SF	\$15,533	6
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,200	SF	\$3,038	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$18,570</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	4
Lighting Fixtures	Light Fixtures (Bldg SF)	2,200	SF	\$36,000	5
Power Distribution	Distribution Panels (200 Amps)	1	Ea.	\$14,912	8
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$61,689</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	2
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	2
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	6
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$16,272</b>	
<b>Sub Total for Building 09 - House</b>		<b>25</b>	<b>items</b>	<b>\$209,694</b>	

## Building: 10 - J Bldg Band hall

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	5,880	SF	\$209,279	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$209,279</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	105	SF	\$9,344	5



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$22,575</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,225	SF	\$13,839	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,900	SF	\$19,592	4
Suspended Plaster and	Painted ceilings	490	SF	\$911	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4,410	SF	\$16,387	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,410	SF	\$13,288	8
Interior Swinging Doors	Wooden Door	4	Door	\$1,396	8
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	8
Resilient Flooring	Vinyl Composition Tile Flooring	3,675	SF	\$26,817	9
Carpeting	Carpet	1,225	SF	\$13,839	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$111,365</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	3	Ea.	\$26,696	3
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	3	Ea.	\$9,507	3
HVAC Air Distribution	Ductwork (Bldg.SF)	4,900	SF	\$34,596	3
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,900	SF	\$6,766	3
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$78,433</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	3
Lighting Fixtures	Light Fixtures (Bldg SF)	4,900	SF	\$80,182	3
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$105,466</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	3
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	3
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$19,015</b>	
<b>Sub Total for Building 10 - J Bldg Band hall</b>		<b>25</b>	<b>items</b>	<b>\$546,133</b>	

## Building: 11 - K Bldg Tech Prep Classroom

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	9,720	SF	\$345,950	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$345,950</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	3
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,339	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$25,186</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,075	SF	\$68,628	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,290	SF	\$29,148	4
Suspended Plaster and	Painted ceilings	810	SF	\$1,505	5
Resilient Flooring	Vinyl Composition Tile Flooring	1,215	SF	\$8,866	7
Interior Door Supplementary Components	Door Hardware	12	Door	\$15,897	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,290	SF	\$27,088	10



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,290	SF	\$21,966	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$173,098</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	2	Ea.	\$1,674	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	4	Ea.	\$35,595	3
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	4	Ea.	\$12,676	3
HVAC Air Distribution	Ductwork (Bldg.SF)	8,100	SF	\$57,189	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	8,100	SF	\$11,184	3
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$118,317</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	3
Lighting Fixtures	Light Fixtures (Bldg SF)	8,100	SF	\$132,546	3
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	8
Power Distribution	Panelboard - 120/240 225A	5	Ea.	\$34,904	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$191,880</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$19,390	3
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	3
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$57,339</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$31,416</b>	
<b>Sub Total for Building 11 - K Bldg Tech Prep Classroom</b>		<b>25</b>	<b>items</b>	<b>\$943,186</b>	

## Building: 12 - Maintenance Shop

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	3,060	SF	\$9,753	2
Exterior Entrance Doors	Wooden Door	1	Door	\$2,823	2
Exterior Entrance Doors	Wooden Door	1	Door	\$2,823	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$15,399</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	2
Interior Swinging Doors	Wooden Door	4	Door	\$1,396	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	9
Suspended Plaster and	Painted ceilings	720	SF	\$1,338	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$36,821</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$8,364</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Equipment	Water Heater - Electric - 66 gallon	1	Ea.	\$3,606	3



# Facility Condition Assessment

Jackson CS - East Central Middle School

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	3,600	SF	\$111,388	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3,600	SF	\$11,544	5
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$133,476</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,708</b>	
<b>Sub Total for Building 12 - Maintenance Shop</b>		<b>16</b>	<b>items</b>	<b>\$209,767</b>	
<b>Total for: East Central Middle School</b>		<b>280</b>	<b>items</b>	<b>\$9,115,520</b>	

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Supporting Photos



Site drainage issue south of Bldg B



Failing asphalt



Cracked sidewalk north of Bldg K



Damaged windows



Worn carpet



Door hardware not ADA compliant



Northeast Elevation



Fan coil



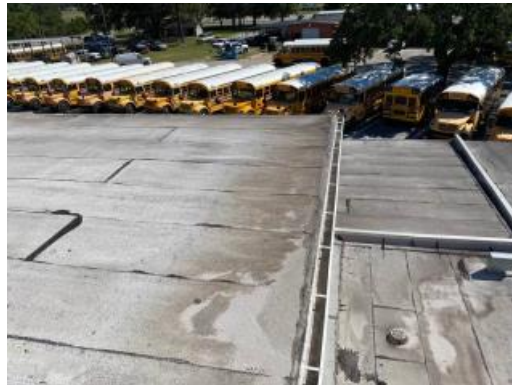
Panel missing deadfront



Original aluminum window system at gym



Overall building photo



Leaking roof with ponding and blistering



# FACILITY CONDITION ASSESSMENT

East Central High School | November 2020





## Executive Summary

East Central High School, located at 217 Slider Road in Hurley, Mississippi, oldest building is 52 years old (at time of 2020 assessment). It comprises 144,100 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$9,843,065. 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 East Central High School the ten-year need is \$23,623,279.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The East Central High School facility has a 5-year FCI of 30.93%.

## Summary of Findings

The table below summarizes the condition findings at East Central 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	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$1,219,652	\$0	\$144,644	\$1,219,652	\$1,364,296	\$0	
<b>Permanent Building(s)</b>								
01	Classroom, Vo-Ag	\$7,108,170	\$4,108,337	\$7,084,155	\$11,216,507	\$18,300,662	\$37,646,100	29.79%
02	Concession	\$17,168	\$22,945	\$92,930	\$40,113	\$133,043	\$790,740	5.07%
03	Field House	\$388,084	\$173,397	\$100,941	\$561,481	\$662,422	\$2,062,800	27.22%
04	Field House Eas	\$360,886	\$177,815	\$393,284	\$538,701	\$931,985	\$3,094,200	17.41%
05	N.Field House	\$76,996	\$247,953	\$30,546	\$324,949	\$355,495	\$859,500	37.81%
06	S.Booster Club	\$13,044	\$77,533	\$4,769	\$90,577	\$95,346	\$343,800	26.35%
07	W.Field House	\$350,245	\$203,531	\$120,500	\$553,776	\$674,276	\$2,062,800	26.85%
08	Weight lifting	\$239,271	\$223,537	\$179,707	\$462,808	\$642,515	\$1,443,960	32.05%
09	Home Concession Stand	\$14,167	\$34,987	\$77,300	\$49,154	\$126,454	\$446,940	11.00%
10	Soccer Building	\$55,382	\$210,341	\$71,062	\$265,723	\$336,785	\$790,740	33.60%
<b>Sub Total for Permanent Building(s):</b>		<b>\$8,623,413</b>	<b>\$5,480,376</b>	<b>\$8,155,194</b>	<b>\$14,103,789</b>	<b>\$22,258,983</b>	<b>\$49,541,580</b>	
<b>Total for Site:</b>		<b>\$9,843,065</b>	<b>\$5,480,376</b>	<b>\$8,299,838</b>	<b>\$15,323,441</b>	<b>\$23,623,279</b>	<b>\$49,541,580</b>	<b>30.93%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$698,594	\$510,969	\$10,089	\$1,219,652	12.39 %
Roofing	\$0	\$3,824,476	\$16,978	\$0	\$861	\$3,842,314	39.04 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$176,000	\$23,453	\$182,839	\$85,856	\$468,148	4.76 %
Interior	\$0	\$0	\$17,221	\$1,411,882	\$115,953	\$1,545,056	15.70 %
Mechanical	\$0	\$1,295,460	\$21,512	\$4,222	\$18,087	\$1,339,281	13.61 %
Electrical	\$1,037	\$49,576	\$163,557	\$20,500	\$0	\$234,670	2.38 %
Plumbing	\$0	\$0	\$54,241	\$7,271	\$0	\$61,512	0.62 %
Fire and Life Safety	\$1,097,144	\$33,317	\$0	\$0	\$0	\$1,130,461	11.48 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$1,970	\$1,970	0.02 %
<b>Total:</b>	\$1,098,181	\$5,378,828	\$995,557	\$2,137,683	\$232,816	\$9,843,065	

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

Roofing	-	\$3,842,314
Interior	-	\$1,545,056
Mechanical	-	\$1,339,281



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

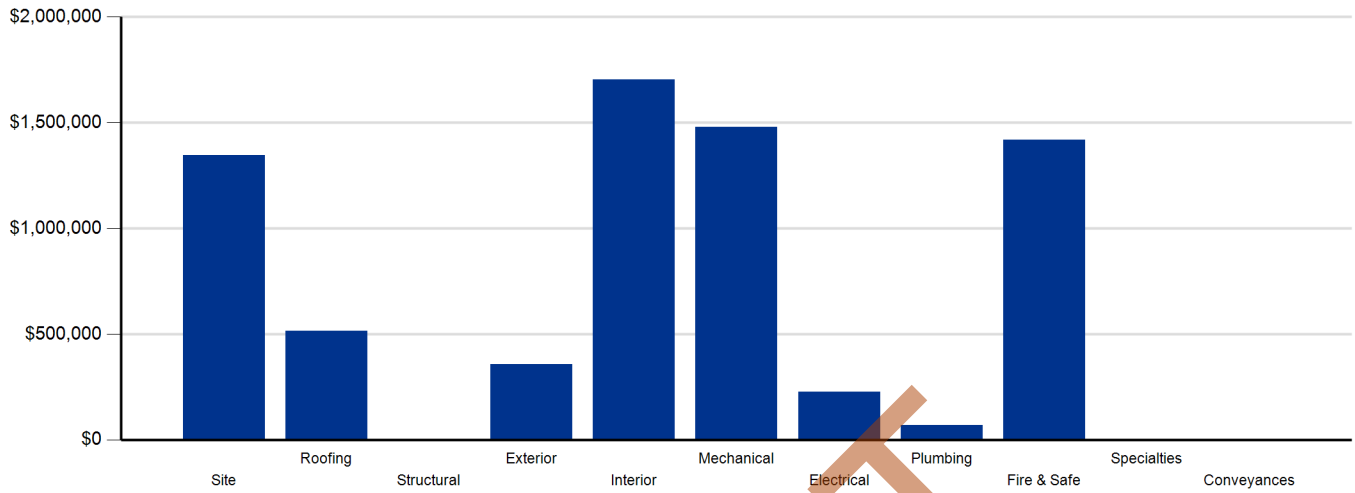


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$140,920	\$7,234	\$148,154
Exterior	\$1,562	\$0	\$0	\$14,238	\$183,754	\$199,554
Interior	\$109,120	\$25,338	\$108,077	\$129,879	\$317,273	\$689,687
Mechanical	\$0	\$0	\$239,117	\$467,960	\$759,780	\$1,466,857
Electrical	\$0	\$0	\$0	\$8,048	\$2,300,594	\$2,308,642
Plumbing	\$0	\$0	\$27,753	\$401,747	\$4,300	\$433,800
Fire and Life Safety	\$0	\$0	\$155,142	\$0	\$0	\$155,142
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$78,540	\$0	\$78,540
<b>Total</b>	<b>\$110,682</b>	<b>\$25,338</b>	<b>\$530,089</b>	<b>\$1,241,332</b>	<b>\$3,572,935</b>	<b>\$5,480,376</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$139,816	\$0	\$4,828	\$144,644	\$144,644
Roofing	\$148,154	\$0	\$0	\$371,967	\$0	\$79,576	\$451,543	\$599,697
Exterior	\$199,554	\$0	\$178,559	\$1,562	\$0	\$83,857	\$263,978	\$463,532
Interior	\$689,687	\$431,041	\$31,187	\$916,637	\$9,996	\$308,166	\$1,697,027	\$2,386,714
Mechanical	\$1,466,857	\$780,168	\$0	\$261,091	\$0	\$0	\$1,041,259	\$2,508,116
Electrical	\$2,308,642	\$0	\$0	\$309,141	\$0	\$0	\$309,141	\$2,617,783
Plumbing	\$433,800	\$0	\$0	\$68,155	\$0	\$3,844,997	\$3,913,152	\$4,346,952
Fire and Life Safety	\$155,142	\$0	\$0	\$0	\$0	\$0	\$0	\$155,142
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$78,540	\$0	\$0	\$479,094	\$0	\$0	\$479,094	\$557,634
<b>Total</b>	<b>\$5,480,376</b>	<b>\$1,211,209</b>	<b>\$209,746</b>	<b>\$2,547,463</b>	<b>\$9,996</b>	<b>\$4,321,424</b>	<b>\$8,299,838</b>	<b>\$13,780,214</b>

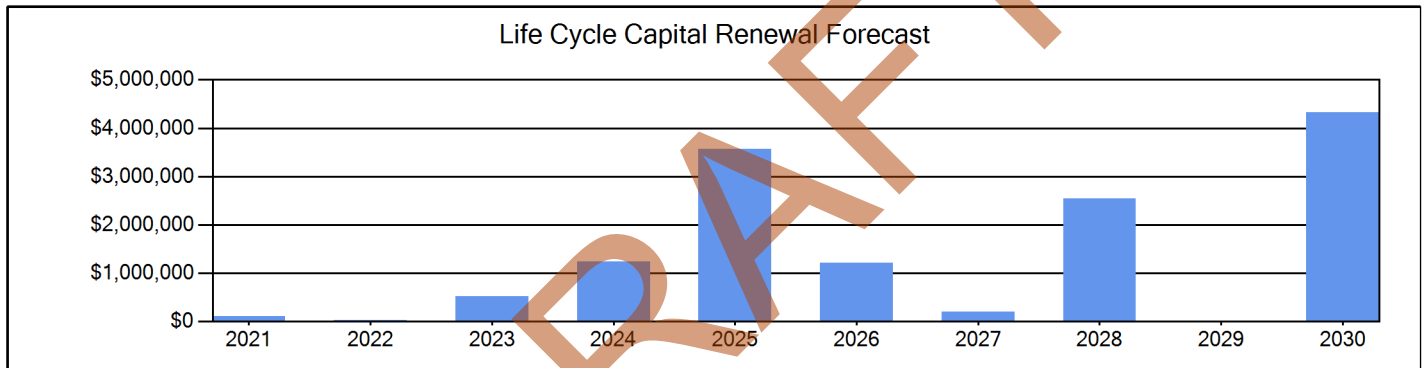
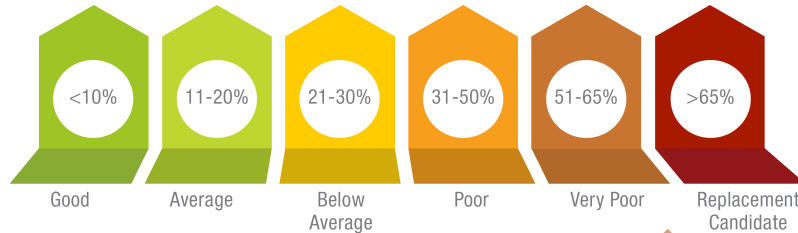


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$49,541,580. For planning purposes, the total 5-year need at the East Central High School is \$15,323,441 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Central High School facility has a 5-year FCI of 30.93%.

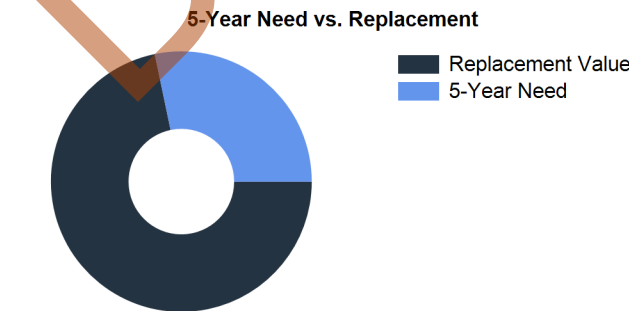


Figure 3: 5-Year FCI



## East Central High School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> A large majority of the asphalt for this site is failing. <b>Location:</b> Throughout parking lot	Capital Renewal	121,750	SF	3	\$698,594	283
Asphalt Paving Replacement <b>Note:</b> A large majority of the asphalt for this site is failing. <b>Location:</b> Throughout parking lot	Capital Renewal	340	CAR	4	\$440,152	282
Fencing Replacement (4' Chain Link Fence) <b>Location:</b> Northeast corner of cafeteria	Capital Renewal	30	LF	4	\$1,263	280
Fencing Replacement (8' - 10' high Chain Link Fence) <b>Location:</b> Area around propane tanks	Capital Renewal	500	LF	4	\$34,954	281
Gravel Paving Replacement <b>Note:</b> Approx. 9,000 SF, potholes located throughout <b>Location:</b> North of entire high school	Capital Renewal	25	CAR	4	\$4,828	284
Site Drainage Needs Installation Of Drainage Piping <b>Note:</b> Area along southeast building corner and area along west building wall appear to have issues with standing water and area in west parking lot floods during heavy rain events. Grassed median could be graded in addition to upsizing cross drains to alleviate standing water/flooding. <b>Location:</b> West parking lot and southeast building corner	Deferred Maintenance	50	LF	4	\$2,827	286
Site Drainage Regrading <b>Note:</b> Area along southeast building corner and area along west building wall appear to have issues with standing water and area in west parking lot floods during heavy rain events. Grassed median could be graded in addition to upsizing cross drains to alleviate standing water/flooding. <b>Location:</b> West parking lot and southeast building corner	Deferred Maintenance	21,000	SF	4	\$26,944	287
Paving Restriping <b>Note:</b> Pavement striping is fading throughout parking lots <b>Location:</b> Typical throughout parking lot	Deferred Maintenance	340	CAR	5	\$10,089	285
<b>Sub Total for System</b>		<b>8 items</b>			<b>\$1,219,652</b>	
<b>Sub Total for School and Site Level</b>		<b>8 items</b>			<b>\$1,219,652</b>	

### Building: 01 - Classroom, Vo-Ag

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof is aged and worn and gives when pressure is applied.	Capital Renewal	10,000	SF	2	\$315,980	869
Modified Roof Covering Replacement <b>Note:</b> Many areas of roof have previously been patched over the years. There are cracks at every seam where roof turns up on the back side of the parapet. Internal roof drain is clogged and there is severe ponding next to gym at sloped portion of roof. Noted areas of discoloration/water damage on stage roof. Ponding on small roof area of modified bit near BUR area of roof.	Capital Renewal	99,500	SF	2	\$3,060,041	870
Modified Covering Has Blisters That Should Be Repaired <b>Note:</b> Roof is bubbling and blistering in multiple locations. Roof is also leaking in multiple locations including, but not limited to the stage in the cafeteria, corridors, and near the gym. <b>Location:</b> Multiple locations	Deferred Maintenance	20	Ea.	3	\$3,657	335
Roof Drain Cleaning <b>Location:</b> Drain clogged next to gym at sloped roof.	Deferred Maintenance	1	Ea.	3	\$62	336
Scupper Replacement <b>Note:</b> Metal scuppers are bent leaving gaps between metal and stucco. <b>Location:</b> East side of building.	Deferred Maintenance	15	Ea.	3	\$12,019	681
Splash Block Installation <b>Note:</b> Move scuppers to rest underneath lamb's tongue drain at all locations.	Deferred Maintenance	15	Ea.	5	\$861	683
<b>22 Sub Total for System</b>		<b>6 items</b>			<b>\$3,392,621</b>	



# Facility Condition Assessment

Jackson CS - East Central High School

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> Multiple windows leak, are caulked shut to mitigate leaking, do not open anymore, or the glass has been replaced with Plexiglass and therefore you can't see out.	Capital Renewal	594	SF	2	\$52,858	504
Metal Exterior Door Replacement <b>Note:</b> Multiple doors are banged up/dented and need to be replaced. Approximately 10 doors. <b>Location:</b> Dents are present in 6 metal doors (3 pair), these doors need to be replaced, located on the east side of the building.	Capital Renewal	10	Door	2	\$33,078	506
Overhead Door Replacement <b>Note:</b> Hardware does not function properly. Does not stay on track. <b>Location:</b> Shop rolling door	Capital Renewal	1	Door	2	\$7,413	510
Exterior Metal Door Repainting <b>Note:</b> Multiple doors are rusted and need to be repainted. Approximately 10 doors.	Deferred Maintenance	10	Door	3	\$1,025	509
Metal Exterior Door Repair <b>Note:</b> Multiple doors do not close properly and need to be repaired. Approximately 10 doors.	Deferred Maintenance	10	Door	3	\$1,865	508
Stucco Exterior Repair <b>Note:</b> Minor crack in stucco at each reveal. 1,800 LF = perimeter of building - stucco reveals 10 ft spacing X 20 ft tall crack = approx 3,600 LF of crack in stucco. Crack needs filling/repainting. Minor crack in stucco at south wall (2) = 40LF. Crack in stucco at east wall (1) = 20 LF. Crack (2) on north side of building (1 crack at each corner of the gym, 60 LF). Damage to stucco at north wall of building, holes in stucco, you can see foam and other layers of stucco (150 SF of stucco needs to be patched and replaced). At east wall, large crack at stucco reveal with major rust, possible water infiltration (20 LF). Crack above entry alcove on east side of building (10 LF). <b>Location:</b> Minor crack at each stucco reveal. Major crack at south wall exp. joints (2).	Deferred Maintenance	3,600	SF Wall	3	\$19,025	502
Concrete / CMU Exterior Replacement <b>Note:</b> On north side of building 1, CMU is busted/chipped/severely damaged along block wall.	Capital Renewal	100	SF Wall	4	\$2,700	959
Exterior Painting (Bldg SF) <b>Note:</b> Repaint stucco and block on 100% of exterior walls.	Capital Renewal	109,500	SF	4	\$171,061	950
Exterior Painting <b>Note:</b> 1,800 LF metal coping needs painting, has spots of rust throughout.	Capital Renewal	1,800	SF Wall	5	\$2,094	676
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$291,119</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> All interior hollow metal doors need to be replaced. Maintenance is continuously needing to replace hardware to allow them to shut properly. They are banged up and dented from constant foot traffic.	Capital Renewal	12	Door	3	\$15,897	855
Acoustical Ceiling Tile Replacement <b>Location:</b> In the cafeteria, ceiling tiles are discolored and there is water damage (2000 SF).	Capital Renewal	93,075	SF	4	\$280,445	511
Carpet Flooring Replacement	Capital Renewal	70,080	SF	4	\$791,679	806
Interior Storefront Doors Replacement <b>Note:</b> All interior hollow metal doors need to be replaced. Maintenance is continuously needing to replace hardware to allow them to shut properly. They are banged up and dented from constant foot traffic. <b>Location:</b> All hollow metal cross corridor doors (12 doors).	Capital Renewal	12	Door	4	\$38,774	544
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,126,795</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life <b>Note:</b> Hot water pumps cycle off loop, temps increase and melts schedule 40 PVC. Recommend replacing 20,000 LF of piping with steel or copper piping	Capital Renewal	600,000	SF	2	\$1,295,460	752
Large Diameter Exhausts/Hoods Replacement <b>Note:</b> Exhaust fan for science lab is not operational and exceeded its life cycle. <b>Location:</b> Roof	Capital Renewal	1	Ea.	3	\$7,171	332
Remove Abandoned Equipment <b>Note:</b> 5 condensing units need to be removed from the roof. <b>Location:</b> Roof	Deferred Maintenance	5	Ea.	5	\$5,529	334
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,308,160</b>	



## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	30	Ea.	1	\$778	844
<b>Note:</b> Panels are missing circuit breaker blank covers in multiple areas.						
Electrical Disconnect Replacement	Capital Renewal	17	Ea.	2	\$16,616	292
<b>Note:</b> Rusted out						
Switchgear Repair	Deferred Maintenance	1	Ea.	2	\$204	277
<b>Note:</b> Switchgear controls not working						
<b>Location:</b> Surge not working						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$805	329
<b>Location:</b> Cooling Tower						
Transfer Switch Replacement	Capital Renewal	1	Amps	3	\$31	279
<b>Location:</b> Does not function						
Electrical Circuit Installation	Functional Deficiency	3	EACH	4	\$3,712	291
<b>Location:</b> Shunt trip in kitchen						
Remove Abandoned Equipment	Deferred Maintenance	4	Ea.	4	\$15,551	330
<b>Location:</b> Disconnects on roof						
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$37,696</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	8	Ea.	3	\$9,326	331
<b>Note:</b> Showers don't have running water. They haven't worked for several years.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$9,326</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	109,500	SF	1	\$715,829	333
Security Alarm Replacement	Capital Renewal	109,500	SF	1	\$224,896	293
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$940,725</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting	Deferred Maintenance	100	Ea.	5	\$1,728	545
<b>Note:</b> Need to be repainted.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,728</b>	
<b>Sub Total for Building 01 - Classroom,Vo-Ag</b>		<b>33</b>	<b>items</b>		<b>\$7,108,170</b>	

## Building: 02 - Concession

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	5	SF	3	\$181	435
<b>Note:</b> Plywood soffit underneath extended metal roof overhang is rotting/deteriorating.						
<b>Location:</b> Northwest corner						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$181</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF)	Capital Renewal	5	SF	2	\$75	684
<b>Location:</b> At south wall						
Wood Exterior Repair	Deferred Maintenance	10	SF Wall	3	\$125	685
Exterior Painting	Capital Renewal	10	SF Wall	5	\$12	555
<b>Location:</b> Repaint at west wall						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$212</b>	



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing <b>Location:</b> No exhaust fan in both rooms	Functional Deficiency	2	Ea.	5	\$2,069	427
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,069</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Disconnect Replacement <b>Note:</b> No disconnect on condenser	Capital Renewal	1	Ea.	2	\$977	429
Electrical Receptacle Replacement <b>Note:</b> GFCI next to sink required.	Capital Renewal	1	Ea.	3	\$119	430
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,097</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation <b>Note:</b> None currently	Functional Deficiency	2,300	SF	1	\$1,601	434
Fire Alarm Is Missing <b>Note:</b> No fire alarm currently	Capital Renewal	2,300	SF	1	\$6,278	431
Emergency Exit Signage Is Missing <b>Note:</b> None currently	Functional Deficiency	3	Ea.	2	\$2,936	432
Wall Pack Lighting Installation <b>Note:</b> None currently	Capital Renewal	3	Ea.	2	\$2,796	433
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$13,610</b>	
<b>Sub Total for Building 02 - Concession</b>		<b>11</b>	<b>items</b>		<b>\$17,168</b>	

## Building: 03 - Field House

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement <b>Note:</b> Based on conversations with coaches and evident interior water damage, there are roof leaks, screws are rusted out, and there are 25-30 pinholes in the roof.	Capital Renewal	6,300	SF	2	\$224,227	448
Debris In Gutter Removal	Deferred Maintenance	10	LF	3	\$46	449
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$224,273</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> Major water infiltration issues at all exterior metal doors, doors are not sealed at thresholds or perimeter of door. Engineering study needed to determine additional causes/solutions to water infiltration and moisture issues within entire building. <b>Location:</b> Door does not seal at threshold.	Capital Renewal	3	Door	2	\$9,923	581
Overhead Door Replacement <b>Note:</b> Door does not seal at threshold.	Capital Renewal	1	Door	2	\$7,413	686
Metal Panel Exterior Repair <b>Note:</b> Dent in south exterior wall, metal panel needs to be replaced/repared (3 SF). Hole in north exterior wall of metal panel (3 SF). No waterproofing at slab on walls exists causing major floor sweating issues where there is concrete flooring underneath rubber flooring. <b>Location:</b> Metal panel peeling up at 3 locations at the west wall.	Deferred Maintenance	10	SF Wall	3	\$80	579
Exterior Cleaning <b>Location:</b> Clean 100% of exterior metal panel.	Deferred Maintenance	6,400	SF Wall	5	\$22,117	580
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$39,533</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> One interior door missing hardware.	Capital Renewal	1	Door	3	\$1,325	863
Carpet Flooring Replacement <b>Note:</b> Carpet is damp, has water damage spots, and is a tripping hazard and sanitary concern.	Capital Renewal	3,600	SF	4	\$40,668	825



# Facility Condition Assessment

Jackson CS - East Central High School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repair	Deferred Maintenance	15	SF	4	\$76	862
<b>Note:</b> Water damage in gypsum board ceiling (15 SF in locker area).						
Interior Gypsum Board Wall Repair	Deferred Maintenance	20	SF Wall	4	\$562	821
<b>Note:</b> Holes in gypsum board walls, need to be patched and repaired.						
<b>Location:</b> Locker area and coach's office.						
Interior Wood Wall Replacement (LC)	Capital Renewal	100	SF	4	\$1,399	582
<b>Note:</b> Large hole/portion of plywood wall missing in weight room area.						
Toilet Partition Replacement	Capital Renewal	1	Stall	4	\$1,799	688
<b>Location:</b> 1 door is chipped at the lock.						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	2,220	SF	5	\$17,108	826
<b>Note:</b> Needs power washing/repainting.						
Interior Door Repainting	Deferred Maintenance	7	Door	5	\$279	690
<b>Note:</b> Doors need to be cleaned.						
<b>Sub Total for System</b>		<b>8 items</b>		<b>\$63,217</b>		

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,222	442
<b>Note:</b> Exhaust fan is making excessive noise and is barely working.						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$4,222</b>		

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	955
<b>Note:</b> No dead front to panel.						
Lightning Protection System Installation	Functional Deficiency	6,000	SF	3	\$4,181	447
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$19,093</b>		

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	436
<b>Note:</b> Urinal is not working and it's antiquated.						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$1,208</b>		

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,000	SF	1	\$16,377	444
<b>Note:</b> Not installed currently						
Security Alarm Is Missing	Functional Deficiency	6,000	SF	1	\$12,323	443
<b>Note:</b> Not currently installed						
Emergency Exit Signage Is Missing	Functional Deficiency	3	Ea.	2	\$2,936	445
Wall Pack Lighting Installation	Capital Renewal	5	Ea.	2	\$4,660	446
<b>Sub Total for System</b>		<b>4 items</b>		<b>\$36,295</b>		

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Repainting	Deferred Maintenance	8	LF	5	\$242	691
<b>Note:</b> Repaint/resurface restroom base cabinet and countertop.						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$242</b>		
<b>Sub Total for Building 03 - Field House</b>		<b>23 items</b>		<b>\$388,084</b>		



## Building: 04 - Field House Eas

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> All exterior metal doors are dented, do not seal properly on the perimeter and are rusted. All exterior metal doors do not seal at the threshold and water is constantly infiltrating the building.	Capital Renewal	5	Door	2	\$16,539	799
Overhead Door Replacement <b>Note:</b> Overhead roll-up door racks, does not stay on track, and is not sealed at the threshold or the perimeter.	Capital Renewal	1	Door	2	\$7,413	800
Metal Panel Exterior Repair <b>Note:</b> South wall	Deferred Maintenance	60	SF Wall	3	\$480	797
Exterior Cleaning <b>Location:</b> All sides of building	Deferred Maintenance	9,000	SF Wall	5	\$31,102	798
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$55,534</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repair <b>Note:</b> Due to moisture issues, multiple areas of gyp board ceiling have potential mildew and need to be repaired.	Deferred Maintenance	1,800	SF	4	\$9,165	801
Interior Gypsum Board Wall Repair <b>Note:</b> Potential mildew on shower room walls (150 SF). Large hole in wall in boy's restroom (50 SF).	Deferred Maintenance	200	SF Wall	4	\$5,622	804
Concrete Flooring Repair Or Repainting <b>Note:</b> Non-weight room areas need to be cleaned and repainted.	Deferred Maintenance	5,400	SF	5	\$41,615	805
Interior Ceiling Repainting <b>Location:</b> Restrooms, locker room, physical therapy room, and equipment room.	Deferred Maintenance	3,600	SF	5	\$6,690	802
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,600	SF	5	\$14,394	803
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$77,486</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement <b>Note:</b> Office locker rooms, bathrooms, and film rooms need a ventilation system installed. There is zero air circulation in those areas causing mildew to grow in the walls and ceilings.	Capital Renewal	2	Ea.	3	\$14,342	452
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,342</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement <b>Note:</b> No lights on mezzanine.	Capital Renewal	9,000	SF	3	\$147,273	764
Lightning Protection System Installation	Functional Deficiency	9,000	SF	3	\$6,271	459
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$153,544</b>	

### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement <b>Note:</b> All bathroom fixtures need to be replaced due to age and condition.	Capital Renewal	4	Ea.	3	\$18,058	450
Urinal Replacement <b>Note:</b> All bathroom fixtures need to be replaced due to age and condition.	Capital Renewal	4	Ea.	3	\$4,834	451
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$22,892</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement <b>Note:</b> Not working	Capital Renewal	3	Ea.	1	\$1,703	457
Fire Alarm Replacement <b>Note:</b> Missing parts/smoke heads	Capital Renewal	9,000	SF	1	\$12,751	455
Fire Alarm Smoke Detector Replacement	Capital Renewal	5	Ea.	1	\$2,315	456



## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing <b>Note:</b> Not installed currently	Functional Deficiency	9,000	SF	1	\$18,485	454
Wall Pack Lighting Replacement <b>Note:</b> Not working	Capital Renewal	4	Ea.	1	\$1,834	458
<b>Sub Total for System</b>		<b>5 items</b>			<b>\$37,089</b>	
<b>Sub Total for Building 04 - Field House Eas</b>		<b>19 items</b>			<b>\$360,886</b>	

## Building: 05 - N.Field House

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> Doors are rusted, banged up, and do not close properly.	Capital Renewal	5	Door	2	\$16,539	694
Overhead Door Replacement <b>Note:</b> Does not stay on track or close properly. <b>Location:</b> Back at lawn storage.	Capital Renewal	1	Door	2	\$7,413	695
CMU Wall Replacement (Bldg SF) <b>Location:</b> 1 block is busted at rear of building by storage rolling door.	Capital Renewal	3	SF	4	\$60	692
Exterior Painting (Bldg SF)	Capital Renewal	2,500	SF	4	\$3,905	871
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$27,917</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Flooring Repair Or Repainting <b>Note:</b> Needs to be repainted.	Deferred Maintenance	2,125	SF	5	\$16,376	696
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$16,376</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing <b>Note:</b> Add exhaust fans in restroom area.	Functional Deficiency	2	Ea.	5	\$2,069	472
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$2,069</b>	

### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement <b>Note:</b> The shower in the garage area seems abandoned and is deteriorated.	Capital Renewal	1	Ea.	3	\$1,166	469
Toilet Replacement <b>Note:</b> There is 1 toilet in the concession portion that is leaking water and the condition has deteriorated drastically. The toilet in the garage area seems abandoned and is deteriorated.	Capital Renewal	2	Ea.	3	\$9,029	470
Urinal Replacement <b>Note:</b> Urinal in the locker room area doesn't work, it is past its life cycle, and doesn't have a flush valve.	Capital Renewal	1	Ea.	3	\$1,208	471
Restroom Lavatories Plumbing Fixtures Replacement <b>Note:</b> There is 1 lavatory in the concession portion that is leaking water and the condition has deteriorated drastically. The 2 lavatories in the garage area seem abandoned and are deteriorated.	Capital Renewal	3	Ea.	4	\$7,271	463
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$18,675</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	2,500	SF	1	\$6,824	474
Security Alarm Is Missing	Functional Deficiency	2,500	SF	1	\$5,135	473
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$11,958</b>	
<b>Sub Total for Building 05 - N.Field House</b>		<b>12 items</b>			<b>\$76,996</b>	

## Building: 06 - S.Booster Club

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	400	SF Wall	5	\$465	725
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$465</b>	



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing <b>Location:</b> Bathrooms are missing exhaust fans.	Functional Deficiency	2	Ea.	5	\$2,069	477
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,069</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	1,000	SF	3	\$697	482
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$697</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement <b>Note:</b> Urinal is obsolete and doesn't have a flush valve.	Capital Renewal	1	Ea.	3	\$1,208	476
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,208</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	1,000	SF	1	\$2,729	479
Security Alarm Is Missing	Functional Deficiency	1,000	SF	1	\$2,054	478
Emergency Exit Signage Is Missing	Functional Deficiency	2	Ea.	2	\$1,957	480
Wall Pack Lighting Installation	Capital Renewal	2	Ea.	2	\$1,864	481
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$8,604</b>	
<b>Sub Total for Building 06 - S.Booster Club</b>		<b>8</b>	<b>items</b>		<b>\$13,044</b>	

## Building: 07 - W.Field House

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement <b>Note:</b> Based on conversations with coaching staff and evident water damage in gypsum ceiling, as well as damp carpet, roof leaks, rusted screws, rubber screw gasket rotted out, etc. <b>Location:</b> Leaks, screws rusted, multiple pinholes.	Capital Renewal	6,300	SF	2	\$224,227	492
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$224,227</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> Threshold seal issue causes major water infiltration and moisture issues within the building. <b>Location:</b> Doors do not seal at threshold or at perimeter of door. They are banged up and need to be replaced.	Capital Renewal	3	Door	2	\$9,923	728
Overhead Door Replacement <b>Note:</b> Roll up door doesn't stay on track and rattles continuously.	Capital Renewal	1	Door	2	\$7,413	729
Metal Panel Exterior Repair <b>Note:</b> Entire panel to be replaced (60 SF). <b>Location:</b> Hole in south wall.	Deferred Maintenance	60	SF Wall	3	\$480	726
Exterior Cleaning <b>Note:</b> Power wash 100% of exterior metal panel.	Deferred Maintenance	6,400	SF Wall	5	\$22,117	727
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$39,933</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement <b>Note:</b> Carpet is damp and a major sanitary concern with moisture problems in building. Suggest to replace with alternative material or simply remove and expose concrete floor.	Capital Renewal	3,600	SF	4	\$40,668	731
Gypsum Board Ceiling Repair <b>Note:</b> Ceiling caving in at uniform storage room and coaches office (50 SF). <b>Location:</b> Water damage at multiple locations due to roof leaks. Water damage in restrooms, water heater room, coaches office, etc.	Deferred Maintenance	100	SF	4	\$509	730
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$41,178</b>	



## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panel Spacing Cover Plate Is Missing	Deferred Maintenance	10	Ea.	1	\$259	845
<b>Note:</b> Panels are missing circuit breaker blank covers in multiple areas.						
Electrical Disconnect Replacement	Capital Renewal	1	Ea.	2	\$977	486
<b>Location:</b> No disconnect at water heater.						
Lightning Protection System Installation	Functional Deficiency	6,000	SF	3	\$4,181	490
Electrical Circuit Installation	Functional Deficiency	1	EACH	4	\$1,237	484
<b>Location:</b> GFCI at sink in laundry.						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$6,655</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,000	SF	1	\$16,377	487
Security Alarm Is Missing	Functional Deficiency	6,000	SF	1	\$12,323	485
Emergency Exit Signage Is Missing	Functional Deficiency	5	Ea.	2	\$4,893	488
Wall Pack Lighting Installation	Capital Renewal	5	Ea.	2	\$4,660	489
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$38,252</b>	
<b>Sub Total for Building 07 - W.Field House</b>		<b>15</b>	<b>items</b>		<b>\$350,245</b>	

## Building: 08 - Weight lifting

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit Replacement	Capital Renewal	30	SF	4	\$1,013	793
<b>Note:</b> Eave is rotting in multiple locations including all four corners, at overhang, and along south side of the building.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,013</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Ceiling Replacement	Capital Renewal	4,200	SF	4	\$166,529	795
<b>Note:</b> Warping and waves in the plywood ceiling.						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	350	SF	5	\$2,697	796
<b>Note:</b> Ponding/standing water in open shower area.						
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,200	SF	5	\$16,793	794
<b>Note:</b> CMU needs to be repainted.						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$186,019</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing	Functional Deficiency	2	Ea.	5	\$2,069	494
<b>Location:</b> Add exhaust fans in the bathroom.						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	495
<b>Location:</b> Remove gas unit heaters, they were abandoned in place.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$4,281</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$14,912	954
<b>Note:</b> No dead front to panel.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,912</b>	

### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	6	Ea.	3	\$6,995	687
<b>Note:</b> Showers don't have proper drainage. See photo.						
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,208	493
<b>Note:</b> Urinal is obsolete and doesn't have a flush valve.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$8,203</b>	



## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	4,200	SF	1	\$11,464	497
Security Alarm Is Missing	Functional Deficiency	4,200	SF	1	\$8,626	496
Emergency Exit Signage Is Missing	Functional Deficiency	2	Ea.	2	\$1,957	499
Wall Pack Lighting Installation	Capital Renewal	3	Ea.	2	\$2,796	500
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$24,843</b>	
<b>Sub Total for Building 08 - Weight lifting</b>		<b>13</b>	<b>items</b>		<b>\$239,271</b>	

## Building: 09 - Home Concession Stand

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	2,300	SF Wall	5	\$7,948	792
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,948</b>	

**Note:** All exterior walls need to be power washed.

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	1,300	SF	1	\$3,548	769
Security Alarm Is Missing	Functional Deficiency	1,300	SF	1	\$2,670	768
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$6,218</b>	
<b>Sub Total for Building 09 - Home Concession Stand</b>		<b>3</b>	<b>items</b>		<b>\$14,167</b>	

**Note:** Not installed.

**Note:** Not currently installed

## Building: 10 - Soccer Building

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	200	LF	3	\$922	828
Gutter Replacement	Deferred Maintenance	5	LF	3	\$91	829
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,012</b>	

**Note:** At west wall gutter is bent.

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Repair	Deferred Maintenance	30	SF Wall	3	\$374	830
Exterior Painting (Bldg SF)	Capital Renewal	2,300	SF	4	\$3,593	831
Exterior Soffit Replacement	Capital Renewal	15	SF	4	\$506	827
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$4,474</b>	

**Note:** Wood paneling is bowing/warping on the west wall.

**Note:** Rotting at west wall, southwest wall, and north east corner.

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wood Wall Replacement (LC)	Capital Renewal	2,300	SF	4	\$32,185	832
Toilet Partition Replacement	Capital Renewal	1	Stall	4	\$1,799	833
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$33,984</b>	

**Note:** Severe water damage

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Is Missing	Functional Deficiency	2	Ea.	5	\$2,069	780
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,069</b>	

**Location:** Install exhaust fans in bathrooms.

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Disconnect Replacement	Capital Renewal	1	Ea.	2	\$977	842



**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Location:</b> Water heater has no disconnect.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$977</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing <b>Note:</b> Nothing currently.	Capital Renewal	2,300	SF	1	\$6,278	782
Security Alarm Is Missing <b>Note:</b> Nothing currently.	Functional Deficiency	2,300	SF	1	\$4,724	781
Wall Pack Lighting Installation <b>Note:</b> Nothing currently.	Capital Renewal	2	Ea.	2	\$1,864	783
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$12,866</b>	
<b>Sub Total for Building 10 - Soccer Building</b>		<b>12</b>	<b>items</b>		<b>\$55,382</b>	
<b>Total for Campus</b>		<b>157</b>	<b>items</b>		<b>\$9,843,065</b>	

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## East Central High School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

Site	Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
	Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,000	LF	\$139,816	8
	Parking Lot Pavement	Gravel	25	CAR	\$4,828	10
		<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$144,644</b>	
		<b>Sub Total for Building -</b>	<b>2</b>	<b>items</b>	<b>\$144,644</b>	

### Building: 01 - Classroom,Vo-Ag

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	38	Door	\$125,696	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	109,500	SF	\$171,061	7
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$296,757</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	3,285	SF	\$6,105	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	21,900	SF	\$87,564	4
Wall Paneling	Wood Panel wall	5,475	SF	\$76,613	5
Resilient Flooring	Vinyl Composition Tile Flooring	21,900	SF	\$159,805	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	93,075	SF	\$345,847	6
	<b>Note:</b> Original grid				
Tile Flooring	Ceramic Tile	3,285	SF	\$51,787	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,475	SF	\$16,497	8
Carpeting	Carpet	70,080	SF	\$791,679	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	93,075	SF	\$280,445	10
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>	<b>\$1,816,343</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$51,492	3
Heat Generation	Boiler - Cast Iron - Water (125 MBH)	1	Ea.	\$9,561	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	109,500	SF	\$151,188	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	8	Ea.	\$71,190	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$10,339	4
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	4	Ea.	\$11,824	4
Central Cooling	Chiller - Indoor Water Cooled (75 Tons)	1	Ea.	\$80,861	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$24,536	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	12	Ea.	\$68,771	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Package DX Unit (3 Ton)	13	Ea.	\$109,446	4
Facility Hydronic Distribution	2-Pipe System (Cold)	109,500	SF	\$174,718	5
	<b>Note:</b> Maintenance reports repairs for bursting pipes				
Facility Hydronic Distribution	2-Pipe Water System (Hot)	109,500	SF	\$415,652	5
	<b>Note:</b> Maintenance reports repairs for bursting pipes				
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$38,515	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$38,515	5
Exhaust Air	Roof Exhaust Fan - Small	27	Ea.	\$47,213	5
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$35,854	5
HVAC Air Distribution	Ductwork (Bldg.SF)	109,500	SF	\$773,108	6
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	1	Ea.	\$13,622	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$10,316	8
Heat Generation	Heat Exchanger - Water to Water (112 GPM)	1	Ea.	\$28,666	8
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	3	Ea.	\$125,355	8
Other HVAC Distribution Systems	VFD (40 HP)	1	Ea.	\$12,435	8
	<b>232</b>				
	<b>Sub Total for System</b>	<b>25</b>	<b>items</b>	<b>\$2,327,588</b>	



# Facility Condition Assessment

Jackson CS - East Central High School

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Packaged Generator Assemblies	Emergency Generator (50 KW)	1	Ea.	\$38,286	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	38	Ea.	\$70,629	5
Lighting Fixtures	Light Fixtures (Bldg SF)	109,500	SF	\$1,791,820	5
	<b>Note:</b> Using T8 lamps				
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$30,169	8
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
Power Distribution	Panelboard - 400+ Amps	1	Ea.	\$12,395	8
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$19,629	8
Power Distribution	Panelboard - 120/208 100A	7	Ea.	\$17,377	8
Power Distribution	Panelboard - 120/208 400A	4	Ea.	\$44,050	8
Power Distribution	Panelboard - 277/480 225A	7	Ea.	\$58,542	8
Power Distribution	Panelboard - 277/480 100A	2	Ea.	\$11,936	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	8
Electrical Service	Transformer (15 KVA)	2	Ea.	\$9,561	8
Electrical Service	Transformer (225 KVA)	1	Ea.	\$16,277	8
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,282	8
	<b>Sub Total for System</b>	<b>16</b>	<b>items</b>	<b>\$2,150,968</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	3
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$4,642	3
Plumbing Fixtures	Restroom Lavatory	26	Ea.	\$63,018	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	31	Ea.	\$139,951	4
Plumbing Fixtures	Urinals	13	Ea.	\$15,709	4
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$9,826	4
Domestic Water Equipment	Gas Piping System (BldgSF)	109,500	SF	\$3,388,047	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	109,500	SF	\$351,136	10
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>	<b>\$3,974,455</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	109,500	SF	\$155,142	3
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$155,142</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	60	Room	\$471,240	8
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$471,240</b>	
	<b>Sub Total for Building 01 - Classroom,Vo-Ag</b>	<b>63</b>	<b>items</b>	<b>\$11,192,493</b>	

## Building: 02 - Concession

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	200	SF	\$7,234	5
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$7,234</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,300	SF	\$3,593	5
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2,300	SF	\$34,618	10
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$38,211</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	230	SF	\$920	5
Suspended Plaster and	Painted ceilings	230	SF	\$427	8
Wall Coverings	FRP Wall Finish	2,070	SF Wall	\$14,053	8
Specialty Suspended Ceilings	Ceilings - Metal Panel	2,070	SF	\$21,031	10
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>	<b>\$36,431</b>	



# Facility Condition Assessment

Jackson CS - East Central High School

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	500	SF	\$690	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$690</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$9,293	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$10,595</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	8
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$22,713</b>	
<b>Sub Total for Building 02 - Concession</b>		<b>14</b>	<b>items</b>	<b>\$115,875</b>	

## Building: 03 - Field House

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	6,000	SF	\$19,124	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$19,124</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	2
Suspended Plaster and	Painted ceilings	2,400	SF	\$4,460	3
Wall Paneling	Wood Panel wall	1,200	SF	\$16,792	5
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	6
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	6
Carpeting	Carpet	3,600	SF	\$40,668	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	9
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$83,232</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$17,655</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	6,000	SF	\$98,182	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$105,967</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	3
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
Plumbing Fixtures	Showers	3	Ea.	\$3,497	4
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$32,652</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	4



### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
<b>Note:</b> Fieldhouse lockers are fixed wood cubbies.					
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$15,708</b>
		<b>Sub Total for Building 03 - Field House</b>		<b>20 items</b>	<b>\$274,338</b>

### Building: 04 - Field House Eas

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	9,300	SF	\$331,002	8
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$331,002</b>

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	90	SF	\$1,017	4
Interior Door Supplementary Components	Door Hardware	13	Door	\$17,221	4
Wall Paneling	Wood Panel wall	1,800	SF	\$25,188	5
Resilient Flooring	Vinyl Composition Tile Flooring	90	SF	\$657	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	Door	\$9,694	5
Interior Swinging Doors	Wooden Door	10	Door	\$3,489	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	7
Suspended Plaster and	Painted ceilings	3,600	SF	\$6,690	10
		<b>Sub Total for System</b>		<b>8 items</b>	<b>\$78,349</b>

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,000	SF	\$5,523	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	3	Ea.	\$5,274	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	4
Decentralized Cooling	Heat Pump (3 Ton)	5	Ea.	\$39,742	4
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$8,444	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1,000	SF	\$7,060	6
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$4,840	8
		<b>Sub Total for System</b>		<b>8 items</b>	<b>\$76,876</b>

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	8
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$25,808</b>

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Showers	7	Ea.	\$8,160	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$19,792</b>

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$39,270	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$39,270</b>
		<b>Sub Total for Building 04 - Field House Eas</b>		<b>25 items</b>	<b>\$571,097</b>

### Building: 05 - N.Field House

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2,800	SF	\$45,881	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$45,881</b>



# Facility Condition Assessment

Jackson CS - East Central High School

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,500	SF	\$3,905	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$3,905</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	2,500	SF	\$99,124	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	1
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	Door	\$9,694	2
Interior Swinging Doors	Wooden Door	1	Door	\$349	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$134,458</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	4	Ea.	\$11,013	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$11,013</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	5
Lighting Fixtures	Light Fixtures (Bldg SF)	2,500	SF	\$40,909	5
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$55,918</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,500	SF	\$8,017	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$19,470</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 05 - N.Field House</b>		<b>17</b>	<b>items</b>	<b>\$278,498</b>	

## Building: 06 - S.Booster Club

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	1,200	SF	\$19,663	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$19,663</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,000	SF	\$1,562	1
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,000	SF	\$1,562	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$9,740</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,000	SF	\$1,858	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,858</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1,000	SF	\$16,364	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$20,081</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4

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## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,000	SF	\$3,207	10
		<b>Sub Total for System</b>		<b>\$30,960</b>	
		<b>Sub Total for Building 06 - S.Booster Club</b>		<b>\$82,303</b>	

## Building: 07 - W.Field House

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	6,000	SF	\$19,124	10
		<b>Sub Total for System</b>		<b>\$19,124</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,400	SF	\$4,460	3
Wall Coverings	Vinyl/Fabric Wall Covering	900	SF	\$3,784	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,500	SF	\$5,998	4
Wall Paneling	Wood Panel wall	1,800	SF	\$25,188	5
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	6
Carpeting	Carpet	3,600	SF	\$40,668	8
		<b>Sub Total for System</b>		<b>\$95,161</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,000	SF	\$1,381	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,169	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
		<b>Sub Total for System</b>		<b>\$25,084</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	4
Lighting Fixtures	Light Fixtures (Bldg SF)	6,000	SF	\$98,182	5
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
		<b>Sub Total for System</b>		<b>\$112,199</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	4
Plumbing Fixtures	Showers	3	Ea.	\$3,497	4
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,000	SF	\$19,240	10
		<b>Sub Total for System</b>		<b>\$56,756</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	4
<b>Note:</b> Fieldhouse lockers are fixed wood cubbies.					
		<b>Sub Total for System</b>		<b>\$15,708</b>	
		<b>Sub Total for Building 07 - W.Field House</b>		<b>\$324,032</b>	

## Building: 08 - Weight lifting

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	4,600	SF	\$75,376	4
Canopy Roofing	Metal Awning	2,200	SF	\$79,576	10
		<b>Sub Total for System</b>		<b>\$154,952</b>	



# Facility Condition Assessment

Jackson CS - East Central High School

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	4,200	SF	\$6,561	4
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
Exterior Operating Windows	Aluminum - Windows per SF	4	SF	\$356	10
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$712	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$20,860</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	210	SF	\$2,372	4
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	4
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,200	SF	\$16,793	7
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$34,228</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	4
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	4
Decentralized Cooling	Window Units	3	Ea.	\$8,259	4
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$17,506</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	4
Lighting Fixtures	Light Fixtures (Bldg SF)	4,200	SF	\$68,727	5
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$75,725</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2	Ea.	\$6,230	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	4
Domestic Water Equipment	Gas Piping System (Bldg SF)	2,000	SF	\$61,882	10
Domestic Water Piping	Domestic Water Piping System (Bldg SF)	4,200	SF	\$13,468	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$99,971</b>	
<b>Sub Total for Building 08 - Weight lifting</b>		<b>21</b>	<b>items</b>	<b>\$403,243</b>	

## Building: 09 - Home Concession Stand

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,300	SF	\$2,031	4
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$9,923	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$11,954</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,300	SF	\$5,198	2
Suspended Plaster and	Painted ceilings	1,300	SF	\$2,416	5
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,649	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,300	SF	\$5,198	9
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$15,461</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	5
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,236	8
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$13,053</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1,300	SF	\$21,273	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$22,077</b>	

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# Facility Condition Assessment

Jackson CS - East Central High School

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$12,119	8
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	8
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	8
		<b>Sub Total for System</b>		<b>\$49,741</b>	
		<b>Sub Total for Building 09 - Home Concession Stand</b>		<b>\$112,286</b>	

## Building: 10 - Soccer Building

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	2,500	SF	\$40,965	8
		<b>Sub Total for System</b>		<b>\$40,965</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	4
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2,300	SF	\$34,618	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,300	SF	\$3,593	7
		<b>Sub Total for System</b>		<b>\$43,857</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	2,300	SF	\$91,194	3
		<b>Sub Total for System</b>		<b>\$91,194</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
Decentralized Cooling	Window Units	1	Ea.	\$2,753	8
		<b>Sub Total for System</b>		<b>\$18,650</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	4
Lighting Fixtures	Light Fixtures (Bldg SF)	2,300	SF	\$37,636	5
		<b>Sub Total for System</b>		<b>\$38,441</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
Plumbing Fixtures	Showers	6	Ea.	\$6,995	4
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	4
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	5
		<b>Sub Total for System</b>		<b>\$40,442</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
		<b>Sub Total for System</b>		<b>\$7,854</b>	

**Sub Total for Building 10 - Soccer Building** 15 items \$281,403  
**Total for: East Central High School** 227 items \$13,780,212



Supporting Photos



Worn carpet



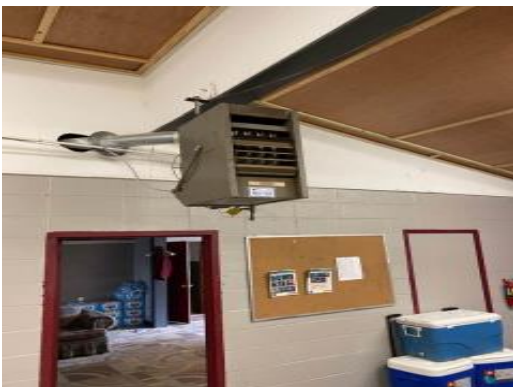
Deteriorated plywood soffit



Noisy wall exhaust fan



Showers



Aged heater



Water damaged ceiling



Multiple holes and tears in insulation



Deadfront and panel cover missing



Exposed wiring



Asphalt failure north of cafeteria wing



Damaged fencing



Elevation



# FACILITY CONDITION ASSESSMENT

Vancleave Lower Elementary | November 2020





## Executive Summary

Vancleave Lower Elementary, located at 12602 Hwy 57 in Vancleave, Mississippi, oldest building is 22 years old (at time of 2020 assessment). It comprises 74,900 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$1,741,575. 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 Vancleave Lower Elementary the ten-year need is \$7,872,991.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Vancleave Lower Elementary facility has a 5-year FCI of 19.89%.

## Summary of Findings

The table below summarizes the condition findings at Vancleave Lower Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$41,258	\$438,746	\$88,783	\$480,004	\$568,787	\$0	
<b>Permanent Building(s)</b>								
01	Classrooms/office	\$1,700,317	\$1,902,883	\$3,701,004	\$3,603,200	\$7,304,204	\$20,525,600	17.55%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,700,317</b>	<b>\$1,902,883</b>	<b>\$3,701,004</b>	<b>\$3,603,200</b>	<b>\$7,304,204</b>	<b>\$20,525,596</b>	
<b>Total for Site:</b>		<b>\$1,741,575</b>	<b>\$2,341,629</b>	<b>\$3,789,787</b>	<b>\$4,083,204</b>	<b>\$7,872,991</b>	<b>\$20,525,596</b>	<b>19.89%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

*Table 2: System by Priority (Site & Permanent Buildings)*

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$41,258	\$0	\$0	\$41,258	2.38 %
Roofing	\$0	\$0	\$32,720	\$0	\$0	\$32,720	1.89 %
Structural	\$11,519	\$0	\$0	\$0	\$0	\$11,519	0.66 %
Exterior	\$0	\$0	\$3,794	\$117,009	\$0	\$120,802	6.96 %
Interior	\$0	\$0	\$16,731	\$37,774	\$0	\$54,506	3.14 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$104	\$0	\$1,325,140	\$0	\$0	\$1,325,243	76.38 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$110,405	\$0	\$0	\$0	\$0	\$110,405	6.36 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$38,313	\$0	\$38,601	2.22 %
<b>Total:</b>	\$122,028	\$0	\$1,419,931	\$193,096	\$0	\$1,735,055	

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

Electrical	-	\$1,325,243
Exterior	-	\$120,802
Fire and Life Safety	-	\$110,405



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

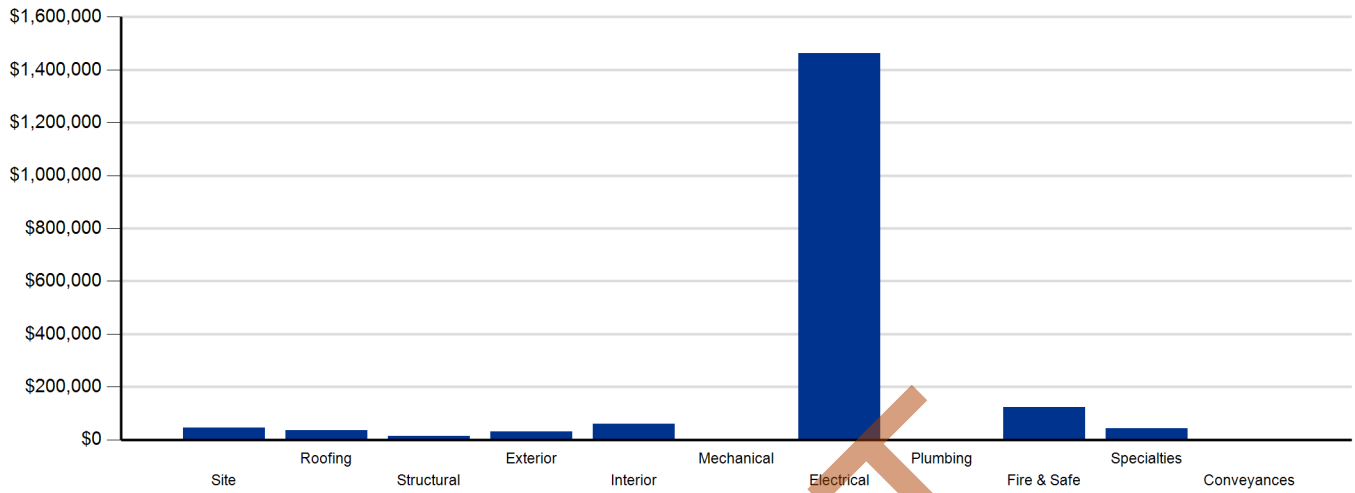


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$438,746	\$438,746
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$122,388	\$122,388
Interior	\$0	\$0	\$0	\$149,739	\$208,199	\$357,938
Mechanical	\$0	\$0	\$0	\$509,494	\$18,553	\$528,047
Electrical	\$0	\$0	\$0	\$29,771	\$46,466	\$76,237
Plumbing	\$0	\$0	\$16,423	\$320,584	\$112,128	\$449,135
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$369,138	\$0	\$369,138
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,423</b>	<b>\$1,378,726</b>	<b>\$946,480</b>	<b>\$2,341,629</b>



# Facility Condition Assessment

Jackson CS - Vanleave Lower Elementary

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$438,746	\$0	\$0	\$88,783	\$0	\$0	\$88,783	\$527,529
Roofing	\$0	\$0	\$0	\$2,377,520	\$0	\$153,771	\$2,531,291	\$2,531,291
Exterior	\$122,388	\$0	\$117,009	\$0	\$0	\$89,699	\$206,708	\$329,096
Interior	\$357,938	\$0	\$0	\$279,434	\$0	\$11,135	\$290,569	\$648,507
Mechanical	\$528,047	\$0	\$0	\$285,483	\$0	\$58,236	\$343,719	\$871,766
Electrical	\$76,237	\$0	\$0	\$263,187	\$0	\$0	\$263,187	\$339,424
Plumbing	\$449,135	\$6,857	\$0	\$49,520	\$0	\$9,153	\$65,530	\$514,665
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$369,138	\$0	\$0	\$0	\$0	\$0	\$0	\$369,138
<b>Total</b>	<b>\$2,341,629</b>	<b>\$6,857</b>	<b>\$117,009</b>	<b>\$3,343,927</b>	<b>\$0</b>	<b>\$321,994</b>	<b>\$3,789,787</b>	<b>\$6,131,416</b>

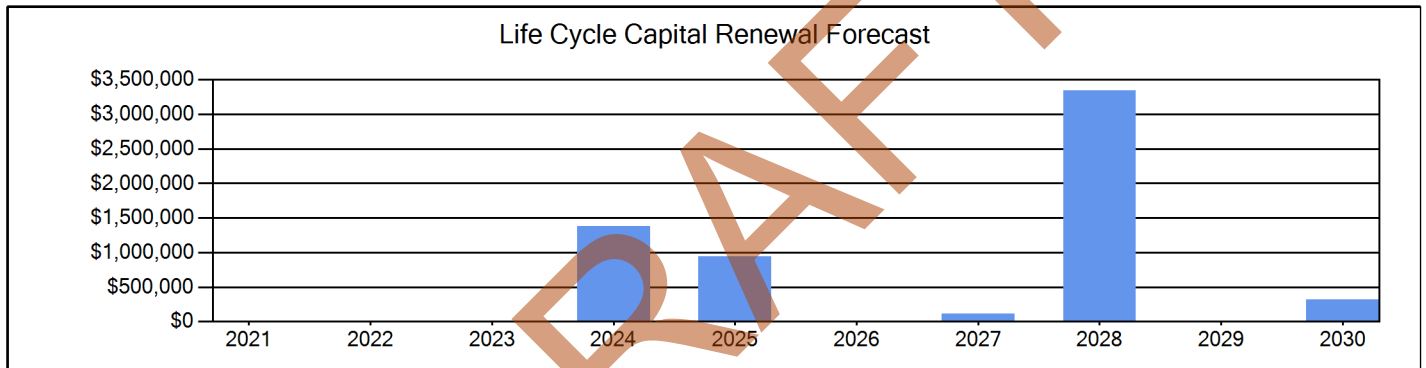
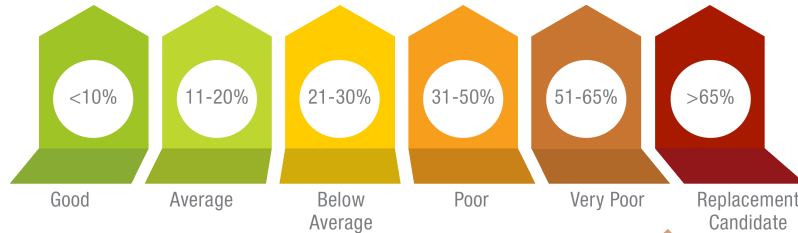


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$20,525,596. For planning purposes, the total 5-year need at the Vancleave Lower Elementary is \$4,083,204 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Vancleave Lower Elementary facility has a 5-year FCI of 19.89%.

5-Year Need vs. Replacement

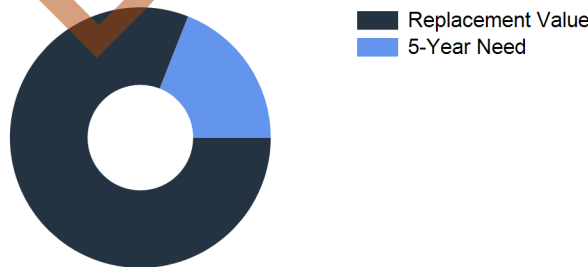


Figure 3: 5-Year FCI



## Vancleave Lower Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restriping	ADA Compliance	104	Ea.	3	\$10,543	49
Concrete Walks Replacement	Capital Renewal	2,640	SF	3	\$26,684	256
<b>Note:</b> ADA Deficiency						
Site Requires Civil/Drainage Study	Deferred Maintenance	1	LS	3	\$4,032	48
<b>Note:</b> Water is ponding						
<b>Location:</b> Northwest corner of property						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$41,258</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$41,258</b>	

### Building: 01 - Classrooms/office

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	10	LF	3	\$46	59
<b>Location:</b> In between building						
Gutter Replacement	Deferred Maintenance	1,730	LF	3	\$31,407	60
<b>Note:</b> Entire system leaks, has rust and holes						
Metal Downspout Installation	Deferred Maintenance	60	LF	3	\$1,267	61
<b>Note:</b> Downspout has rust, holes, and leaks						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$32,720</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Foundation Study Recommended	Deferred Maintenance	1	Job	1	\$5,760	40
<b>Note:</b> Slab is cracked 60' across the entire width of the cafe.						
<b>Location:</b> Cafeteria						
Foundation Study Recommended	Deferred Maintenance	1	Job	1	\$5,760	41
<b>Note:</b> 12LF crack in pre-cast panel from exterior to interior of mechanical room.						
<b>Location:</b> Exterior Mechanical Room						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$11,519</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	37	Door	3	\$3,794	54
Exterior Painting (Bldg SF)	Capital Renewal	74,900	SF	4	\$117,009	52
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$120,802</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	51
<b>Location:</b> Main entry						
Expansion Joints Missing or Deteriorated	Deferred Maintenance	4,200	SF	3	\$2,597	53
<b>Note:</b> Cracks in expansion joints. 84LF						
<b>Location:</b> Multiple locations: West, east, and interior of mechanical yard						
Carpet Flooring Replacement	Capital Renewal	2,247	SF	4	\$25,384	55
<b>Note:</b> Carpets have water damage, worn, and faded						
<b>Location:</b> Media and computer room						



# Facility Condition Assessment

Jackson CS - Vanleave Lower Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement <b>Note:</b> The cracked concrete slab has caused the VCT in the cafeteria to crack as well. <b>Location:</b> Cafeteria	Capital Renewal	200	SF	4	\$1,459	42
Vinyl Composition Tile Replacement <b>Note:</b> VCT is peeling at edges <b>Location:</b> Lobby	Capital Renewal	1,498	SF	4	\$10,931	56
<b>Sub Total for System</b>		<b>5 items</b>			<b>\$54,506</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair <b>Note:</b> Receptacle is protruding from the wall. Gap between wall and corner. Room for objects to be inserted into the side of the receptacle. <b>Location:</b> Room 207	Educational Adequacy	1	Ea.	1	\$104	39
Lighting Fixtures Replacement <b>Note:</b> Original to building and obsolete	Capital Renewal	74,900	SF	3	\$1,225,638	47
Lightning Protection System Installation <b>Note:</b> Lightning protection isn't present	Functional Deficiency	74,900	SF	3	\$52,192	46
Public Address System Replacement, Non-main Building <b>Note:</b> PA system is original, partially operational, and exceeded its life cycle	Deferred Maintenance	74,900	SF	3	\$47,310	43
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$1,325,243</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Replacement <b>Note:</b> Fire door magnetic release not working. <b>Location:</b> All doors located by the expansion joints	Capital Renewal	8	Ea.	1	\$4,285	45
Fire Alarm Replacement <b>Note:</b> Original system, battery backup doesn't work, has a blown fuse, and trouble lights are illuminated	Capital Renewal	74,900	SF	1	\$106,120	44
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$110,405</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$6,520	952
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$6,520</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	50
Base Storage Cabinet Replacement <b>Note:</b> Cabinets are damaged <b>Location:</b> Computer lab desk	Capital Renewal	30	LF	4	\$14,751	57
Replace Cabinetry In Classes/Labs <b>Note:</b> counters and cabinets are damaged. <b>Location:</b> Rooms: 105 and media room	Capital Renewal	3	Room	4	\$23,562	58
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$38,601</b>	
<b>Sub Total for Building 01 - Classrooms/office</b>		<b>22 items</b>			<b>\$1,700,317</b>	
<b>Total for Campus</b>		<b>25 items</b>			<b>\$1,741,575</b>	



## Vanleave Lower Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	104	CAR	\$134,635	5
Roadway Pavement	Asphalt Driveways	53,000	SF	\$304,111	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,270	LF	\$88,783	8
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$527,528</b>	
		<b>Sub Total for Building -</b>	<b>3 items</b>	<b>\$527,528</b>	

### Building: 01 - Classrooms/office

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	66,800	SF	\$2,377,520	8
Low-Slope Roofing	Modified Bitumen	5,000	SF	\$153,771	10
		<b>Note: East side canopy</b>			
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$2,531,291</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	37	Door	\$122,388	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	74,900	SF	\$117,009	7
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	\$28,832	10
Exterior Operating Windows	Aluminum - Windows per SF	684	SF	\$60,867	10
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$329,096</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	37,450	SF	\$149,739	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	67,410	SF	\$203,114	5
Wall Coverings	FRP Wall Finish	749	SF Wall	\$5,085	5
Carpeting	Carpet	2,247	SF	\$25,384	8
Carpeting	Carpet	1,498	SF	\$16,923	8
Interior Door Supplementary Components	Door Hardware	179	Door	\$237,127	8
Suspended Plaster and	Painted ceilings	5,992	SF	\$11,135	10
		<b>Sub Total for System</b>	<b>7 items</b>	<b>\$648,506</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	74,900	SF	\$103,415	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	6	Ea.	\$10,547	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	31	Ea.	\$98,238	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	22	Ea.	\$38,673	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	4	Ea.	\$12,676	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	3	Ea.	\$12,189	4
Decentralized Cooling	Heat Pump (5 Ton)	11	Ea.	\$119,110	4
Decentralized Cooling	Heat Pump (10 Ton)	1	Ea.	\$21,455	4
Decentralized Cooling	Heat Pump (3 Ton)	9	Ea.	\$71,535	4
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$21,656	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	5
Exhaust Air	Interior Ceiling Exhaust Fan	33	Ea.	\$14,331	5
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	3	Ea.	\$9,507	8
Decentralized Cooling	Heat Pump (5 Ton)	7	Ea.	\$75,798	8
Decentralized Cooling	Heat Pump (5 Ton)	8	Ea.	\$86,626	8
Decentralized Cooling	Heat Pump (10 Ton)	2	Ea.	\$42,910	8
Decentralized Cooling	Heat Pump (12 Ton)	1	Ea.	\$22,952	8
Decentralized Cooling	Heat Pump (3 Ton)	5	Ea.	\$39,742	8
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	8
Exhaust Air	Roof Exhaust Fan - Large	8	Ea.	\$57,367	10



# Facility Condition Assessment

Jackson CS - Vanleave Lower Elementary

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	10
<b>Sub Total for System</b>		<b>21</b>	<b>items</b>	<b>\$871,767</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	37	Ea.	\$29,771	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	25	Ea.	\$46,466	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$58,426	8
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$8,841	8
Electrical Service	Transformer (75 KVA)	3	Ea.	\$19,508	8
Power Distribution	Distribution Panels (600 Amps)	3	Ea.	\$47,656	8
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	8
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$22,025	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
Power Distribution	Panelboard - 277/480 225A	5	Ea.	\$41,815	8
Power Distribution	Panelboard - 277/480 100A	3	Ea.	\$17,905	8
Power Distribution	Panelboard - 120/208 225A	6	Ea.	\$29,444	8
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$339,424</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	1	Ea.	\$16,423	3
Plumbing Fixtures	Restroom Lavatory	21	Ea.	\$50,899	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,131	4
Plumbing Fixtures	Toilets	52	Ea.	\$234,756	4
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	4
Plumbing Fixtures	Refrigerated Drinking Fountain	13	Ea.	\$25,548	4
Plumbing Fixtures	Classroom Lavatory	49	Ea.	\$112,128	5
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$6,857	6
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	8
Plumbing Fixtures	Showers	1	Ea.	\$1,166	8
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	8
Plumbing Fixtures	Classroom Lavatory	4	Ea.	\$9,153	10
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>	<b>\$514,666</b>	

## Specialties

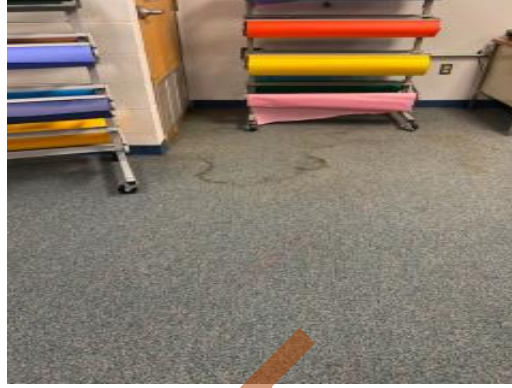
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	47	Room	\$369,138	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$369,138</b>	
<b>Sub Total for Building 01 - Classrooms/office</b>		<b>62</b>	<b>items</b>	<b>\$5,603,887</b>	
<b>Total for: Vanleave Lower Elementary</b>		<b>65</b>	<b>items</b>	<b>\$6,131,415</b>	



Supporting Photos



Typical classroom area



Water damaged carpet



Main entrance



Parking lot



Obsolete fire alarm system



Obsolete PA system



# FACILITY CONDITION ASSESSMENT

Vancleave Upper Elementary | November 2020





## Executive Summary

Vancleave Upper Elementary, located at 13901 Hwy 57 in Vancleave, Mississippi, oldest building is 61 years old (at time of 2020 assessment). It comprises 109,416 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$4,756,334. 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 Vancleave Upper Elementary the ten-year need is \$11,181,427.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Vancleave Upper Elementary facility has a 5-year FCI of 30.63%.

## Summary of Findings

The table below summarizes the condition findings at Vancleave Upper Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$1,367,895	\$218,999	\$270,337	\$1,586,894	\$1,857,231	\$0	
<b>Permanent Building(s)</b>								
01	Bldg A Classroom	\$1,069,643	\$711,444	\$123,943	\$1,781,087	\$1,905,030	\$3,711,872	47.98%
02	Bldg B Classrooms/Library	\$581,819	\$455,878	\$67,569	\$1,037,697	\$1,105,266	\$2,082,704	49.82%
03	Bldg C Classroom/music	\$537,851	\$445,691	\$133,830	\$983,542	\$1,117,372	\$2,329,340	42.22%
04	Bldg D Classroom	\$95,225	\$428,980	\$101,401	\$524,205	\$625,606	\$1,808,664	28.98%
05	Bldg E Café/classroom	\$0	\$77,809	\$563,898	\$77,809	\$641,707	\$4,055,792	1.92%
06	Bus Shop Bldg 3013	\$4,689	\$185,023	\$39,537	\$189,712	\$229,249	\$690,581	27.47%
07	Bldg F Classroom	\$830,528	\$882,116	\$155,968	\$1,712,644	\$1,868,612	\$4,850,508	35.31%
08	Main Shop, Storage	\$48,249	\$270,016	\$45,613	\$318,265	\$363,878	\$959,140	33.18%
09	Bldg G/H Classroom / Admin Offices	\$2,022	\$97,639	\$217,056	\$99,661	\$316,717	\$6,732,341	1.48%
10	Bus Shop Bldg 3014	\$1,359	\$140,576	\$32,084	\$141,935	\$174,019	\$493,272	28.77%
11	Home Concession / RR	\$16,442	\$83,305	\$39,938	\$99,747	\$139,685	\$236,771	42.13%
12	Visitor Concession / RR	\$47,090	\$99,528	\$25,947	\$146,618	\$172,565	\$361,733	40.53%
13	Field House - Home	\$84,523	\$222,351	\$30,574	\$306,874	\$337,448	\$986,544	31.11%
14	Field House - Visitor	\$68,999	\$109,554	\$148,489	\$178,553	\$327,042	\$685,100	26.06%
<b>Sub Total for Permanent Building(s):</b>		<b>\$3,388,439</b>	<b>\$4,209,910</b>	<b>\$1,725,847</b>	<b>\$7,598,349</b>	<b>\$9,324,196</b>	<b>\$29,984,362</b>	
<b>Total for Site:</b>		<b>\$4,756,334</b>	<b>\$4,428,909</b>	<b>\$1,996,184</b>	<b>\$9,185,243</b>	<b>\$11,181,427</b>	<b>\$29,984,362</b>	<b>30.63%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$923,771	\$149,063	\$0	\$1,072,834	22.56 %
Roofing	\$0	\$1,812,826	\$5,911	\$0	\$0	\$1,818,737	38.24 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$486,385	\$68,285	\$1,574	\$0	\$556,244	11.69 %
Interior	\$0	\$0	\$51,332	\$132,928	\$64,698	\$248,959	5.23 %
Mechanical	\$0	\$505,767	\$17,663	\$30,176	\$24,329	\$577,935	12.15 %
Electrical	\$0	\$38,705	\$8,182	\$0	\$0	\$46,887	0.99 %
Plumbing	\$0	\$0	\$0	\$3,930	\$0	\$3,930	0.08 %
Fire and Life Safety	\$273,729	\$0	\$0	\$0	\$0	\$273,729	5.76 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$157,080	\$0	\$157,080	3.30 %
<b>Total:</b>	\$273,729	\$2,843,683	\$1,075,143	\$474,752	\$89,027	\$4,756,334	

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

Roofing	-	\$1,818,737
Site	-	\$1,072,834
Mechanical	-	\$577,935



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

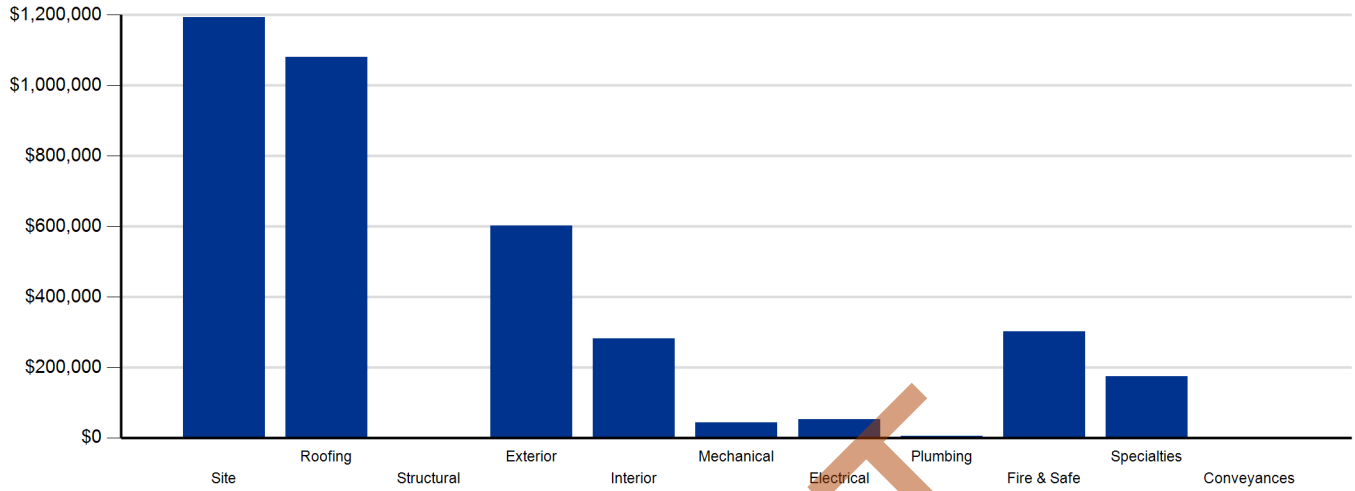


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$114,759	\$0	\$104,240	\$218,999
Roofing	\$0	\$0	\$137,028	\$85,650	\$184,507	\$407,185
Exterior	\$5,468	\$294,715	\$9,293	\$47,326	\$37,306	\$394,108
Interior	\$51,253	\$495,551	\$96,809	\$303,731	\$77,060	\$1,024,404
Mechanical	\$0	\$72,015	\$313,822	\$68,797	\$0	\$454,634
Electrical	\$0	\$1,182,668	\$149,233	\$57,273	\$21,600	\$1,410,774
Plumbing	\$56,707	\$316,728	\$10,701	\$36,775	\$8,017	\$428,928
Fire and Life Safety	\$0	\$19,191	\$0	\$0	\$0	\$19,191
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$54,978	\$0	\$15,708	\$0	\$70,686
<b>Total</b>	<b>\$113,428</b>	<b>\$2,435,846</b>	<b>\$831,645</b>	<b>\$615,260</b>	<b>\$432,730</b>	<b>\$4,428,909</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$218,999	\$151,611	\$0	\$118,726	\$0	\$0	\$270,337	\$489,336
Roofing	\$407,185	\$0	\$24,776	\$0	\$75,011	\$0	\$99,787	\$506,972
Exterior	\$394,108	\$14,029	\$27,975	\$73,184	\$0	\$64,388	\$179,576	\$573,684
Interior	\$1,024,404	\$13,277	\$14,394	\$115,138	\$185,592	\$147,958	\$476,359	\$1,500,763
Mechanical	\$454,634	\$30,403	\$36,709	\$100,416	\$0	\$20,988	\$188,516	\$643,150
Electrical	\$1,410,774	\$0	\$0	\$3,784	\$22,038	\$0	\$25,822	\$1,436,596
Plumbing	\$428,928	\$0	\$72,792	\$5,511	\$1,905	\$569,346	\$649,554	\$1,078,482
Fire and Life Safety	\$19,191	\$0	\$0	\$0	\$71,426	\$34,807	\$106,233	\$125,424
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$70,686	\$0	\$0	\$0	\$0	\$0	\$0	\$70,686
<b>Total</b>	<b>\$4,428,909</b>	<b>\$209,320</b>	<b>\$176,646</b>	<b>\$416,759</b>	<b>\$355,972</b>	<b>\$837,487</b>	<b>\$1,996,184</b>	<b>\$6,425,093</b>

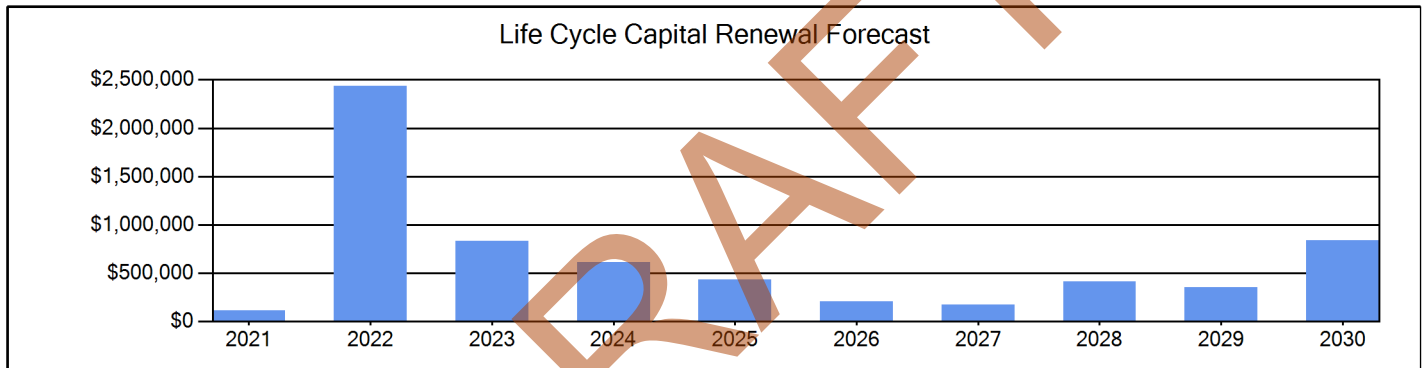
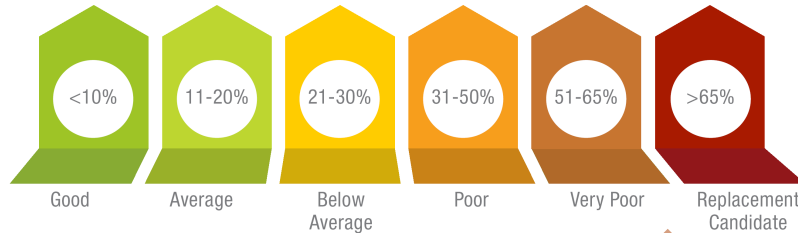


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$29,984,362. For planning purposes, the total 5-year need at the Vancleave Upper Elementary is \$9,185,243 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Vancleave Upper Elementary facility has a 5-year FCI of 30.63%.

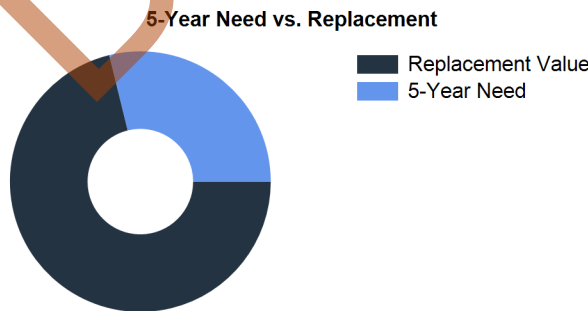


Figure 3: 5-Year FCI



## Vancleave Upper Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Failing throughout site	Capital Renewal	80,000	SF	3	\$459,035	345
Asphalt Driveway Replacement <b>Note:</b> Failure throughout the Bus/Maintenance Shop area.	Capital Renewal	45,000	SF	3	\$258,207	417
Concrete Walks Replacement <b>Note:</b> Damaged throughout site	Capital Renewal	20,000	SF	3	\$202,148	348
Site Requires Civil/Drainage Study <b>Note:</b> There is an issue with standing water in the grassed areas. Need to perform a study to determine if subsurface drainage could be added to alleviate the issue. <b>Location:</b> West of Building A	Deferred Maintenance	1	LS	3	\$4,032	347
Asphalt Paving Replacement <b>Note:</b> Failure throughout the Bus/Maintenance Shop area.	Capital Renewal	14	CAR	4	\$18,124	415
Concrete Paving Replacement <b>Note:</b> Cracked and failing throughout the Bus/Maintenance Shop area.	Capital Renewal	10	CAR	4	\$22,004	416
Fencing Replacement (4' Chain Link Fence) <b>Note:</b> Damaged throughout the site	Capital Renewal	1,000	LF	4	\$42,115	343
Gate Replacement <b>Location:</b> West of the main buildings	Deferred Maintenance	2	Ea.	4	\$1,101	344
Site Drainage Needs Installation Of Drainage Piping <b>Location:</b> Middle of bus area	Deferred Maintenance	300	LF	4	\$16,963	418
Site Drainage Regrading <b>Note:</b> Northwest corner of Building B, north courtyard area between Buildings D, C, and B, south and west of Building D, south of Building C, west of Building A	Deferred Maintenance	32,000	SF	4	\$41,058	346
Site Drainage Regrading <b>Location:</b> Middle of bus area	Deferred Maintenance	6,000	SF	4	\$7,698	419
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$1,072,485</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	8,300	SF	2	\$295,410	880
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$295,410</b>	
<b>Sub Total for School and Site Level</b>		<b>12</b>	<b>items</b>		<b>\$1,367,895</b>	

### Building: 01 - Bldg A Classroom

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof leaks and age of system <b>Location:</b> Roof	Capital Renewal	13,545	SF	2	\$427,995	142
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$427,995</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 5 ea 3' x 6' windows, original windows, age, leaks, damage, efficiency <b>Location:</b> Exterior windows	Capital Renewal	90	SF	2	\$8,009	133
Aluminum Window Replacement <b>Note:</b> 22 ea 7' x 10' windows, original windows, age, leaks, damage, efficiency <b>Location:</b> Exterior window system	Capital Renewal	1,540	SF	2	\$137,040	134



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 13 ea 4' x 9' windows, original windows, age, leaks, damage, efficiency	Capital Renewal	468	SF	2	\$41,646	135
Brick Exterior Repointing <b>Location:</b> Exterior brick walls	Deferred Maintenance	6,000	SF Wall	3	\$68,080	139
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$254,775</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement <b>Note:</b> partitions damaged <b>Location:</b> Boys restroom	Capital Renewal	4	Stall	4	\$7,197	141
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,197</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement <b>Note:</b> 4 ton unit	Capital Renewal	1	Ea.	2	\$8,899	933
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$2,681	939
Ductless Split System AC Replacement	Capital Renewal	20	Ea.	2	\$84,714	940
Fan Coil Unit Replacement <b>Note:</b> 4 ton unit	Capital Renewal	1	Ea.	2	\$3,169	938
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$6,566	934
Heat Pump HVAC Component Replacement <b>Note:</b> 2.5 ton units	Capital Renewal	20	Ea.	2	\$158,968	935
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$8,743	937
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	\$1,737	936
Remove Abandoned Equipment <b>Note:</b> 2 each unit heaters in restrooms, 2 each ducted heat recovery units, 4 each condensing units, and the building gas piping system	Deferred Maintenance	9	Ea.	5	\$9,953	144
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$285,429</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs <b>Note:</b> Age, wear, damage <b>Location:</b> classrooms	Capital Renewal	12	Room	4	\$94,248	138
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$94,248</b>	
<b>Sub Total for Building 01 - Bldg A Classroom</b>		<b>16</b>	<b>items</b>		<b>\$1,069,643</b>	

## Building: 02 - Bldg B Classrooms/Library

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof leaks, age of roofing <b>Location:</b> roof	Capital Renewal	7,600	SF	2	\$240,145	174
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$240,145</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> Leaks, damage, age, efficiency	Capital Renewal	1,120	SF	2	\$99,666	166
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$99,666</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant <b>Note:</b> Classroom door hardware not ADA compliant <b>Location:</b> Classrooms 1 - 10 plus the administrative office	ADA Compliance	11	Door	3	\$10,897	173



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement <b>Note:</b> Heavy wear and dirty carpet <b>Location:</b> Room B-7	Capital Renewal	1,520	SF	4	\$17,171	171
Toilet Partition Replacement <b>Note:</b> Damage, age <b>Location:</b> Boys restroom	Capital Renewal	3	Stall	4	\$5,398	169
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$33,466</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment <b>Note:</b> Gas piping system throughout the building is abandoned	Deferred Maintenance	1	Ea.	5	\$1,106	175
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$1,106</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing <b>Note:</b> Install Fire Alarm System <b>Location:</b> throughout the building	Capital Renewal	76,000	SF	1	\$207,437	177
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$207,437</b>	
<b>Sub Total for Building 02 - Bldg B Classrooms/Library</b>		<b>7 items</b>			<b>\$581,819</b>	

## Building: 03 - Bldg C Classroom/music

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Leaks and age of roof system	Capital Renewal	8,500	SF	2	\$268,583	192
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$268,583</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Composite Exterior Siding Replacement (Bldg SF) <b>Location:</b> West Exterior Wall	Capital Renewal	425	SF	2	\$6,397	182
Steel Window Replacement <b>Note:</b> Leaks, age, damage, efficiency	Capital Renewal	960	SF	2	\$123,817	183
Wood Window Replacement <b>Note:</b> Age, damage, leaks, efficiency	Capital Renewal	56	SF	2	\$7,470	184
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$137,684</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant <b>Note:</b> Classroom door hardware is not ADA Compliant	ADA Compliance	8	Door	3	\$7,925	185
Toilet Partition Replacement <b>Location:</b> Girls Restroom	Capital Renewal	3	Stall	4	\$5,398	190
Interior Wall Repainting (Bldg SF) <b>Location:</b> Girls Restroom	Capital Renewal	500	SF	5	\$1,999	189
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$15,323</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement <b>Note:</b> 4 ton units	Capital Renewal	2	Ea.	2	\$17,797	941
Fan Coil Unit Replacement <b>Note:</b> 4 ton units	Capital Renewal	2	Ea.	2	\$6,338	943
Existing Controls Are Obsolete	Capital Renewal	8,500	SF	4	\$11,736	942
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	197



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> AHU in the electrical room and building gas piping abandoned						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$38,083</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	8,500	SF	1	\$23,200	198
<b>Note:</b> No fire alarm in the building						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$23,200</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	7	Room	4	\$54,978	191
<b>Note:</b> Wear, damage, original cabinets						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$54,978</b>	
<b>Sub Total for Building 03 - Bldg C Classroom/music</b>		<b>13</b>	<b>items</b>		<b>\$537,851</b>	

## Building: 04 - Bldg D Classroom

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	6	Door	3	\$5,944	201
<b>Note:</b> Door hardware is not ADA Compliant						
<b>Location:</b> Classroom Doors						
Interior Door Hardware Replacement	Capital Renewal	6	Door	3	\$7,948	200
<b>Note:</b> Door hardware is not ADA Compliant						
<b>Location:</b> Classroom doors						
Carpet Flooring Replacement	Capital Renewal	3,960	SF	4	\$44,735	199
<b>Note:</b> Worn carpet						
<b>Location:</b> Classrooms; 4, 5, 6, 6C						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$58,628</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,236	202
<b>Note:</b> not working						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$7,171	944
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$2,753	945
Remove Abandoned Equipment	Deferred Maintenance	4	Ea.	5	\$4,423	203
<b>Note:</b> Abandoned equipment; heat recovery ventilator, 4 ton condensing unit, 4 ton fan coil unit, building gas piping system						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$18,583</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	6,600	SF	1	\$18,014	204
<b>Note:</b> No fire alarm system in this building						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$18,014</b>	
<b>Sub Total for Building 04 - Bldg D Classroom</b>		<b>8</b>	<b>items</b>		<b>\$95,225</b>	

## Building: 06 - Bus Shop

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$103	230
<b>Location:</b> Exterior door						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$103</b>	



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement <b>Note:</b> replace damaged, old VCT in RR <b>Location:</b> Restroom floor	Capital Renewal	50	SF	4	\$365	231
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$365</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,222	946
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$4,222</b>	
<b>Sub Total for Building 06 - Bus Shop</b>		<b>3</b>	<b>items</b>		<b>\$4,689</b>	

## Building: 07 - Bldg F Classroom

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	17,700	SF	2	\$544,349	881
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$544,349</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> Door hardware not ADA Compliant <b>Location:</b> Classroom Doors	Capital Renewal	9	Door	3	\$11,923	212
Carpet Flooring Replacement <b>Note:</b> Worn and damaged carpet <b>Location:</b> Office area	Capital Renewal	354	SF	4	\$3,999	211
Toilet Partition Replacement <b>Note:</b> age, damage <b>Location:</b> Boys and Girls Restrooms	Capital Renewal	8	Stall	4	\$14,395	210
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$30,316</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	17,700	SF	2	\$124,968	948
Heat Pump HVAC Component Replacement <b>Note:</b> 2 ton units	Capital Renewal	11	Ea.	2	\$87,432	947
Remove Abandoned Equipment <b>Note:</b> one 4 ton package unit, one 5 ton heat recovery unit, 5 electric unit heaters, one REF	Deferred Maintenance	4	Ea.	5	\$4,423	215
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$216,824</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Panelboard is missing breaker blanks <b>Location:</b> Bookroom and Janitors Closet	Capital Renewal	2	Ea.	2	\$13,962	213
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$13,962</b>	

### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement <b>Note:</b> no fire alarm in this building	Capital Renewal	17,700	SF	1	\$25,078	214
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$25,078</b>	
<b>Sub Total for Building 07 - Bldg F Classroom</b>		<b>9</b>	<b>items</b>		<b>\$830,528</b>	



## Building: 08 - Main Shop,Storage

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement	Deferred Maintenance	200	LF	3	\$3,631	223
<b>Note:</b> Rust, holes, gutters not functional <b>Location:</b> East and west side of bldg						
Metal Downspout Replacement	Deferred Maintenance	96	LF	3	\$2,027	225
<b>Note:</b> Damaged, missing, not functional <b>Location:</b> East and west sides of building						
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$5,658</b>		

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	264	SF	2	\$23,493	218
<b>Note:</b> 22 each 3'x4' windows, age and damage						
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$103	220
<b>Note:</b> Paint the entrance door <b>Location:</b> Entrance door						
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$23,595</b>		

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	300	SF	4	\$2,189	222
<b>Note:</b> Replace worn and damaged VCT flooring <b>Location:</b> Breakroom and restroom						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$2,189</b>		

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,222	949
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$2,753	229
<b>Note:</b> Broken window unit A/C						
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$6,975</b>		

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$4,925	226
<b>Location:</b> Storage area						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,907	227
<b>Note:</b> 200 A Panelboard <b>Location:</b> Storage area						
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$9,832</b>		
<b>Sub Total for Building 08 - Main Shop,Storage</b>		<b>9 items</b>		<b>\$48,249</b>		

## Building: 09 - Bldg G/H Classroom / Admin Offices

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restriping	ADA Compliance	2	Ea.	3	\$203	145
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	2	Ea.	3	\$146	146
<b>Note:</b> ADA Car parking signage missing						
<b>Sub Total for System</b>		<b>2 items</b>		<b>\$349</b>		

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Pre-Cast Panel Replacement (Bldg SF)	Capital Renewal	100	SF	2	\$1,673	294
<b>Note:</b> Minor crack in concrete facade panel <b>Location:</b> Above main entrance						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$1,673</b>		
<b>Sub Total for Building 09 - Bldg G/H Classroom / Admin Offices</b>		<b>3 items</b>		<b>\$2,022</b>		



**Building: 10 - Bus Shop Bldg 3014**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Downspout Replacement	Deferred Maintenance	12	LF	3	\$253	236
<b>Note:</b> missing downspout						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$253</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,106	237
<b>Note:</b> one unit heater						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$1,106</b>	
		<b>Sub Total for Building 10 - Bus Shop Bldg 3014</b>		<b>2 items</b>	<b>\$1,359</b>	

**Building: 11 - Home Concession / RR**

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$5,646	238
<b>Note:</b> Replace damaged and worn Restroom doors						
<b>Location:</b> Restroom Doors						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$5,646</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	6	Stall	4	\$10,796	240
<b>Note:</b> Replace old and damaged partitions						
<b>Location:</b> Restrooms						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$10,796</b>	
		<b>Sub Total for Building 11 - Home Concession / RR</b>		<b>2 items</b>	<b>\$16,442</b>	

**Building: 12 - Visitor Concession / RR**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	2,218	SF	2	\$36,344	243
<b>Note:</b> Worn and damaged shingles						
<b>Location:</b> Roof						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$36,344</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	5	Stall	4	\$8,997	242
<b>Location:</b> Restrooms						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$8,997</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,749	244
<b>Note:</b> Unit is not functional						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$1,749</b>	
		<b>Sub Total for Building 12 - Visitor Concession / RR</b>		<b>3 items</b>	<b>\$47,090</b>	

**Building: 13 - Field House - Home**

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	105	SF	2	\$9,344	957
<b>Note:</b> 7 windows, boarded up / not functional windows						
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	\$9,923	246
<b>Note:</b> Replace exterior doors and hardware						
<b>Location:</b> Exterior doors						



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Soffit/Trim Replacement (Bldg SF) <b>Note:</b> Trim / Fascia boards are rotted. <b>Location:</b> Exterior roof trim/fascia	Capital Renewal	120	SF	4	\$1,574	245
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$20,841</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement <b>Note:</b> Old, worn, dirty carpet <b>Location:</b> Office	Capital Renewal	400	SF	4	\$4,519	253
Toilet Partition Replacement <b>Note:</b> Replace damaged / old partitions	Capital Renewal	2	Stall	4	\$3,599	251
Concrete Flooring Repair Or Repainting <b>Note:</b> Prep and paint the concrete floors	Deferred Maintenance	3,200	SF	5	\$24,661	276
Interior Ceiling Repainting <b>Note:</b> Minor repairs to ceiling and paint	Deferred Maintenance	3,600	SF	5	\$6,690	247
Interior Wall Repainting (Bldg SF) <b>Note:</b> Paint the interior walls <b>Location:</b> Interior walls	Capital Renewal	3,600	SF	5	\$14,394	249
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$53,862</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement <b>Note:</b> Leaking fountain, bubbler runs constantly	Capital Renewal	1	Ea.	4	\$1,965	255
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,965</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs <b>Location:</b> Laundry room	Capital Renewal	1	Room	4	\$7,854	254
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,854</b>	
<b>Sub Total for Building 13 - Field House - Home</b>		<b>10</b>	<b>items</b>		<b>\$84,523</b>	

## Building: 14 - Field House - Visitor

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,616	269
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$5,646	270
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$12,261</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	4	Door	3	\$5,299	274
Interior Door Replacement	Capital Renewal	4	Door	3	\$1,396	273
Carpet Flooring Replacement <b>Note:</b> Carpet is worn, torn, dirty, damaged <b>Location:</b> Front Office	Capital Renewal	125	SF	4	\$1,412	272
Gypsum Board Ceiling Replacement <b>Location:</b> Locker Room, front office, north side abandoned room	Capital Renewal	500	SF	4	\$2,759	271
Concrete Flooring Repair Or Repainting <b>Note:</b> Prep and paint the concrete floor	Deferred Maintenance	2,200	SF	5	\$16,954	275
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$27,820</b>	



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement <b>Note:</b> Replace non-functional window unit	Capital Renewal	1	Ea.	4	\$2,753	265
Remove Abandoned Equipment <b>Note:</b> one unit heater is abandoned, and two 40 gal water heaters	Deferred Maintenance	1	Ea.	5	\$1,106	266
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$3,859</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement <b>Location:</b> front office	Capital Renewal	1	Ea.	2	\$14,912	267
Lighting Fixtures Replacement <b>Note:</b> Building interior lighting not working	Capital Renewal	800	SF	3	\$8,182	268
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$23,094</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement <b>Note:</b> Not functional	Capital Renewal	1	Ea.	4	\$1,965	263
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,965</b>	
<b>Sub Total for Building 14 - Field House - Visitor</b>		<b>12</b>	<b>items</b>		<b>\$68,999</b>	
<b>Total for Campus</b>		<b>109</b>	<b>items</b>		<b>\$4,756,334</b>	

## Buildings with no reported deficiencies

05 - Bldg E Caf /classroom

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## Vanleave Upper Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	20,000	SF	\$114,759	3
Fences and Gates	Fencing - Chain Link (4 Ft)	2,200	LF	\$92,652	5
Parking Lot Pavement	Gravel	60	CAR	\$11,588	5
Pedestrian Pavement	Sidewalks - Concrete	15,000	SF	\$151,611	6
Parking Lot Pavement	Asphalt	80	CAR	\$103,565	8
Pedestrian Pavement	Sidewalks - Concrete	1,500	SF	\$15,161	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$489,336</b>	
<b>Sub Total for Building -</b>		<b>6</b>	<b>items</b>	<b>\$489,336</b>	

### Building: 01 - Bldg A Classroom

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$23,155	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$23,155</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	6,773	SF	\$5,227	2
	<b>Note:</b> Tectum roof/ceiling panels				
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	5,417	SF	\$20,128	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,417	SF	\$16,322	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,545	SF	\$54,158	2
Carpeting	Carpet	677	SF	\$7,648	2
Resilient Flooring	Vinyl Composition Tile Flooring	12,191	SF	\$88,958	2
Interior Swinging Doors	Wooden Door	42	Door	\$14,653	2
Interior Door Supplementary Components	Door Hardware	42	Door	\$55,639	2
Suspended Plaster and	Painted ceilings	1,355	SF	\$2,518	4
Tile Flooring	Quarry Tile	677	SF	\$16,514	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,545	SF	\$54,158	9
Carpeting	Carpet	677	SF	\$7,648	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$343,572</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	13,545	SF	\$18,702	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$18,702</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$5,576	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	2
Lighting Fixtures	Light Fixtures (Bldg SF)	13,545	SF	\$221,646	2
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	2
Power Distribution	Panelboard - 120/240 225A	5	Ea.	\$34,904	2
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	2
	<b>Note:</b> 600 A panelboard				
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	13,545	SF	\$8,556	2
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$285,303</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	2
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	2
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$31,509	2
Plumbing Fixtures	Toilets	14	Ea.	\$63,204	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	13,545	SF	\$43,435	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$145,464</b>	



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	13,545	SF	\$19,191	2
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$19,191</b>	
<b>Sub Total for Building 01 - Bldg A Classroom</b>			<b>27 items</b>	<b>\$835,385</b>	

## Building: 02 - Bldg B Classrooms/Library

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	2
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$13,231</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	7,220	SF	\$5,572	1
<b>Note:</b> Tectum roof/ceiling panels, consider replacing system when replacing the roof					
Resilient Flooring	Vinyl Composition Tile Flooring	5,548	SF	\$40,484	2
Interior Swinging Doors	Wooden Door	14	Door	\$4,884	2
Interior Door Supplementary Components	Door Hardware	3	Door	\$3,974	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,600	SF	\$30,388	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	380	SF	\$1,412	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	380	SF	\$1,145	6
Carpeting	Carpet	1,520	SF	\$17,171	8
Tile Flooring	Quarry Tile	532	SF	\$12,977	10
<b>Note:</b> restrooms					
<b>Sub Total for System</b>			<b>9 items</b>	<b>\$118,008</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	7	Ea.	\$29,650	3
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	3
Decentralized Cooling	Heat Pump (3 Ton)	7	Ea.	\$55,639	3
<b>Note:</b> 2 ton units					
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,600	SF	\$10,493	7
<b>Sub Total for System</b>			<b>5 items</b>	<b>\$105,028</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 225A	3	Ea.	\$20,942	2
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,600	SF	\$4,801	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	2
Lighting Fixtures	Light Fixtures (Bldg SF)	7,600	SF	\$124,364	2
<b>Sub Total for System</b>			<b>5 items</b>	<b>\$162,558</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$6,865	2
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	7	Ea.	\$31,602	2
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,254	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,600	SF	\$24,371	7
<b>Sub Total for System</b>			<b>6 items</b>	<b>\$77,497</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$47,124	2
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$47,124</b>	
<b>Sub Total for Building 02 - Bldg B Classrooms/Library</b>			<b>27 items</b>	<b>\$523,446</b>	



## Building: 03 - Bldg C Classroom/music

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	4	SF	\$356	2
	<b>Note:</b> 2 each 1'x2' windows				
Exterior Entrance Doors	Wooden Door	18	Door	\$50,811	2
Exterior Entrance Doors	Wooden Door	18	Door	\$50,811	10
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$101,978</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	170	SF	\$2,379	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,330	SF	\$33,306	1
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	8,500	SF	\$6,560	2
	<b>Note:</b> Tectum roof / ceiling panels				
Resilient Flooring	Vinyl Composition Tile Flooring	7,820	SF	\$57,063	2
Tile Flooring	Ceramic Tile	680	SF	\$10,720	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,330	SF	\$33,306	8
		<b>Sub Total for System</b>	<b>6 items</b>	<b>\$143,335</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	8,500	SF	\$60,013	3
Decentralized Cooling	Ductless Split System (2 Ton)	3	Ea.	\$12,707	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
	<b>Note:</b> 2 ton unit				
Decentralized Cooling	Heat Pump (3 Ton)	3	Ea.	\$23,845	4
	<b>Note:</b> 2 ton units				
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	8,500	SF	\$11,736	10
		<b>Sub Total for System</b>	<b>5 items</b>	<b>\$110,059</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	8,500	SF	\$5,369	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	2
Lighting Fixtures	Light Fixtures (Bldg SF)	8,500	SF	\$139,091	2
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	3
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	3
		<b>Sub Total for System</b>	<b>5 items</b>	<b>\$164,969</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	5	Ea.	\$11,442	2
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	8,500	SF	\$27,257	7
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$59,181</b>	
		<b>Sub Total for Building 03 - Bldg C Classroom/music</b>	<b>23 items</b>	<b>\$579,522</b>	

## Building: 04 - Bldg D Classroom

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	720	SF	\$64,071	2
	<b>Note:</b> 18 each 4' x10' windows				
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,602	2
	<b>Note:</b> 1 each 6' x 3' window				
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	660	SF	\$9,934	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$9,923	5
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$85,530</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	6,600	SF	\$5,094	2
	<b>Note:</b> Tectum roof / ceiling panels				
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,600	SF	\$26,389	2



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## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	2,310	SF	\$16,856	2
Interior Swinging Doors	Wooden Door	14	Door	\$4,884	2
Carpeting	Carpet	3,960	SF	\$44,735	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,600	SF	\$26,389	9
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$124,348</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	6,600	SF	\$46,598	2
Decentralized Cooling	Ductless Split System (2 Ton)	6	Ea.	\$25,414	3
Decentralized Cooling	Heat Pump (3 Ton)	7	Ea.	\$55,639	3
<b>Note:</b> 2 ton units					
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	6,600	SF	\$9,113	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$136,764</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A	6	Ea.	\$22,677	2
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	2
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	2
<b>Note:</b> 600 A Panelboard					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,600	SF	\$4,169	2
Lighting Fixtures	Light Fixtures (Bldg SF)	6,600	SF	\$108,000	2
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$151,060</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	2	Ea.	\$4,577	2
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,600	SF	\$21,164	7
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$32,679</b>	
<b>Sub Total for Building 04 - Bldg D Classroom</b>		<b>23</b>	<b>items</b>	<b>\$530,381</b>	

## Building: 05 - Bldg E Café/classroom

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	14,800	SF	\$59,176	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,800	SF	\$44,594	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$103,770</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	14,800	SF	\$20,435	8
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$40,407</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	14,800	SF	\$9,348	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$9,348</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2	Ea.	\$9,285	3
<b>Note:</b> 80 gallon units					
Domestic Water Equipment	Gas Piping System (BldgSF)	14,800	SF	\$457,928	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$467,212</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	14,800	SF	\$20,969	9
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$20,969</b>	
<b>Sub Total for Building 05 - Bldg E Café/classroom</b>		<b>8</b>	<b>items</b>	<b>\$641,707</b>	



## Building: 06 - Bus Shop

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	3,024	SF	\$107,629	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$107,629</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	4
Exterior Utility Doors	Overhead Door	2	Door	\$14,825	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$18,133</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,520	SF	\$10,076	2
Interior Swinging Doors	Wooden Door	2	Door	\$698	4
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,649	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,520	SF	\$10,076	9
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$23,499</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,520	SF	\$3,479	6
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	2	Ea.	\$9,252	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$18,238</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	2
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,603	3
Lighting Fixtures	Light Fixtures (Bldg SF)	2,520	SF	\$41,236	3
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$46,254</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	2
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	9
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$10,809</b>	
<b>Sub Total for Building 06 - Bus Shop</b>		<b>17</b>	<b>items</b>	<b>\$224,562</b>	

## Building: 07 - Bldg F Classroom

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,550	SF	\$137,930	2
	<b>Note:</b> 31 ea 5' x 10' windows				
Exterior Operating Windows	Aluminum - Windows per SF	40	SF	\$3,559	2
	<b>Note:</b> 4 ea 5' x 2' windows				
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	4
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$154,721</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	17,700	SF	\$13,661	3
	<b>Note:</b> Tectum roof / ceiling panels				
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,700	SF	\$70,771	3
Resilient Flooring	Vinyl Composition Tile Flooring	17,346	SF	\$126,575	4
Interior Swinging Doors	Wooden Door	20	Door	\$6,978	4
Interior Door Supplementary Components	Door Hardware	20	Door	\$26,495	4
Carpeting	Carpet	354	SF	\$3,999	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,700	SF	\$70,771	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$319,249</b>	

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## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	11	Ea.	\$46,592	3
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	3
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$6,566	3
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	3
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	17,700	SF	\$24,439	6
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$102,659</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	17,700	SF	\$11,180	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	2
Lighting Fixtures	Light Fixtures (Bldg SF)	17,700	SF	\$289,637	2
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$7,559	3
Power Distribution	Panelboard - 120/240 225A	2	Ea.	\$13,962	3
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	3
<b>Note: 600 A Panelboard</b>					
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$333,429</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$16,966	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	11	Ea.	\$49,660	2
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	17,700	SF	\$56,759	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$128,026</b>	
<b>Sub Total for Building 07 - Bldg F Classroom</b>		<b>27</b>	<b>items</b>	<b>\$1,038,083</b>	

## Building: 08 - Main Shop,Storage

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	3,850	SF	\$137,028	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$137,028</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	3,500	SF	\$5,468	1
Exterior Wall Veneer	Metal Panel - Bldg SF basis	3,500	SF	\$11,156	4
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	5
Exterior Utility Doors	Overhead Door	1	Door	\$7,413	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	3,500	SF	\$5,468	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$32,812</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	3,500	SF	\$6,504	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,500	SF	\$13,994	2
Interior Swinging Doors	Wooden Door	5	Door	\$1,744	2
Interior Door Supplementary Components	Door Hardware	5	Door	\$6,624	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,500	SF	\$13,994	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$42,861</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	1	Ea.	\$2,956	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,500	SF	\$4,833	7
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$2,681	7
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$10,469</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$8,363	2

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## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	2
Lighting Fixtures	Light Fixtures (Bldg SF)	3,500	SF	\$57,273	4
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$66,441</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	2
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	2
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3,500	SF	\$11,224	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$18,162</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 08 - Main Shop,Storage</b>		<b>21</b>	<b>items</b>	<b>\$315,626</b>	

## Building: 09 - Bldg G/H Classroom / Admin Offices

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	24,077	SF	\$96,269	4
Suspended Plaster and	Painted ceilings	737	SF	\$1,370	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,339	SF	\$70,323	9
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$167,961</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	24,567	SF	\$33,920	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$33,920</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	24,567	SF	\$15,518	9
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	9
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$22,038</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	8
Domestic Water Equipment	Water Heater - Electric - 66 gallon	1	Ea.	\$3,606	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$5,511</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	24,567	SF	\$50,457	9
Fire Detection and Alarm	Fire Alarm	24,567	SF	\$34,807	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$85,264</b>	
<b>Sub Total for Building 09 - Bldg G/H Classroom / Admin Offices</b>		<b>10</b>	<b>items</b>	<b>\$314,694</b>	

## Building: 10 - Bus Shop Bldg 3014

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2,160	SF	\$76,878	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$76,878</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,800	SF	\$5,737	7
Exterior Utility Doors	Overhead Door	1	Door	\$7,413	7
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$19,766</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	278	SF	\$7,197	2



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## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,164	4
	<b>Note:</b> Restroom doors				
Interior Swinging Doors	Wooden Door	2	Door	\$698	4
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,800	SF	\$7,197	9
		<b>Sub Total for System</b>	<b>5 items</b>	<b>\$25,555</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,800	SF	\$2,485	6
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	2	Ea.	\$9,252	8
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$14,491</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	2
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	3
Lighting Fixtures	Light Fixtures (Bldg SF)	1,800	SF	\$29,455	3
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$35,971</b>	
		<b>Sub Total for Building 10 - Bus Shop Bldg 3014</b>	<b>15 items</b>	<b>\$172,661</b>	

## Building: 11 - Home Concession / RR

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	1,512	SF	\$24,776	7
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$24,776</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	864	SF	\$1,350	4
Exterior Operating Windows	Wood - Windows per SF	96	SF	\$12,806	5
	<b>Note:</b> wood framed concession serving windows				
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	6
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	8
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$23,109</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	864	SF	\$1,606	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	864	SF	\$3,455	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	864	SF	\$3,455	9
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$8,515</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	1	Ea.	\$2,753	8
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$2,753</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 125A	3	Ea.	\$3,905	2
Lighting Fixtures	Light Fixtures (Bldg SF)	864	SF	\$14,138	3
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$18,043</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	3
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	4
Plumbing Fixtures	Toilets	6	Ea.	\$27,087	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	4
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$38,191</b>	



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	2
<b>Note:</b> Serving kitchen area					
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$7,854</b>
		<b>Sub Total for Building 11 - Home Concession / RR</b>		<b>16 items</b>	<b>\$123,241</b>

## Building: 12 - Visitor Concession / RR

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	528	SF	\$825	3
Exterior Entrance Doors	Wooden Door	3	Door	\$8,468	3
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	6
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	528	SF	\$7,947	10
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	528	SF	\$825	10
Exterior Operating Windows	Aluminum - Windows per SF	54	SF	\$4,805	10
<b>Note:</b> Concession serving windows					
		<b>Sub Total for System</b>		<b>6 items</b>	<b>\$26,178</b>

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,320	SF	\$2,453	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,320	SF	\$5,278	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,320	SF	\$5,278	10
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$13,009</b>

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	4	Ea.	\$11,013	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$11,013</b>

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	2
Lighting Fixtures	Light Fixtures (Bldg SF)	1,320	SF	\$21,600	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$36,397</b>

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	2
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	2
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	2
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	2
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$31,024</b>

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$7,854</b>
		<b>Sub Total for Building 12 - Visitor Concession / RR</b>		<b>19 items</b>	<b>\$125,474</b>

## Building: 13 - Field House - Home

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	5,227	SF	\$85,650	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$85,650</b>

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	3,600	SF	\$5,624	4
Exterior Operating Windows	Aluminum - Windows per SF	15	SF	\$1,335	5
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$6,959</b>



# Facility Condition Assessment

Jackson CS - Vancleave Upper Elementary

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,164	2
Interior Swinging Doors	Wooden Door	2	Door	\$698	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,299	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,600	SF	\$14,394	7
Carpeting	Carpet	400	SF	\$4,519	8
Suspended Plaster and	Painted ceilings	3,600	SF	\$6,690	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$36,764</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3,600	SF	\$25,417	2
Decentralized Cooling	Window Units	1	Ea.	\$2,753	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,600	SF	\$4,971	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$33,141</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$4,965	2
Lighting Fixtures	Light Fixtures (Bldg SF)	3,600	SF	\$58,909	2
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$63,874</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	1
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	1
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	1
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$26,538</b>	
<b>Sub Total for Building 13 - Field House - Home</b>		<b>17</b>	<b>items</b>	<b>\$252,926</b>	

## Building: 14 - Field House - Visitor

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	2,500	SF	\$75,011	9
<b>Note:</b> Duralast brand roof covering					
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$75,011</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,500	SF	\$3,905	4
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,136	4
<b>Note:</b> 3 ea 4'x2' windows					
Exterior Wall Veneer	Brick - Bldg SF basis	1,250	SF	\$31,336	8
Exterior Wall Veneer	CMU - Bldg SF Basis	1,250	SF	\$25,088	8
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$68,112</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	1
Tile Flooring	Quarry Tile	175	SF	\$4,269	2
<b>Note:</b> Shower area					
Suspended Plaster and	Painted ceilings	2,500	SF	\$4,646	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,500	SF	\$9,996	8
Carpeting	Carpet	125	SF	\$1,412	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$30,318</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	2	Ea.	\$5,506	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$5,506</b>	



# Facility Condition Assessment

Jackson CS - Vanleave Upper Elementary

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	2,500	SF	\$40,909	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$40,909</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	1
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	1
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	1
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,500	SF	\$8,017	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$38,187</b>	
<b>Sub Total for Building 14 - Field House - Visitor</b>		<b>17</b>	<b>items</b>	<b>\$258,043</b>	
<b>Total for: Vanleave Upper Elementary</b>		<b>273</b>	<b>items</b>	<b>\$6,425,085</b>	

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Supporting Photos



Main entrance Bldg H



Building A old worn windows



Building A soffit damage



Missing and chipped VCT



Typical classroom



Worn carpet



Peeling restroom wall paint



Delaminating mod bit roof



Roof exhaust fan



Panelboard



Cracked sidewalk in north courtyard



Failed asphalt west of cafeteria



# FACILITY CONDITION ASSESSMENT

Vancleave Middle School | November 2020





## Executive Summary

Vanleave Middle School, located at 4725 Bulldog Lane in Vanleave, Mississippi, oldest building is 27 years old (at time of 2020 assessment). It comprises 75,100 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$1,508,188. 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 Vanleave Middle School the ten-year need is \$8,122,002.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Vanleave Middle School facility has a 5-year FCI of 21.43%.

## Summary of Findings

The table below summarizes the condition findings at Vanleave Middle School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$305,164	\$200,828	\$205,024	\$505,992	\$711,016	\$0	
<b>Permanent Building(s)</b>								
01	Cafeteria	\$45,361	\$372,203	\$806,648	\$417,564	\$1,224,212	\$3,583,472	11.65%
02	Class,main ofc	\$452,452	\$755,992	\$426,723	\$1,208,444	\$1,635,167	\$2,409,576	50.15%
03	class,ofc,gym,band	\$165,078	\$890,317	\$626,055	\$1,055,395	\$1,681,450	\$9,638,304	10.95%
04	Classrooms	\$490,400	\$694,100	\$855,097	\$1,184,500	\$2,039,597	\$4,015,960	29.49%
05	Library	\$14,273	\$144,964	\$215,944	\$159,237	\$375,181	\$456,756	34.86%
06	Tech Prep Clsroom	\$35,460	\$278,685	\$141,234	\$314,145	\$455,379	\$2,502,252	12.55%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,203,024</b>	<b>\$3,136,261</b>	<b>\$3,071,701</b>	<b>\$4,339,285</b>	<b>\$7,410,986</b>	<b>\$22,606,321</b>	
<b>Total for Site:</b>		<b>\$1,508,188</b>	<b>\$3,337,089</b>	<b>\$3,276,725</b>	<b>\$4,845,277</b>	<b>\$8,122,002</b>	<b>\$22,606,321</b>	<b>21.43%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$199,122	\$76,088	\$29,953	\$305,164	20.23 %
Roofing	\$0	\$492,929	\$7,372	\$0	\$0	\$500,301	33.17 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$53,438	\$1,130	\$0	\$54,568	3.62 %
Mechanical	\$0	\$459,203	\$117,817	\$13,888	\$0	\$590,907	39.18 %
Electrical	\$0	\$205	\$0	\$11,663	\$0	\$11,869	0.79 %
Plumbing	\$0	\$0	\$18,954	\$4,848	\$0	\$23,802	1.58 %
Fire and Life Safety	\$21,290	\$0	\$0	\$0	\$0	\$21,290	1.41 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$0	\$0	\$288	0.02 %
<b>Total:</b>	\$21,290	\$952,337	\$396,992	\$107,616	\$29,953	\$1,508,188	

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

Mechanical	-	\$590,907
Roofing	-	\$500,301
Site	-	\$305,164



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

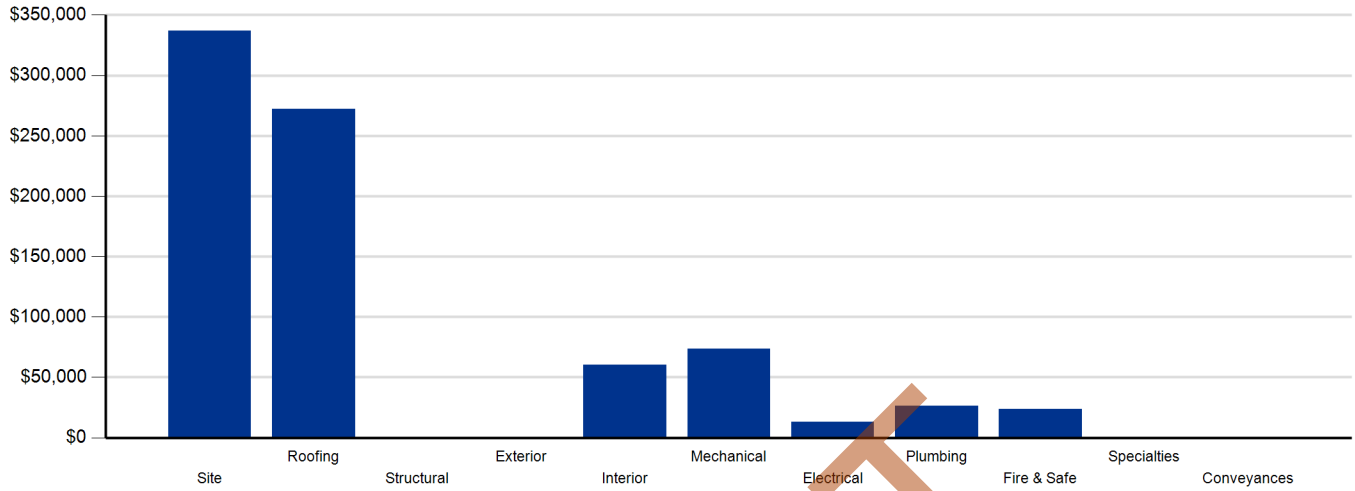


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$200,828	\$0	\$200,828
Roofing	\$0	\$0	\$0	\$181,450	\$0	\$181,450
Exterior	\$0	\$27,537	\$72,080	\$164,667	\$13,231	\$277,515
Interior	\$10,245	\$0	\$72,403	\$314,643	\$75,863	\$473,154
Mechanical	\$0	\$0	\$126,255	\$158,274	\$17,753	\$302,282
Electrical	\$6,437	\$88,219	\$461,804	\$204,782	\$735,619	\$1,496,861
Plumbing	\$0	\$163,805	\$46,750	\$136,475	\$2,288	\$349,318
Fire and Life Safety	\$0	\$0	\$55,681	\$0	\$0	\$55,681
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$16,682</b>	<b>\$279,561</b>	<b>\$834,973</b>	<b>\$1,361,119</b>	<b>\$844,754</b>	<b>\$3,337,089</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$200,828	\$0	\$0	\$195,367	\$0	\$9,657	\$205,024	\$405,852
Roofing	\$181,450	\$0	\$0	\$637,089	\$0	\$0	\$637,089	\$818,539
Exterior	\$277,515	\$0	\$51,257	\$0	\$27,537	\$44,595	\$123,389	\$400,904
Interior	\$473,154	\$112,899	\$101,419	\$223,474	\$258,363	\$243,701	\$939,856	\$1,413,010
Mechanical	\$302,282	\$81,900	\$0	\$10,828	\$145,824	\$91,060	\$329,612	\$631,894
Electrical	\$1,496,861	\$55,636	\$0	\$176,737	\$0	\$0	\$232,373	\$1,729,234
Plumbing	\$349,318	\$0	\$0	\$0	\$0	\$710,273	\$710,273	\$1,059,591
Fire and Life Safety	\$55,681	\$0	\$0	\$0	\$0	\$0	\$0	\$55,681
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$23,562	\$0	\$75,547	\$0	\$0	\$99,109	\$99,109
<b>Total</b>	<b>\$3,337,089</b>	<b>\$273,997</b>	<b>\$152,676</b>	<b>\$1,319,042</b>	<b>\$431,724</b>	<b>\$1,099,286</b>	<b>\$3,276,725</b>	<b>\$6,613,814</b>

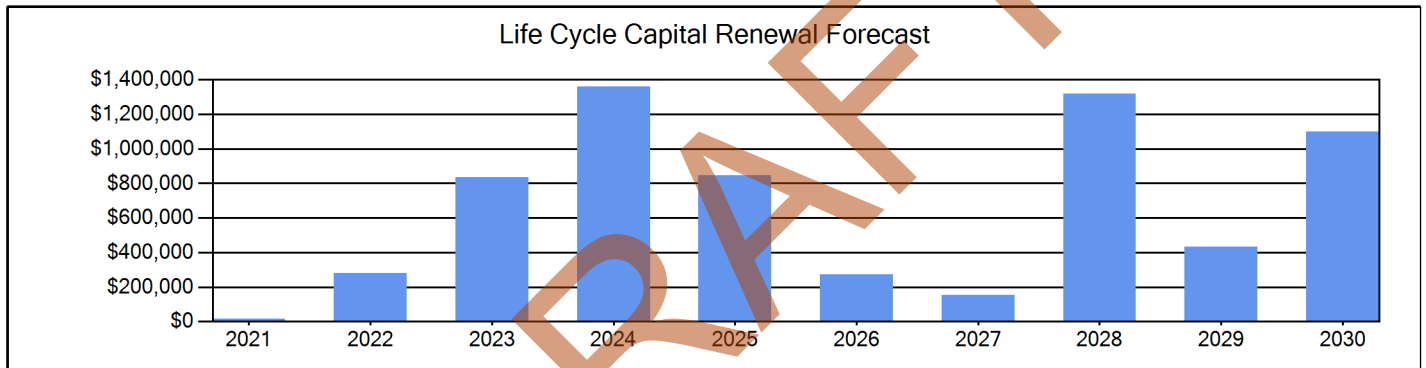
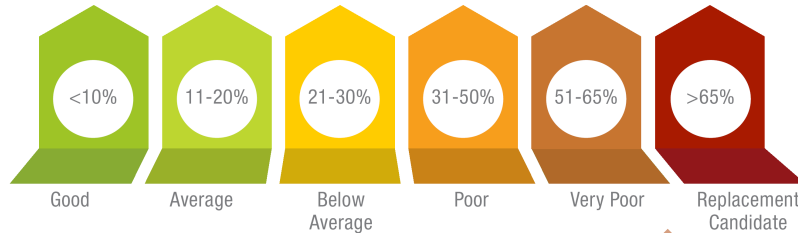


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$22,606,321. For planning purposes, the total 5-year need at the Vancleave Middle School is \$4,845,277 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Vancleave Middle School facility has a 5-year FCI of 21.43%.

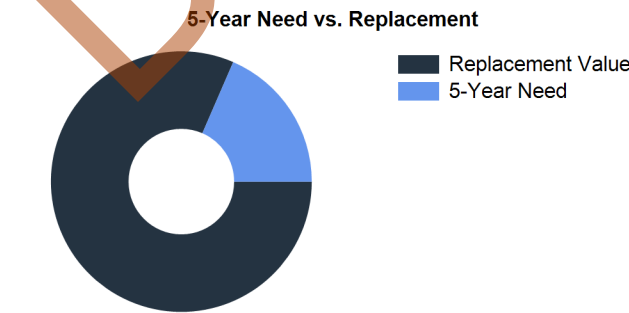


Figure 3: 5-Year FCI



## Vancleave Middle School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Asphalt is cracked and worn north of the main entry and along the east side of the buildings.	Capital Renewal	30,000	SF	3	\$172,138	352
Car Accessible Parking Spaces Restriping <b>Location:</b> Parking lot for classroom/main office building	ADA Compliance	2	Ea.	3	\$203	462
Concrete Walks Replacement <b>Note:</b> Concrete sidewalks are cracked and uneven at northeast corner of site, near the main entrance, and at the southwest corner of the gym.	Capital Renewal	2,500	SF	3	\$25,269	355
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Main entry for classroom/main office building	ADA Compliance	1	Ea.	3	\$120	465
The Van Accessible Parking Spaces Do Not Meet ADA Requirements <b>Location:</b> Parking lot for classroom/main office building	ADA Compliance	2	Ea.	3	\$1,393	464
Asphalt Paving Replacement <b>Note:</b> North of the main entry	Capital Renewal	15	CAR	4	\$19,418	350
Fencing Replacement (4' Chain Link Fence) <b>Note:</b> Between the Northeast wings	Capital Renewal	50	LF	4	\$2,106	349
Gravel Paving Replacement <b>Location:</b> East of the buildings	Capital Renewal	50	CAR	4	\$9,657	351
Site Drainage Regrading <b>Location:</b> East of gym	Deferred Maintenance	35,000	SF	4	\$44,907	354
Paving Restriping <b>Note:</b> All striping gone	Deferred Maintenance	15	CAR	5	\$445	353
Small Bench Replacement <b>Note:</b> Replace wood benches west of the cafeteria.	Deferred Maintenance	16	Ea.	5	\$29,508	356
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$305,164</b>	
<b>Sub Total for School and Site Level</b>		<b>11</b>	<b>items</b>		<b>\$305,164</b>	

### Building: 01 - Cafeteria

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement	Capital Renewal	2	Ea.	2	\$37,380	910
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$37,380</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Repair <b>Note:</b> Main distribution panelboard enclosure (4'x7') is damaged; causing rust and water infiltration.	Deferred Maintenance	1	Ea.	2	\$205	514
Remove Abandoned Equipment <b>Note:</b> 1 fire alarm and 1 security alarm	Deferred Maintenance	2	Ea.	4	\$7,776	453
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,981</b>	
<b>Sub Total for Building 01 - Cafeteria</b>		<b>3</b>	<b>items</b>		<b>\$45,361</b>	

### Building: 02 - Class,main ofc

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof has several leaks	Capital Renewal	7,800	SF	2	\$246,464	461
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	200	SF	3	\$7,234	878
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$253,698</b>	



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device <b>Location:</b> Main entry at classroom/main office building	ADA Compliance	1	Ea.	3	\$14,134	467
Interior Door Hardware Replacement <b>Note:</b> Door hardware is not ADA compliant	Capital Renewal	19	Door	3	\$25,170	460
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$39,304</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Furnace HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$17,262	916
Gas Furnace HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$3,289	917
Heat Pump HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$71,535	911
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	912
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$3,497	915
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	\$1,737	914
Existing Controls Are Obsolete	Capital Renewal	7,800	SF	4	\$10,770	913
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$118,918</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace hose bib <b>Note:</b> Exterior hose bibs leaking; beyond useful service life	Deferred Maintenance	2	Ea.	3	\$115	515
Restroom Is Not ADA Compliant <b>Note:</b> No ADA compliant restroom <b>Location:</b> Classroom/main office building	ADA Compliance	200	SF	3	\$18,839	468
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$18,954</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	7,800	SF	1	\$21,290	475
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$21,290</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) <b>Location:</b> Classroom/main office building	ADA Compliance	5	LF	3	\$288	466
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$288</b>	
<b>Sub Total for Building 02 - Class,main ofc</b>		<b>15 items</b>			<b>\$452,452</b>	

## Building: 03 - class,ofc,gym,band

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$4,063	921
Fan Coil Unit Replacement <b>Note:</b> 7.5 ton	Capital Renewal	3	Ea.	2	\$12,189	922
Fan Coil Unit Replacement	Capital Renewal	4	Ea.	2	\$12,676	923
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$21,455	918
Heat Pump HVAC Component Replacement <b>Note:</b> 7.5 ton	Capital Renewal	1	Ea.	2	\$21,455	919
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$21,656	920
HVAC Piping System Repair <b>Note:</b> Line set (refrigerant) condensating and causing ceiling tiles to stain. <b>Location:</b> Band hall	Deferred Maintenance	300	LF	3	\$66,225	512
Ductwork Repair <b>Note:</b> Duct sock is collapsed <b>Location:</b> Gym	Deferred Maintenance	100	LF	4	\$513	513
<b>Sub Total for System</b>		<b>8 items</b>			<b>\$160,231</b>	

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## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$4,848	483
<b>Note:</b> Lavatories are broken						
<b>Location:</b> Concessions						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$4,848</b>	
<b>Sub Total for Building 03 - class,ofc,gym,band</b>		<b>9</b>	<b>items</b>		<b>\$165,078</b>	

## Building: 04 - Classrooms

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	7,800	SF	2	\$246,464	879
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$246,464</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	100	SF	4	\$1,130	491
<b>Note:</b> Carpet is worn and beyond useful life						
<b>Location:</b> Computer lab office						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,130</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Furnace HVAC Component Replacement	Capital Renewal	20	Ea.	2	\$38,360	928
Heat Pump HVAC Component Replacement	Capital Renewal	14	Ea.	2	\$151,595	924
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$35,854	926
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	7	Ea.	3	\$12,241	927
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	925
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$238,918</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	\$3,888	501
<b>Note:</b> Fire Alarm						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,888</b>	
<b>Sub Total for Building 04 - Classrooms</b>		<b>8</b>	<b>items</b>		<b>\$490,400</b>	

## Building: 05 - Library

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	30	LF	3	\$138	505
<b>Location:</b> South side of the building						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$138</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	507
<b>Location:</b> Library main entry						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,134</b>	
<b>Sub Total for Building 05 - Library</b>		<b>2</b>	<b>items</b>		<b>\$14,273</b>	

## Building: 06 - Tech Prep Clsroom

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$17,797	929
Fan Coil HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$7,005	930
Gas Furnace HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$5,668	931



# Facility Condition Assessment

Jackson CS - Vancleave Middle School

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement	Capital Renewal	2	Ea.	2	\$4,990	932
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>		<b>\$35,460</b>	
	<b>Sub Total for Building 06 - Tech Prep Clsroom</b>	<b>4</b>	<b>items</b>		<b>\$35,460</b>	
	<b>Total for Campus</b>	<b>52</b>	<b>items</b>		<b>\$1,508,188</b>	

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## Vanleave Middle School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	35,000	SF	\$200,828	4
Fences and Gates	Fencing - Chain Link (4 Ft)	550	LF	\$23,163	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	150	LF	\$10,486	8
Pedestrian Pavement	Sidewalks - Concrete	16,000	SF	\$161,718	8
Parking Lot Pavement	Gravel	50	CAR	\$9,657	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$405,852</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$405,852</b>	

### Building: 01 - Cafeteria

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	14,500	SF	\$516,078	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$516,078</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	812	SF	\$1,269	2
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$33,078	4
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	\$28,832	7
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	812	SF	\$1,269	9
Exterior Utility Doors	Overhead Door	2	Door	\$14,825	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$79,272</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,136	SF	\$33,554	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,600	SF	\$46,381	4
Resilient Flooring	Vinyl Composition Tile Flooring	6,728	SF	\$49,095	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	11,136	SF	\$41,379	8
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	8
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$185,471</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$7,171	3
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,600	SF	\$16,016	5
HVAC Air Distribution	Ductwork (Bldg.SF)	11,600	SF	\$81,900	6
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	2	Ea.	\$37,380	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$142,902</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	6	Ea.	\$11,152	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	2
Lighting Fixtures	Light Fixtures (Bldg SF)	11,600	SF	\$189,818	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,600	SF	\$7,327	4
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$240,971</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	297	1 Ea.	\$1,867	3
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	3



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$14,156</b>	
<b>Sub Total for Building 01 - Cafeteria</b>		<b>30</b>	<b>items</b>	<b>\$1,178,850</b>	

## Building: 02 - Class,main ofc

## Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	5,900	SF	\$181,450	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$181,450</b>	

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,136	4
Exterior Operating Windows	Aluminum - Windows per SF	780	SF	\$69,410	4
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,119	4
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	4
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$105,127</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	468	SF	\$870	3
Carpeting	Carpet	234	SF	\$2,643	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,800	SF	\$31,187	4
Resilient Flooring	Vinyl Composition Tile Flooring	7,254	SF	\$52,933	5
Interior Swinging Doors	Wooden Door	50	Door	\$17,444	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,332	SF	\$27,244	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,332	SF	\$22,092	6
Interior Door Supplementary Components	Door Hardware	31	Door	\$41,067	8
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$195,480</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	2,300	SF	\$16,239	4
Heat Generation	Furnace - Gas (100 MBH)	6	Ea.	\$11,508	9
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	\$47,690	9
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,800	SF	\$10,770	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$86,207</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	38	Ea.	\$70,629	2
Lighting Fixtures	Light Fixtures (Bldg SF)	7,800	SF	\$127,637	3
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$33,130	4
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	4
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$9,815	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,800	SF	\$4,927	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	4
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$267,741</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$19,390	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	2
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	2
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	2
Domestic Water Equipment	Gas Piping System (BldgSF)	7,800	SF	\$241,340	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,800	SF	\$25,012	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$346,710</b>	
<b>Sub Total for Building 02 - Class,main ofc</b>		<b>31</b>	<b>items</b>	<b>\$1,182,714</b>	



## Building: 03 - class,ofc,gym,band

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,600	SF	\$24,370	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,600	SF	\$24,370	9
Exterior Entrance Doors	Steel - Insulated and Painted	9	Door	\$29,770	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$78,511</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	29,640	SF	\$118,512	4
Suspended Plaster and	Painted ceilings	1,560	SF	\$2,899	5
Wall Coverings	Vinyl/Fabric Wall Covering	624	SF	\$2,624	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	18,720	SF	\$69,560	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	18,720	SF	\$56,405	8
Resilient Flooring	Vinyl Composition Tile Flooring	19,968	SF	\$145,708	9
Wood Flooring	Wood Flooring - All Types	9,984	SF	\$191,895	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$587,602</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	31,200	SF	\$43,078	3
Exhaust Air	Interior Ceiling Exhaust Fan	4	Ea.	\$1,737	5
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
Decentralized Cooling	Heat Pump (10 Ton)	2	Ea.	\$42,910	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$98,553</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$6,437	1
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	31,200	SF	\$19,707	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	5
Lighting Fixtures	Light Fixtures (Bldg SF)	31,200	SF	\$510,546	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$540,408</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	2
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$29,085	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	4
Plumbing Fixtures	Showers	2	Ea.	\$2,332	4
Plumbing Fixtures	Toilets	11	Ea.	\$49,660	4
Plumbing Fixtures	Urinals	13	Ea.	\$15,709	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$10,635	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	5
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$115,110</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	31,200	SF	\$44,205	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$44,205</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	120	Ea.	\$51,985	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$51,985</b>	
<b>Sub Total for Building 03 - class,ofc,gym,band</b>		<b>28</b>	<b>items</b>	<b>\$1,516,374</b>	

## Building: 04 - Classrooms

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	780	SF	\$69,410	3
Exterior Operating Windows	Aluminum - Windows per SF	30	SF	\$2,670	3
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$85,311</b>	



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,000	SF	\$39,170	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,000	SF	\$51,979	4
Carpeting	Carpet	650	SF	\$7,343	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	13,000	SF	\$48,305	6
Resilient Flooring	Vinyl Composition Tile Flooring	11,310	SF	\$82,530	9
Interior Door Supplementary Components	Door Hardware	37	Door	\$49,015	10
		<b>Sub Total for System</b>	<b>6 items</b>	<b>\$278,342</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	13,000	SF	\$17,949	3
HVAC Air Distribution	Ductwork (Bldg.SF)	13,000	SF	\$91,785	4
Decentralized Cooling	Heat Pump (5 Ton)	8	Ea.	\$86,626	9
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$196,360</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	2
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$33,130	4
Power Distribution	Panelboard - 120/208 225A	11	Ea.	\$53,980	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	13,000	SF	\$8,211	4
Lighting Fixtures	Light Fixtures (Bldg SF)	13,000	SF	\$212,728	5
Power Distribution	Panelboard - 120/208 400A	11	Ea.	\$121,138	8
		<b>Sub Total for System</b>	<b>6 items</b>	<b>\$432,405</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	2
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$24,238	2
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	2
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	2
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	2
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$9,826	4
Domestic Water Equipment	Gas Piping System (BldgSF)	13,000	SF	\$402,234	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	13,000	SF	\$41,687	10
		<b>Sub Total for System</b>	<b>8 items</b>	<b>\$533,217</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	6
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$23,562</b>	
		<b>Sub Total for Building 04 - Classrooms</b>	<b>27 items</b>	<b>\$1,549,196</b>	

## Building: 05 - Library

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	3,400	SF	\$121,011	8
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$121,011</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	4
Exterior Operating Windows	Aluminum - Windows per SF	180	SF	\$16,018	7
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$29,249</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,400	SF	\$10,245	1
Carpeting	Carpet	3,128	SF	\$35,336	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,400	SF	\$13,594	4
Resilient Flooring	Vinyl Composition Tile Flooring	272	SF	\$1,985	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,400	SF	\$12,634	6
Interior Swinging Doors	Wooden Door	300	8 Door	\$2,791	10
		<b>Sub Total for System</b>	<b>6 items</b>	<b>\$76,585</b>	



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	3
Heat Generation	Furnace - Gas (75 MBH)	2	Ea.	\$3,778	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$17,797	4
Decentralized Cooling	Fan Coil - D/X only ( 5 Ton)	2	Ea.	\$4,670	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3,400	SF	\$24,005	4
		<b>Sub Total for System</b>	<b>5 items</b>	<b>\$50,685</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	4
Lighting Fixtures	Light Fixtures (Bldg SF)	3,400	SF	\$55,636	6
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$68,587</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$6,938</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$7,854</b>	
		<b>Sub Total for Building 05 - Library</b>	<b>20 items</b>	<b>\$360,909</b>	

## Building: 06 - Tech Prep Clsroom

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,215	SF	\$1,898	2
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	4
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$6,407	7
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,215	SF	\$1,898	9
		<b>Sub Total for System</b>	<b>4 items</b>	<b>\$23,434</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,620	SF	\$6,477	4
Suspended Plaster and	Painted ceilings	324	SF	\$602	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,776	SF	\$28,894	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,776	SF	\$23,430	7
Interior Swinging Doors	Wooden Door	18	Door	\$6,280	9
Interior Door Supplementary Components	Door Hardware	18	Door	\$23,845	9
		<b>Sub Total for System</b>	<b>6 items</b>	<b>\$89,528</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	8,100	SF	\$57,189	3
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$57,189</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	8,100	SF	\$5,116	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	3
Lighting Fixtures	Light Fixtures (Bldg SF)	8,100	SF	\$132,546	3
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	8
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$4,965	8
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$14,722	8
		<b>Sub Total for System</b>	<b>7 items</b>	<b>\$179,120</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	3
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	3

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**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$43,463</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	8,100	SF	\$11,476	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$11,476</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,708</b>	
<b>Sub Total for Building 06 - Tech Prep Clsroom</b>		<b>24</b>	<b>items</b>	<b>\$419,918</b>	
<b>Total for: Vancleave Middle School</b>		<b>165</b>	<b>items</b>	<b>\$6,613,814</b>	

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Supporting Photos



Corroded electrical panel



North elevation main entrance



Office counter not ADA compliant



200 Wing Classrooms



Cracked sidewalk by the main entrance



Damaged asphalt north of main entry



# FACILITY CONDITION ASSESSMENT

Vancleave High School | November 2020





## Executive Summary

Vanleave High School, located at 12424 Hwy 57 in Vanleave, Mississippi, oldest building is 38 years old (at time of 2020 assessment). It comprises 136,168 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,368,108. 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 Vanleave High School the ten-year need is \$15,959,131.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Vanleave High School facility has a 5-year FCI of 24.72%.

## Summary of Findings

The table below summarizes the condition findings at Vanleave 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	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$622,615	\$637,766	\$66,990	\$1,260,381	\$1,327,371	\$0	
<b>Permanent Building(s)</b>								
01	Asst.Supt. Office	\$148,239	\$67,085	\$92,728	\$215,324	\$308,052	\$653,220	32.96%
02	clas,ofc,café,gym,12 clas add	\$4,407,982	\$4,414,164	\$3,179,141	\$8,822,146	\$12,001,287	\$35,789,580	24.65%
03	Classroom,maint	\$78,422	\$320,690	\$90,206	\$399,112	\$489,318	\$1,856,520	21.50%
04	conc.RR,offices (baseball)	\$26,470	\$158,519	\$137,432	\$184,989	\$322,421	\$687,600	26.90%
05	Football Field House	\$43,458	\$334,180	\$609,302	\$377,638	\$986,940	\$3,336,336	11.32%
06	Softball Hitting	\$0	\$19,636	\$92,561	\$19,636	\$112,197	\$1,719,000	1.14%
07	Softball Concession	\$4,907	\$88,687	\$36,834	\$93,594	\$130,428	\$412,560	22.69%
08	Baseball Hitting	\$13,163	\$18,590	\$158,962	\$31,753	\$190,715	\$1,719,000	1.85%
09	Alternate School	\$22,852	\$50,595	\$16,955	\$73,447	\$90,402	\$264,038	27.82%
<b>Sub Total for Permanent Building(s):</b>		<b>\$4,745,493</b>	<b>\$5,472,146</b>	<b>\$4,414,121</b>	<b>\$10,217,639</b>	<b>\$14,631,760</b>	<b>\$46,437,855</b>	
<b>Total for Site:</b>		<b>\$5,368,108</b>	<b>\$6,109,912</b>	<b>\$4,481,111</b>	<b>\$11,478,020</b>	<b>\$15,959,131</b>	<b>\$46,437,855</b>	<b>24.72%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$467,674	\$133,433	\$21,867	\$622,974	11.61 %
Roofing	\$0	\$2,495,039	\$124	\$492	\$0	\$2,495,655	46.49 %
Structural	\$5,760	\$0	\$0	\$0	\$0	\$5,760	0.11 %
Exterior	\$0	\$171,457	\$5,150	\$2,953	\$0	\$179,559	3.34 %
Interior	\$0	\$0	\$232,385	\$200,297	\$11,560	\$444,242	8.28 %
Mechanical	\$0	\$1,377,806	\$0	\$15,754	\$11,059	\$1,404,619	26.17 %
Electrical	\$0	\$4,907	\$36,723	\$164	\$0	\$41,794	0.78 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	0.35 %
Fire and Life Safety	\$129,150	\$0	\$0	\$0	\$0	\$129,150	2.41 %
Conveyances	\$0	\$0	\$25,227	\$0	\$0	\$25,227	0.47 %
Specialties	\$0	\$0	\$288	\$0	\$0	\$288	0.01 %
<b>Total:</b>	\$134,909	\$4,049,209	\$786,411	\$353,094	\$44,485	\$5,368,108	

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

Roofing	-	\$2,495,655
Mechanical	-	\$1,404,619
Site	-	\$622,974



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

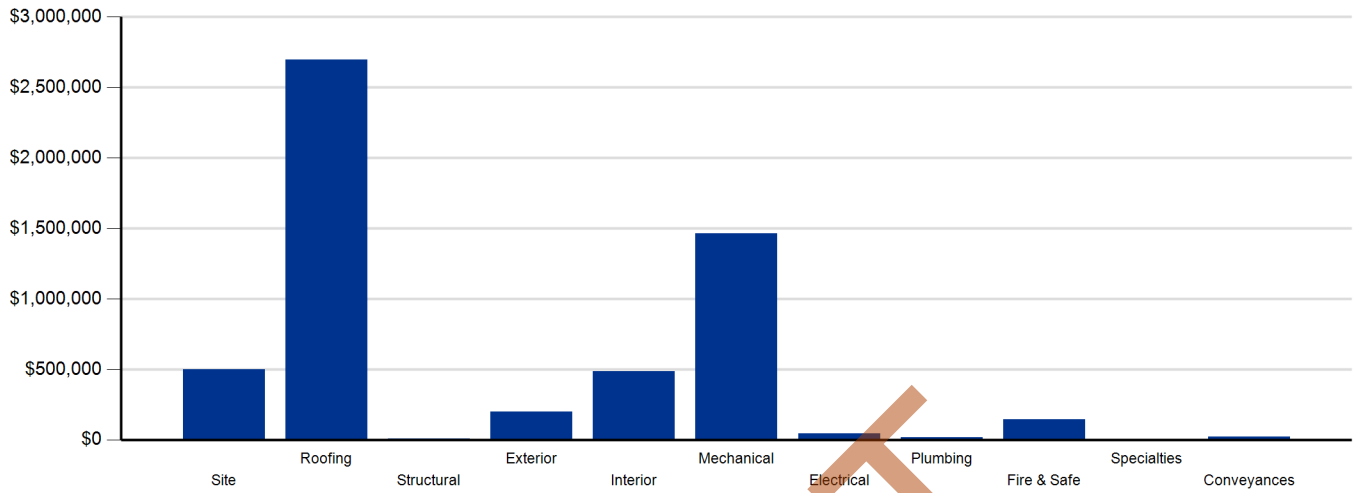


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$153,797	\$483,969	\$637,766
Roofing	\$0	\$0	\$0	\$44,818	\$282,075	\$326,893
Exterior	\$22,815	\$334,338	\$3,124	\$18,029	\$44,883	\$423,189
Interior	\$105,604	\$534,035	\$37,152	\$371,045	\$14,406	\$1,062,242
Mechanical	\$0	\$0	\$625,485	\$226,891	\$155,451	\$1,007,827
Electrical	\$172,958	\$805	\$1,656,383	\$187,740	\$53,698	\$2,071,584
Plumbing	\$19,013	\$42,202	\$126,564	\$303,693	\$7,960	\$499,432
Fire and Life Safety	\$0	\$0	\$0	\$0	\$22,102	\$22,102
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$11,753	\$47,124	\$0	\$0	\$58,877
<b>Total</b>	<b>\$320,390</b>	<b>\$923,133</b>	<b>\$2,495,832</b>	<b>\$1,306,013</b>	<b>\$1,064,544</b>	<b>\$6,109,912</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$637,766	\$1,292	\$65,698	\$0	\$0	\$0	\$66,990	\$704,756
Roofing	\$326,893	\$45,575	\$0	\$550,246	\$787,716	\$0	\$1,383,537	\$1,710,430
Exterior	\$423,189	\$3,542	\$10,366	\$2,968	\$162,625	\$120,929	\$300,430	\$723,619
Interior	\$1,062,242	\$179,033	\$4,613	\$300,999	\$14,527	\$34,843	\$534,015	\$1,596,257
Mechanical	\$1,007,827	\$1,022,167	\$0	\$6,904	\$12,068	\$8,899	\$1,050,038	\$2,057,865
Electrical	\$2,071,584	\$392,971	\$0	\$27,429	\$0	\$97,604	\$518,004	\$2,589,588
Plumbing	\$499,432	\$0	\$0	\$30,468	\$0	\$479,819	\$510,287	\$1,009,719
Fire and Life Safety	\$22,102	\$0	\$0	\$0	\$0	\$0	\$0	\$22,102
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$58,877	\$15,708	\$0	\$7,854	\$0	\$94,248	\$117,810	\$176,687
<b>Total</b>	<b>\$6,109,912</b>	<b>\$1,660,288</b>	<b>\$80,677</b>	<b>\$926,868</b>	<b>\$976,936</b>	<b>\$836,342</b>	<b>\$4,481,111</b>	<b>\$10,591,023</b>

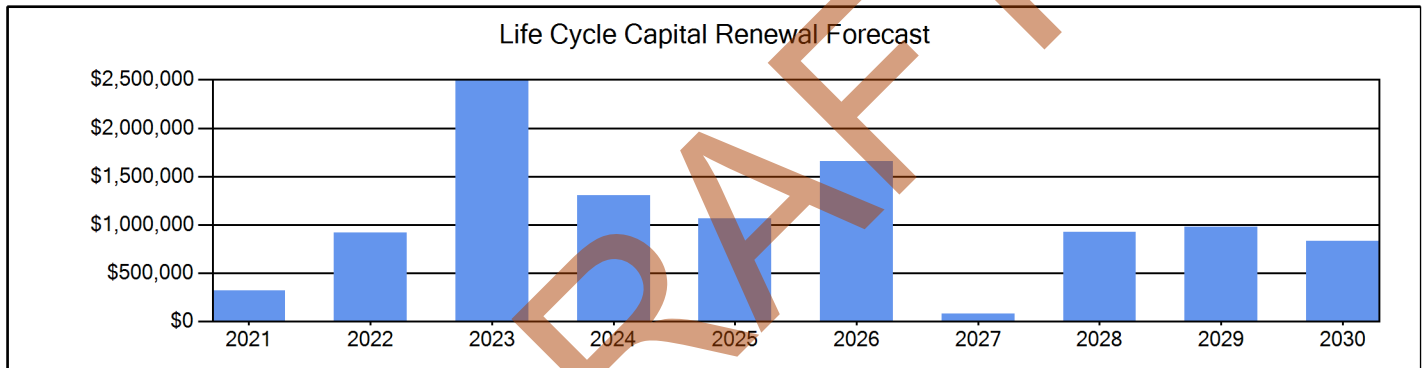
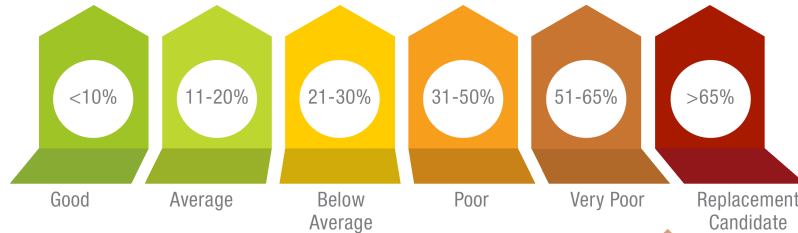


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$46,437,855. For planning purposes, the total 5-year need at the Vancleave High School is \$11,478,020 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Vancleave High School facility has a 5-year FCI of 24.72%.

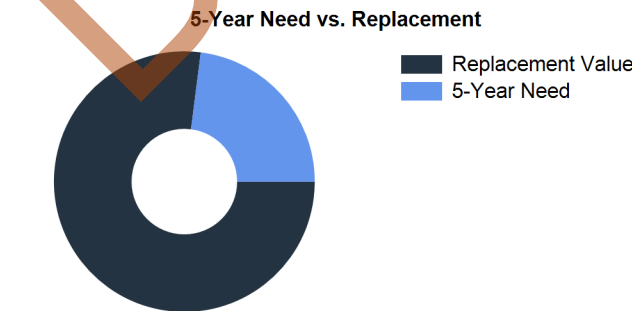


Figure 3: 5-Year FCI



## Vancleave High School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Location:</b> damage throughout site	Capital Renewal	80,000	SF	3	\$459,035	421
Car Accessible Parking Spaces Do Not Meet ADA Requirements <b>Location:</b> Asst. Superintendent office parking lot	ADA Compliance	1	Ea.	3	\$697	527
Car Accessible Parking Spaces Restriping <b>Location:</b> Class, ofc, cafe, gym - main entry	ADA Compliance	2	Ea.	3	\$203	614
Concrete Walks Replacement <b>Note:</b> Sidewalks are cracked and uneven at main entry, and north east corner of main building.	Capital Renewal	500	SF	3	\$5,054	424
Curb Ramp Does Not Meet Minimum ADA Compliance Requirements <b>Location:</b> Asst. Superintendent parking lot	ADA Compliance	1	Ea.	3	\$2,327	528
Fencing Replacement (8' - 10' high Chain Link Fence) <b>Note:</b> Damaged throughout site.	Capital Renewal	1,500	LF	4	\$104,862	420
Gravel Paving Replacement <b>Location:</b> east of main building	Capital Renewal	35	CAR	4	\$6,760	538
Site Drainage Regrading <b>Location:</b> east of main building	Deferred Maintenance	17,000	SF	4	\$21,812	423
Paving Restriping <b>Location:</b> striping fading throughout	Deferred Maintenance	364	CAR	5	\$10,801	422
Small Bench Replacement <b>Location:</b> northeast corner of site	Deferred Maintenance	6	Ea.	5	\$11,066	425
<b>Sub Total for System</b>		<b>10 items</b>			<b>\$622,615</b>	
<b>Sub Total for School and Site Level</b>		<b>10 items</b>			<b>\$622,615</b>	

### Building: 01 - Asst.Supt. Office

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Asst. Superintendent Office	ADA Compliance	1	Ea.	3	\$120	529
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$120</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	2,375	SF	2	\$38,917	876
Roof Cleaning <b>Note:</b> Tree limbs are on the roof and need to be cleaned up	Deferred Maintenance	2,375	SF	4	\$492	526
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$39,409</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Siding Replacement <b>Note:</b> Wood siding is worn and beyond useful service life <b>Location:</b> East wall	Capital Renewal	500	SF Wall	2	\$5,778	522
Exterior Entry Door Hardware Is Not ADA Compliant <b>Location:</b> Asst. Superintendent Office - Main entry	ADA Compliance	1	Door	3	\$2,304	532
Exterior Entry Door Threshold Exceeds The Maximum Threshold Height <b>Location:</b> Asst. Superintendent Office - Main entry	ADA Compliance	1	Door	3	\$381	531
Exterior Entry Door Width Does Not Meet The Minimum Width ADA Requirement <b>Location:</b> Asst. Superintendent Office - Main entry	ADA Compliance	1	Door	3	\$2,465	530
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$10,927</b>	



# Facility Condition Assessment

Jackson CS - Vanleave High School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> Door hardware is not ADA compliant	Capital Renewal	13	Door	3	\$17,221	525
Carpet Flooring Replacement <b>Note:</b> Carpet is aged and worn	Capital Renewal	1,767	SF	4	\$19,961	523
Vinyl Composition Tile Replacement <b>Note:</b> Flooring is aged and worn	Capital Renewal	133	SF	4	\$971	524
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$38,153</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement <b>Note:</b> lights are beyond useful service life	Capital Renewal	7	Ea.	3	\$5,632	535
Lighting Fixtures Replacement <b>Note:</b> Lights are beyond useful service life	Capital Renewal	1,900	SF	3	\$31,091	536
Electrical Junction Box Replacement <b>Note:</b> HVAC closet has exposed wire - no junction box	Deferred Maintenance	1	Ea.	4	\$164	537
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$36,887</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant <b>Note:</b> No ADA compliant restroom in building <b>Location:</b> Asst. Superintendent Office	ADA Compliance	200	SF	3	\$18,839	533
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$18,839</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Replacement <b>Note:</b> Not working	Capital Renewal	1,900	SF	1	\$3,902	534
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$3,902</b>	
<b>Sub Total for Building 01 - Asst.Supt. Office</b>		<b>15 items</b>			<b>\$148,239</b>	

## Building: 02 - clas,ofc,café,gym,12 clas add

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Class, ofc, cafe, gym - main entry	ADA Compliance	1	Ea.	3	\$120	699
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$120</b>	

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roofs leak	Capital Renewal	49,304	SF	2	\$1,557,907	648
Modified Roof Covering Replacement	Capital Renewal	28,715	SF	2	\$883,106	704
Roof Drain Cleaning <b>Location:</b> 2009 Roof section	Deferred Maintenance	2	Ea.	3	\$124	649
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$2,441,138</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 3'x6'; QTY: 82	Capital Renewal	1,476	SF	2	\$131,345	620
Aluminum Window Replacement <b>Note:</b> 3'x6'; QTY: 8	Capital Renewal	144	SF	2	\$12,814	621
Concrete Pre-Cast Panel Replacement (Bldg SF) <b>Location:</b> East wall	Capital Renewal	100	SF	2	\$1,673	617
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$145,833</b>	



# Facility Condition Assessment

Jackson CS - Vancleave High School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device <b>Location:</b> Class, ofc, cafe, gym - main entry	ADA Compliance	1	Ea.	3	\$14,134	701
Expansion Joints Missing or Deteriorated <b>Note:</b> Pre-cast wall joints on exterior walls is deteriorated 600LF (Qty inflated to correct pricing breakout)	Deferred Maintenance	30,000	SF	3	\$18,551	697
Interior Door Hardware Replacement <b>Note:</b> Door hardware is not ADA compliant	Capital Renewal	124	Door	3	\$164,266	644
Carpet Flooring Replacement <b>Location:</b> Rooms: 306, 304, 302, Office, 312, 203, 205, 210, 211, Admin area	Capital Renewal	12,492	SF	4	\$141,120	635
Vinyl Composition Tile Replacement <b>Note:</b> Tile and nosing on 12 steps leading up to the stage is failing. <b>Location:</b> Stage	Capital Renewal	60	SF	4	\$438	698
Concrete Flooring Repair Or Repainting <b>Location:</b> Gym restroom and kitchen	Deferred Maintenance	1,500	SF	5	\$11,560	639
<b>Sub Total for System</b>		<b>6 items</b>			<b>\$350,069</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life <b>Note:</b> Hot water pumps cycle off loop, temps increase and melts schedule 40 PVC. Recommend replacing 20,000 LF of piping with steel or copper piping	Capital Renewal	600,000	SF	2	\$1,295,460	520
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	1	Ea.	4	\$15,754	707
Remove Abandoned Equipment <b>Note:</b> Unit heaters are abandoned <b>Location:</b> Lobby, gym restroom, boys locker room, girls locker room	Deferred Maintenance	8	Ea.	5	\$8,847	710
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$1,320,060</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement <b>Note:</b> Fire alarm not working <b>Location:</b> 1982 and 1997 section of the building	Capital Renewal	88,400	SF	1	\$125,247	714
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$125,247</b>	

## Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Platform Lift Needed for Access <b>Location:</b> Class, ofc, cafe, gym - stage	ADA Compliance	1	Ea.	3	\$25,227	702
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$25,227</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) <b>Location:</b> Class, ofc, cafe, gym - admin office	ADA Compliance	5	LF	3	\$288	700
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$288</b>	
<b>Sub Total for Building 02 - clas,ofc,café,gym,12 clas add</b>		<b>19 items</b>			<b>\$4,407,982</b>	

## Building: 03 - Classroom,maint

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Classroom, maint. - Art room	ADA Compliance	1	Ea.	3	\$120	610
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$120</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF) <b>Note:</b> Paint is faded and surface needs to be re-painted	Capital Renewal	1,890	SF	4	\$2,953	606



# Facility Condition Assessment

Jackson CS - Vancleave High School

## Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Location:</b> CMU Wall						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,953</b>	

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	\$991	611
<b>Location:</b> Classroom, maint. - Art room						
Interior Door Hardware Replacement	Capital Renewal	8	Door	3	\$10,598	608
<b>Note:</b> Door hardware is not ADA compliant						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$11,589</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	3	Ea.	2	\$17,193	904
Ductwork Replacement (SF Basis)	Capital Renewal	5,400	SF	2	\$38,126	905
Fan Coil Unit Replacement	Capital Renewal	3	Ea.	2	\$5,274	906
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$3,169	907
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$63,761</b>	
<b>Sub Total for Building 03 - Classroom,maint</b>		<b>8</b>	<b>items</b>		<b>\$78,422</b>	

## Building: 04 - conc.RR,offices (baseball)

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	6	Door	2	\$19,847	717
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$19,847</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	5	Door	3	\$6,624	718
<b>Note:</b> Door hardware is not ADA compliant						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,624</b>	
<b>Sub Total for Building 04 - conc.RR,offices (baseball)</b>		<b>2</b>	<b>items</b>		<b>\$26,470</b>	

## Building: 05 - Football Field House

### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Foundation Study Recommended	Deferred Maintenance	1	Job	1	\$5,760	521
<b>Note:</b> Slab is cracking and progressing						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,760</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	2,700	SF	4	\$30,501	720
<b>Location:</b> Locker rooms and office						
Toilet Partition Replacement	Capital Renewal	4	Stall	4	\$7,197	719
<b>Note:</b> Toilet partitions are damaged						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$37,699</b>	
<b>Sub Total for Building 05 - Football Field House</b>		<b>3</b>	<b>items</b>		<b>\$43,458</b>	

## Building: 07 - Softball Concession

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,907	516
<b>Note:</b> Breakers covered in tape						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$4,907</b>	
<b>Sub Total for Building 07 - Softball Concession</b>		<b>1</b>	<b>items</b>		<b>\$4,907</b>	



**Building: 08 - Baseball Hitting**

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,335	909
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	908
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$13,163</b>	
<b>Sub Total for Building 08 - Baseball Hitting</b>		<b>2</b>	<b>items</b>		<b>\$13,163</b>	

**Building: 09 - Alternate School**

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Shingle Roof Covering Replacement	Capital Renewal	922	SF	2	\$15,108	877
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$15,108</b>	

**Interior**

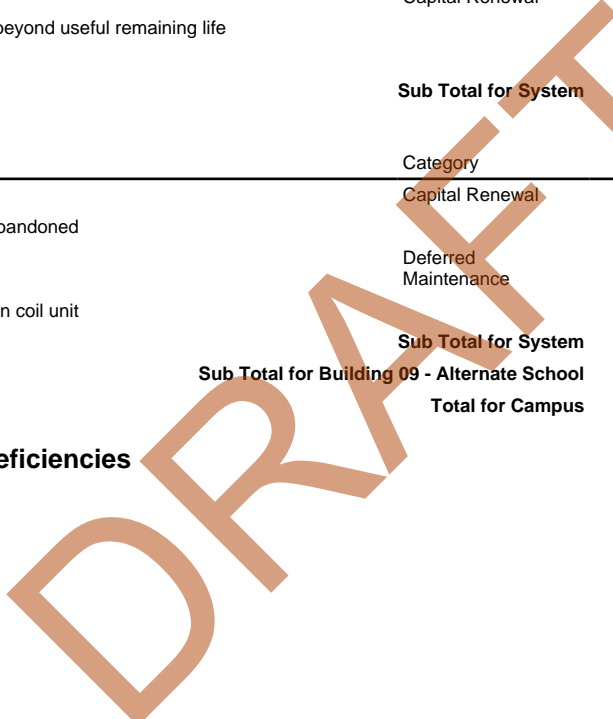
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	15	SF	4	\$109	517
<b>Note:</b> Flooring is worn and beyond useful remaining life						
<b>Location:</b> Restroom						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$109</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	768	SF	2	\$5,422	518
<b>Note:</b> Ductwork has been abandoned						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,212	519
<b>Note:</b> 1 Heat pump and 1 fan coil unit						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,634</b>	
<b>Sub Total for Building 09 - Alternate School</b>		<b>4</b>	<b>items</b>		<b>\$22,852</b>	
<b>Total for Campus</b>		<b>64</b>	<b>items</b>		<b>\$5,368,108</b>	

**Buildings with no reported deficiencies**

06 - Softball Hitting





## Vancleave High School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,200	LF	\$153,797	4
Parking Lot Pavement	Asphalt	364	CAR	\$471,222	5
Parking Lot Pavement	Gravel	66	CAR	\$12,747	5
Pedestrian Pavement	Sidewalks - Asphalt	250	SF	\$1,292	6
Pedestrian Pavement	Sidewalks - Concrete	6,500	SF	\$65,698	7
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$704,756</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$704,756</b>	

### Building: 01 - Asst.Supt. Office

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,900	SF	\$2,968	1
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	2
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$6,407	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	1	Door	\$3,542	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,900	SF	\$2,968	8
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	1,900	SF	\$28,597	10
Exterior Entrance Doors	Wooden Door	2	Door	\$5,646	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$55,774</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,900	SF	\$7,597	4
Suspended Plaster and	Painted ceilings	1,900	SF	\$3,531	5
Interior Swinging Doors	Wooden Door	13	Door	\$4,536	6
Carpeting	Carpet	1,767	SF	\$19,961	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$35,625</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	Ea.	\$11,462	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	2	Ea.	\$3,516	3
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,303	3
HVAC Air Distribution	Ductwork (Bldg.SF)	1,900	SF	\$13,415	6
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$29,695</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	6
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	6
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$6,209</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	3
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	3
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$24,654</b>	

#### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 01 - Asst.Supt. Office</b>		<b>21</b>	<b>items</b>	<b>\$159,811</b>	



## Building: 02 - clas,ofc,café,gym,12 clas add

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Built-Up Roofing (BUR)	8,927	SF	\$282,075	5
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	17,154	SF	\$787,716	9
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$1,069,791</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	43	Door	\$142,235	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	104,100	SF	\$162,625	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	104,100	SF	\$162,625	9
Exterior Operating Windows	Aluminum - Windows per SF	252	SF	\$19,425	10
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$509,756</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	72,870	SF	\$270,770	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	72,870	SF	\$219,565	2
Interior Swinging Doors	Wooden Door	124	Door	\$43,262	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,369	SF	\$37,461	4
Resilient Flooring	Vinyl Composition Tile Flooring	38,517	SF	\$281,061	4
Suspended Plaster and	Painted ceilings	1,041	SF	\$1,935	5
Carpeting	Carpet	2,082	SF	\$23,520	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	29,148	SF	\$87,826	8
Carpeting	Carpet	12,492	SF	\$141,120	8
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$1,106,518</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$51,601	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (15 Ton)	1	Ea.	\$6,946	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	24	Ea.	\$72,600	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 2 Ton)	4	Ea.	\$7,607	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	1	Ea.	\$3,025	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
Decentralized Cooling	Condensing Unit (5 Ton)	9	Ea.	\$59,094	3
Decentralized Cooling	Condensing Unit (5 Ton)	2	Ea.	\$13,132	3
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	3	Ea.	\$172,020	3
Other HVAC Distribution Systems	VFD (25 HP)	1	Ea.	\$9,480	3
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$21,626	3
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,749	3
Exhaust Air	Roof Exhaust Fan - Large	19	Ea.	\$136,246	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$5,731	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	104,100	SF	\$143,732	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	9	Ea.	\$28,521	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	2	Ea.	\$6,338	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (15 Ton)	3	Ea.	\$20,839	4
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	4
Heat Generation	Boiler - Copper Tube (1600 MBH)	1	Ea.	\$63,616	5
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	\$8,743	5
Exhaust Air	Roof Exhaust Fan - Large	9	Ea.	\$64,537	5
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 400 GPM)	1	Ea.	\$65,862	6
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	12	Ea.	\$38,028	6
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	1	Ea.	\$4,063	6
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	6
Decentralized Cooling	Condensing Unit (5 Ton)	12	Ea.	\$78,793	6
Decentralized Cooling	Condensing Unit (10 Ton)	1	Ea.	\$9,014	6
HVAC Air Distribution	Ductwork (Bldg.SF)	104,100	SF	\$734,982	6
<b>Sub Total for System</b>		<b>30</b>	<b>items</b>	<b>\$1,853,171</b>	

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# Facility Condition Assessment

Jackson CS - Vancleave High School

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$49,896	1
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$16,565	1
Electrical Service	Transformer (30 KVA)	1	Ea.	\$4,925	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	104,100	SF	\$65,754	3
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	3
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$8,363	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	24	Ea.	\$44,608	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	16	Ea.	\$12,874	3
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	3
Lighting Fixtures	Light Fixtures (Bldg SF)	72,900	SF	\$1,192,911	3
Lighting Fixtures	Light Fixtures (Bldg SF)	15,600	SF	\$255,273	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	5
Power Distribution	Panelboard - 120/208 100A	3	Ea.	\$7,447	6
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$22,025	6
Power Distribution	Panelboard - 120/208 225A	6	Ea.	\$29,444	6
Power Distribution	Panelboard - 277/480 400A	2	Ea.	\$24,790	6
Power Distribution	Panelboard - 277/480 225A	5	Ea.	\$41,815	6
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	6
Lighting Fixtures	Light Fixtures (Bldg SF)	15,600	SF	\$255,273	6
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,282	8
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	8
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$12,395	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$5,968	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	10
Lighting Fixtures	Building Mounted Fixtures (Ea.)	15	Ea.	\$12,069	10
<b>Sub Total for System</b>		<b>25</b>	<b>items</b>	<b>\$2,093,011</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	2
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	2
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$11,393	3
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Plumbing Fixtures	Classroom Lavatory	36	Ea.	\$82,380	4
Plumbing Fixtures	Restroom Lavatory	25	Ea.	\$60,594	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,131	4
Plumbing Fixtures	Showers	20	Ea.	\$23,315	4
Plumbing Fixtures	Toilets	22	Ea.	\$99,320	4
Plumbing Fixtures	Urinals	11	Ea.	\$13,292	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$15,722	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	104,100	SF	\$333,819	10
Domestic Water Equipment	Gas Piping System (BldgSF)	1,000	SF	\$30,941	10
<b>Note:</b> For gas water heater					
Plumbing Fixtures	Classroom Lavatory	16	Ea.	\$36,613	10
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$5,896	10
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$24,238	10
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	10
Plumbing Fixtures	Toilets	8	Ea.	\$36,116	10
Plumbing Fixtures	Urinals	3	Ea.	\$3,625	10
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	10
<b>Sub Total for System</b>		<b>20</b>	<b>items</b>	<b>\$793,682</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	15,600	SF	\$22,102	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$22,102</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	9	Ea.	\$3,899	2
Casework	Fixed Cabinetry	6	Room	\$47,124	3
Casework	Fixed Cabinetry	12	Room	\$94,248	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$145,271</b>	

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# Facility Condition Assessment

Jackson CS - Vancleave High School

**Sub Total for Building 02 - clas,ofc,café,gym,12 clas add**      **95 items**      **\$7,593,302**

## Building: 03 - Classroom,maint

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Concrete Tile	5,400	SF	\$44,818	4
Canopy Roofing	Metal Awning	1,260	SF	\$45,575	6
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$90,394</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$19,847	1
Exterior Utility Doors	Overhead Door	2	Door	\$14,825	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,890	SF	\$2,953	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	3,510	SF	\$11,188	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$48,813</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4,320	SF	\$16,052	1
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,320	SF	\$13,017	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,400	SF	\$21,591	1
Resilient Flooring	Vinyl Composition Tile Flooring	4,320	SF	\$31,523	1
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$15,493	1
Interior Swinging Doors	Wooden Door	2	Door	\$698	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,400	SF	\$21,591	8
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$119,965</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$8,899	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$8,899</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$14,722	1
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	5,400	SF	\$3,411	1
Lighting Fixtures	Light Fixtures (Bldg SF)	5,400	SF	\$88,364	1
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$106,496</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	1
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	1
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	1
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	1
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	1
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	1
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,400	SF	\$17,316	2
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$36,330</b>	
<b>Sub Total for Building 03 - Classroom,maint</b>		<b>24</b>	<b>items</b>	<b>\$410,897</b>	

## Building: 04 - conc.RR,offices (baseball)

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	2,500	SF	\$88,979	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$88,979</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Wood - Windows per SF	80	SF	\$10,672	2
Exterior Operating Windows	Wood - Windows per SF	12	SF	\$1,601	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,000	SF	\$3,124	3
Exterior Operating Windows	Wood - Windows per SF	12	SF	\$1,601	5
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	2,000	SF	\$30,102	10
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,000	SF	\$3,124	10
<b>320</b>					
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$50,224</b>	



# Facility Condition Assessment

Jackson CS - Vanleave High School

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	640	SF	\$7,230	1
Resilient Flooring	Vinyl Composition Tile Flooring	60	SF	\$438	2
Suspended Plaster and	Painted ceilings	2,000	SF	\$3,717	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,000	SF	\$7,997	3
Interior Swinging Doors	Wooden Door	5	Door	\$1,744	4
Carpeting	Carpet	640	SF	\$7,230	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,000	SF	\$7,997	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$36,352</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$5,731	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
HVAC Air Distribution	Ductwork (Bldg.SF)	2,000	SF	\$14,121	3
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$25,831</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	3
Lighting Fixtures	Light Fixtures (Bldg SF)	2,000	SF	\$32,727	3
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	4
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$49,452</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$9,695	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	3
Plumbing Fixtures	Showers	1	Ea.	\$1,166	3
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	3
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	3
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$37,257</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 04 - conc.RR,offices (baseball)</b>		<b>29</b>	<b>items</b>	<b>\$295,950</b>	

## Building: 05 - Football Field House

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	12,960	SF	\$461,267	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$461,267</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	5
Exterior Utility Doors	Overhead Door	1	Door	\$7,413	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$14,028</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	11	Door	\$3,838	3
Interior Door Supplementary Components	Door Hardware	11	Door	\$14,572	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,800	SF	\$43,182	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,240	SF	\$12,039	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,240	SF	\$9,762	6
Carpeting	Carpet	2,700	SF	\$30,501	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$113,895</b>	



# Facility Condition Assessment

Jackson CS - Vancleave High School

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,169	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$8,899	3
HVAC Air Distribution	Ductwork (Bldg.SF)	10,800	SF	\$76,252	6
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,169	9
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$8,899	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$100,387</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	3
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	3
Lighting Fixtures	Light Fixtures (Bldg SF)	10,800	SF	\$176,727	4
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$197,475</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$7,271	3
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	3
Plumbing Fixtures	Showers	11	Ea.	\$12,823	3
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	3
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$7,960	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$56,430</b>	
<b>Sub Total for Building 05 - Football Field House</b>		<b>25</b>	<b>items</b>	<b>\$943,483</b>	

## Building: 06 - Softball Hitting

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4,000	SF	\$45,187	6
Resilient Flooring	Vinyl Composition Tile Flooring	1,000	SF	\$7,297	9
Wall Coverings	Vinyl/Fabric Wall Covering	3,000	SF	\$12,614	10
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$4,717	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$69,815</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,000	SF	\$6,904	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$6,904</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1,200	SF	\$19,636	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$19,636</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	8
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	8
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$15,842</b>	
<b>Sub Total for Building 06 - Softball Hitting</b>		<b>9</b>	<b>items</b>	<b>\$112,197</b>	

## Building: 07 - Softball Concession

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,602	5
Exterior Operating Windows	Aluminum - Windows per SF	99	SF	\$8,810	5
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$23,643</b>	



# Facility Condition Assessment

Jackson CS - Vanleave High School

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,200	SF	\$2,230	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	3
Interior Swinging Doors	Wooden Door	7	Door	\$2,442	6
Interior Door Supplementary Components	Door Hardware	7	Door	\$9,273	6
Wood Flooring	Wood Flooring - All Types	240	SF	\$4,613	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,200	SF	\$4,798	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$28,154</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,500	SF	\$2,071	3
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,758	3
HVAC Air Distribution	Ductwork (Bldg.SF)	1,500	SF	\$10,591	3
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$14,419</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1,200	SF	\$19,636	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$19,636</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	2
Plumbing Fixtures	Toilets	3	Ea.	\$13,544	2
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	2
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	2
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,395	3
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$23,960</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	6
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,708</b>	
<b>Sub Total for Building 07 - Softball Concession</b>		<b>19</b>	<b>items</b>	<b>\$125,520</b>	

## Building: 08 - Baseball Hitting

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	150	SF	\$1,095	5
Wall Coverings	Vinyl/Fabric Wall Covering	3,000	SF	\$12,614	6
Carpeting	Carpet	4,000	SF	\$45,187	6
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$4,717	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$63,613</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,000	SF	\$6,904	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1,500	SF	\$10,591	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$17,494</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	5,000	SF	\$81,818	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$81,818</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	8
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	8
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	8
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$14,626</b>	
<b>Sub Total for Building 08 - Baseball Hitting</b>		<b>11</b>	<b>items</b>	<b>\$177,551</b>	



**Building: 09 - Alternate School**

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	768	SF	\$11,559	2
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,204	4
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$21,378</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	768	SF	\$1,427	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	768	SF	\$3,071	5
Interior Swinging Doors	Wooden Door	2	Door	\$698	5
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,649	5
Wood Flooring	Wood Flooring - All Types	753	SF	\$14,473	6
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$22,318</b>	

**Mechanical**

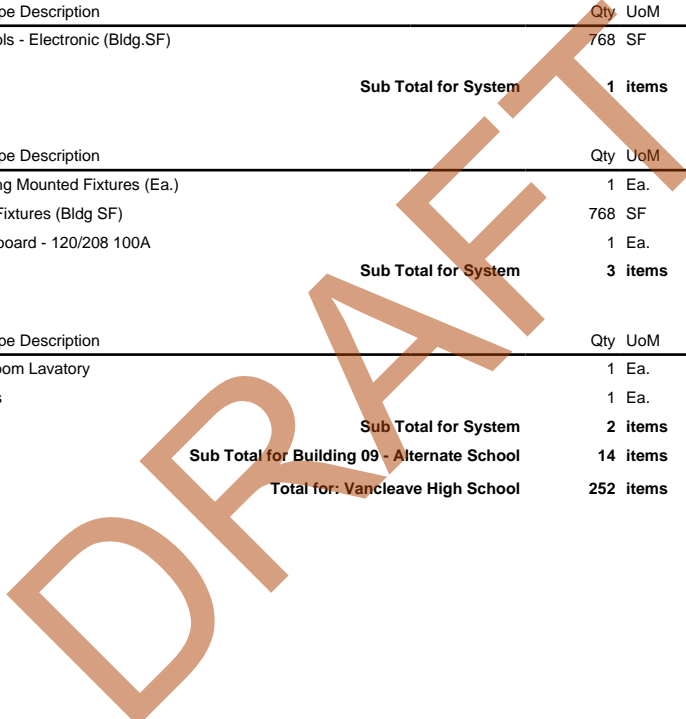
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	768	SF	\$1,060	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,060</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$805	2
Lighting Fixtures	Light Fixtures (Bldg SF)	768	SF	\$12,567	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$15,854</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$6,938</b>	
<b>Sub Total for Building 09 - Alternate School</b>		<b>14</b>	<b>items</b>	<b>\$67,550</b>	
<b>Total for: Vancleave High School</b>		<b>252</b>	<b>items</b>	<b>\$10,591,016</b>	





Supporting Photos



Worn carpet



Aged and bubbled roofing



Damaged sidewalk south of gym



Main entrance



Precast panel joint damage



Typical classroom



Aged and worn windows



Rusted exterior door



Baseball Fieldhouse



Cracked sidewalk at main entry



Failing asphalt south of building



Panelboard with tape covering breaker switches



# FACILITY CONDITION ASSESSMENT

St. Martin North Elementary | November 2020





## Executive Summary

St. Martin North Elementary, located at 16308 Lemoyne Blvd in Biloxi, Mississippi, oldest building is 46 years old (at time of 2020 assessment). It comprises 60,200 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$328,745. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For St. Martin North Elementary the ten-year need is \$6,646,416.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The St. Martin North Elementary facility has a 5-year FCI of 32.23%.

## Summary of Findings

The table below summarizes the condition findings at St. Martin North Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$162,507	\$197,959	\$177,908	\$360,466	\$538,374	\$0	
<b>Permanent Building(s)</b>								
01	Elementary School	\$166,238	\$4,788,318	\$1,133,720	\$4,954,556	\$6,088,276	\$15,264,030	32.46%
02	Gym	\$0	\$1,799	\$17,967	\$1,799	\$19,766	\$1,233,180	.15%
<b>Sub Total for Permanent Building(s):</b>		<b>\$166,238</b>	<b>\$4,790,117</b>	<b>\$1,151,687</b>	<b>\$4,956,355</b>	<b>\$6,108,042</b>	<b>\$16,497,208</b>	
<b>Total for Site:</b>		<b>\$328,745</b>	<b>\$4,988,076</b>	<b>\$1,329,595</b>	<b>\$5,316,821</b>	<b>\$6,646,416</b>	<b>\$16,497,208</b>	<b>32.23%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$147,321	\$20,785	\$0	\$168,106	51.14 %
Roofing	\$0	\$220	\$1,447	\$0	\$0	\$1,667	0.51 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,114	\$40,516	\$2,080	\$43,710	13.30 %
Interior	\$0	\$0	\$0	\$3,344	\$0	\$3,344	1.02 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$427	\$39,948	\$0	\$0	\$40,375	12.28 %
Plumbing	\$0	\$0	\$7,250	\$0	\$0	\$7,250	2.21 %
Fire and Life Safety	\$63,141	\$0	\$0	\$0	\$0	\$63,141	19.21 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$864	\$0	\$1,152	0.35 %
<b>Total:</b>	\$63,141	\$647	\$197,368	\$65,509	\$2,080	\$328,745	

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

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



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

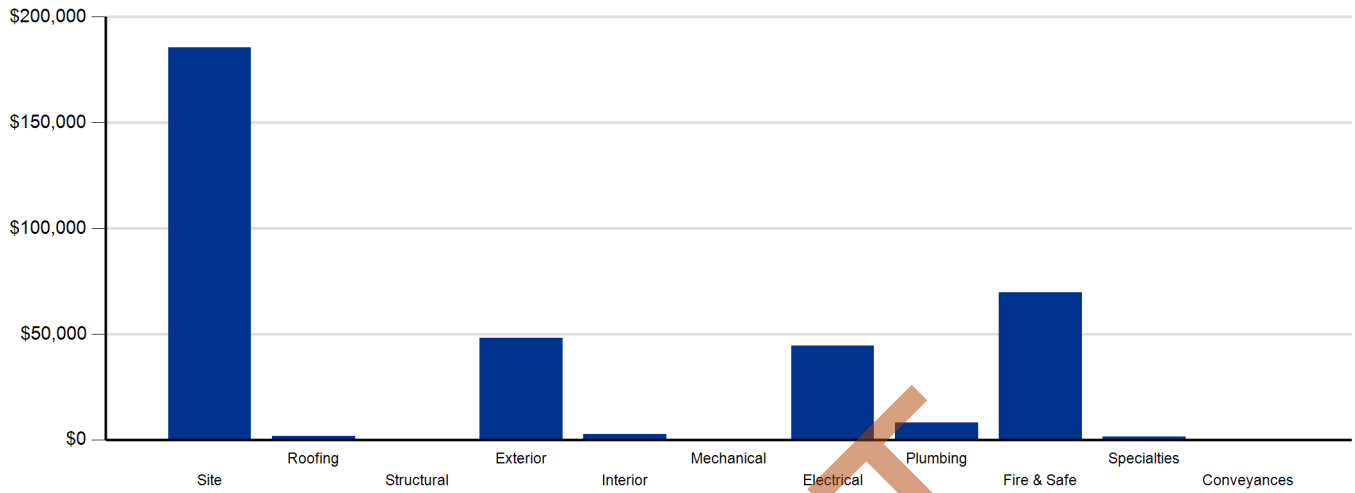


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$197,959	\$0	\$197,959
Roofing	\$0	\$0	\$0	\$0	\$1,454,235	\$1,454,235
Exterior	\$0	\$0	\$0	\$0	\$391,426	\$391,426
Interior	\$8,392	\$0	\$233,893	\$268,304	\$5,175	\$515,764
Mechanical	\$0	\$0	\$0	\$665,420	\$15,978	\$681,398
Electrical	\$0	\$0	\$0	\$43,229	\$917,032	\$960,261
Plumbing	\$0	\$0	\$16,423	\$205,624	\$34,325	\$256,372
Fire and Life Safety	\$0	\$0	\$0	\$114,399	\$0	\$114,399
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$416,262	\$0	\$416,262
<b>Total</b>	<b>\$8,392</b>	<b>\$0</b>	<b>\$250,316</b>	<b>\$1,911,197</b>	<b>\$2,818,171</b>	<b>\$4,988,076</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$197,959	\$0	\$0	\$71,754	\$0	\$106,154	\$177,908	\$375,867
Roofing	\$1,454,235	\$0	\$0	\$0	\$0	\$209,791	\$209,791	\$1,664,026
Exterior	\$391,426	\$0	\$0	\$46,309	\$0	\$0	\$46,309	\$437,735
Interior	\$515,764	\$0	\$121,934	\$182,329	\$51,742	\$61,117	\$417,122	\$932,886
Mechanical	\$681,398	\$0	\$0	\$21,088	\$0	\$6,213	\$27,301	\$708,699
Electrical	\$960,261	\$0	\$0	\$147,650	\$0	\$0	\$147,650	\$1,107,911
Plumbing	\$256,372	\$0	\$0	\$8,666	\$0	\$209,555	\$218,221	\$474,593
Fire and Life Safety	\$114,399	\$78,917	\$0	\$0	\$6,376	\$0	\$85,293	\$199,692
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$416,262	\$0	\$0	\$0	\$0	\$0	\$0	\$416,262
<b>Total</b>	<b>\$4,988,076</b>	<b>\$78,917</b>	<b>\$121,934</b>	<b>\$477,796</b>	<b>\$58,118</b>	<b>\$592,830</b>	<b>\$1,329,595</b>	<b>\$6,317,671</b>

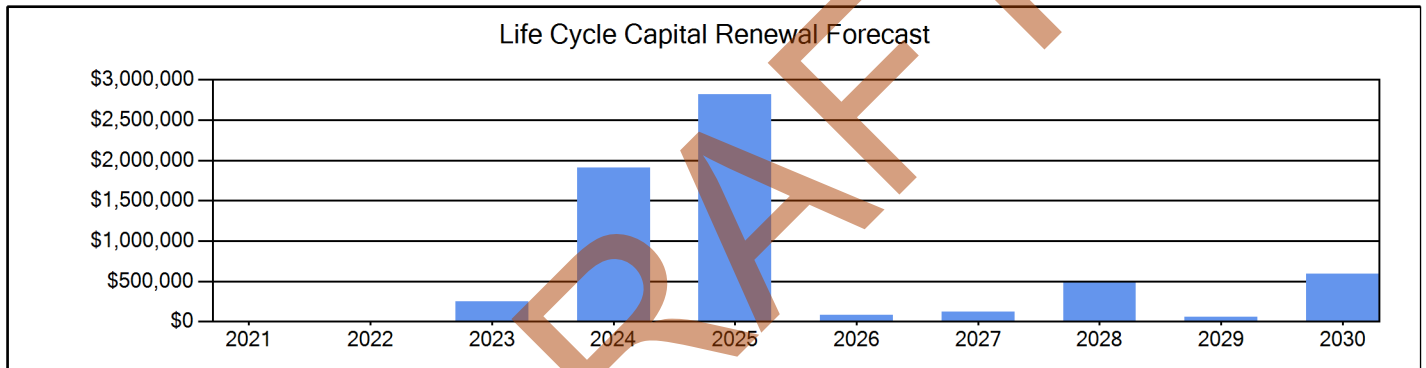
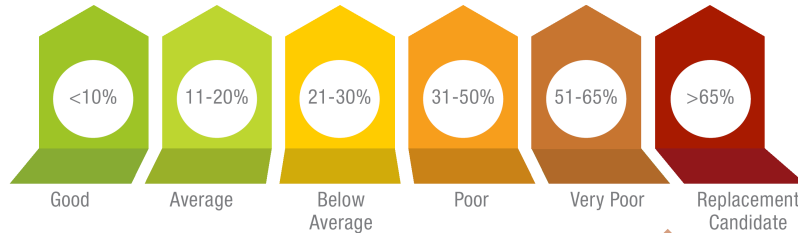


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$16,497,208. For planning purposes, the total 5-year need at the St. Martin North Elementary is \$5,316,821 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin North Elementary facility has a 5-year FCI of 32.23%.

5-Year Need vs. Replacement

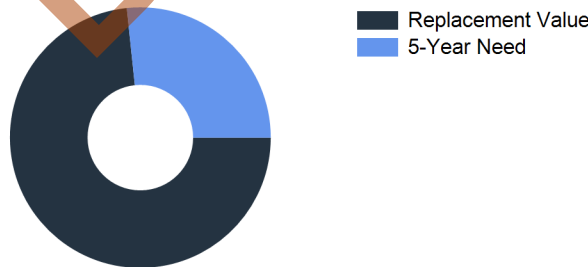


Figure 3: 5-Year FCI



## St. Martin North Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

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

### Building: 01 - Elementary School

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation <b>Note:</b> Not present at stage.	ADA Compliance	1	Ea.	3	\$5,599	812
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,599</b>	

#### Roofing

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

#### Exterior

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



# Facility Condition Assessment

Jackson CS - St. Martin North Elementary

## Interior

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

## Electrical

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

## Plumbing

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

## Fire and Life Safety

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

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) <b>Note:</b> No ADA counter height.	ADA Compliance	5	LF	3	\$288	811
Repair Cabinetry In Classes/Labs <b>Note:</b> 10 LF of veneer is peeling off in room 5.	Deferred Maintenance	1	Room	4	\$864	100
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,152</b>	
<b>Sub Total for Building 01 - Elementary School</b>		<b>23</b>	<b>items</b>		<b>\$166,238</b>	
<b>Total for Campus</b>		<b>28</b>	<b>items</b>		<b>\$328,745</b>	

## Buildings with no reported deficiencies

02 - Gym



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

### Site Level Life Cycle Items

#### Site

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

### Building: 01 - Elementary School

#### Roofing

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

#### Exterior

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

#### Interior

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

#### Mechanical

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



# Facility Condition Assessment

Jackson CS - St. Martin North Elementary

## Mechanical

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

## Electrical

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

## Plumbing

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

## Fire and Life Safety

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

## Specialties

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

## Building: 02 - Gym

### Interior

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

### Mechanical

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

### Plumbing

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



### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	4,500	SF	\$6,376	9
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$6,376</b>	
	<b>Sub Total for Building 02 - Gym</b>	<b>6</b>	<b>items</b>	<b>\$19,766</b>	
	<b>Total for: St. Martin North Elementary</b>	<b>69</b>	<b>items</b>	<b>\$6,317,670</b>	

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Supporting Photos



Failing asphalt in west parking area



Sidewalk failure to the west of the northeast wing



Sidewalk to west parking lot being undermined



Gym building exterior



Dirty window sills



Failing caulk joints



Stained and peeling VCT



Peeling veneer at classroom casework



Rusted canopy and structure



Water damaged soffit paneling



Dirty coping and rusted metal soffit trim



St. Martin North ES



# FACILITY CONDITION ASSESSMENT

St. Martin East Elementary | November 2020





## Executive Summary

St. Martin East Elementary, located at 7508 Rose Farm Road in Ocean Springs, Mississippi, oldest building is 49 years old (at time of 2020 assessment). It comprises 65,400 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$2,222,757. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For St. Martin East Elementary the ten-year need is \$7,037,863.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The St. Martin East Elementary facility has a 5-year FCI of 31.04%.

## Summary of Findings

The table below summarizes the condition findings at St. Martin East Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$285,862	\$0	\$415,732	\$285,862	\$701,594	\$0	
<b>Permanent Building(s)</b>								
01	Cafeteria	\$0	\$381,308	\$444,597	\$381,308	\$825,905	\$2,055,300	18.55%
02	Classroom B	\$631,014	\$723,090	\$110,884	\$1,354,104	\$1,464,988	\$3,535,116	38.30%
03	C-Library, classroom	\$469,931	\$834,206	\$103,547	\$1,304,137	\$1,407,684	\$3,261,076	39.99%
04	Covered Walkway	\$230	\$81,818	\$0	\$82,048	\$82,048	\$1,370,200	5.99%
05	Office classrooms	\$786,245	\$1,317,755	\$368,981	\$2,104,000	\$2,472,981	\$5,398,588	38.97%
06	Recreation Pavillion	\$49,475	\$2,482	\$0	\$51,957	\$51,957	\$657,696	7.90%
07	Gym	\$0	\$0	\$30,706	\$0	\$30,706	\$1,644,240	.00%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,936,895</b>	<b>\$3,340,659</b>	<b>\$1,058,715</b>	<b>\$5,277,554</b>	<b>\$6,336,269</b>	<b>\$17,922,216</b>	
<b>Total for Site:</b>		<b>\$2,222,757</b>	<b>\$3,340,659</b>	<b>\$1,474,447</b>	<b>\$5,563,416</b>	<b>\$7,037,863</b>	<b>\$17,922,216</b>	<b>31.04%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$221,389	\$50,175	\$164	\$271,728	12.22 %
Roofing	\$0	\$1,395,106	\$19,828	\$124	\$459	\$1,415,518	63.68 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$128,142	\$0	\$0	\$0	\$128,142	5.76 %
Interior	\$0	\$0	\$53,876	\$55,779	\$0	\$109,655	4.93 %
Mechanical	\$0	\$0	\$0	\$0	\$16,588	\$16,588	0.75 %
Electrical	\$317	\$40,935	\$0	\$0	\$0	\$41,252	1.86 %
Plumbing	\$0	\$0	\$8,459	\$0	\$0	\$8,459	0.38 %
Fire and Life Safety	\$121,460	\$0	\$0	\$0	\$0	\$121,460	5.46 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$109,956	\$0	\$109,956	4.95 %
<b>Total:</b>	\$121,776	\$1,564,183	\$303,552	\$216,035	\$17,211	\$2,222,757	

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

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



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

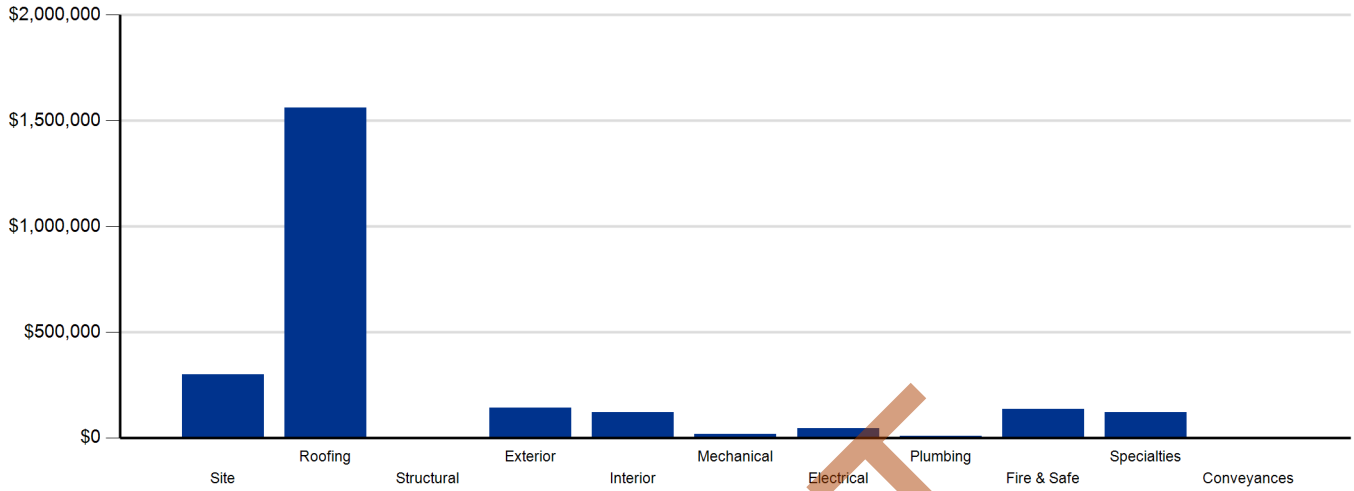


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$320,888	\$0	\$1,172	\$0	\$322,060
Interior	\$0	\$133,903	\$260,001	\$103,629	\$0	\$497,533
Mechanical	\$0	\$0	\$881,356	\$0	\$60,925	\$942,281
Electrical	\$0	\$16,693	\$934,449	\$4,737	\$207,027	\$1,162,906
Plumbing	\$0	\$68,717	\$224,325	\$26,121	\$0	\$319,163
Fire and Life Safety	\$0	\$0	\$10,626	\$15,404	\$0	\$26,030
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$70,686	\$0	\$70,686
<b>Total</b>	<b>\$0</b>	<b>\$540,201</b>	<b>\$2,310,757</b>	<b>\$221,749</b>	<b>\$267,952</b>	<b>\$3,340,659</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$92,652	\$0	\$0	\$148,073	\$175,007	\$415,732	\$415,732
Roofing	\$0	\$0	\$0	\$0	\$0	\$12,639	\$12,639	\$12,639
Exterior	\$322,060	\$0	\$0	\$29,770	\$0	\$90,554	\$120,324	\$442,384
Interior	\$497,533	\$12,423	\$63,757	\$71,691	\$163,907	\$198,896	\$510,674	\$1,008,207
Mechanical	\$942,281	\$0	\$0	\$0	\$0	\$7,605	\$7,605	\$949,886
Electrical	\$1,162,906	\$0	\$0	\$0	\$0	\$0	\$0	\$1,162,906
Plumbing	\$319,163	\$0	\$0	\$2,507	\$0	\$404,966	\$407,473	\$726,636
Fire and Life Safety	\$26,030	\$0	\$0	\$0	\$0	\$0	\$0	\$26,030
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$70,686	\$0	\$0	\$0	\$0	\$0	\$0	\$70,686
<b>Total</b>	<b>\$3,340,659</b>	<b>\$105,075</b>	<b>\$63,757</b>	<b>\$103,968</b>	<b>\$311,980</b>	<b>\$889,667</b>	<b>\$1,474,447</b>	<b>\$4,815,106</b>

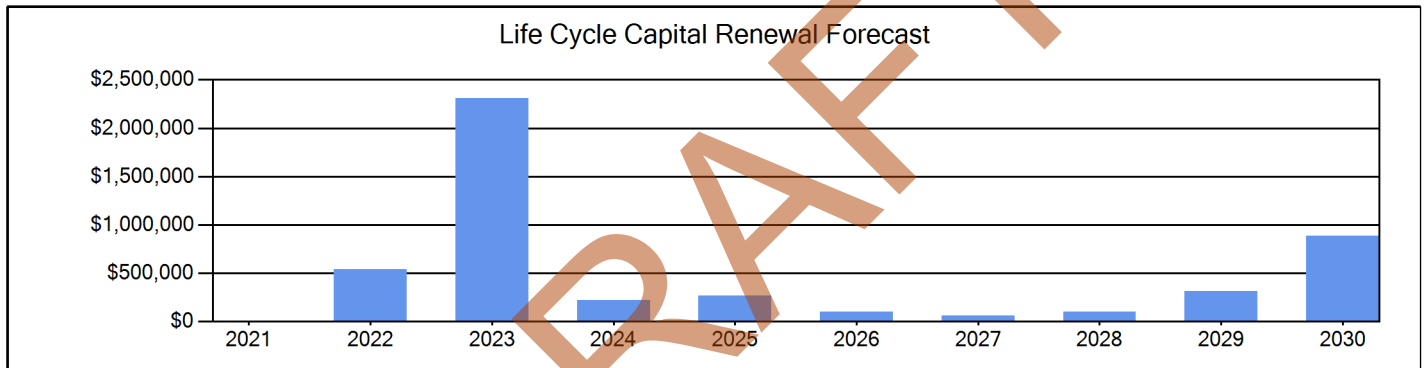
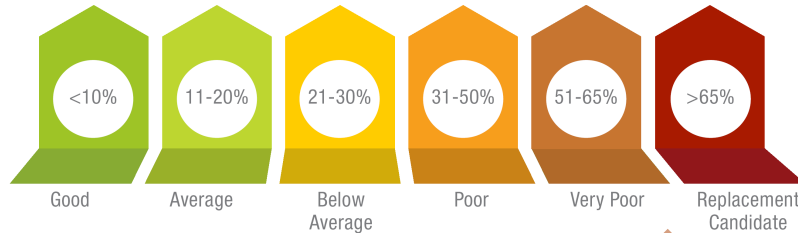


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$17,922,216. For planning purposes, the total 5-year need at the St. Martin East Elementary is \$5,563,416 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin East Elementary facility has a 5-year FCI of 31.04%.

5-Year Need vs. Replacement

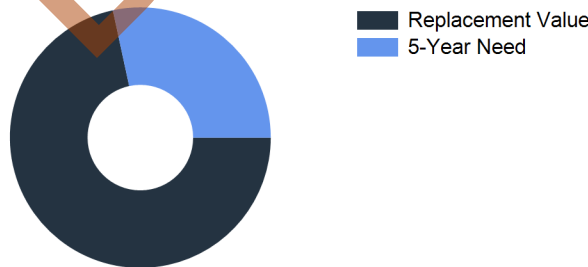


Figure 3: 5-Year FCI



## St. Martin East Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

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

#### Interior

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

### Building: 02 - Classroom B

#### Roofing

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

#### Exterior

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



# Facility Condition Assessment

Jackson CS - St. Martin East Elementary

## Interior

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

## Mechanical

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

## Electrical

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

## Plumbing

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

## Fire and Life Safety

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

## Building: 03 - C-Library, classroom

### Roofing

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

## Interior

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



# Facility Condition Assessment

Jackson CS - St. Martin East Elementary

## Interior

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

## Mechanical

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

## Electrical

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

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,417	382
<b>Note:</b> Obsolete and trough style						
<b>Location:</b> Boys restroom						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,417</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	11,900	SF	1	\$32,480	381
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$32,480</b>	
<b>Sub Total for Building 03 - C-Library, classroom</b>		<b>12</b>	<b>items</b>		<b>\$469,931</b>	

## Building: 04 - Covered Walkway

### Roofing

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

## Building: 05 - Ofc,classrooms

### Roofing

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



# Facility Condition Assessment

Jackson CS - St. Martin East Elementary

## Interior

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

## Mechanical

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

## Electrical

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

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement <b>Note:</b> Obsolete trough urinals <b>Location:</b> Boys restroom	Capital Renewal	2	Ea.	3	\$2,417	393
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$2,417</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	19,700	SF	1	\$53,770	396
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$53,770</b>	

## Specialties

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

## Building: 06 - Recreation Pavillioin

### Roofing

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

### Electrical

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

## Buildings with no reported deficiencies

01 - Cafeteria

07 - Gym



## St. Martin East Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	2,200	LF	\$92,652	6
Pedestrian Pavement	Sidewalks - Concrete	14,650	SF	\$148,073	9
Roadway Pavement	Asphalt Driveways	30,500	SF	\$175,007	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$415,733</b>	
<b>Sub Total for Building -</b>		<b>3</b>	<b>items</b>	<b>\$415,733</b>	

#### Building: 01 - Cafeteria

#### Roofing

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

#### Exterior

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

#### Interior

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

#### Mechanical

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

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,414	3
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$22,465	3
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$6,981	3
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,780	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,500	SF	\$4,737	4
Lighting Fixtures	Light Fixtures (Bldg SF)	7,500	SF	\$122,727	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$177,973</b>	



# Facility Condition Assessment

Jackson CS - St. Martin East Elementary

## Plumbing

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

## Fire and Life Safety

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

## Building: 02 - Classroom B

### Exterior

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

### Interior

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

### Mechanical

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

### Electrical

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

### Plumbing

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



# Facility Condition Assessment

Jackson CS - St. Martin East Elementary

## Plumbing

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

## Building: 03 - C-Library, classroom

### Exterior

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

### Interior

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

### Mechanical

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

### Electrical

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

### Plumbing

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

### Specialties

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



## Building: 04 - Covered Walkway

### Electrical

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

## Building: 05 - Ofc,classrooms

### Exterior

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

### Interior

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

### Mechanical

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

### Electrical

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

### Plumbing

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

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## Plumbing

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

## Building: 06 - Recreation Pavillioin

### Electrical

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

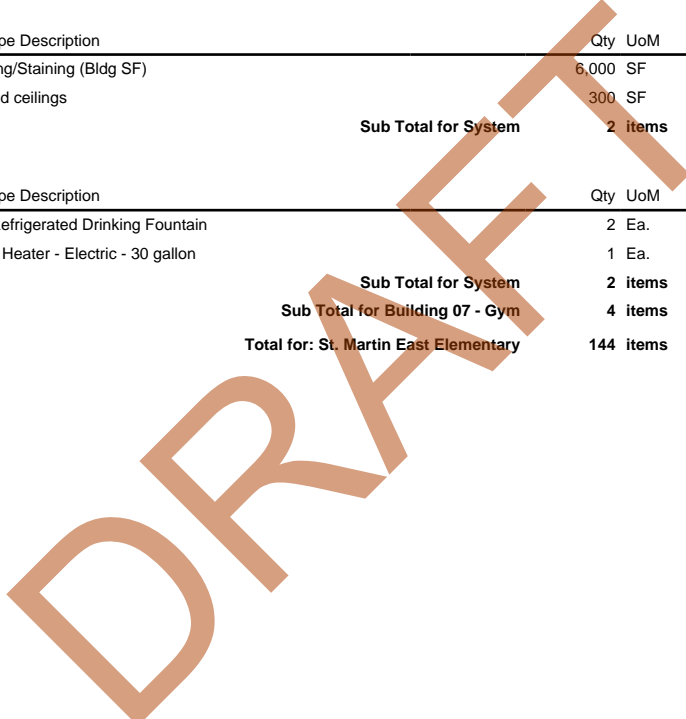
## Building: 07 - Gym

### Interior

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

### Plumbing

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





Supporting Photos



Concrete sidewalk buckling



Cracked asphalt pavement



Ponding in east parking lot



West elevation entrance



Built up roofing with evidence of leaks



Aged windows



Worn classroom cabinetry



Aged panel



West elevation



Restroom partitions



Classroom door hardware not ADA compliant



Water ponding north of breezeway



# FACILITY CONDITION ASSESSMENT

St. Martin Upper Elementary | November 2020





## Executive Summary

St. Martin Upper Elementary, located at 11000 Yellowjacket Rd in Ocean Springs, Mississippi, oldest building is 22 years old (at time of 2020 assessment). It comprises 75,800 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$531,085. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For St. Martin Upper Elementary the ten-year need is \$6,469,355.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The St. Martin Upper Elementary facility has a 5-year FCI of 19.34%.

## Summary of Findings

The table below summarizes the condition findings at St. Martin Upper Elementary

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$261,391	\$403,664	\$186,417	\$665,055	\$851,472	\$0	
<b>Permanent Building(s)</b>								
03	Clsroom, Ofc, Café	\$269,694	\$3,083,533	\$2,264,656	\$3,353,227	\$5,617,883	\$20,772,230	16.14%
<b>Sub Total for Permanent Building(s):</b>		<b>\$269,694</b>	<b>\$3,083,533</b>	<b>\$2,264,656</b>	<b>\$3,353,227</b>	<b>\$5,617,883</b>	<b>\$20,772,232</b>	
<b>Total for Site:</b>		<b>\$531,085</b>	<b>\$3,487,197</b>	<b>\$2,451,073</b>	<b>\$4,018,282</b>	<b>\$6,469,355</b>	<b>\$20,772,232</b>	<b>19.34%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

*Table 2: System by Priority (Site & Permanent Buildings)*

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$56,136	\$206,581	\$4,273	\$266,989	50.27 %
Roofing	\$0	\$0	\$32,678	\$0	\$0	\$32,678	6.15 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$4,971	\$1,728	\$6,699	1.26 %
Interior	\$0	\$0	\$917	\$5,845	\$524	\$7,287	1.37 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$52,819	\$0	\$0	\$52,819	9.95 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$155,686	\$0	\$0	\$0	\$0	\$155,686	29.31 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$8,640	\$0	\$8,927	1.68 %
<b>Total:</b>	\$155,686	\$0	\$142,838	\$226,036	\$6,525	\$531,085	

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

Site	-	\$266,989
Fire and Life Safety	-	\$155,686
Electrical	-	\$52,819



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

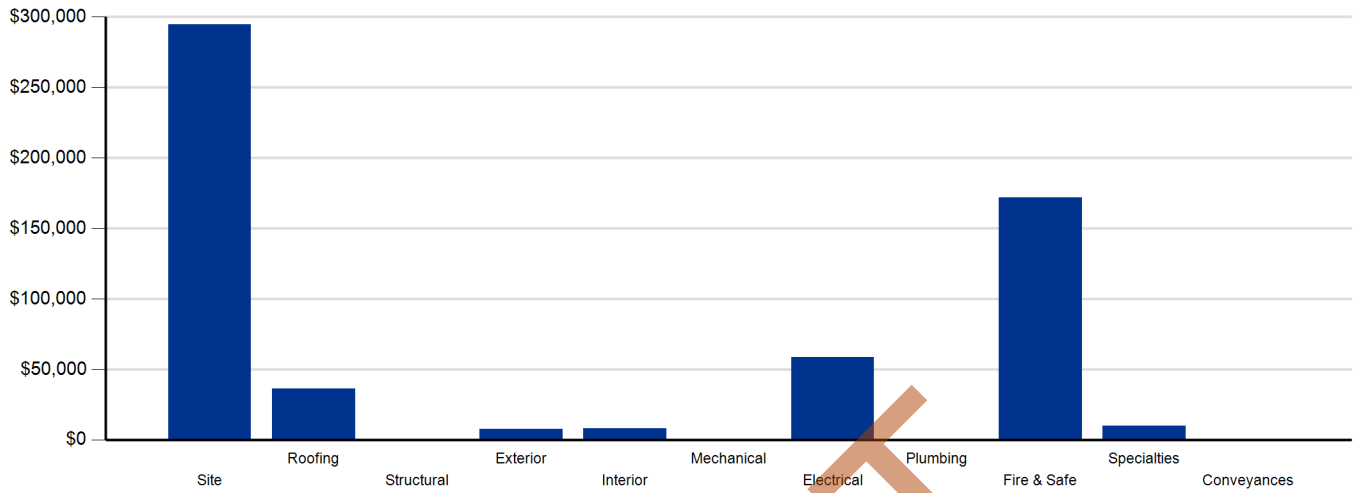


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$403,664	\$0	\$403,664
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$115,773	\$115,773
Interior	\$0	\$61,349	\$4,226	\$112,523	\$0	\$178,098
Mechanical	\$0	\$0	\$184,804	\$404,851	\$287,730	\$877,385
Electrical	\$0	\$0	\$0	\$8,851	\$1,260,810	\$1,269,661
Plumbing	\$0	\$0	\$36,918	\$166,147	\$2,288	\$205,353
Fire and Life Safety	\$0	\$0	\$107,395	\$0	\$0	\$107,395
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$329,868	\$0	\$329,868
<b>Total</b>	<b>\$0</b>	<b>\$61,349</b>	<b>\$333,343</b>	<b>\$1,425,904</b>	<b>\$1,666,601</b>	<b>\$3,487,197</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$403,664	\$186,417	\$0	\$0	\$0	\$0	\$186,417	\$590,081
Roofing	\$0	\$0	\$0	\$0	\$0	\$34,362	\$34,362	\$34,362
Exterior	\$115,773	\$0	\$0	\$0	\$0	\$83,292	\$83,292	\$199,065
Interior	\$178,098	\$0	\$0	\$410,384	\$470,149	\$51,699	\$932,232	\$1,110,330
Mechanical	\$877,385	\$535,174	\$0	\$281,729	\$0	\$14,342	\$831,245	\$1,708,630
Electrical	\$1,269,661	\$0	\$0	\$363,873	\$0	\$0	\$363,873	\$1,633,534
Plumbing	\$205,353	\$0	\$0	\$19,652	\$0	\$0	\$19,652	\$225,005
Fire and Life Safety	\$107,395	\$0	\$0	\$0	\$0	\$0	\$0	\$107,395
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$329,868	\$0	\$0	\$0	\$0	\$0	\$0	\$329,868
<b>Total</b>	<b>\$3,487,197</b>	<b>\$721,591</b>	<b>\$0</b>	<b>\$1,075,638</b>	<b>\$470,149</b>	<b>\$183,695</b>	<b>\$2,451,073</b>	<b>\$5,938,270</b>

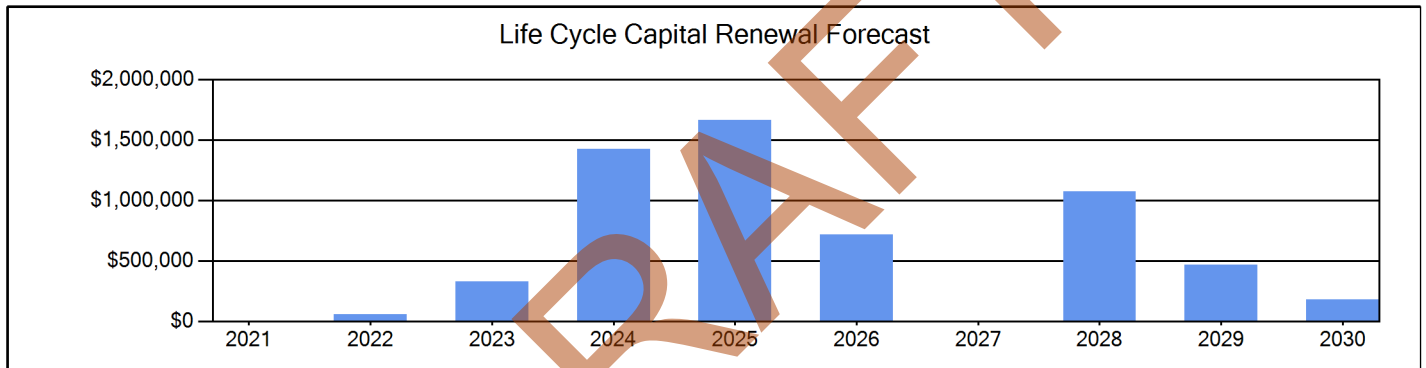
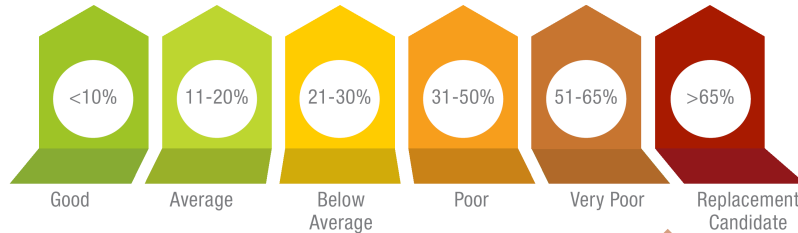


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$20,772,232. For planning purposes, the total 5-year need at the St. Martin Upper Elementary is \$4,018,282 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin Upper Elementary facility has a 5-year FCI of 19.34%.

5-Year Need vs. Replacement

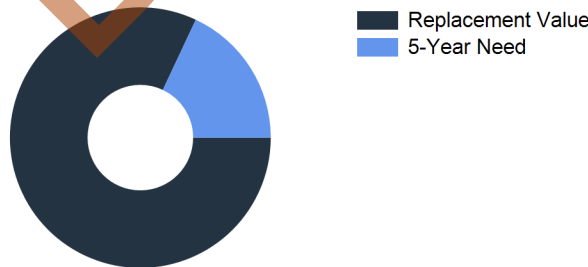


Figure 3: 5-Year FCI



## St. Martin Upper Elementary - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement <b>Note:</b> Sidewalk damage to be removed and replaced.	Capital Renewal	5,000	SF	3	\$50,537	775
Asphalt Paving Resurfacing <b>Note:</b> Parking areas cracking.	Deferred Maintenance	50,400	SF	4	\$187,056	778
Site Drainage Needs Installation Of Drainage Piping <b>Note:</b> Piping to be added between north middle wing and northeast wing to facilitate drainage away from building area in southeast corner to be regraded to alleviate holding water. <b>Location:</b> Grassed areas between buildings	Deferred Maintenance	250	LF	4	\$14,136	776
Site Drainage Regrading <b>Note:</b> Area between northwest wing and north middle wing to be graded to facilitate drainage away from the building. <b>Location:</b> Grassed areas between buildings	Deferred Maintenance	4,200	SF	4	\$5,389	777
Paving Restriping <b>Note:</b> Striping throughout site is faded.	Deferred Maintenance	144	CAR	5	\$4,273	779
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$261,391</b>	
<b>Sub Total for School and Site Level</b>		<b>5</b>	<b>items</b>		<b>\$261,391</b>	

### Building: 03 - Clsroom,Ofc,Café

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Is Not ADA Compliant - ADA Compliant Ramp Installation <b>Note:</b> Not-existing at stage	ADA Compliance	1	Ea.	3	\$5,599	808
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,599</b>	

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Replacement <b>Note:</b> Entire perimeter of gutter needs to be replaced. Gutters are rusted out at every downspout and at every seam/joint.	Deferred Maintenance	1,800	LF	3	\$32,678	64
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$32,678</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window Repainting <b>Note:</b> All exterior window sills need to be repainted.	Deferred Maintenance	52	Ea.	4	\$4,971	66
Exterior Cleaning <b>Note:</b> Approximately 1,000 LF metal downspouts need to be cleaned.	Deferred Maintenance	500	SF Wall	5	\$1,728	65
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$6,699</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Rubber Flooring Replacement <b>Note:</b> Cracking in concrete beneath rubber flooring in Gym.	Capital Renewal	68	SF	3	\$917	69
Acoustical Ceiling Tile Replacement <b>Note:</b> Ceiling tiles are damaged due to water and need to be replaced. <b>Location:</b> In various locations including Assistant Principal's office, storage room in Assistant Principal's office, Room 508, Storage room in 100 Hall, 100 Hall, Rooms 428, 425, dressing rooms in the gym, and storage in the gym	Capital Renewal	100	SF	4	\$301	67
Toilet Partition Replacement <b>Note:</b> Chipped veneer in boy's and girl's restrooms	Capital Renewal	3	Stall	4	\$5,398	68
Vinyl Composition Tile Replacement <b>Note:</b> At entry to gym, VCT is damaged and needs to be replaced.	Capital Renewal	20	SF	4	\$146	70

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# Facility Condition Assessment

Jackson CS - St. Martin Upper Elementary

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Flooring Repair Or Repainting	Deferred Maintenance	68	SF	5	\$524	193

**Note:** Crack in concrete underneath rubber flooring in Gym.

**Sub Total for System**                      **5 items**                      **\$7,287**

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	75,800	SF	3	\$52,819	63

**Sub Total for System**                      **1 items**                      **\$52,819**

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Is Missing	Functional Deficiency	75,800	SF	1	\$155,686	62

**Note:** Nothing currently installed

**Sub Total for System**                      **1 items**                      **\$155,686**

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	807

**Note:** No ADA counter height present.

Repair Cabinetry In Classes/Labs	Deferred Maintenance	10	Room	4	\$8,640	71
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**Note:** Casework is chipped and damaged and needs to be repaired.

**Location:** Rooms 402, 406, 407, 405, 403, 508, Library, 421, 423, 424

**Sub Total for System**                      **2 items**                      **\$8,927**

**Sub Total for Building 03 - Clsroom,Ofc,Café**                      **13 items**                      **\$269,694**

**Total for Campus**                      **18 items**                      **\$531,085**

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## St. Martin Upper Elementary - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	70,350	SF	\$403,664	4
Parking Lot Pavement	Asphalt	144	CAR	\$186,417	6
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$590,081</b>	
		<b>Sub Total for Building -</b>	<b>2 items</b>	<b>\$590,081</b>	

### Building: 03 - Clsroom,Ofc,Café

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Metal Awning	950	SF	\$34,362	10
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$34,362</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	35	Door	\$115,773	5
Exterior Operating Windows	Aluminum - Windows per SF	936	SF	\$83,292	10
		<b>Sub Total for System</b>	<b>2 items</b>	<b>\$199,065</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Rubber Tile Flooring	4,548	SF	\$61,349	2
Suspended Plaster and	Painted ceilings	2,274	SF	\$4,226	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,434	SF	\$69,708	4
Carpeting	Carpet	3,790	SF	\$42,815	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	72,010	SF	\$216,974	8
Interior Door Supplementary Components	Door Hardware	146	Door	\$193,410	8
Resilient Flooring	Vinyl Composition Tile Flooring	64,430	SF	\$470,149	9
Interior Swinging Doors	Storefront door (Aluminum/Glass)	16	Door	\$51,699	10
		<b>Sub Total for System</b>	<b>8 items</b>	<b>\$1,110,330</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (4488 MBH)	1	Ea.	\$80,146	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	75,800	SF	\$104,658	3
Decentralized Cooling	Condenser - Inside Water Cooled (15 tons)	1	Ea.	\$84,581	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	26	Ea.	\$78,650	4
Decentralized Cooling	Heat Pump (10 Ton)	2	Ea.	\$42,910	4
Decentralized Cooling	Heat Pump (3 Ton)	18	Ea.	\$143,071	4
Decentralized Cooling	Heat Pump (3 Ton)	3	Ea.	\$23,845	4
Decentralized Cooling	Heat Pump (3 Ton)	4	Ea.	\$31,794	4
Facility Hydronic Distribution	2-Pipe Water System (Hot)	75,800	SF	\$287,730	5
HVAC Air Distribution	Ductwork (Bldg.SF)	75,800	SF	\$535,174	6
Decentralized Cooling	Ductless Split System (3 Ton)	4	Ea.	\$19,362	8
Decentralized Cooling	Heat Pump (3 Ton)	17	Ea.	\$135,122	8
Decentralized Cooling	Package DX Unit (50 Ton)	1	Ea.	\$73,677	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	\$43,252	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$10,316	8
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$14,342	10
		<b>Sub Total for System</b>	<b>16 items</b>	<b>\$1,708,629</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	11	Ea.	\$8,851	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	11	Ea.	\$20,445	5
Lighting Fixtures	Light Fixtures (Bldg SF)	75,800	SF	\$1,240,365	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	2	Ea.	\$116,853	8
Power Distribution	Distribution Panels (600 Amps)	6	Ea.	\$95,311	8
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$30,169	8

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# Facility Condition Assessment

Jackson CS - St. Martin Upper Elementary

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	10	Ea.	\$49,073	8
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,603	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
Electrical Service	Exterior Dry Type Transformer (225 KVA)	1	Ea.	\$17,918	8
Electrical Service	Exterior Dry Type Transformer (75 KVA)	2	Ea.	\$37,219	8
Electrical Service	Exterior Dry Type Transformer (45 KVA)	2	Ea.	\$12,245	8
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$1,633,536</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	3	Ea.	\$36,918	3
Plumbing Fixtures	Restroom Lavatory	22	Ea.	\$53,323	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	4
Plumbing Fixtures	Toilets	22	Ea.	\$99,320	4
Plumbing Fixtures	Urinals	10	Ea.	\$12,084	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	5
Plumbing Fixtures	Refrigerated Drinking Fountain	10	Ea.	\$19,652	8
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$225,006</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	75,800	SF	\$107,395	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$107,395</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	42	Room	\$329,868	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$329,868</b>	
<b>Sub Total for Building 03 - Clsroom,Ofc,Café</b>		<b>48</b>	<b>items</b>	<b>\$5,348,190</b>	
<b>Total for: St. Martin Upper Elementary</b>		<b>50</b>	<b>items</b>	<b>\$5,938,271</b>	

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Supporting Photos



Cracked sidewalks



Area around southeast building corner ponding



Driveway pavement failure



Area around downspout to be cleaned



Rusted out gutters



St. Martin Upper ES



# FACILITY CONDITION ASSESSMENT

St. Martin Middle School | November 2020





## Executive Summary

St. Martin Middle School, located at 10800 Yellowjacket Blvd in Ocean Springs, Mississippi, oldest building is 37 years old (at time of 2020 assessment). It comprises 148,200 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$6,164,904. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For St. Martin Middle School the ten-year need is \$15,727,357.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The St. Martin Middle School facility has a 5-year FCI of 26.91%.

## Summary of Findings

The table below summarizes the condition findings at St. Martin Middle School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$286,741	\$1,453,985	\$404,023	\$1,740,726	\$2,144,749	\$0	
<b>Permanent Building(s)</b>								
02	Classroom/Gym/Café/New Addition	\$5,753,225	\$4,111,410	\$2,353,620	\$9,864,635	\$12,218,255	\$41,704,200	23.65%
03	Field House	\$94,187	\$572,939	\$445,653	\$667,126	\$1,112,779	\$2,224,224	29.99%
04	Baseball Field House	\$30,750	\$17,623	\$203,200	\$48,373	\$251,573	\$1,853,520	2.61%
<b>Sub Total for Permanent Building(s):</b>		<b>\$5,878,163</b>	<b>\$4,701,972</b>	<b>\$3,002,473</b>	<b>\$10,580,135</b>	<b>\$13,582,608</b>	<b>\$45,781,944</b>	
<b>Total for Site:</b>		<b>\$6,164,904</b>	<b>\$6,155,957</b>	<b>\$3,406,496</b>	<b>\$12,320,861</b>	<b>\$15,727,357</b>	<b>\$45,781,944</b>	<b>26.91%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$160,053	\$117,807	\$14,481	\$292,340	4.75 %
Roofing	\$0	\$2,961,838	\$9,149	\$0	\$0	\$2,970,987	48.24 %
Structural	\$5,760	\$0	\$0	\$0	\$0	\$5,760	0.09 %
Exterior	\$0	\$163,867	\$0	\$161,313	\$6,912	\$332,092	5.39 %
Interior	\$0	\$0	\$194,993	\$136,305	\$12,132	\$343,431	5.58 %
Mechanical	\$0	\$1,594,435	\$0	\$0	\$5,315	\$1,599,751	25.98 %
Electrical	\$0	\$53,485	\$189,749	\$4,052	\$0	\$247,286	4.02 %
Plumbing	\$0	\$311	\$0	\$0	\$0	\$311	0.01 %
Fire and Life Safety	\$346,944	\$2,796	\$0	\$0	\$0	\$349,739	5.68 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$15,708	\$691	\$16,687	0.27 %
<b>Total:</b>	<b>\$352,703</b>	<b>\$4,776,733</b>	<b>\$554,232</b>	<b>\$435,185</b>	<b>\$39,531</b>	<b>\$6,158,384</b>	

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

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



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

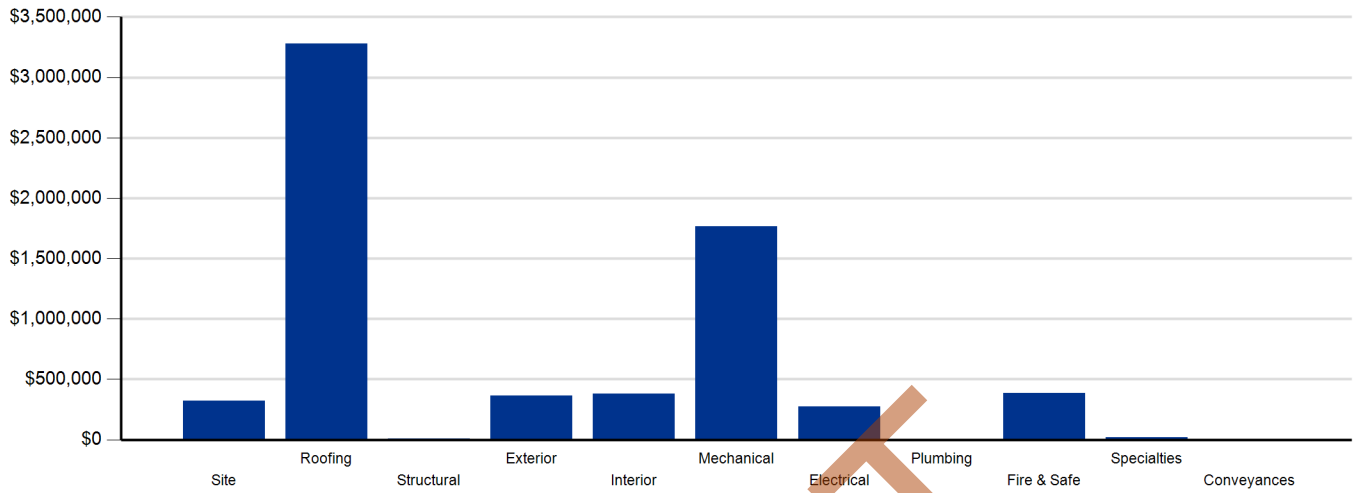


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$1,453,985	\$0	\$1,453,985
Roofing	\$0	\$0	\$0	\$0	\$467,203	\$467,203
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$27,349	\$289,352	\$114,713	\$590,806	\$1,022,220
Mechanical	\$0	\$0	\$196,712	\$137,294	\$86,050	\$420,056
Electrical	\$0	\$0	\$0	\$43,449	\$2,378,954	\$2,422,403
Plumbing	\$0	\$0	\$24,168	\$319,049	\$11,165	\$354,382
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$15,708	\$0	\$15,708
<b>Total</b>	<b>\$0</b>	<b>\$27,349</b>	<b>\$510,232</b>	<b>\$2,084,198</b>	<b>\$3,534,178</b>	<b>\$6,155,957</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$1,453,985	\$0	\$109,021	\$141,504	\$0	\$153,498	\$404,023	\$1,858,008
Roofing	\$467,203	\$0	\$0	\$0	\$0	\$52,810	\$52,810	\$520,013
Exterior	\$0	\$0	\$158,172	\$0	\$0	\$29,771	\$187,943	\$187,943
Interior	\$1,022,220	\$408,168	\$0	\$311,552	\$224,369	\$273,816	\$1,217,905	\$2,240,125
Mechanical	\$420,056	\$0	\$0	\$225,587	\$0	\$1,303	\$226,890	\$646,946
Electrical	\$2,422,403	\$0	\$0	\$273,098	\$0	\$0	\$273,098	\$2,695,501
Plumbing	\$354,382	\$0	\$0	\$710	\$0	\$245,864	\$246,574	\$600,956
Fire and Life Safety	\$0	\$0	\$0	\$277,269	\$0	\$0	\$277,269	\$277,269
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$15,708	\$0	\$0	\$519,984	\$0	\$0	\$519,984	\$535,692
<b>Total</b>	<b>\$6,155,957</b>	<b>\$408,168</b>	<b>\$267,193</b>	<b>\$1,749,704</b>	<b>\$224,369</b>	<b>\$757,062</b>	<b>\$3,406,496</b>	<b>\$9,562,453</b>

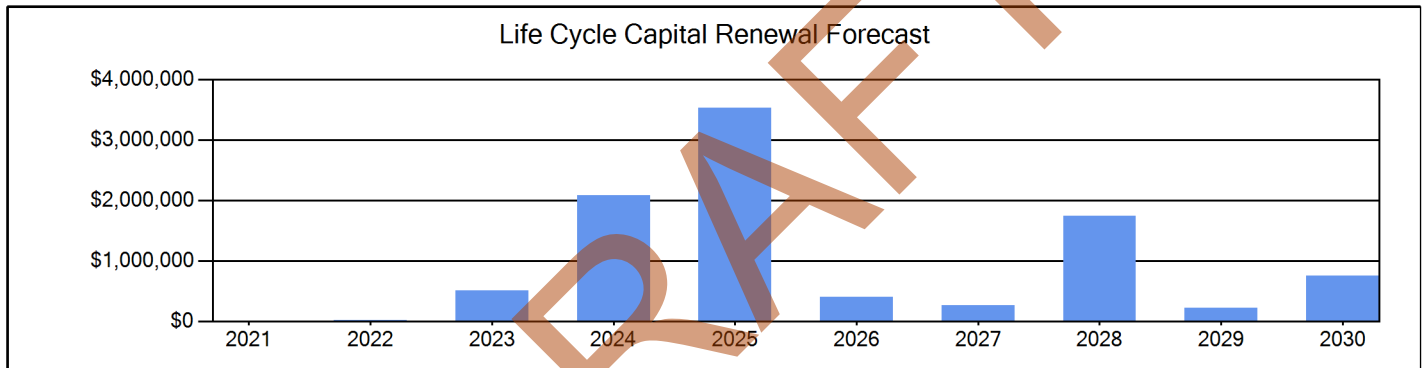
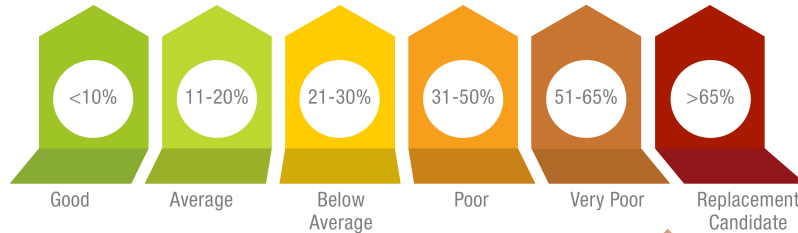


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$45,781,944. For planning purposes, the total 5-year need at the St. Martin Middle School is \$12,320,861 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin Middle School facility has a 5-year FCI of 26.91%.

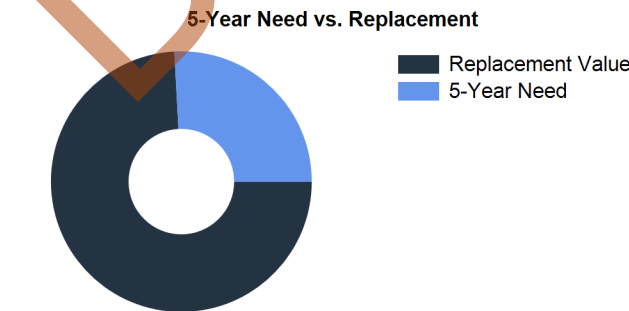


Figure 3: 5-Year FCI



## St. Martin Middle School - Deficiency Summary

### Site Level Deficiencies

#### Site

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

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

#### Site

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

#### Roofing

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



## Roofing

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

## Structural

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

## Exterior

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

## Interior

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



# Facility Condition Assessment

Jackson CS - St. Martin Middle School

## Interior

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

## Mechanical

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

## Electrical

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

## Plumbing

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

## Fire and Life Safety

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

## Technology

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



# Facility Condition Assessment

Jackson CS - St. Martin Middle School

## Specialties

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

## Building: 03 - Field House

### Roofing

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

### Exterior

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

### Interior

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

### Mechanical

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

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# Facility Condition Assessment

Jackson CS - St. Martin Middle School

## Electrical

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

## Fire and Life Safety

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

## Specialties

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

## Building: 04 - Baseball Field House

### Roofing

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

### Interior

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

### Electrical

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

### Fire and Life Safety

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



**St. Martin Middle School - Life Cycle Summary Yrs 1-10**

**Site Level Life Cycle Items**

Site	Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
	Parking Lot Pavement	Asphalt	310	CAR	\$401,315	4
	Roadway Pavement	Asphalt Driveways	115,000	SF	\$659,862	4
	Parking Lot Pavement	Asphalt	135	CAR	\$174,766	4
		<b>Note:</b> Football fieldhouses				
	Roadway Pavement	Asphalt Driveways	38,000	SF	\$218,042	4
		<b>Note:</b> Football fieldhouses				
	Roadway Pavement	Asphalt Driveways	19,000	SF	\$109,021	7
		<b>Note:</b> Baseball fieldhouse				
	Pedestrian Pavement	Sidewalks - Concrete	14,000	SF	\$141,504	8
	Parking Lot Pavement	Asphalt	43	CAR	\$55,666	10
		<b>Note:</b> Bus/main - 6625 Kippie Cutoff				
	Roadway Pavement	Asphalt Driveways	17,050	SF	\$97,832	10
		<b>Note:</b> Bus/main - 6625 Kippie Cutoff				
		<b>Sub Total for System</b>	<b>8</b>	<b>items</b>	<b>\$1,858,008</b>	
		<b>Sub Total for Building -</b>	<b>8</b>	<b>items</b>	<b>\$1,858,008</b>	

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

**Roofing**

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

**Exterior**

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

**Interior**

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

**Mechanical**

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

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# Facility Condition Assessment

Jackson CS - St. Martin Middle School

## Mechanical

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

## Electrical

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

## Plumbing

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

## Fire and Life Safety

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

## Specialties

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

## Building: 03 - Field House

### Roofing

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

### Exterior

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

### Interior

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



# Facility Condition Assessment

Jackson CS - St. Martin Middle School

## Interior

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

## Mechanical

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

## Electrical

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

## Plumbing

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

## Specialties

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

## Building: 04 - Baseball Field House

### Exterior

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

### Interior

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



**Mechanical**

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

**Electrical**

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

**Plumbing**

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

**Specialties**

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

DRAFT



Supporting Photos



Deteriorating precast panel on west side of building



Rusted exterior metal door



Ponding on roof



Bubbled and blistered roof



Water damage at leaking window



Water damaged ceiling tiles



Crack at ticket booth area



Damaged south sidewalk



Failing asphalt at southwest corner of west parking lot



Damaged wall in group shower area



Peeling epoxy flooring



Elevation



# FACILITY CONDITION ASSESSMENT

St. Martin High School | November 2020





## Executive Summary

St. Martin High School, located at 11300 Yellow Jacket Rd in Ocean Springs, Mississippi, oldest building is 10 years old (at time of 2020 assessment). It comprises 164,704 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$780,613. 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 St. Martin High School the ten-year need is \$16,378,163.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The St. Martin High School facility has a 5-year FCI of 11.63%.

## Summary of Findings

The table below summarizes the condition findings at St. Martin 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	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$375,964	\$0	\$2,585,473	\$375,964	\$2,961,437	\$0	
<b>Permanent Building(s)</b>								
01	St. Martin High Classrooms/Office	\$362,264	\$2,899,399	\$2,808,223	\$3,261,663	\$6,069,886	\$25,458,320	12.81%
02	St. Martin High Gym/Café/Band	\$42,384	\$1,569,152	\$5,735,303	\$1,611,536	\$7,346,839	\$19,677,170	8.19%
<b>Sub Total for Permanent Building(s):</b>		<b>\$404,649</b>	<b>\$4,468,551</b>	<b>\$8,543,526</b>	<b>\$4,873,200</b>	<b>\$13,416,726</b>	<b>\$45,135,484</b>	
<b>Total for Site:</b>		<b>\$780,613</b>	<b>\$4,468,551</b>	<b>\$11,128,999</b>	<b>\$5,249,164</b>	<b>\$16,378,163</b>	<b>\$45,135,484</b>	<b>11.63%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$38,120	\$1,540	\$28,452	\$68,111	8.80 %
Roofing	\$0	\$18,378	\$0	\$0	\$0	\$18,378	2.37 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,941	\$0	\$0	\$1,941	0.25 %
Interior	\$0	\$0	\$14,134	\$22,388	\$0	\$36,523	4.72 %
Mechanical	\$0	\$2,678	\$311,746	\$0	\$0	\$314,425	40.62 %
Electrical	\$391	\$264,530	\$58,680	\$0	\$11,116	\$334,717	43.24 %
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 %
<b>Total:</b>	\$391	\$285,585	\$424,621	\$23,928	\$39,568	\$774,093	

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

Electrical	-	\$334,717
Mechanical	-	\$314,425
Site	-	\$68,111



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

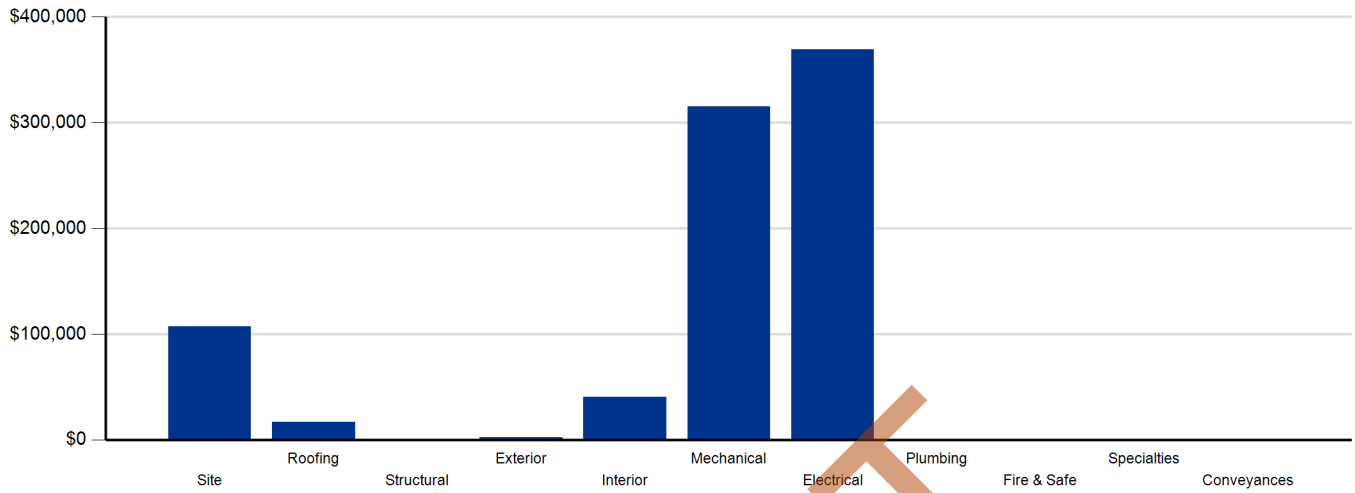


Figure 1: System Deficiencies

DRAFT



### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$1,393,705	\$1,393,705
Exterior	\$0	\$0	\$0	\$0	\$11,481	\$11,481
Interior	\$0	\$56,778	\$0	\$444,912	\$6,906	\$508,596
Mechanical	\$0	\$0	\$662,190	\$732,641	\$128,268	\$1,523,099
Electrical	\$0	\$0	\$0	\$4,828	\$87,581	\$92,409
Plumbing	\$0	\$0	\$65,986	\$492,444	\$0	\$558,430
Fire and Life Safety	\$0	\$0	\$233,357	\$0	\$147,474	\$380,831
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$56,778</b>	<b>\$961,533</b>	<b>\$1,674,825</b>	<b>\$1,775,415</b>	<b>\$4,468,551</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$2,419,299	\$0	\$0	\$2,419,299	\$2,419,299
Roofing	\$1,393,705	\$2,066,805	\$0	\$0	\$0	\$0	\$2,066,805	\$3,460,510
Exterior	\$11,481	\$0	\$0	\$0	\$0	\$234,853	\$234,853	\$246,334
Interior	\$508,596	\$285,158	\$414,024	\$493,104	\$282,943	\$676,569	\$2,151,798	\$2,660,394
Mechanical	\$1,523,099	\$0	\$76,633	\$1,326	\$0	\$825,778	\$903,737	\$2,426,836
Electrical	\$92,409	\$0	\$0	\$166,174	\$0	\$2,979,195	\$3,145,369	\$3,237,778
Plumbing	\$558,430	\$8,557	\$0	\$0	\$0	\$116,704	\$125,261	\$683,691
Fire and Life Safety	\$380,831	\$0	\$0	\$0	\$0	\$0	\$0	\$380,831
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$81,877	\$81,877	\$81,877
<b>Total</b>	<b>\$4,468,551</b>	<b>\$2,360,520</b>	<b>\$490,657</b>	<b>\$3,079,903</b>	<b>\$282,943</b>	<b>\$4,914,976</b>	<b>\$11,128,999</b>	<b>\$15,597,550</b>

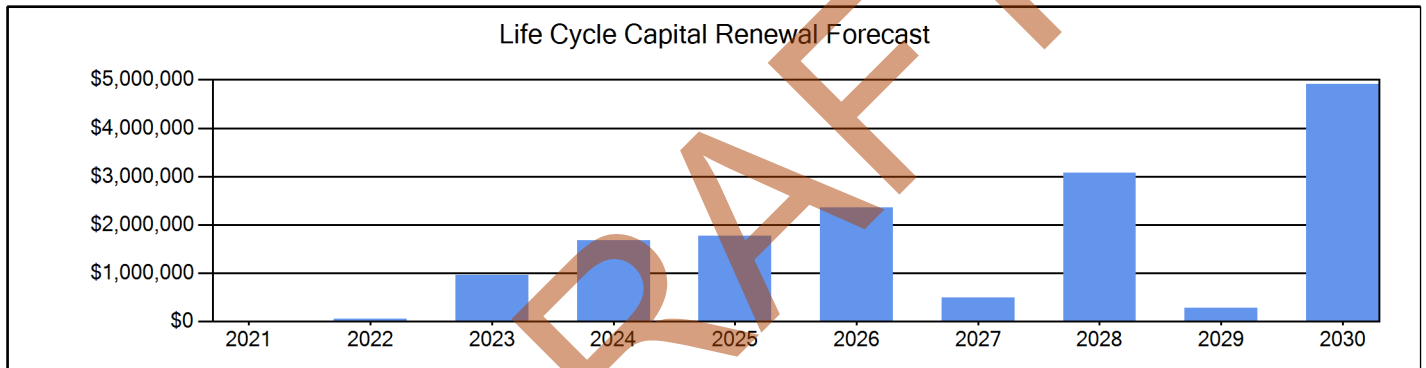
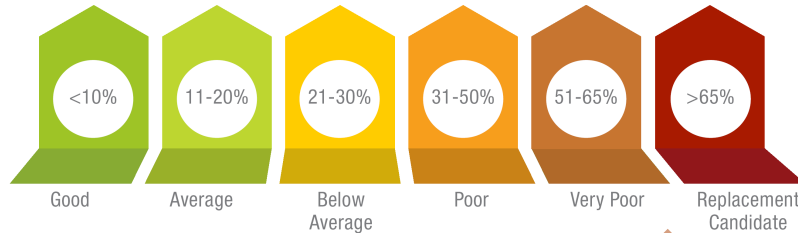


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$45,135,484. For planning purposes, the total 5-year need at the St. Martin High School is \$5,249,164 (Life Cycle Years 1-5 plus the FCI deficiency cost). The St. Martin High School facility has a 5-year FCI of 11.63%.

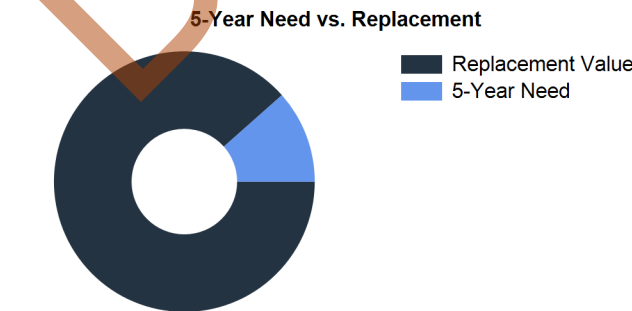


Figure 3: 5-Year FCI



## St. Martin High School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Driveways Replacement	Capital Renewal	700	SF	3	\$7,797	338
Concrete Walks Replacement	Capital Renewal	3,000	SF	3	\$30,322	341
<b>Note:</b> Sidewalk damaged outside Northwest corner of the building 8 and circular seating area in the courtyard.						
Site Drainage Regrading	Deferred Maintenance	1,200	SF	4	\$1,540	340
<b>Note:</b> Area to the East of propane tanks to be regraded to alleviate standing water						
Bollard Replacement	Deferred Maintenance	2	Ea.	5	\$2,220	342
<b>Note:</b> Northeast corner of the parking lot						
Paving Restriping	Deferred Maintenance	884	CAR	5	\$26,232	339
<b>Note:</b> Faded throughout site. Crosshatch pavement striping needs to be redone.						
<b>Sub Total for System</b>		<b>5 items</b>			<b>\$68,111</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	750
<b>Location:</b> main entrance						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$14,134</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC Study Recommended	Functional Deficiency	1	LS	3	\$28,798	852
<b>Note:</b> Humidity and water penetration damaging interior walls. Engineering study to determine root cause. Recommend repairs and humidity control recommissioning.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$28,798</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Repair	Educational Adequacy	1	Ea.	1	\$104	850
<b>Note:</b> Light switch cover is broken with exposed wiring. Replace light switch cover.						
<b>Location:</b> Stage						
Generator Repair	Deferred Maintenance	1	Ea.	1	\$287	849
<b>Note:</b> Diesel alarm is not functioning properly. Alarm is constantly going off. Replace existing alarm system						
<b>Location:</b> Generator room						
Lighting Branch Wiring Replacement	Capital Renewal	164,704	SF	2	\$264,530	853
<b>Note:</b> Exterior lights remain on constantly, cannot find part, nor manufacturer support. Install new lighting control system						
<b>Location:</b> Site wide						
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$264,920</b>	
<b>Sub Total for School and Site Level</b>		<b>10 items</b>			<b>\$375,964</b>	

### Building: 01 - St. Martin High Classrooms/Office

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Single-Ply Membrane Roof Covering Replacement	Capital Renewal	100	SF	2	\$3,000	953
<b>Note:</b> Roof leak in north stairwell.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$3,000</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	92,900	SF	3	\$282,948	751



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> Humidity control problems throughout the building. Humidity is not being controlled / managed by current HVAC Systems. Test / Balance and Engineering team to re-commission all HVAC systems to obtain optimum efficiency and control of the humidity issues and control damage being done by the high humidity.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$282,948</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	92,900	SF	3	\$58,680	765
<b>Note:</b> cannot be maintained (hard to find parts), obsolete per vendor						
Ground Mounted Lighting Replacement	Capital Renewal	10	Ea.	5	\$11,116	766
<b>Note:</b> can not be maintained						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$69,796</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$6,520	951
<b>Note:</b> cannot be maintained (hard to find parts), obsolete per vendor						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,520</b>	
<b>Sub Total for Building 01 - St. Martin High Classrooms/Office</b>		<b>5</b>	<b>items</b>		<b>\$362,264</b>	

## Building: 02 - St. Martin High Gym/Café/Band

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	500	SF	2	\$15,377	835
<b>Location:</b> ROTC						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$15,377</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	288	LF	3	\$1,941	865
<b>Note:</b> 12 6'x6' windows by gym are leaking and need to be recaulked and sealed.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,941</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	1,000	SF	4	\$11,297	784
<b>Location:</b> band room						
Vinyl Composition Tile Replacement	Capital Renewal	1,520	SF	4	\$11,092	785
<b>Note:</b> Sheet vinyl						
<b>Location:</b> main entry and hallway						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$22,388</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Chiller Repair	Deferred Maintenance	155	TonA C	2	\$2,678	866
<b>Note:</b> Chiller coil is flaking off due to salt in air.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,678</b>	
<b>Sub Total for Building 02 - St. Martin High Gym/Café/Band</b>		<b>5</b>	<b>items</b>		<b>\$42,384</b>	
<b>Total for Campus</b>		<b>20</b>	<b>items</b>		<b>\$780,613</b>	



## St. Martin High School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	884	CAR	\$1,144,395	8
Roadway Pavement	Asphalt Driveways	214,035	SF	\$1,228,119	8
Roadway Pavement	Concrete Driveways	4,200	SF	\$46,785	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$2,419,299</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	32	Ea.	\$166,174	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$166,174</b>	
<b>Sub Total for Building -</b>		<b>4</b>	<b>items</b>	<b>\$2,585,473</b>	

### Building: 01 - St. Martin High Classrooms/Office

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	46,450	SF	\$1,393,705	5
<b>Note:</b> no roof access for 2 story building					
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,393,705</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$62,848	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$62,848</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,503	SF	\$73,463	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	92,900	SF	\$371,449	4
Suspended Plaster and	Painted ceilings	3,716	SF	\$6,906	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	88,255	SF	\$265,922	8
Resilient Flooring	Vinyl Composition Tile Flooring	83,610	SF	\$610,106	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$1,327,846</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (25 Ton)	4	Ea.	\$163,806	4
Decentralized Cooling	Fan Coil - D/X only ( 5 Ton)	90	Ea.	\$210,148	4
Decentralized Cooling	Heat Pump (12 Ton)	7	Ea.	\$160,667	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	92,900	SF	\$128,268	5
Air Distribution	Energy Recovery Unit (4,000 CFM)	5	Ea.	\$76,633	7
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	1	Ea.	\$1,326	8
Facility Hydronic Distribution	2-Pipe System (Cold)	92,900	SF	\$148,231	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$889,079</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	4
Lighting Fixtures	Light Fixtures (Bldg SF)	92,900	SF	\$1,520,184	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$1,525,011</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$7,960	3
Plumbing Fixtures	Restroom Lavatory	24	Ea.	\$58,171	4
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,261	4
Plumbing Fixtures	Showers	1	Ea.	\$1,166	4
Plumbing Fixtures	Toilets	32	Ea.	\$144,465	4
Plumbing Fixtures	Urinals	12	Ea.	\$14,501	4



## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	11	Ea.	\$21,617	4
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea)	1	Ea.	\$8,557	6
Plumbing Fixtures	Classroom Lavatory	50	Ea.	\$114,416	10
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>	<b>\$377,508</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	92,900	SF	\$131,623	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$131,623</b>	
<b>Sub Total for Building 01 - St. Martin High Classrooms/Office</b>		<b>27</b>	<b>items</b>	<b>\$5,707,620</b>	

## Building: 02 - St. Martin High Gym/Café/Band

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	62,504	SF	\$1,922,260	6
Low-Slope Roofing	Modified Bitumen	4,700	SF	\$144,545	6
<b>Note:</b> canopy roof mod bit					
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$2,066,804</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Clear Polycarbonate (Greenhouse) walls	1,436	SF	\$11,481	5
Exterior Entrance Doors	Steel - Insulated and Painted	52	Door	\$172,005	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$183,486</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	5,026	SF	\$56,778	2
Suspended Plaster and	Painted ceilings	3,590	SF	\$6,672	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	69,650	SF	\$278,486	6
Wood Flooring	Wood Flooring - All Types	21,541	SF	\$414,024	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	32,312	SF	\$97,359	8
Interior Door Supplementary Components	Door Hardware	98	Door	\$129,823	8
Resilient Flooring	Vinyl Composition Tile Flooring	38,775	SF	\$282,943	9
Carpeting	Carpet	5,026	SF	\$56,778	10
Resilient Flooring	Rubber Tile Flooring	718	SF	\$9,685	10
<b>Note:</b> weight room					
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$1,332,548</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg, SF)	71,804	SF	\$172,815	3
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	Ea.	\$341,550	3
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$24,870	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$102,983	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$19,972	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$10,339	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$24,536	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	9	Ea.	\$15,821	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	10	Ea.	\$31,690	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	7	Ea.	\$22,183	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	3	Ea.	\$56,071	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	2	Ea.	\$37,380	4
Air Distribution	Energy Recovery Unit (6,000 CFM)	2	Ea.	\$35,899	10
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	\$51,780	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$154,060	10
HVAC Air Distribution	AHU 5,000 CFM Interior	2	Ea.	\$77,030	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$203,190	10
HVAC Air Distribution	AHU 20,000 CFM Interior	1	Ea.	\$129,420	10
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$21,512	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,222	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	10
<b>Sub Total for System</b>		<b>21</b>	<b>items</b>	<b>\$1,537,758</b>	



# Facility Condition Assessment

Jackson CS - St. Martin High School

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	71,804	SF	\$45,355	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$14,869	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	34	Ea.	\$27,357	5
Transfer Switches	Automatic Transfer Switch (Amps)	2	Amps	\$61	10
Packaged Generator Assemblies	Emergency Generator (1200 KW)	1	Ea.	\$283,974	10
Lighting Fixtures	Light Fixtures (Bldg SF)	71,804	SF	\$1,174,976	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$1,546,592</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1	Ea.	\$47,671	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$7,960	3
Plumbing Fixtures	Restroom Lavatory	36	Ea.	\$87,256	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,131	4
Plumbing Fixtures	Showers	4	Ea.	\$4,663	4
Plumbing Fixtures	Toilets	28	Ea.	\$126,407	4
Plumbing Fixtures	Urinals	10	Ea.	\$12,084	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$15,722	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$306,181</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	71,804	SF	\$101,734	3
Security System Component	Security Alarm System	71,804	SF	\$147,474	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$249,208</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	189	Ea.	\$81,877	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$81,877</b>	
<b>Sub Total for Building 02 - St. Martin High Gym/Café/Band</b>		<b>52</b>	<b>items</b>	<b>\$7,304,455</b>	
<b>Total for: St. Martin High School</b>		<b>83</b>	<b>items</b>	<b>\$15,597,548</b>	

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Supporting Photos



Faded parking striping on the south drive



Area on southeast corner holding water



Concrete drive in southeast corner



Sidewalk at northwest building corner



Main entrance



Typical classroom



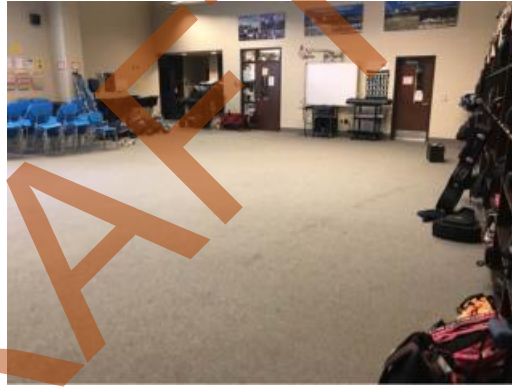
Roof leak north stairwell



West elevation



Art rooms light wall



Worn band hall carpet



Worn hallway floor



# FACILITY CONDITION ASSESSMENT

Central Office | November 2020





## Executive Summary

Central Office, located at 4700 Col. Vickrey in Vancleave, Mississippi, oldest building is 28 years old (at time of 2020 assessment). It comprises 10,200 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$634,912. 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 Central Office the ten-year need is \$1,512,352.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Central Office facility has a 5-year FCI of 60.71%.

## Summary of Findings

The table below summarizes the condition findings at Central Office

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$5,283	\$114,189	\$0	\$119,472	\$119,472	\$0	
<b>Permanent Building(s)</b>								
01	School Board Ofc	\$629,629	\$485,120	\$278,131	\$1,114,749	\$1,392,880	\$2,032,860	54.84%
<b>Sub Total for Permanent Building(s):</b>		<b>\$629,629</b>	<b>\$485,120</b>	<b>\$278,131</b>	<b>\$1,114,749</b>	<b>\$1,392,880</b>	<b>\$2,032,860</b>	
<b>Total for Site:</b>		<b>\$634,912</b>	<b>\$599,309</b>	<b>\$278,131</b>	<b>\$1,234,221</b>	<b>\$1,512,352</b>	<b>\$2,032,860</b>	<b>60.71%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$3,965	\$101	\$0	\$1,217	\$5,283	0.83 %
Roofing	\$0	\$370,644	\$0	\$0	\$0	\$370,644	58.38 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$77,721	\$0	\$0	\$77,721	12.24 %
Mechanical	\$0	\$165,075	\$0	\$1,737	\$0	\$166,812	26.27 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$14,452	\$0	\$0	\$0	\$0	\$14,452	2.28 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$14,452	\$539,684	\$77,823	\$1,737	\$1,217	\$634,912	

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

Roofing	-	\$370,644
Mechanical	-	\$166,812
Interior	-	\$77,721



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

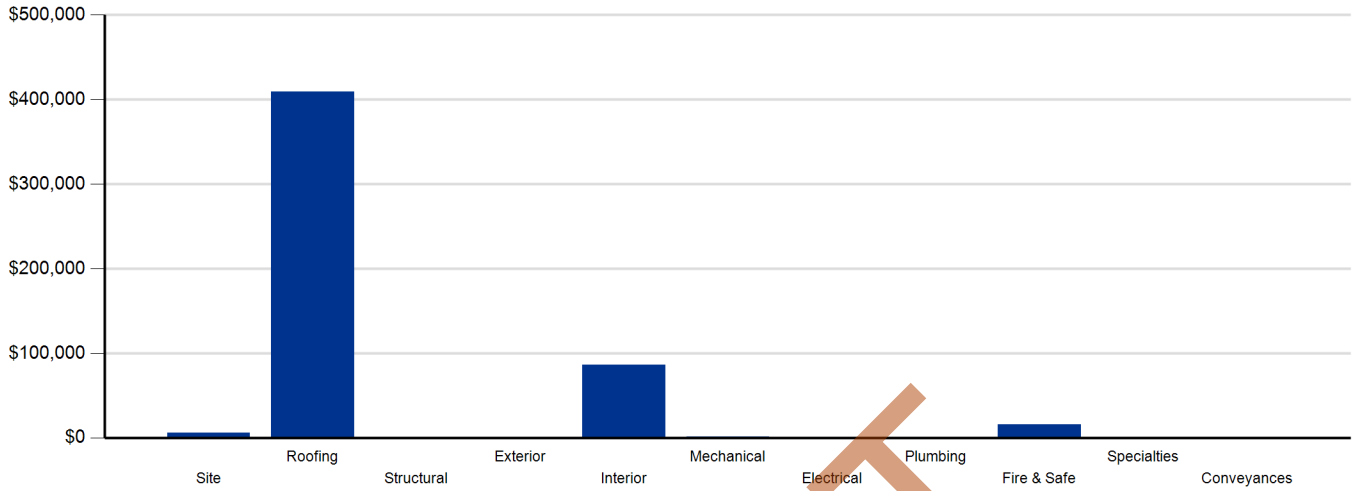


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$114,189	\$0	\$0	\$0	\$114,189
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$2,390	\$26,462	\$0	\$28,852
Interior	\$0	\$0	\$90,492	\$11,164	\$28,404	\$130,060
Mechanical	\$0	\$0	\$14,083	\$0	\$0	\$14,083
Electrical	\$0	\$229,225	\$0	\$0	\$0	\$229,225
Plumbing	\$1,905	\$0	\$0	\$36,484	\$0	\$38,389
Fire and Life Safety	\$20,949	\$0	\$0	\$0	\$0	\$20,949
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$23,562	\$0	\$23,562
<b>Total</b>	<b>\$22,854</b>	<b>\$343,414</b>	<b>\$106,965</b>	<b>\$97,672</b>	<b>\$28,404</b>	<b>\$599,309</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$114,189	\$0	\$0	\$0	\$0	\$0	\$0	\$114,189
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$28,852	\$43,514	\$7,083	\$0	\$0	\$36,808	\$87,405	\$116,257
Interior	\$130,060	\$61,771	\$0	\$11,523	\$0	\$0	\$73,294	\$203,354
Mechanical	\$14,083	\$0	\$0	\$21,603	\$0	\$0	\$21,603	\$35,686
Electrical	\$229,225	\$0	\$0	\$0	\$0	\$0	\$0	\$229,225
Plumbing	\$38,389	\$0	\$0	\$0	\$0	\$95,829	\$95,829	\$134,218
Fire and Life Safety	\$20,949	\$0	\$0	\$0	\$0	\$0	\$0	\$20,949
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$23,562	\$0	\$0	\$0	\$0	\$0	\$0	\$23,562
<b>Total</b>	<b>\$599,309</b>	<b>\$105,285</b>	<b>\$7,083</b>	<b>\$33,126</b>	<b>\$0</b>	<b>\$132,637</b>	<b>\$278,131</b>	<b>\$877,440</b>

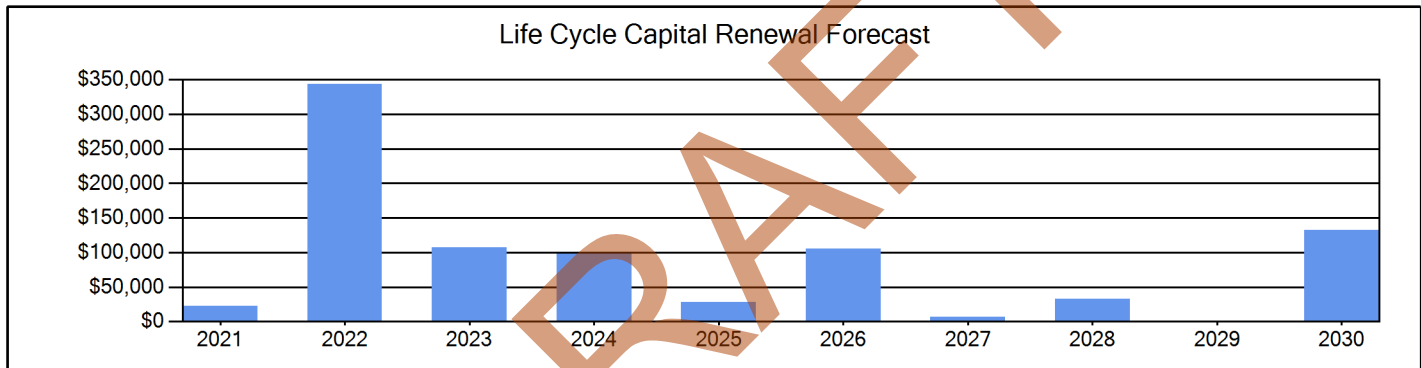
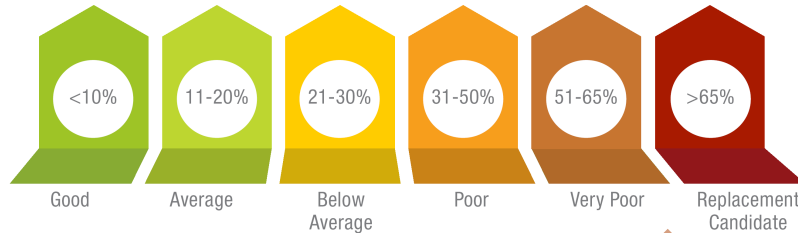


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$2,032,860. For planning purposes, the total 5-year need at the Central Office is \$1,234,221 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Central Office facility has a 5-year FCI of 60.71%.

5-Year Need vs. Replacement

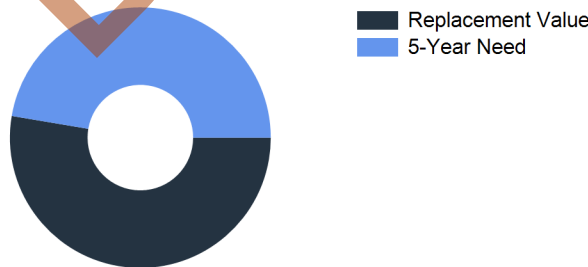


Figure 3: 5-Year FCI



## Central Office - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	50	LF	2	\$3,965	10
<b>Note:</b> Sidewalk is cracked and not level with elevation						
<b>Location:</b> Main entry from front parking lot						
Car Accessible Parking Spaces Restriping	ADA Compliance	1	Ea.	3	\$101	9
Paving Restriping	Deferred Maintenance	41	CAR	5	\$1,217	14
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$5,283</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$5,283</b>	

### Building: 01 - School Board Ofc

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	11,730	SF	2	\$370,644	13
<b>Note:</b> Roof is damaged, aged, and leaking						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$370,644</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	11
<b>Location:</b> Main Entry						
Interior Door Hardware Replacement	Capital Renewal	48	Door	3	\$63,587	12
<b>Note:</b> No ADA compliant door hardware and knobs						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$77,721</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	10,200	SF	2	\$72,016	884
Gas Furnace HVAC Component Replacement	Capital Renewal	7	Ea.	2	\$23,021	886
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$15,897	882
Heat Pump HVAC Component Replacement	Capital Renewal	5	Ea.	2	\$54,141	883
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	22
<b>Note:</b> Exhaust fans do not work						
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	885
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$166,812</b>	

#### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	10,200	SF	1	\$14,452	7
<b>Note:</b> System does not work						
<b>Location:</b> Building wide						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,452</b>	
<b>Sub Total for Building 01 - School Board Ofc</b>		<b>10</b>	<b>items</b>		<b>\$629,629</b>	
<b>Total for Campus</b>		<b>13</b>	<b>items</b>		<b>\$634,912</b>	



## Central Office - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	41	CAR	\$53,077	2
Roadway Pavement	Asphalt Driveways	6,000	SF	\$34,428	2
Pedestrian Pavement	Sidewalks - Concrete	2,640	SF	\$26,684	2
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$114,188</b>	
<b>Sub Total for Building -</b>		<b>3</b>	<b>items</b>	<b>\$114,188</b>	

### Building: 01 - School Board Ofc

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,530	SF	\$2,390	3
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	4
Exterior Operating Windows	Aluminum - Windows per SF	441	SF	\$39,243	6
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,271	6
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	7
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	1,530	SF	\$23,028	10
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,530	SF	\$2,390	10
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$11,390	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$116,259</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	6,528	SF	\$73,745	3
Interior Swinging Doors	Wooden Door	48	Door	\$16,747	3
Resilient Flooring	Vinyl Composition Tile Flooring	1,530	SF	\$11,164	4
Suspended Plaster and	Painted ceilings	1,020	SF	\$1,895	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,630	SF	\$26,509	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	9,180	SF	\$34,111	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,180	SF	\$27,660	6
Carpeting	Carpet	1,020	SF	\$11,523	8
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$203,355</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,200	SF	\$14,083	3
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$8,471	8
Decentralized Cooling	Heat Pump (1 Ton)	2	Ea.	\$13,132	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$35,687</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	2
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$9,815	2
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	2
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	19	Ea.	\$35,314	2
Lighting Fixtures	Light Fixtures (Bldg SF)	10,200	SF	\$166,909	2
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$229,225</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,905	1
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	4	Ea.	\$18,058	4
Plumbing Fixtures	Urinals	1	Ea.	\$1,208	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Equipment	Gas Piping System (BldgSF)	2,040	SF	\$63,120	10



**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg,SF)	10,200	SF	\$32,709	10
<b>Sub Total for System</b>			<b>8 items</b>	<b>\$134,218</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	10,200	SF	\$20,949	1
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$20,949</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	4
<b>Sub Total for System</b>			<b>1 items</b>	<b>\$23,562</b>	
<b>Sub Total for Building 01 - School Board Ofc</b>			<b>34 items</b>	<b>\$763,256</b>	
<b>Total for: Central Office</b>			<b>37 items</b>	<b>\$877,444</b>	

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Supporting Photos



South Elevation Main Entrance



Ponding on roof



Faded parking lot striping



Sidewalk trip hazard



Doors lacking ADA hardware throughout



Non-functional fire panel



# FACILITY CONDITION ASSESSMENT

JCTC | November 2020





## Executive Summary

JCTC, located at 12425 Hwy 57 in Vancleave, Mississippi, oldest building is 37 years old (at time of 2020 assessment). It comprises 36,100 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$1,012,558. 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 JCTC the ten-year need is \$4,106,591.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The JCTC facility has a 5-year FCI of 44.87%.

## Summary of Findings

The table below summarizes the condition findings at JCTC

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$359,148	\$0	\$0	\$359,148	\$359,148	\$0	
<b>Permanent Building(s)</b>								
01	Vocational Tech	\$653,411	\$2,216,022	\$878,011	\$2,869,433	\$3,747,444	\$7,194,730	39.88%
<b>Sub Total for Permanent Building(s):</b>		<b>\$653,411</b>	<b>\$2,216,022</b>	<b>\$878,011</b>	<b>\$2,869,433</b>	<b>\$3,747,444</b>	<b>\$7,194,730</b>	
<b>Total for Site:</b>		<b>\$1,012,558</b>	<b>\$2,216,022</b>	<b>\$878,011</b>	<b>\$3,228,580</b>	<b>\$4,106,591</b>	<b>\$7,194,730</b>	<b>44.87%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$130,266	\$228,881	\$0	\$359,148	35.47 %
Roofing	\$0	\$307,542	\$0	\$0	\$0	\$307,542	30.37 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,348	\$0	\$0	\$1,348	0.13 %
Interior	\$0	\$0	\$93,618	\$14,395	\$0	\$108,013	10.67 %
Mechanical	\$0	\$134,068	\$0	\$0	\$7,741	\$141,809	14.01 %
Electrical	\$0	\$9,849	\$0	\$11,530	\$0	\$21,379	2.11 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	1.86 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$54,193	\$0	\$54,480	5.38 %
<b>Total:</b>	\$0	\$451,459	\$244,359	\$308,999	\$7,741	\$1,012,558	

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

Site	-	\$359,148
Roofing	-	\$307,542
Mechanical	-	\$141,809



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

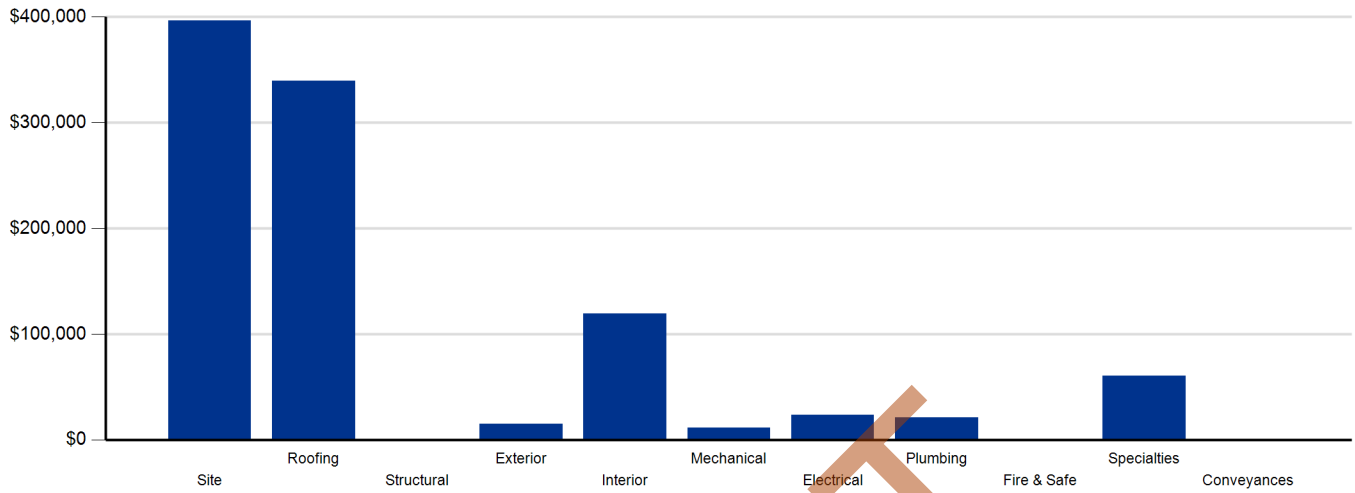


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$88,117	\$0	\$8,098	\$96,215
Interior	\$0	\$0	\$81,884	\$141,344	\$0	\$223,228
Mechanical	\$0	\$0	\$75,175	\$35,705	\$100,216	\$211,096
Electrical	\$29,322	\$24,162	\$590,728	\$265,591	\$0	\$909,803
Plumbing	\$90,011	\$31,001	\$12,306	\$7,861	\$603,085	\$744,264
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$31,416	\$0	\$31,416
<b>Total</b>	<b>\$119,333</b>	<b>\$55,163</b>	<b>\$848,210</b>	<b>\$481,917</b>	<b>\$711,399</b>	<b>\$2,216,022</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$510,075	\$0	\$0	\$510,075	\$510,075
Exterior	\$96,215	\$37,064	\$0	\$0	\$0	\$45,116	\$82,180	\$178,395
Interior	\$223,228	\$0	\$65,856	\$7,747	\$0	\$33,738	\$107,341	\$330,569
Mechanical	\$211,096	\$178,415	\$0	\$0	\$0	\$0	\$178,415	\$389,511
Electrical	\$909,803	\$0	\$0	\$0	\$0	\$0	\$0	\$909,803
Plumbing	\$744,264	\$0	\$0	\$0	\$0	\$0	\$0	\$744,264
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$31,416	\$0	\$0	\$0	\$0	\$0	\$0	\$31,416
<b>Total</b>	<b>\$2,216,022</b>	<b>\$215,479</b>	<b>\$65,856</b>	<b>\$517,822</b>	<b>\$0</b>	<b>\$78,854</b>	<b>\$878,011</b>	<b>\$3,094,033</b>

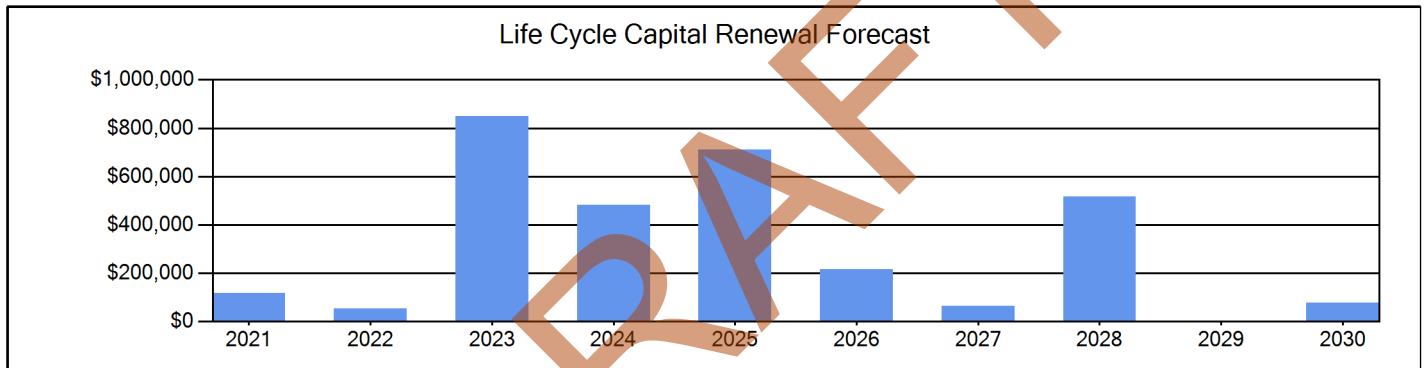
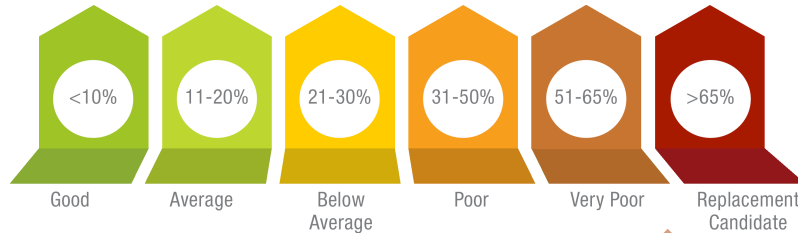


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$7,194,730. For planning purposes, the total 5-year need at the JCTC is \$3,228,580 (Life Cycle Years 1-5 plus the FCI deficiency cost). The JCTC facility has a 5-year FCI of 44.87%.

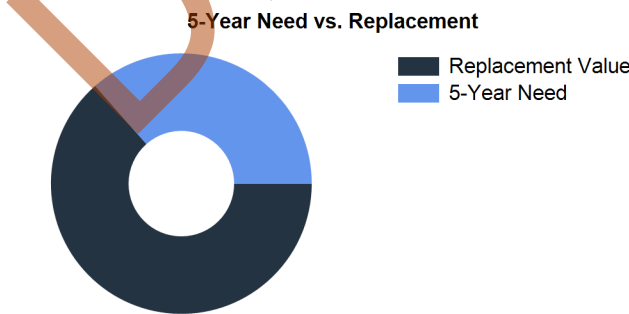


Figure 3: 5-Year FCI



## JCTC - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Driveway is damaged	Capital Renewal	22,000	SF	3	\$126,235	33
Site Requires Civil/Drainage Study <b>Note:</b> Water pools and the site does not drain properly. <b>Location:</b> Northeast corner of the property	Deferred Maintenance	1	LS	3	\$4,032	34
Asphalt Paving Replacement <b>Note:</b> Paving is damaged and old	Capital Renewal	85	CAR	4	\$110,038	32
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	1,700	LF	4	\$118,843	31
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$359,148</b>	
<b>Sub Total for School and Site Level</b>		<b>4</b>	<b>items</b>		<b>\$359,148</b>	

### Building: 01 - Vocational Tech

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement <b>Note:</b> Roof is aged, delaminated, and leaks	Capital Renewal	10,000	SF	2	\$307,542	30
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$307,542</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement <b>Note:</b> Pre-cast joints - caulk and sealant missing. <b>Location:</b> Multiple locations	Deferred Maintenance	200	LF	3	\$1,348	23
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,348</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device <b>Location:</b> Main entrance	ADA Compliance	1	Ea.	3	\$14,134	28
Interior Door Hardware Replacement <b>Note:</b> Hardware is not ADA compliant	Capital Renewal	60	Door	3	\$79,484	25
Toilet Partition Replacement <b>Location:</b> Multiple locations, no restroom numbers	Capital Renewal	8	Stall	4	\$14,395	24
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$108,013</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,758	888
Gas Furnace HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$3,289	889
Gas Unit Heater Replacement <b>Note:</b> Unit does not work <b>Location:</b> Welding shop	Capital Renewal	1	Ea.	2	\$4,626	37
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	887
Package Roof Top Unit Replacement <b>Note:</b> 3 ton	Capital Renewal	4	Ea.	2	\$56,784	890
Package Roof Top Unit Replacement <b>Note:</b> 4 ton	Capital Renewal	2	Ea.	2	\$28,392	891
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$28,392	892
Remove Abandoned Equipment <b>Note:</b> Make-up air units are abandoned	Deferred Maintenance	7	Ea.	5	\$7,741	38
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$141,809</b>	



**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$9,849	35
<b>Note:</b> Obsolete, aged, and beyond useful remaining life						
<b>Location:</b> Welding and janitor's room						
Canopy Lighting Repair	Deferred Maintenance	6	Ea.	4	\$11,530	36
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$21,379</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant	ADA Compliance	200	SF	3	\$18,839	29
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$18,839</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	27
<b>Note:</b> Height of the counter is not ADA compliant						
Metal Student Lockers Replacement	Capital Renewal	114	Ea.	4	\$54,193	26
<b>Location:</b> Restrooms and Auto Shop						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$54,480</b>	
<b>Sub Total for Building 01 - Vocational Tech</b>		<b>18</b>	<b>items</b>		<b>\$653,411</b>	
<b>Total for Campus</b>		<b>22</b>	<b>items</b>		<b>\$1,012,558</b>	

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## JCTC - Life Cycle Summary Yrs 1-10

### Building: 01 - Vocational Tech

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Single Ply	17,000	SF	\$510,075	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$510,075</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	28,880	SF	\$45,116	3
Exterior Entrance Doors	Steel - Insulated and Painted	13	Door	\$43,001	3
Exterior Operating Windows	Aluminum - Windows per SF	28	SF	\$2,492	5
Exterior Operating Windows	Aluminum - Windows per SF	63	SF	\$5,606	5
Exterior Utility Doors	Overhead Door	5	Door	\$37,064	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	28,880	SF	\$45,116	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$178,395</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,220	SF	\$28,868	3
Carpeting	Carpet	4,693	SF	\$53,016	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	18,050	SF	\$67,070	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	18,050	SF	\$54,387	4
Interior Swinging Doors	Wooden Door	57	Door	\$19,887	4
Resilient Flooring	Vinyl Composition Tile Flooring	9,025	SF	\$65,856	7
Interior Swinging Doors	Metal Door (Steel)	3	Door	\$7,747	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,220	SF	\$28,868	10
Resilient Flooring	Rubber Tile Flooring	361	SF	\$4,870	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$330,568</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	36,100	SF	\$49,844	3
Exhaust Air	Wall Exhaust Fan	6	Ea.	\$25,331	3
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	6	Ea.	\$27,757	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	4
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$6,995	5
Exhaust Air	Roof Exhaust Fan - Large	13	Ea.	\$93,221	5
HVAC Air Distribution	Ductwork (Bldg.SF)	25,270	SF	\$178,415	6
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$389,511</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	1
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	36,100	SF	\$22,802	1
<b>Note:</b> Original to building					
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	\$24,162	2
Lighting Fixtures	Light Fixtures (Bldg SF)	36,100	SF	\$590,728	3
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$58,426	4
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$34,253	4
Electrical Service	Transformer (45 KVA)	2	Ea.	\$10,563	4
Electrical Service	Transformer (30 KVA)	1	Ea.	\$4,925	4
Electrical Service	Transformer (15 KVA)	2	Ea.	\$9,561	4
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$15,885	4
Power Distribution	Distribution Panels (400 Amps)	3	Ea.	\$45,254	4
Power Distribution	Distribution Panels (200 Amps)	3	Ea.	\$44,736	4
Power Distribution	Distribution Panels (100 Amps)	1	Ea.	\$14,912	4
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$14,722	4
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	4
Power Distribution	Panelboard - 120/208 100A	3	Ea.	\$7,447	4
<b>Sub Total for System</b>		<b>16</b>	<b>items</b>	<b>\$909,804</b>	



**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$29,085	1
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	1
Plumbing Fixtures	Toilets	12	Ea.	\$54,174	1
Plumbing Fixtures	Urinals	5	Ea.	\$6,042	1
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,253	2
Plumbing Fixtures	Classroom Lavatory	13	Ea.	\$29,748	2
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1	Ea.	\$12,306	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	4
Domestic Water Equipment	Gas Piping System (BldgSF)	15,750	SF	\$487,322	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	36,100	SF	\$115,763	5
		<b>Sub Total for System</b>		<b>10 items</b>	<b>\$744,265</b>

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$31,416	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$31,416</b>
		<b>Sub Total for Building 01 - Vocational Tech</b>		<b>50 items</b>	<b>\$3,094,033</b>
		<b>Total for: JCTC</b>		<b>50 items</b>	<b>\$3,094,033</b>

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Supporting Photos



Failing modified bitumen roofing



Restroom partition HVAC shop area



Northeast site drainage problem



South elevation



Door hardware not ADA compliant



Site driveway



# FACILITY CONDITION ASSESSMENT

Fab Lab | November 2020





## Executive Summary

Fab Lab, located at 12004 Hwy 57 in Vanclave, Mississippi, oldest building is 3 years old (at time of 2020 assessment). It comprises 3,200 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$15,647. 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 Fab Lab the ten-year need is \$180,462.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Fab Lab facility has a 5-year FCI of 4.46%.

## Summary of Findings

The table below summarizes the condition findings at Fab Lab

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$1,513	\$0	\$49,193	\$1,513	\$50,706	\$0	
<b>Permanent Building(s)</b>								
01	Fab Lab	\$14,134	\$12,795	\$102,827	\$26,929	\$129,756	\$637,760	4.22%
<b>Sub Total for Permanent Building(s):</b>		<b>\$14,134</b>	<b>\$12,795</b>	<b>\$102,827</b>	<b>\$26,929</b>	<b>\$129,756</b>	<b>\$637,760</b>	
<b>Total for Site:</b>		<b>\$15,647</b>	<b>\$12,795</b>	<b>\$152,020</b>	<b>\$28,442</b>	<b>\$180,462</b>	<b>\$637,760</b>	<b>4.46%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$1,513	\$0	\$0	\$1,513	9.67 %
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	\$14,134	\$0	\$0	\$14,134	90.33 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
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 %
<b>Total:</b>	\$0	\$0	\$15,647	\$0	\$0	\$15,647	

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

Interior	-	\$14,134
Site	-	\$1,513
Fire and Life Safety	-	\$0



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

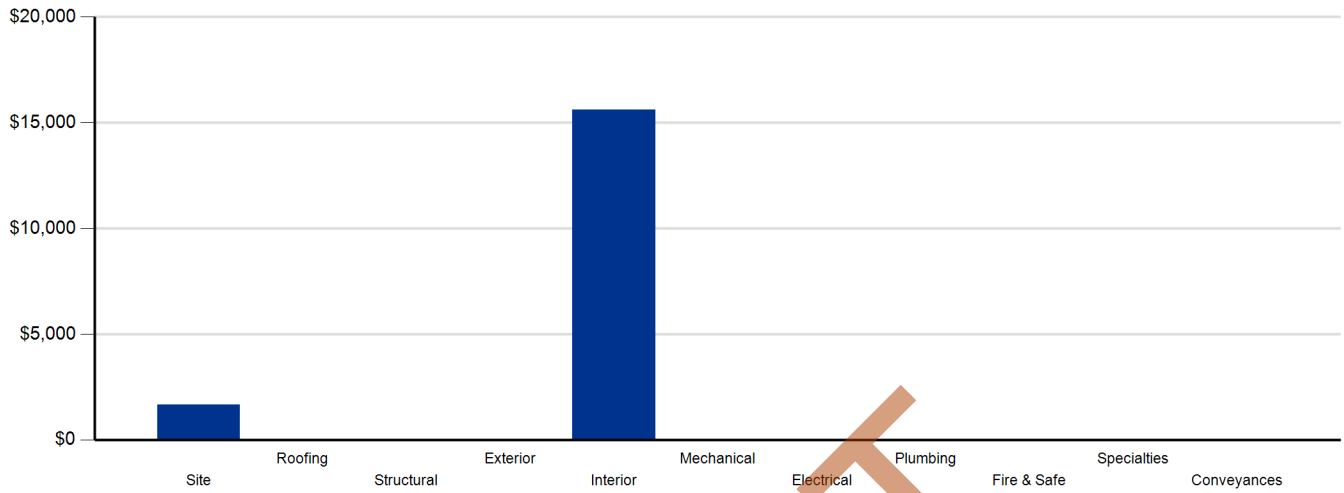


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$0	\$0	\$12,795	\$12,795
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
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,795</b>	<b>\$12,795</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$0	\$0	\$49,193	\$49,193	\$49,193
Roofing	\$0	\$0	\$0	\$96,014	\$0	\$0	\$96,014	\$96,014
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$12,795	\$0	\$0	\$0	\$0	\$0	\$0	\$12,795
Mechanical	\$0	\$0	\$0	\$4,418	\$0	\$0	\$4,418	\$4,418
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$2,395	\$0	\$0	\$2,395	\$2,395
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
<b>Total</b>	<b>\$12,795</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,827</b>	<b>\$0</b>	<b>\$49,193</b>	<b>\$152,020</b>	<b>\$164,815</b>

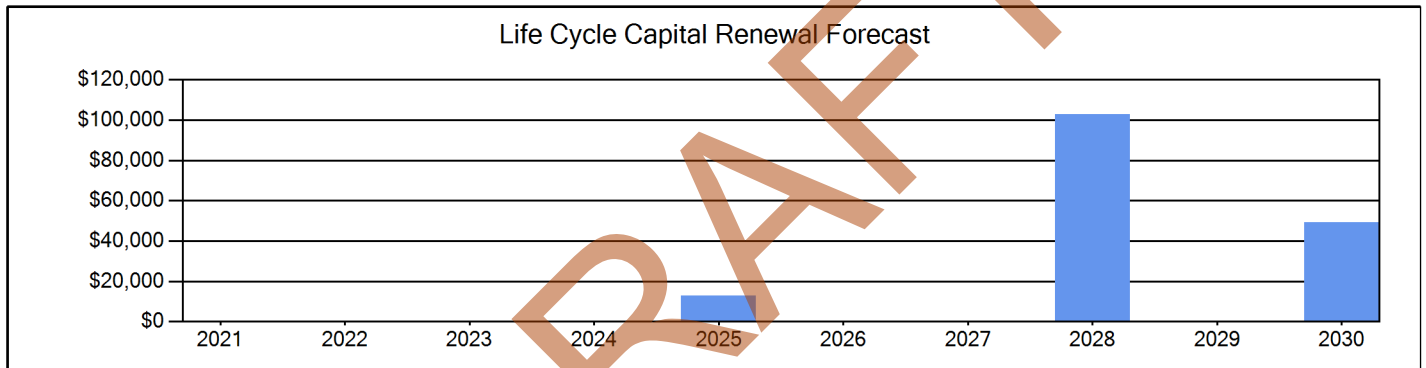
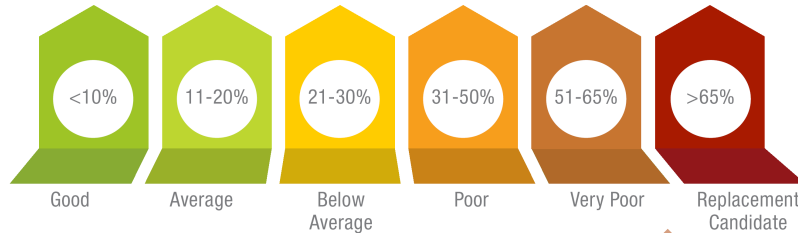


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$637,760. For planning purposes, the total 5-year need at the Fab Lab is \$28,442 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Fab Lab facility has a 5-year FCI of 4.46%.

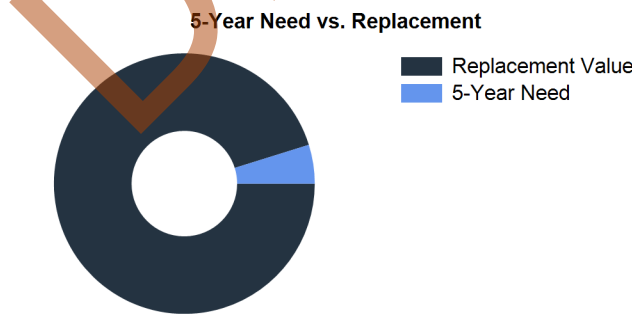


Figure 3: 5-Year FCI



## Fab Lab - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Main entry	ADA Compliance	1	Ea.	3	\$120	757
The Van Accessible Parking Spaces Do Not Meet ADA Requirements <b>Note:</b> Install van accessible parking signage and spaces	ADA Compliance	2	Ea.	3	\$1,393	756
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,513</b>	
<b>Sub Total for School and Site Level</b>		<b>2</b>	<b>items</b>		<b>\$1,513</b>	

### Building: 01 - Fab Lab

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device <b>Location:</b> Main Entry	ADA Compliance	1	Ea.	3	\$14,134	758
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$14,134</b>	
<b>Sub Total for Building 01 - Fab Lab</b>		<b>1</b>	<b>items</b>		<b>\$14,134</b>	
<b>Total for Campus</b>		<b>3</b>	<b>items</b>		<b>\$15,647</b>	

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## Supporting Photos



Fab Lab utility closet with water heater



Fab Lab restroom fixtures and finishes



Fab Lab interior



Fab Lab exterior



# FACILITY CONDITION ASSESSMENT

Child Nutrition Office | November 2020





## Executive Summary

Child Nutrition Office, located at 13724 Hwy 57 in Vancleave, Mississippi, oldest building is 22 years old (at time of 2020 assessment). It comprises 4,000 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$67,339. 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 Child Nutrition Office the ten-year need is \$566,355.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Child Nutrition Office facility has a 5-year FCI of 29.90%.

## Summary of Findings

The table below summarizes the condition findings at Child Nutrition Office

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$2,763	\$0	\$61,191	\$2,763	\$63,954	\$0	
<b>Permanent Building(s)</b>								
01	Child Nutrition Administrative Bldg	\$64,575	\$171,011	\$266,814	\$235,586	\$502,400	\$797,200	29.55%
<b>Sub Total for Permanent Building(s):</b>		<b>\$64,575</b>	<b>\$171,011</b>	<b>\$266,814</b>	<b>\$235,586</b>	<b>\$502,400</b>	<b>\$797,200</b>	
<b>Total for Site:</b>		<b>\$67,339</b>	<b>\$171,011</b>	<b>\$328,005</b>	<b>\$238,350</b>	<b>\$566,355</b>	<b>\$797,200</b>	<b>29.90%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$2,407	\$0	\$356	\$2,763	4.10 %
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	\$22,520	\$0	\$0	\$22,520	33.44 %
Mechanical	\$0	\$22,928	\$0	\$0	\$0	\$22,928	34.05 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	27.98 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$0	\$0	\$288	0.43 %
<b>Total:</b>	\$0	\$22,928	\$44,054	\$0	\$356	\$67,339	

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

Mechanical	-	\$22,928
Interior	-	\$22,520
Plumbing	-	\$18,839



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

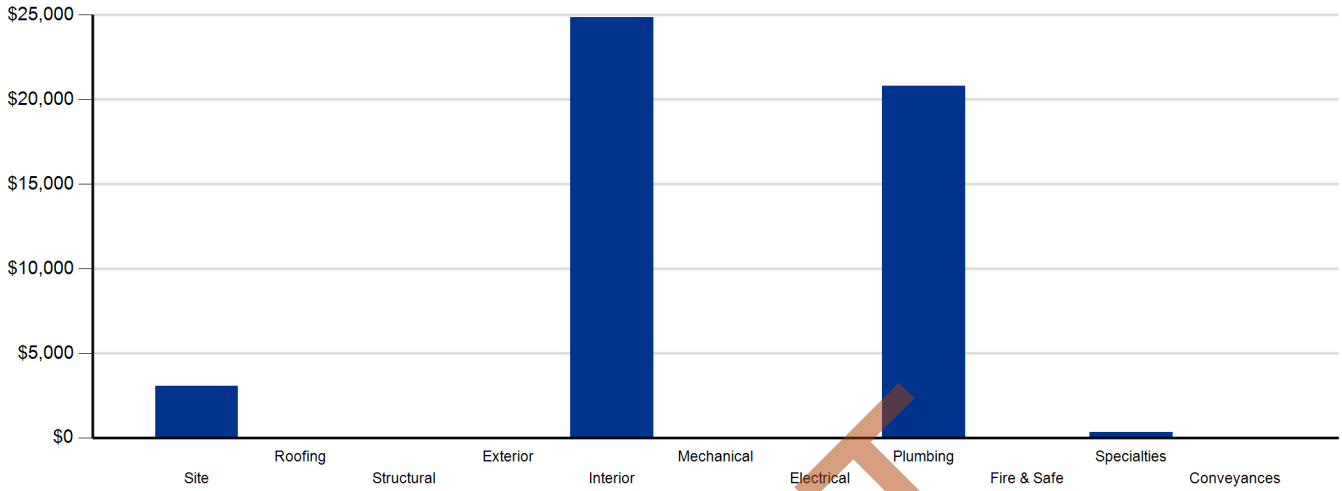


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

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The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$13,348	\$0	\$13,348
Interior	\$0	\$0	\$42,928	\$15,993	\$0	\$58,921
Mechanical	\$0	\$0	\$5,523	\$0	\$8,817	\$14,340
Electrical	\$65,455	\$0	\$0	\$0	\$0	\$65,455
Plumbing	\$2,395	\$0	\$0	\$16,552	\$0	\$18,947
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$67,850</b>	<b>\$0</b>	<b>\$48,451</b>	<b>\$45,893</b>	<b>\$8,817</b>	<b>\$171,011</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$55,127	\$0	\$6,064	\$0	\$0	\$61,191	\$61,191
Roofing	\$0	\$0	\$0	\$170,840	\$0	\$0	\$170,840	\$170,840
Exterior	\$13,348	\$0	\$0	\$0	\$0	\$26,449	\$26,449	\$39,797
Interior	\$58,921	\$32,846	\$0	\$0	\$584	\$0	\$33,430	\$92,351
Mechanical	\$14,340	\$28,241	\$0	\$0	\$0	\$0	\$28,241	\$42,581
Electrical	\$65,455	\$0	\$0	\$0	\$0	\$0	\$0	\$65,455
Plumbing	\$18,947	\$0	\$0	\$0	\$0	\$0	\$0	\$18,947
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	\$7,854	\$0	\$0	\$7,854	\$7,854
<b>Total</b>	<b>\$171,011</b>	<b>\$116,214</b>	<b>\$0</b>	<b>\$184,758</b>	<b>\$584</b>	<b>\$26,449</b>	<b>\$328,005</b>	<b>\$499,016</b>

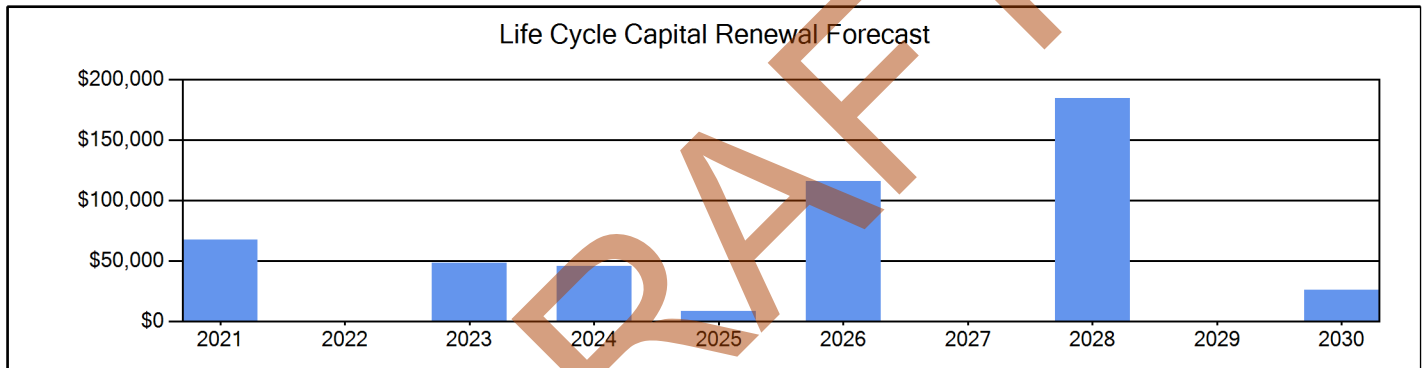
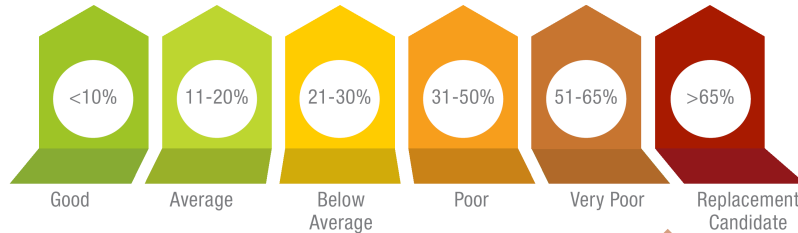


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

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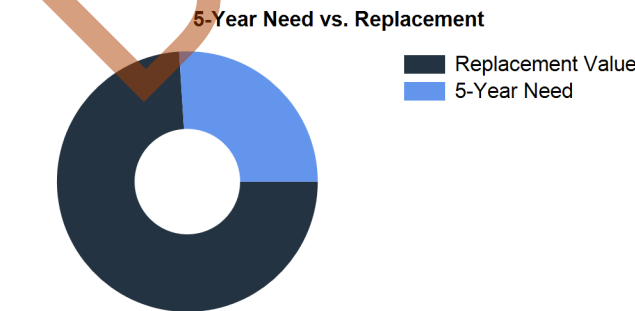


Figure 3: 5-Year FCI



## Child Nutrition Office - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$697	16
Car Accessible Parking Spaces Restriping	ADA Compliance	10	Ea.	3	\$1,014	15
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$697	17
Paving Restriping	Deferred Maintenance	12	CAR	5	\$356	426
<b>Location:</b> striping needed throughout						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$2,763</b>	
<b>Sub Total for School and Site Level</b>		<b>4</b>	<b>items</b>		<b>\$2,763</b>	

### Building: 01 - Child Nutrition Administrative Bldg

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	17	Door	3	\$22,520	20
<b>Note:</b> Door hardware is not ADA compliant						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$22,520</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	3	Ea.	2	\$5,274	894
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,758	895
<b>Note:</b> 3.5 ton						
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$15,897	893
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$22,928</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant	ADA Compliance	200	SF	3	\$18,839	19
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$18,839</b>	

#### Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full)	ADA Compliance	5	LF	3	\$288	18
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$288</b>	
<b>Sub Total for Building 01 - Child Nutrition Administrative Bldg</b>		<b>6</b>	<b>items</b>		<b>\$64,575</b>	
<b>Total for Campus</b>		<b>10</b>	<b>items</b>		<b>\$67,339</b>	



## Child Nutrition Office - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	12	CAR	\$15,535	6
Roadway Pavement	Asphalt Driveways	6,900	SF	\$39,592	6
Pedestrian Pavement	Sidewalks - Concrete	600	SF	\$6,064	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$61,191</b>	
<b>Sub Total for Building -</b>		<b>3</b>	<b>items</b>	<b>\$61,191</b>	

### Building: 01 - Child Nutrition Administrative Bldg

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	4,800	SF	\$170,840	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$170,840</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	150	SF	\$13,348	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	4,000	SF	\$12,750	10
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$6,616	10
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$39,796</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	3,800	SF	\$42,928	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,000	SF	\$15,993	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	4,000	SF	\$14,863	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,000	SF	\$12,052	6
Interior Swinging Doors	Wooden Door	17	Door	\$5,931	6
Resilient Flooring	Vinyl Composition Tile Flooring	80	SF	\$584	9
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$92,352</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,000	SF	\$5,523	3
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$7,948	5
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$869	5
HVAC Air Distribution	Ductwork (Bldg.SF)	4,000	SF	\$28,241	6
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$42,581</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	4,000	SF	\$65,455	1
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$65,455</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,395	1
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$4,848	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	4
Plumbing Fixtures	Toilets	2	Ea.	\$9,029	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$18,947</b>	

#### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 01 - Child Nutrition Administrative Bldg</b>		<b>22</b>	<b>items</b>	<b>\$437,825</b>	
<b>Total for: Child Nutrition Office</b>		<b>25</b>	<b>items</b>	<b>\$499,016</b>	



Supporting Photos



West Elevation Main Entrance



No ADA parking identified, no parking lot striping



No ADA compliant door hardware



Lobby counter height not ADA compliant

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# FACILITY CONDITION ASSESSMENT

Business Office | November 2020





## Executive Summary

Business Office, located at 4701 Col. Vickrey in Vancleave, Mississippi, oldest building is 25 years old (at time of 2020 assessment). It comprises 1,600 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$27,597. 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 Business Office the ten-year need is \$167,462.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Business Office facility has a 5-year FCI of 42.45%.

## Summary of Findings

The table below summarizes the condition findings at Business Office

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$1,124	\$14,240	\$0	\$15,364	\$15,364	\$0	
<b>Permanent Building(s)</b>								
01	Business Ofc	\$26,473	\$93,542	\$32,083	\$120,015	\$152,098	\$318,880	37.64%
<b>Sub Total for Permanent Building(s):</b>		<b>\$26,473</b>	<b>\$93,542</b>	<b>\$32,083</b>	<b>\$120,015</b>	<b>\$152,098</b>	<b>\$318,880</b>	
<b>Total for Site:</b>		<b>\$27,597</b>	<b>\$107,782</b>	<b>\$32,083</b>	<b>\$135,379</b>	<b>\$167,462</b>	<b>\$318,880</b>	<b>42.45%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$798	\$0	\$326	\$1,124	4.07 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$250	\$0	\$250	0.91 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$5,760	\$0	\$1,624	\$7,384	26.76 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	68.26 %
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 %
<b>Total:</b>	\$0	\$0	\$25,397	\$250	\$1,951	\$27,597	

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

Plumbing	-	\$18,839
Mechanical	-	\$7,384
Site	-	\$1,124



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

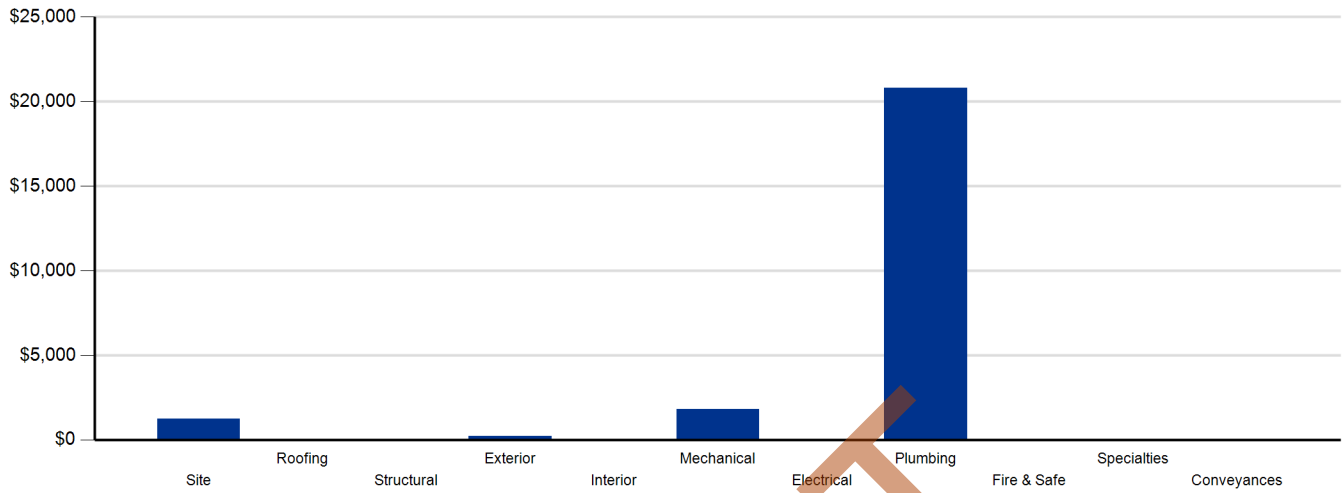


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$14,240	\$0	\$0	\$0	\$14,240
Roofing	\$0	\$0	\$0	\$31,461	\$0	\$31,461
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$13,556	\$7,903	\$5,892	\$27,351
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$1,609	\$26,182	\$27,791
Plumbing	\$0	\$0	\$0	\$6,939	\$0	\$6,939
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$14,240</b>	<b>\$13,556</b>	<b>\$47,912</b>	<b>\$32,074</b>	<b>\$107,782</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$14,240	\$0	\$0	\$0	\$0	\$0	\$0	\$14,240
Roofing	\$31,461	\$0	\$0	\$0	\$0	\$0	\$0	\$31,461
Exterior	\$0	\$7,083	\$3,558	\$0	\$0	\$2,408	\$13,049	\$13,049
Interior	\$27,351	\$0	\$1,744	\$0	\$0	\$0	\$1,744	\$29,095
Mechanical	\$0	\$11,297	\$0	\$0	\$0	\$2,209	\$13,506	\$13,506
Electrical	\$27,791	\$0	\$0	\$3,784	\$0	\$0	\$3,784	\$31,575
Plumbing	\$6,939	\$0	\$0	\$0	\$0	\$0	\$0	\$6,939
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
<b>Total</b>	<b>\$107,782</b>	<b>\$18,380</b>	<b>\$5,302</b>	<b>\$3,784</b>	<b>\$0</b>	<b>\$4,617</b>	<b>\$32,083</b>	<b>\$139,865</b>

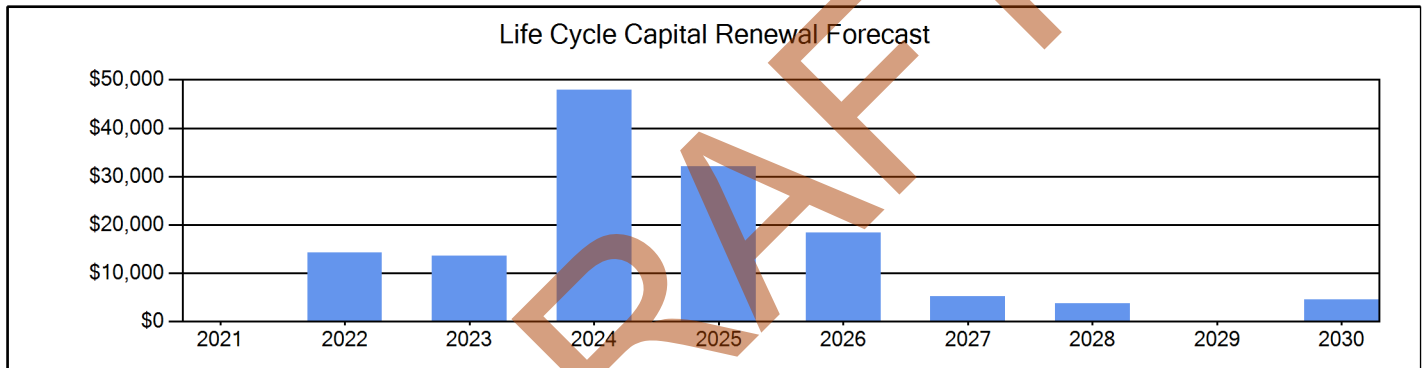
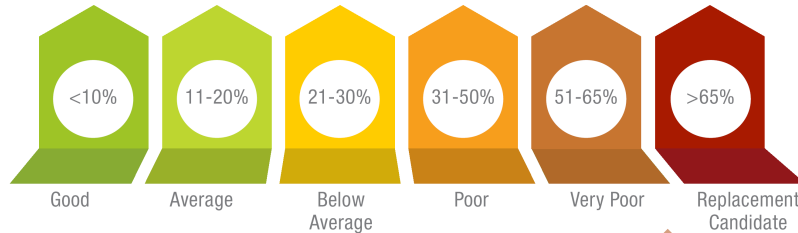


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$318,880. For planning purposes, the total 5-year need at the Business Office is \$135,379 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Business Office facility has a 5-year FCI of 42.45%.

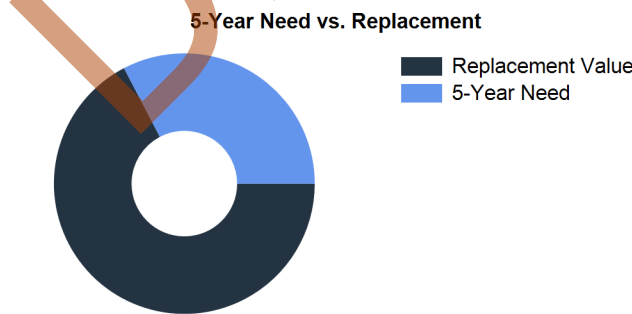


Figure 3: 5-Year FCI



## Business Office - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Car Accessible Parking Spaces Restriping	ADA Compliance	1	Ea.	3	\$101	4
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$697	5
<b>Note:</b> Sign not legible <b>Location:</b> Main entry						
Paving Restriping	Deferred Maintenance	11	CAR	5	\$326	3
<b>Location:</b> Parking spaces site wide						
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$1,124</b>	
<b>Sub Total for School and Site Level</b>		<b>3 items</b>			<b>\$1,124</b>	

### Building: 01 - Business Ofc

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF)	Capital Renewal	160	SF	4	\$250	867
<b>Note:</b> Exterior paint id beyond its useful life, worn and faded.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$250</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC Study Recommended	Functional Deficiency	1	LS	3	\$5,760	1
<b>Note:</b> Owner mentioned when new split system was installed contractor used original line-sets. Line-sites could potentially be incorrect sizes. Verify correct line-set installed. Repair/replace as necessary (20 LF)						
<b>Location:</b> Building wide						
Duct Cleaning	Deferred Maintenance	1,600	SF	5	\$1,624	2
<b>Note:</b> Suspect materials, clean ducts <b>Location:</b> Building wide						
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$7,384</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant	ADA Compliance	200	SF	3	\$18,839	6
<b>Note:</b> Restroom is not ADA compliant						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$18,839</b>	
<b>Sub Total for Building 01 - Business Ofc</b>		<b>4 items</b>			<b>\$26,473</b>	
<b>Total for Campus</b>		<b>7 items</b>			<b>\$27,597</b>	



**Business Office - Life Cycle Summary Yrs 1-10**

**Site Level Life Cycle Items**

**Site**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	11	CAR	\$14,240	2
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$14,240</b>
		<b>Sub Total for Building -</b>		<b>1 items</b>	<b>\$14,240</b>

**Building: 01 - Business Ofc**

**Roofing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	1,920	SF	\$31,461	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$31,461</b>

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	6
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	160	SF	\$250	7
		<b>Note: Wood siding</b>			
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	7
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	160	SF	\$2,408	10
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$13,049</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,200	SF	\$13,556	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	320	SF	\$1,279	4
Interior Door Supplementary Components	Door Hardware	5	Door	\$6,624	4
Suspended Plaster and	Painted ceilings	1,600	SF	\$2,973	5
		<b>Note: Gyp board painted ceiling</b>			
Resilient Flooring	Vinyl Composition Tile Flooring	400	SF	\$2,919	5
Interior Swinging Doors	Wooden Door	5	Door	\$1,744	7
		<b>Sub Total for System</b>		<b>6 items</b>	<b>\$29,096</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	1,600	SF	\$11,297	6
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,600	SF	\$2,209	10
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$13,506</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,609	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1,600	SF	\$26,182	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,482	8
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$31,575</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$6,938</b>
		<b>Sub Total for Building 01 - Business Ofc</b>		<b>19 items</b>	<b>\$125,625</b>
		<b>Total for: Business Office</b>		<b>20 items</b>	<b>\$139,866</b>



Supporting Photos



Main Entrance North Elevation



ADA signage and parking space Restripe



Ductwork to the air handler



Boys locker room, replace Restroom partitions



# FACILITY CONDITION ASSESSMENT

GED Building | November 2020





### Executive Summary

GED Building, located at 12513 Hwy 57 in Vancleave, Mississippi, oldest building is 28 years old (at time of 2020 assessment). It comprises 1,900 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$83,595. 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 GED Building the ten-year need is \$289,955.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The GED Building facility has a 5-year FCI of 29.07%.

### Summary of Findings

The table below summarizes the condition findings at GED Building

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$42,984	\$0	\$0	\$42,984	\$42,984	\$0	
<b>Permanent Building(s)</b>								
01	GED Building	\$40,610	\$106,264	\$100,096	\$146,874	\$246,970	\$653,220	22.48%
<b>Sub Total for Permanent Building(s):</b>		<b>\$40,610</b>	<b>\$106,264</b>	<b>\$100,096</b>	<b>\$146,874</b>	<b>\$246,970</b>	<b>\$653,220</b>	
<b>Total for Site:</b>		<b>\$83,595</b>	<b>\$106,264</b>	<b>\$100,096</b>	<b>\$189,859</b>	<b>\$289,955</b>	<b>\$653,220</b>	<b>29.07%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

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

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$30,038	\$12,946	\$0	\$42,984	51.42 %
Roofing	\$0	\$3,559	\$0	\$0	\$0	\$3,559	4.26 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$17,106	\$0	\$0	\$17,106	20.46 %
Mechanical	\$0	\$0	\$0	\$0	\$1,106	\$1,106	1.32 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$18,839	\$0	\$0	\$18,839	22.54 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$0	\$3,559	\$65,984	\$12,946	\$1,106	\$83,595	

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

Site	-	\$42,984
Plumbing	-	\$18,839
Interior	-	\$17,106



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

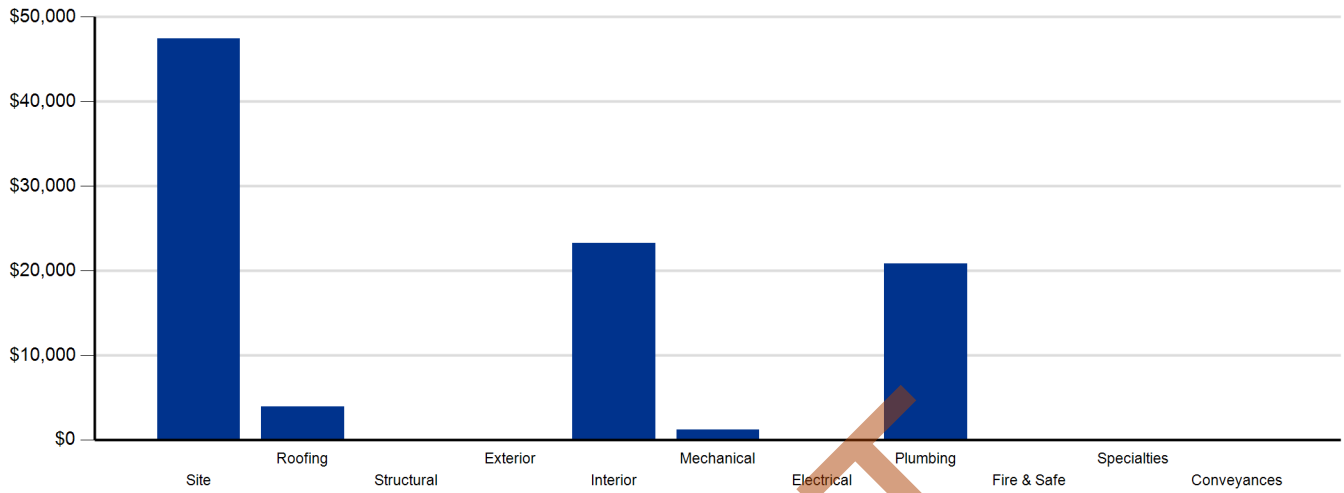


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$2,968	\$18,030	\$20,998
Interior	\$0	\$5,316	\$9,619	\$7,597	\$0	\$22,532
Mechanical	\$0	\$0	\$0	\$0	\$2,623	\$2,623
Electrical	\$0	\$47,305	\$0	\$0	\$0	\$47,305
Plumbing	\$0	\$0	\$0	\$8,904	\$0	\$8,904
Fire and Life Safety	\$0	\$0	\$0	\$3,902	\$0	\$3,902
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$52,621</b>	<b>\$9,619</b>	<b>\$23,371</b>	<b>\$20,653</b>	<b>\$106,264</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$59,244	\$0	\$0	\$59,244	\$59,244
Exterior	\$20,998	\$10,391	\$0	\$0	\$0	\$0	\$10,391	\$31,389
Interior	\$22,532	\$0	\$0	\$0	\$0	\$0	\$0	\$22,532
Mechanical	\$2,623	\$0	\$0	\$24,368	\$0	\$0	\$24,368	\$26,991
Electrical	\$47,305	\$0	\$0	\$0	\$0	\$0	\$0	\$47,305
Plumbing	\$8,904	\$0	\$0	\$0	\$0	\$6,093	\$6,093	\$14,997
Fire and Life Safety	\$3,902	\$0	\$0	\$0	\$0	\$0	\$0	\$3,902
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$106,264</b>	<b>\$10,391</b>	<b>\$0</b>	<b>\$83,612</b>	<b>\$0</b>	<b>\$6,093</b>	<b>\$100,096</b>	<b>\$206,360</b>

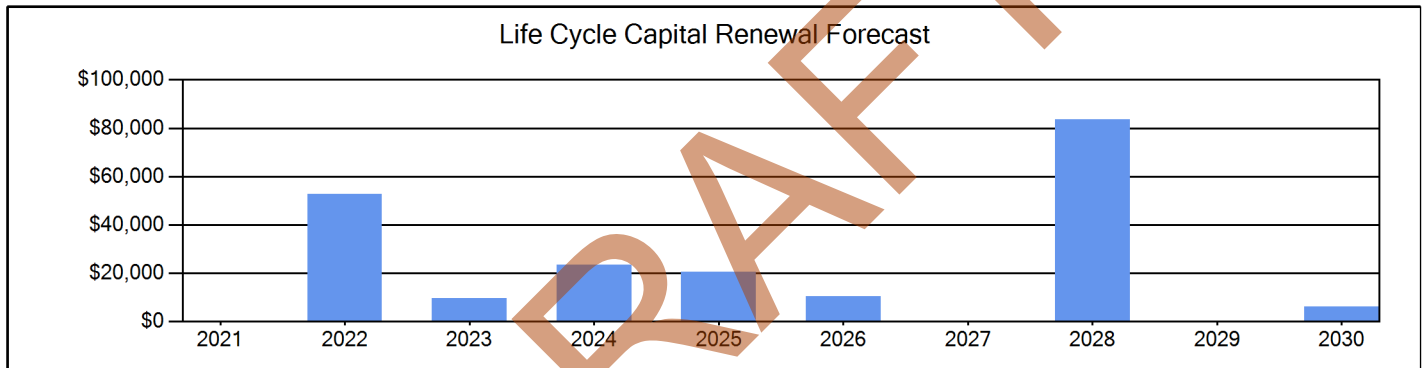
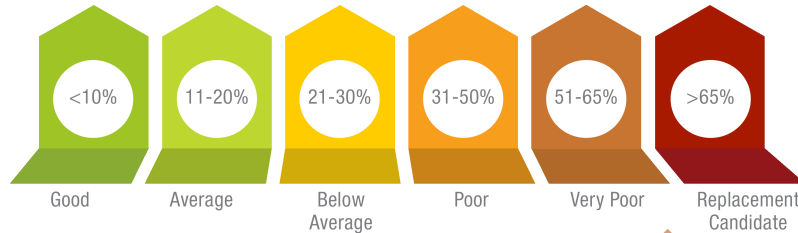


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$653,220. For planning purposes, the total 5-year need at the GED Building is \$189,859 (Life Cycle Years 1-5 plus the FCI deficiency cost). The GED Building facility has a 5-year FCI of 29.07%.

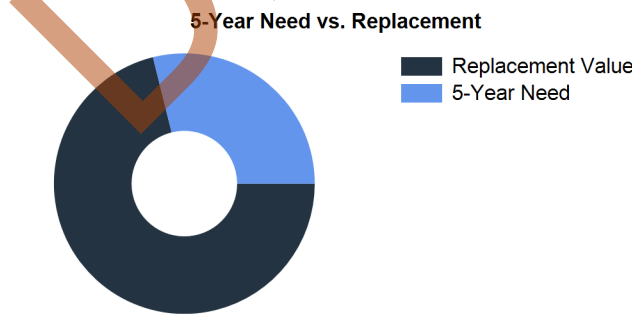


Figure 3: 5-Year FCI



## GED Building - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	4,000	SF	3	\$22,952	716
Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	10	Ea.	3	\$6,967	708
<b>Note:</b> Construct a paved parking lot, ADA compliant. Stripe for 10 cars, add complaint space						
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	1	Ea.	3	\$120	709
<b>Location:</b> Main Entry						
Asphalt Paving Replacement	Capital Renewal	10	CAR	4	\$12,946	715
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$42,984</b>	
<b>Sub Total for School and Site Level</b>		<b>4</b>	<b>items</b>		<b>\$42,984</b>	

### Building: 01 - GED Building

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Roof Architectural Roof Covering Replacement	Capital Renewal	100	SF	2	\$3,559	706
<b>Note:</b> Damaged						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,559</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	712
<b>Location:</b> Main Entry						
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	3	Door	3	\$2,972	711
<b>Location:</b> Interior Doors						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$17,106</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,106	705
<b>Note:</b> Fan coil/heat pump (4.0 Ton)						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,106</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Is Not ADA Compliant	ADA Compliance	200	SF	3	\$18,839	713
<b>Note:</b> Construct ADA Restroom						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$18,839</b>	
<b>Sub Total for Building 01 - GED Building</b>		<b>5</b>	<b>items</b>		<b>\$40,610</b>	
<b>Total for Campus</b>		<b>9</b>	<b>items</b>		<b>\$83,595</b>	



## GED Building - Life Cycle Summary Yrs 1-10

### Building: 01 - GED Building

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	400	SF	\$14,237	8
Low-Slope Roofing	Single Ply	1,500	SF	\$45,007	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$59,243</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,900	SF	\$2,968	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	380	SF	\$1,211	5
<b>Note:</b> Shed					
Exterior Operating Windows	Aluminum - Windows per SF	189	SF	\$16,819	5
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,308	6
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,083	6
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$31,389</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	855	SF	\$5,316	2
Carpeting	Carpet	722	SF	\$8,156	3
Resilient Flooring	Vinyl Composition Tile Flooring	57	SF	\$416	3
Interior Swinging Doors	Wooden Door	3	Door	\$1,047	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,900	SF	\$7,597	4
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$22,532</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,900	SF	\$2,623	5
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$8,471	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$15,897	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$26,991</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (100 Amps)	1	Ea.	\$14,912	2
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,302	2
Lighting Fixtures	Light Fixtures (Bldg SF)	1,900	SF	\$31,091	2
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$47,304</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$1,965	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,900	SF	\$6,093	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$14,996</b>	

#### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1,900	SF	\$3,902	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$3,902</b>	
<b>Sub Total for Building 01 - GED Building</b>		<b>23</b>	<b>items</b>	<b>\$206,358</b>	
<b>Total for: GED Building</b>		<b>23</b>	<b>items</b>	<b>\$206,358</b>	



Supporting Photos



East elevation



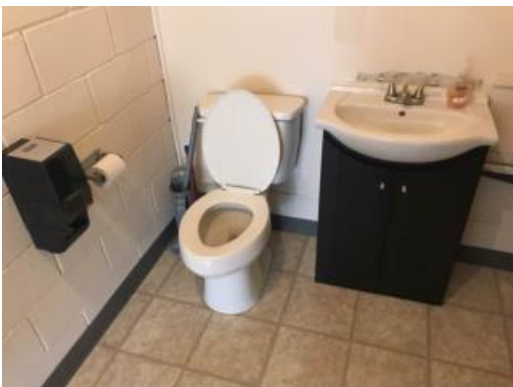
Gravel parking



Roof damage



Gravel drive



Restroom fixtures and finishes



Abandoned equipment

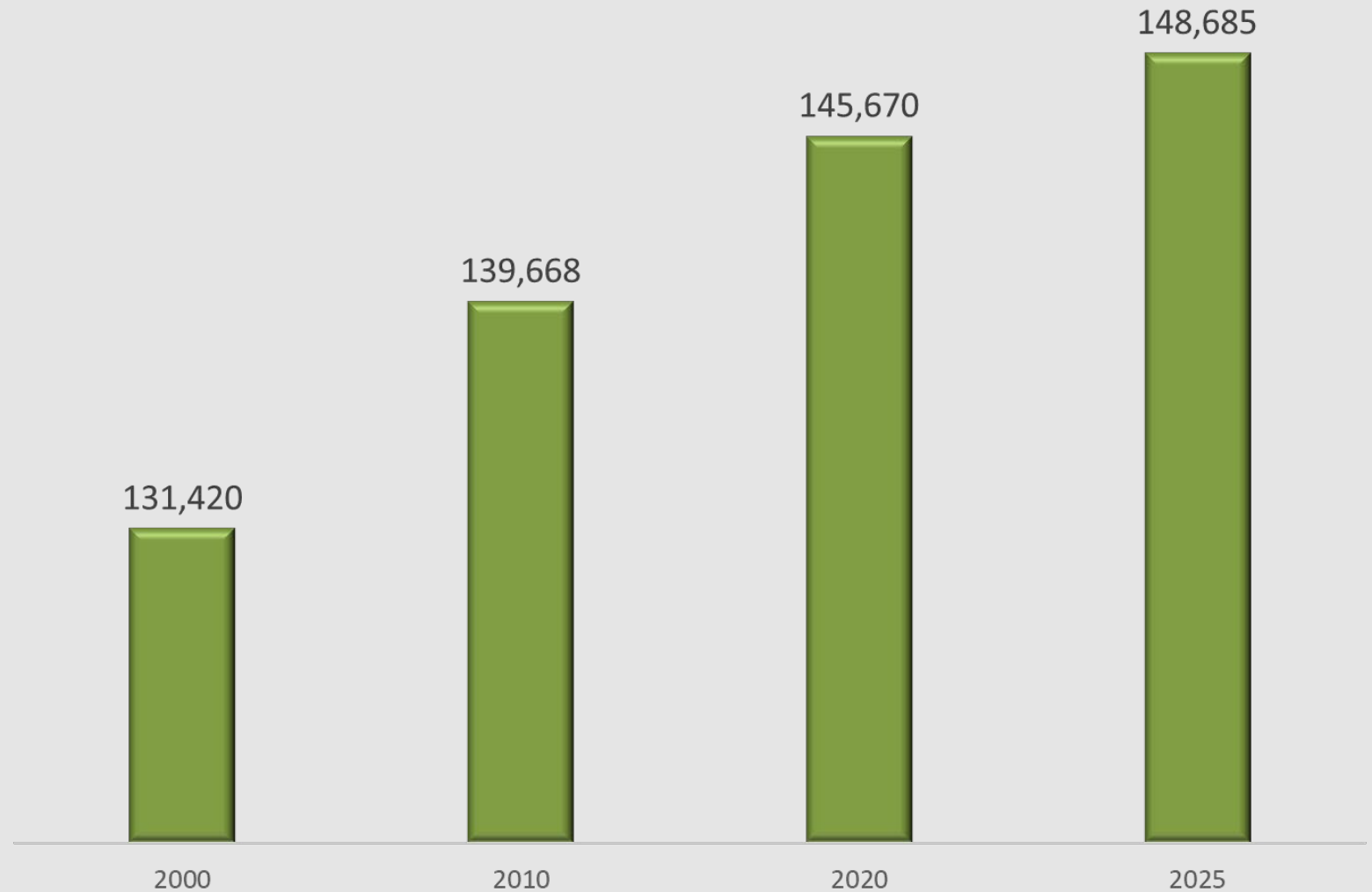
# Jackson County School District

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# Overview of Jackson County

## Jackson County Population Estimates

Source: U.S. Census Bureau, Population Estimates



The current year population of Jackson County is 145,670; the estimated rate of population change is estimated to be approximately 0.41% annually.

0.41% growth equates to approximately 560 people annually over the near term

# Jackson County 2020

## KEY FACTS

145,670

Population



2.6

Average Household Size

39.0

Median Age

\$51,517

Median Household Income

## EDUCATION

9%

No High School Diploma



30%

High School Graduate



37%

Some College



23%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,887

Total Businesses



38,903

Total Employees

EMPLOYMENT



57%

White Collar



27%

Blue Collar



16%

Services



Unemployment Rate

INCOME



\$51,517

Median Household Income



\$24,747

Per Capita Income



\$58,904

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (2.8%)

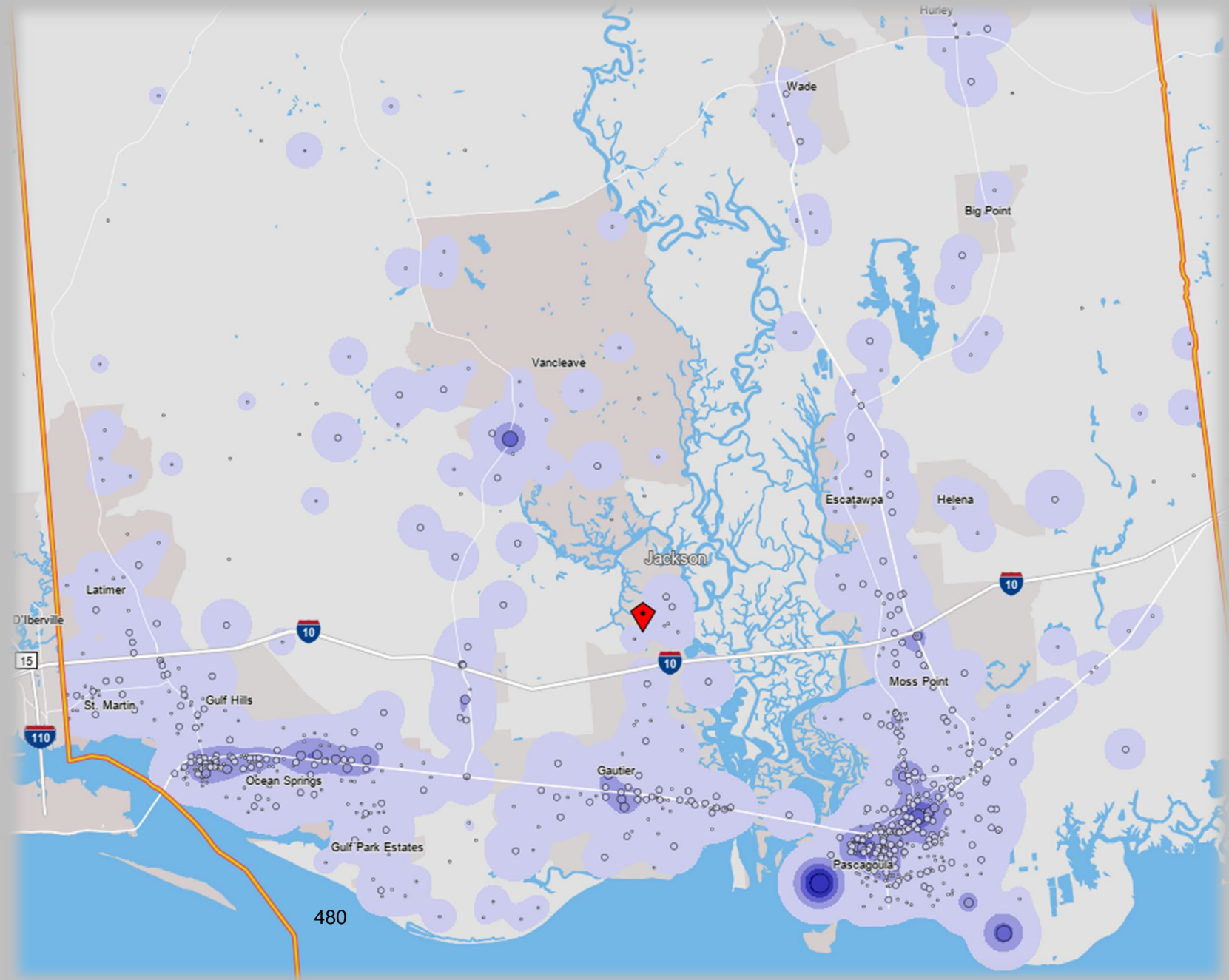
Indicator	Value	Difference	
<\$15,000	14.7%	-2.1%	
\$15,000 - \$24,999	10.5%	-2.1%	
\$25,000 - \$34,999	9.9%	-1.1%	
\$35,000 - \$49,999	13.1%	-0.5%	
\$50,000 - \$74,999	19.8%	+2.5%	
\$75,000 - \$99,999	14.8%	+3.1%	
\$100,000 - \$149,999	11.0%	+0.8%	
\$150,000 - \$199,999	3.4%	-0.3%	
\$200,000+	2.8%	-0.3%	

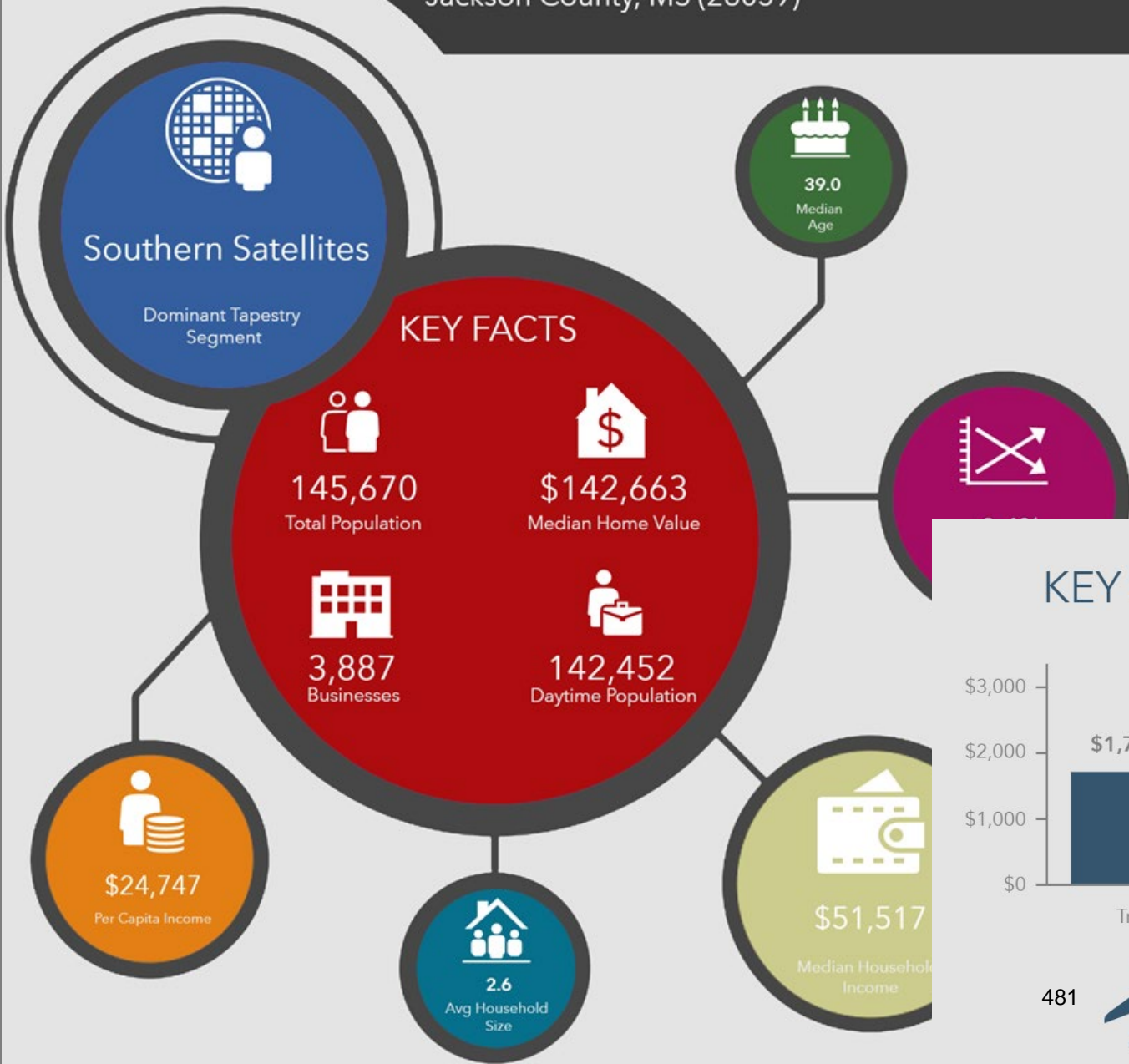
Bars show deviation from Mississippi

# Employment Profile

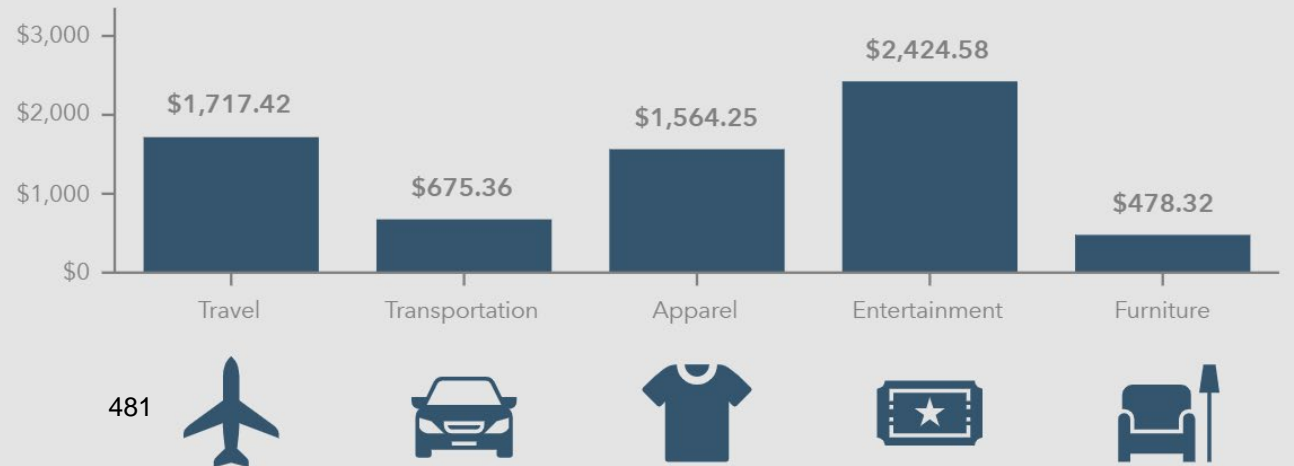
- 5 - 993 Jobs/Sq.Mile
- 994 - 3,957 Jobs/Sq.Mile
- 3,958 - 8,899 Jobs/Sq.Mile
- 8,900 - 15,816 Jobs/Sq.Mile
- 15,817 - 24,711 Jobs/Sq.Mile

- 1 - 16 Jobs
- 17 - 252 Jobs
- 253 - 1,275 Jobs
- 1,276 - 4,029 Jobs
- 4,030 - 9,836 Jobs





### KEY SPENDING FACTS



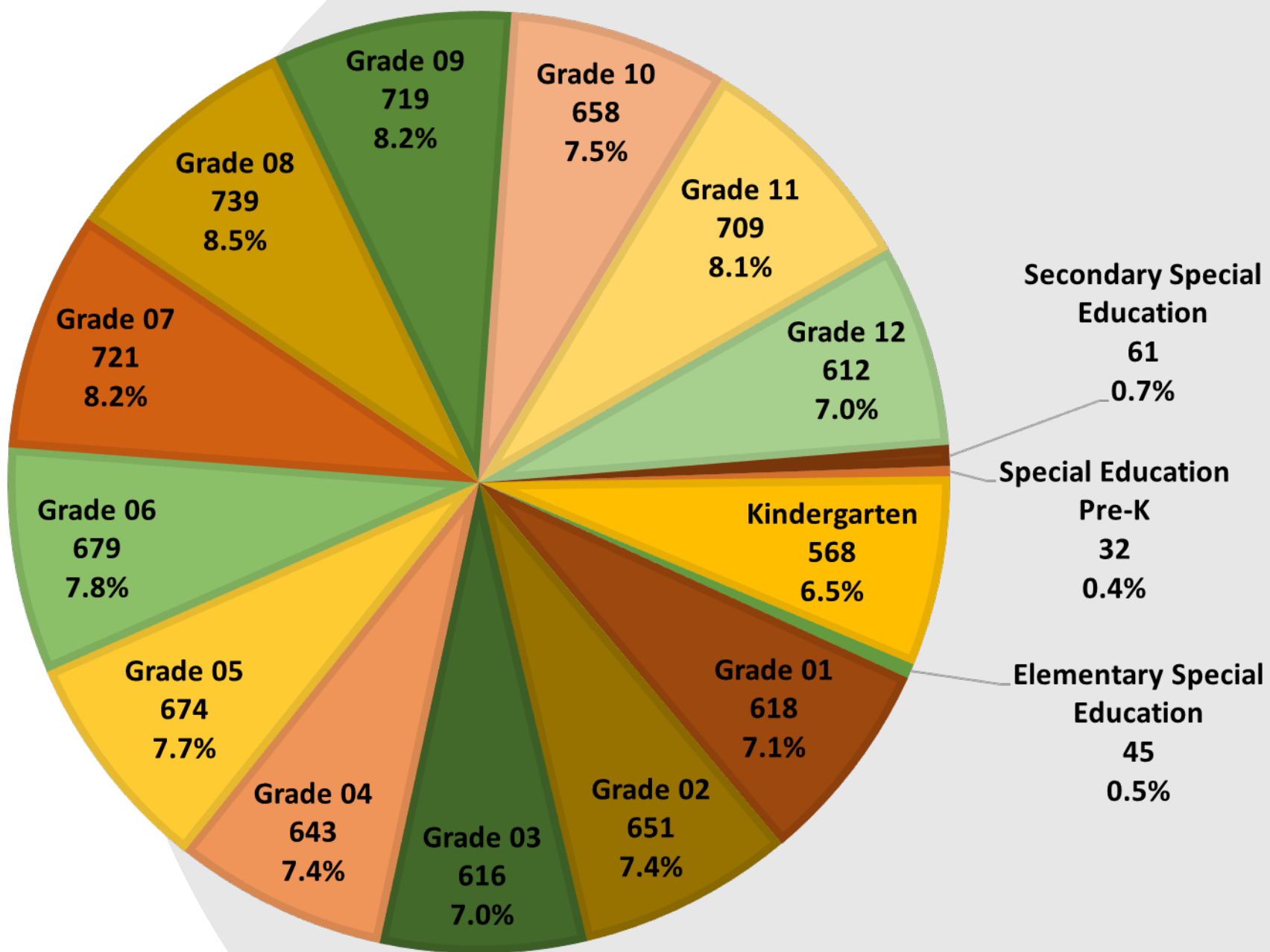
Jackson County Public  
School District  
2020/2021 School Year

*data sourced from Mississippi Department of Education*

Total Enrollment  
Pre-Kindergarten through  
Grade 12, including all  
Special Education  
Students: 8,765

Jackson  
County School  
District  
Enrollment by  
Grade:  
2020/2021  
School Year

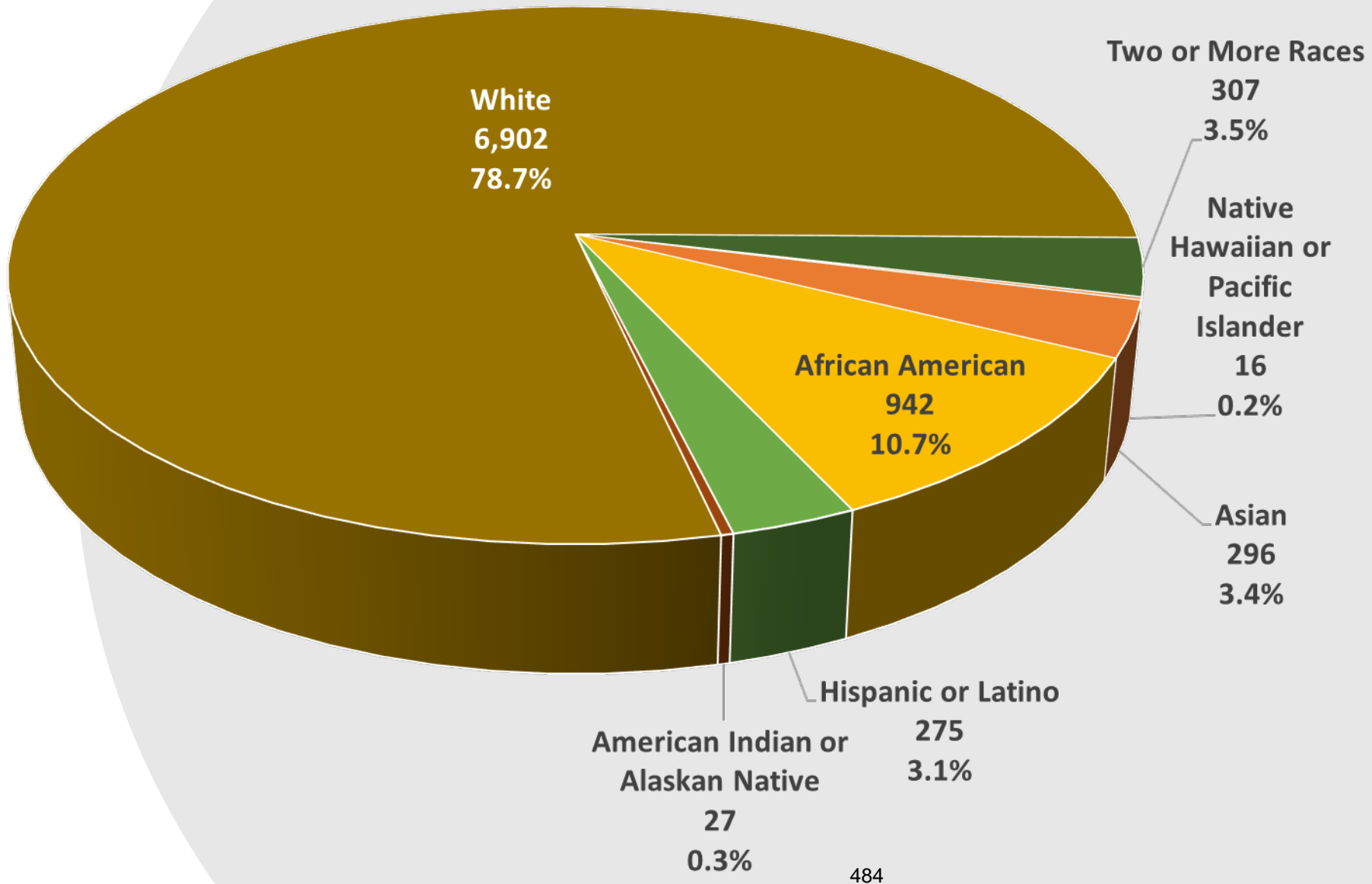
Total Students  
= 8,765



483

Source: Mississippi Department of Education

Jackson  
County School  
District by  
Race or  
Ethnicity:  
2019/2020  
School Year



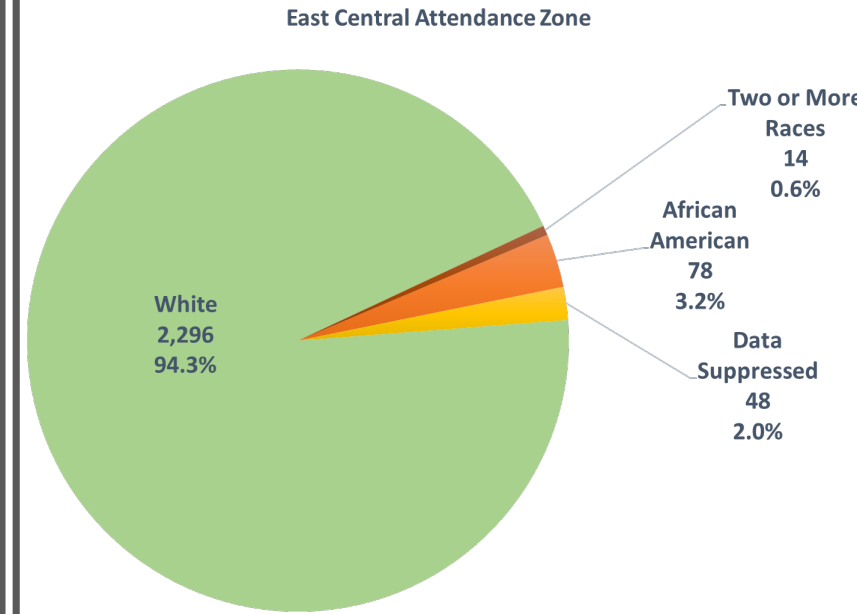
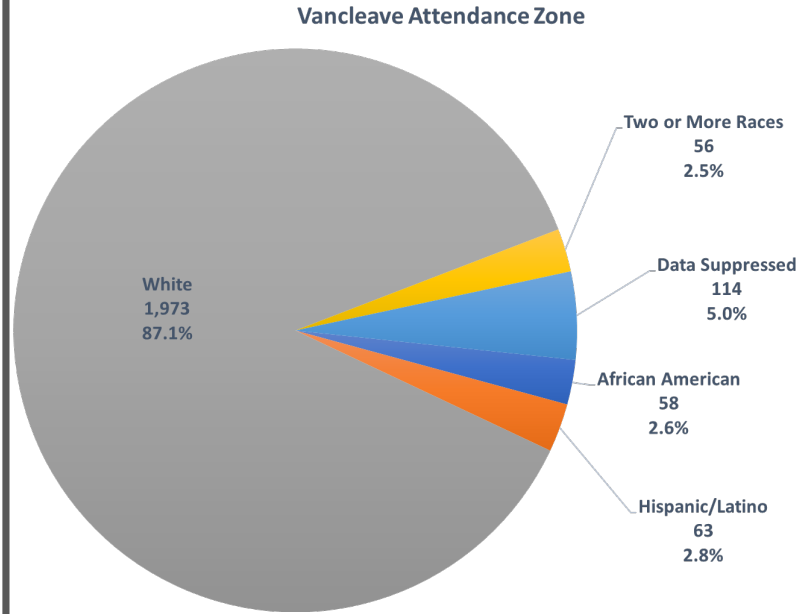
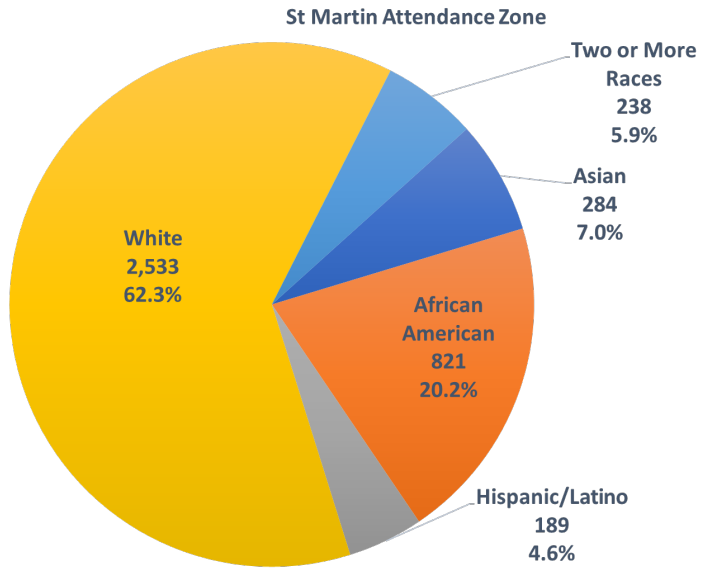
Source: Mississippi Department of Education

# Jackson County School District 2020/2021 School Year: 13 schools within three (3) Attendance Zones

Vancleave Attendance Zone	Students Enrolled
Vancleave Lower Elementary	509
Vancleave Upper Elementary	502
Vancleave Middle School	535
Vancleave High School	718
<b>Total</b>	<b>2,264</b>

St. Martin Attendance Zone	Students Enrolled
St Martin East Elementary	654
St Martin North Elementary	518
St Martin Upper Elementary School	638
St Martin Middle School	1,006
St Martin High School	1,249
<b>Total</b>	<b>4,065</b>

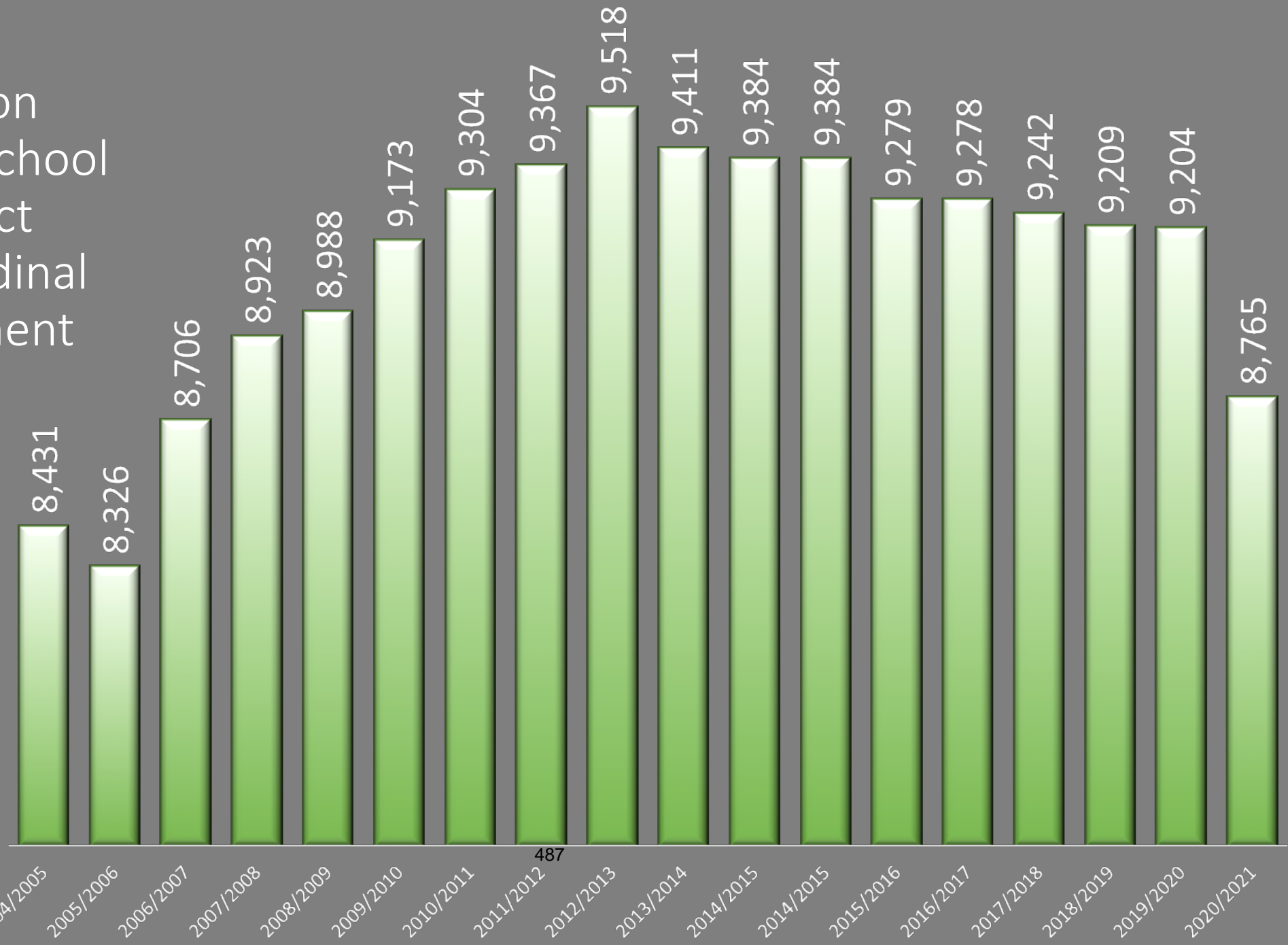
East Central Attendance Zone	Students Enrolled
East Central Lower Elementary	517
East Central Upper Elementary	524
East Central Middle School	620
East Central High School	775
<b>Total</b>	<b>2,436</b>



# Student Race/Ethnicity 2020/2021 School Year



# Jackson County School District Longitudinal Enrollment



487

### Longitudinal Enrollment for Selected School Districts

Selected School Districts	2004/2005	2009/2010	2014/2015	2020/2021	Change from 2004/2005 to 2020/2021	Percent Change from 2004/2005 to 2020/2021
State	494,590	492,105	490,225	442,627	(51,963)	-10.5%
Jackson County	8,431	9,173	9,384	8,765	334	4.0%
Lamar County	7,191	8,616	9,809	10,298	3,107	43.2%
Jones County	7,907	8,297	8,532	8,073	166	2.1%
Harrison County	13,170	13,364	14,472	13,666	496	3.8%
Pascagoula-Gautier	7,559	7,015	7,132	6,508	(1,051)	-13.9%
Gulfport	6,291	5,688	6,467	6,367	76	1.2%
Biloxi	6,305	4,862	5,681	5,952	(353)	-5.6%
Ocean Springs	5,418	5,423	5,767	5,739	321	5.9%
Moss Point	3,862	2,923	2,183	1,513	(2,349)	-60.8%

Source: Mississippi Department of Education <https://newreports.mdek12.org/>

St Martin School Enrollment	2004/2005	2009/2010	2014/2015	2020/2021	Change from 2004/2005 to 2020/2021	Percent Change from 2004/2005 to 2020/2021
St Martin North Elementary (Pre-K through 3rd)	479	657	736	518	39	8.1%
St Martin East Elementary (Pre-K through 3rd Grade)	552	632	705	654	102	18.5%
St Martin Upper Elementary (4th & 5th)	536	593	546	638	102	19.0%
St Martin Middle School (6th to 8th)*	629	872	1008	1006	377	59.9%
St Martin High School (9th to 12th)*	1,316	1105	1214	1249	-67	-5.1%
<b>Total</b>	<b>3,512</b>	<b>3,859</b>	<b>4,209</b>	<b>4,065</b>	<b>553</b>	<b>15.7%</b>

*\*note: St Martin Middle went from only 6th and 7th Grade in 2004/2005 to 6th, 7th, and 8th grade by 2009/2010 school year. High school changed accordingly*

<b>Vancleave School Enrollment</b>	<b>2004/2005</b>	<b>2009/2010</b>	<b>2014/2015</b>	<b>2020/2021</b>	<b>Change from 2004/2005 to 2020/2021</b>	<b>Percent Change from 2004/2005 to 2020/2021</b>
Vancleave Lower Elementary (Pre-K to 2nd)	505	609	511	509	4	0.8%
Vancleave Upper Elementary (3rd to 5th)	521	609	536	502	-19	-3.6%
Vancleave Middle School (6th to 8th)	612	583	617	535	-77	-12.6%
Vancleave High School (9th to 12th)	684	766	705	718	34	5.0%
<b>Total</b>	<b>2,322</b>	<b>2,567</b>	<b>2,369</b>	<b>2,264</b>	<b>-58</b>	<b>-2.5%</b>

East Central School Enrollment	2004/2005	2009/2010	2014/2015	2020/2021	Change from 2004/2005 to 2020/2021	Percent Change from 2004/2005 to 2020/2021
East Central Lower Elementary (Pre-K to 2nd)	580	605	669	517	-63	-10.9%
East Central Upper Elementary (3rd to 5th)	583	628	639	524	-59	-10.1%
East Central Middle School (6th to 8th)	664	647	601	620	-44	-6.6%
East Central High School (9th to 12th)	770	867	758	775	5	0.6%
<b>Total</b>	<b>2,597</b>	<b>2,747</b>	<b>2,667</b>	<b>2,436</b>	<b>-161</b>	<b>-6.2%</b>

Source: Mississippi Department of Education <https://newreports.mdek12.org/>



# Comparative Student Profile Statistical Data

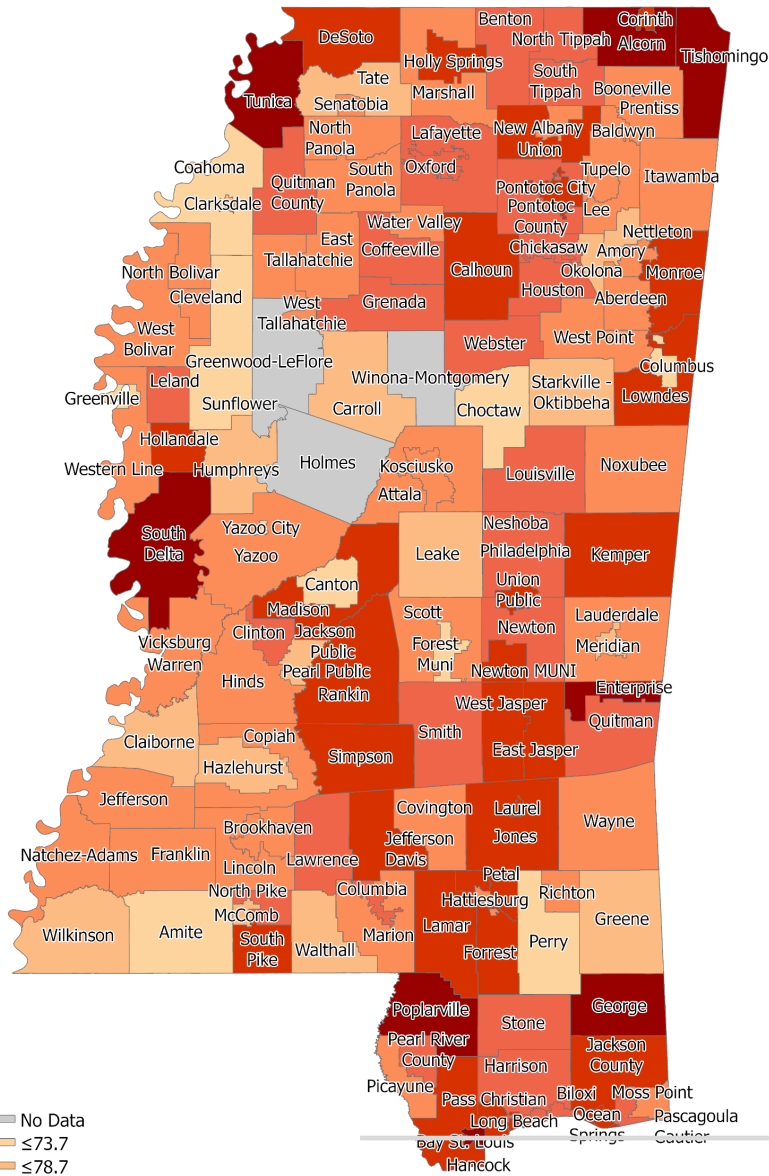
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The most recent between-district comparative data sourced from the  
**2018 – 19 Superintendent's Annual Report** published by the Mississippi Department of Education

# High School Graduation and Dropout Rates

The MS Board of Education uses a four-year adjusted cohort method that determines the high school completion status for students four (4) years after entering Grade 9 for the first time during the 2015 – 2016 school year and graduated within their cohort window which ended July 31, 2019 (Seniors graduating during the 2018 – 2019 school year). **The state level graduation rate was 85.0 percent and the dropout rate was 9.7 percent.**

- **The Jackson County School District is among the 10 school districts in the state of Mississippi with the highest graduation rate among students with disabilities**



- No Data
- ≤73.7
- ≤78.7
- ≤82.2
- ≤85.6
- ≤88.1
- ≤92.3

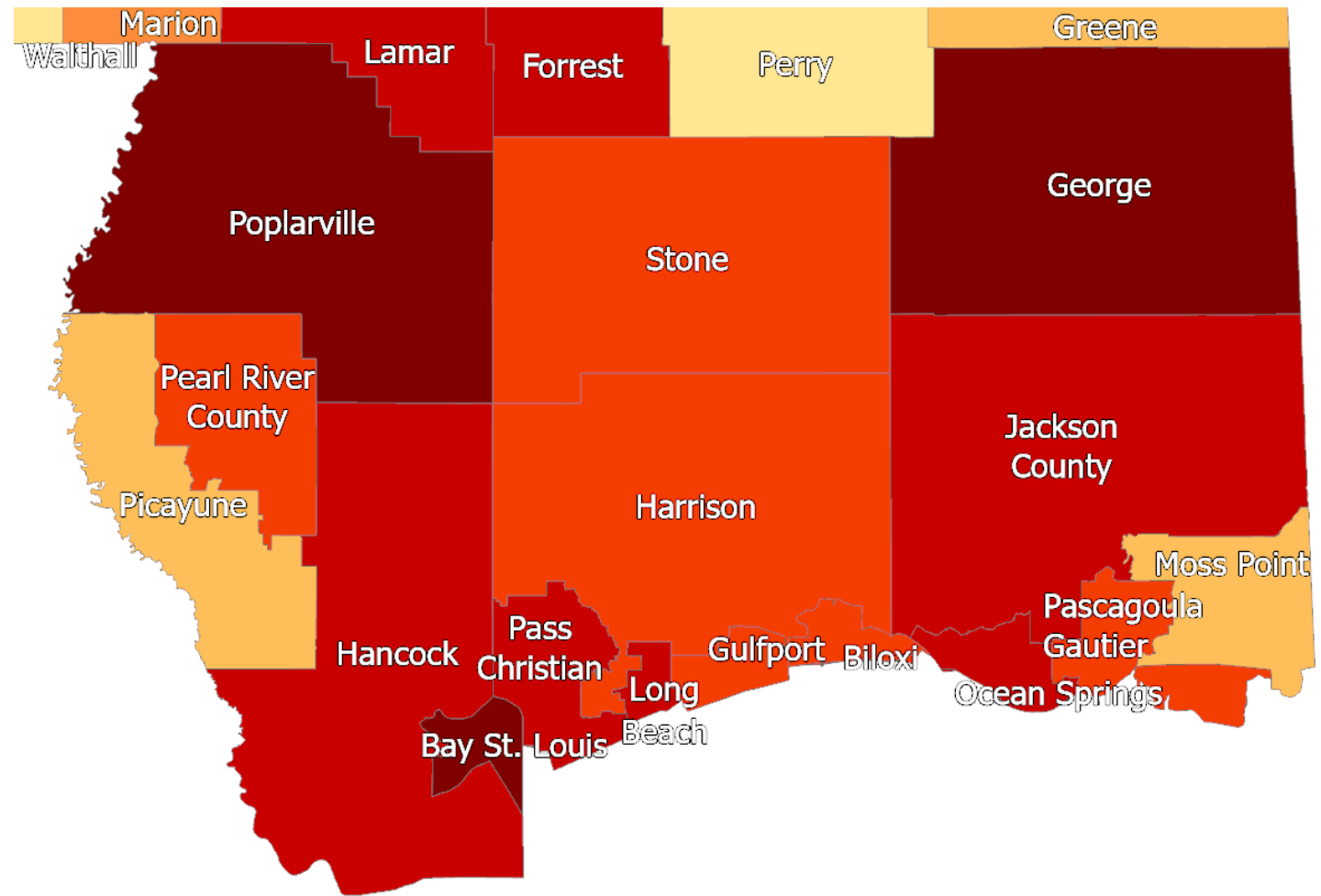
High School Graduation Rates 2019

School District 2019 4-Year High School Graduation and Dropout Rates			
Regional Districts	# Students	High School Graduation	Dropout Rate
Bay St Louis Waveland School District	138	93.5	3.6%
Biloxi Public School District	438	85.8	12.3%
George County School District	274	95.3	2.9%
Gulfport School District	376	86.7	7.2%
Hancock County School District	333	89.2	8.1%
Harrison County School District	998	86.1	8.9%
<b>Jackson County School District</b>	<b>693</b>	<b>89.0</b>	<b>8.4%</b>
Long Beach School District	243	91.4	7.0%
Moss Point Separate School District	148	81.1	13.5%
Ocean Springs School District	440	90.7	6.1%
Pascagoula Gautier School District	493	86.8	10.8%
Pass Christian Public School District	151	91.4	3.3%
Pearl River County School District	255	87.5	5.5%
Picayune School District	214	80.8	13.6%
Stone County School District	183	86.3	9.8%
<b>State of Mississippi</b>	<b>33,936</b>	<b>85.0</b>	<b>9.7%</b>

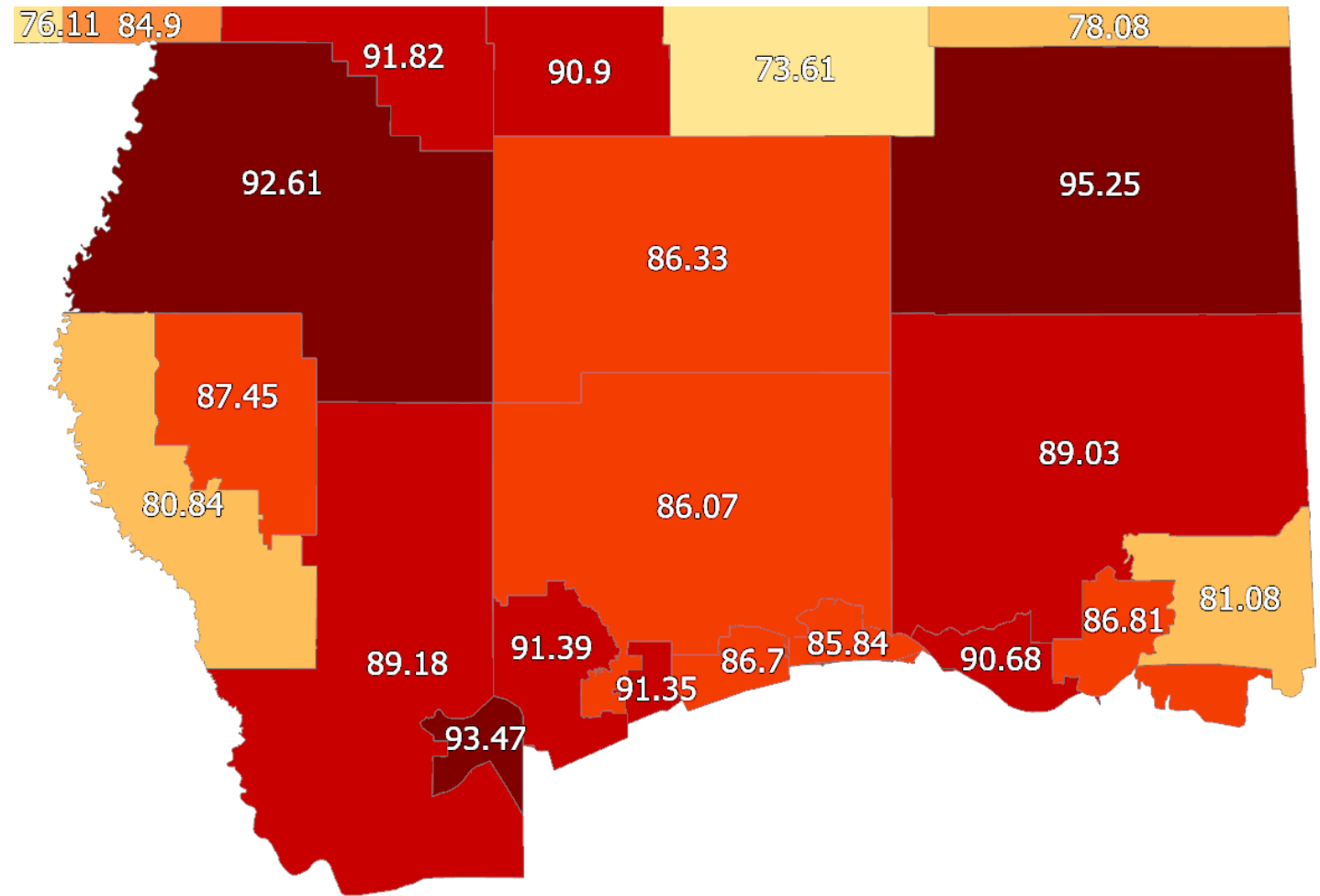
Mississippi Department of Education, Office of Accountability January 2020

# 2018/2019 High School Graduation and Dropout Rates

# Close Up of Regional School Districts



# 2019 High School Graduation Rates at Regional School Districts



## Chronic Absenteeism

Students who exhibit chronic absenteeism have been found to be less likely to graduate from high school.

Chronic Absenteeism is defined as any student absent 10% or more of the time that she/he was enrolled in any school; this equates to missing approximately 18 days during the school year. Any student who misses 50% or more of a school day is considered absent. For the 2018/2019 school year, the state of Mississippi had a chronic absenteeism rate of 13.05 percent – this was the lowest rate ever reported for the state of Mississippi.

---

School District Chronic Absenteeism Rates 2018/2019	
State of Mississippi	13.05%
Jackson County	13.03%
Biloxi	11.19%
Gulfport	13.14%
Hancock County	16.62%
Harrison County	11.86%
Moss Point Separate	17.11%
Ocean Springs	10.47%
Pascagoula Gautier	15.87%
Pass Christian	6.29%

Mississippi Department of Education  
Chronic Absenteeism Report 2018-

# Chronic Absenteeism within Jackson County Attendance Zones

2018 - 2019 Chronic Absenteeism Rates by School			
School Name	No. of Students Chronically Absent	No. of Students Enrolled	Chronic Absenteeism Rate
St Martin East Elementary School	79	786	10.05%
St Martin N Elementary School	117	686	17.06%
St Martin Upper Elementary	85	781	10.88%
St. Martin Middle School	157	1,104	14.22%
St Martin High School	231	1,370	16.86%
Vancleave Lower Elementary	58	542	10.70%
Vancleave Upper Elementary	84	572	14.69%
Vancleave Middle School	62	593	10.46%
Vancleave High School	101	758	13.32%
East Central Lower Elementary	54	570	9.47%
East Central Upper Elementary	67	644	10.40%
East Central Middle School	93	696	13.36%
East Central High School	115	762	15.09%
<i>Mississippi Department of Education Chronic Absenteeism Report 2018-2019</i>			

State Average is 13.05% and Jackson County Districtwide Average is 13.03%

# Comparative School District Financial Information

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The most recent between-district comparative data sourced from the  
**2018 – 19 Superintendent's Annual Report** published by the Mississippi Department of Education

The Mississippi Department of Education's  
*2018-2019 Superintendent's Report*  
contains expenditure data for 148 school districts in the  
State of Mississippi

Analysis of expenditure data found that the Jackson County School District spent 71.6 % of total operational expenditures were spent on Instruction; this was the 8<sup>th</sup> **highest** percentage allocation to Instructional activities among the 146 school districts in the state and indicates efficient use of educational dollars.

Based upon Average  
Daily Attendance  
the Jackson County  
School District is the  
7<sup>th</sup> Largest School  
District in the State  
of Mississippi

Rank (Largest to Smallest)	School District Name	2018-2019 Month 1-9 Average Daily Attendance (ADA)
1	DESOTO COUNTY SCHOOL DIST	31,741.23
2	JACKSON PUBLIC SCHOOL DIST	21,274.81
3	RANKIN COUNTY SCHOOL DIST	17,959.98
4	HARRISON COUNTY SCHOOL DIST	13,914.46
5	MADISON COUNTY SCHOOL DIST	12,480.71
6	LAMAR COUNTY SCHOOL DISTRICT	9,898.49
<b>7</b>	<b>JACKSON COUNTY SCHOOL DIST</b>	<b>8,641.88</b>
8	JONES COUNTY SCHOOL DIST	7,999.16
9	VICKSBURG WARREN SCHOOL DIST	6,821.35
10	LEE COUNTY SCHOOL DISTRICT	6,382.13
11	PASCAGOULA SCHOOL DIST	6,336.17
12	TUPELO PUBLIC SCHOOL DIST	6,214.29
13	GULFPORT SCHOOL DIST	6,017.62
14	LAUDERDALE COUNTY SCHOOL DIST	5,815.24
15	BILOXI PUBLIC SCHOOL DIST	5,721.81
16	OCEAN SPRINGS SCHOOL DIST	5,511.72
17	HINDS COUNTY SCHOOL DIST	5,200.01
18	LOWNDES COUNTY SCHOOL DIST	5,017.13
19	CLINTON PUBLIC SCHOOL DIST	4,995.32
20	STARKVILLE OKTIBBEHA SCHOOL DISTRICT	4,651.39

# Comparative Expenditure Data for Selected Area School Districts and Similarly Sized School Districts (Lamar and Jones County)

	JACKSON COUNTY	LAMAR COUNTY	JONES COUNTY	HANCOCK COUNTY	BILOXI PUBLIC	GULFPORT	PASCAGOULA	HARRISON COUNTY	STATE AVERAGE
Month 1 - 9 Average Daily Attendance	8,641.88	9,898.49	7,999.16	4,086.98	5,721.81	6,017.62	6,336.17	13,914.46	432,197.98
Instruction & Other Student Expenditures	71.81%	73.34%	71.70%	64.98%	65.78%	69.02%	69.34%	68.74%	66.82%
General Administration	3.30%	3.05%	2.76%	3.55%	3.95%	3.31%	3.34%	2.35%	4.85%
School Administration	5.45%	6.22%	5.63%	6.35%	4.22%	5.37%	6.37%	5.77%	5.89%
Other Expenditures - Instructional Support	14.75%	12.29%	13.76%	20.02%	20.44%	16.95%	15.34%	16.74%	16.31%
Other Expenditures - Noninstructional Support	4.89%	5.10%	6.16%	5.09%	5.62%	5.36%	5.61%	6.41%	6.13%
Total Current Operational Expenditures	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Current Operational Expenditures	\$79,646,226	\$92,149,206	\$67,651,774	\$38,036,721	\$61,762,367	\$59,789,066	\$87,355,551	\$130,804,264	\$ 4,442,689,102.41
Capitalized Equipment Expenditures	\$994,611	\$911,528	\$555,434	\$549,155	\$1,012,974	\$178,030	\$734,128	\$3,004,223	\$ 61,248,110.20
<b>Total</b>	<b>\$80,640,837</b>	<b>\$93,060,734</b>	<b>\$68,207,208</b>	<b>\$38,585,877</b>	<b>\$62,775,341</b>	<b>\$59,967,096</b>	<b>\$88,089,679</b>	<b>\$133,808,486</b>	<b>\$4,503,937,213</b>
<b>Total Expenditure per ADA</b>	<b>\$9,331.40</b>	<b>\$9,401.50</b>	<b>\$8,526.80</b>	<b>\$9,441.18</b>	<b>\$10,971.24</b>	<b>\$9,965.25</b>	<b>\$13,902.66</b>	<b>\$9,616.50</b>	<b>\$10,421.00</b>

Source: Mississippi Department of Education 2018 - 2019 Superintendent's Annual Report

Instruction & Other Student Expenditures includes: PreK and cost of instruction, adult/continuing ed, summer school programs, athletics, student activities, attendance and guidance services, health/psychological/speech services, school resource officer(s), educational media services

Other Expenditures - Instructional Support: includes operation & maintenance of facilities, student transportation services, technical support

Other Expenditures - Noninstructional Support: includes Food Service, Community Service operations

## Expenditure Per Pupil in ADA for All Expenditure Functions

In the State of Mississippi Expenditure Per Pupil ranged from a low of \$8,305 in the Lincoln County School District to a high of \$18,385 in the Amite County School District – the statewide average expenditure was \$10,421 per pupil

Jackson County School District's expenditure of \$9,331 per pupil in ADA was the 21<sup>st</sup> lowest of 146 statewide school districts

Regional School District Instructional Cost Per ADA Pupil Ranked Lowest To Highest

District Name	2018-19 Month 1-9 Average Daily Attendance	Expenditure Per Pupil in ADA All Funds Exp. Functions 1000 - 3999 divided by ADA	Instructional Costs per ADA All Funds Functions 1000-1999 & 2100-2299 divided by ADA	2018-19 Pupils Transported ADA	Transportation Expenditure Per Pupil Transported ADA
LONG BEACH SCHOOL DISTRICT	2,958	\$9,186	\$5,971	2,331	\$415
HANCOCK COUNTY SCHOOL DISTRICT	4,087	\$9,441	\$6,048	4,071	\$712
PEARL RIVER COUNTY SCHOOL DISTRICT	2,984	\$8,997	\$6,089	2,909	\$553
GEORGE COUNTY SCHOOL DISTRICT	3,741	\$9,210	\$6,434	3,731	\$488
HARRISON COUNTY SCHOOL DISTRICT	13,914	\$9,617	\$6,462	13,788	\$568
<b>JACKSON COUNTY SCHOOL DISTRICT</b>	<b>8,642</b>	<b>\$9,331</b>	<b>\$6,600</b>	<b>8,571</b>	<b>\$620</b>
OCEAN SPRINGS SCHOOL DISTRICT	5,512	\$9,128	\$6,660	5,379	\$365
GULFPORT SCHOOL DISTRICT	6,018	\$9,965	\$6,858	5,724	\$361
STONE COUNTY SCHOOL DISTRICT	2,359	\$9,606	\$6,898	2,220	\$635
BILOXI PUBLIC SCHOOL DISTRICT	5,722	\$10,971	\$7,100	5,158	\$556
BAY ST LOUIS WAVELAND SCHOOL DISTRICT	1,718	\$11,717	\$7,122	1,676	\$623
POPLARVILLE SEPARATE SCHOOL DISTRICT	1,705	\$10,676	\$7,152	1,705	\$668
PASS CHRISTIAN PUBLIC SCHOOL DISTRICT	1,911	\$11,957	\$7,253	1,824	\$629
PICAYUNE SCHOOL DISTRICT	2,964	\$12,396	\$7,631	2,536	\$832
MOSS POINT SEPARATE SCHOOL DISTRICT	1,640	\$16,434	\$8,812	1,511	\$1,064
PASCAGOULA SCHOOL DISTRICT	6,336	\$13,903	\$9,560	5,356	\$673
<b>STATEWIDE AVERAGES</b>	<b>432,198</b>	<b>\$10,421</b>	<b>\$6,869</b>	<b>407,705</b>	<b>\$612</b>

Source: Mississippi Department of Education 2018 - 2019 Superintendent's Annual Report



District Name	Number of Personal and Average Salary	Principals			Assistant Principals		
		Grade K-12	Secondary	Elementary	Grade K-12	Secondary	Elementary
BAY ST LOUIS WAVELAND	NUMBER	0	1	3	0	1	0.88
	AVERAGE SALARY	\$0	\$96,632	\$77,022	\$0	\$76,826	\$83,369
BILOXI	NUMBER	0	2	6	0	5	5
	AVERAGE SALARY	\$0	\$105,631	\$97,264	\$0	\$81,338	\$81,623
GEORGE COUNTY	NUMBER	4	1	3	2	2	2
	AVERAGE SALARY	\$80,322	\$85,680	\$78,529	\$62,187	\$68,600	\$66,321
GULFPORT	NUMBER	1	2	9	1	2	8
	AVERAGE SALARY	\$78,896	\$105,995	\$81,220	\$68,011	\$71,872	\$65,108
HANCOCK COUNTY	NUMBER	1	1	4	2	2	3
	AVERAGE SALARY	\$86,757	\$91,850	\$72,830	\$60,224	\$69,688	\$65,342
HARRISON COUNTY	NUMBER	3	5.02	13	6	8.89	11
	AVERAGE SALARY	\$88,219	\$99,894	\$92,186	\$74,843	\$76,355	\$68,709
JACKSON COUNTY	NUMBER	<b>3</b>	<b>3</b>	<b>6.88</b>	<b>5</b>	<b>6</b>	<b>5.79</b>
	AVERAGE SALARY	<b>\$87,873</b>	<b>\$92,594</b>	<b>\$92,738</b>	<b>\$80,500</b>	<b>\$79,554</b>	<b>\$82,990</b>
LONG BEACH	NUMBER	0	1	4	0	1	3
	AVERAGE SALARY	\$0	\$91,936	\$91,635	\$0	\$74,433	\$82,609
MOSS POINT SEPARATE	NUMBER	0	2	2	0	2	2
	AVERAGE SALARY	\$0	\$88,667	\$72,874	\$0	\$69,247	\$62,094
OCEAN SPRINGS	NUMBER	0	2	4	0	6	6
	AVERAGE SALARY	\$0	\$96,466	\$92,580	\$0	\$79,385	\$75,976
PASCAGOULA GAUTIER	NUMBER	4	2	12	4	6	3
	AVERAGE SALARY	\$78,375	\$109,393	\$89,273	\$78,120	\$79,685	\$71,563
PASS CHRISTIAN	NUMBER	0	1	3	0	2	3
	AVERAGE SALARY	0	99,845	91,079	0	71,250	67,155
PEARL RIVER COUNTY	NUMBER	1	1	1	1.89	1.52	3
	AVERAGE SALARY	\$80,000	\$90,000	\$89,000	\$73,016	\$83,553	\$67,000
PICAYUNE	NUMBER	0	2	5	0.45	1.98	3
	AVERAGE SALARY	\$0	\$89,624	\$83,892	\$178,636	\$75,205	\$72,991
STONE COUNTY	NUMBER	0	1	3	0	1.22	2.73
	AVERAGE SALARY	\$0	\$83,000	\$74,833	\$0	\$60,902	\$63,663
STATE TOTAL	NUMBER	<b>221.79</b>	<b>200.46</b>	<b>464.15</b>	<b>178.72</b>	<b>266.3</b>	<b>331.98</b>
	AVERAGE SALARY	<b>\$78,704</b>	<b>\$86,950</b>	<b>\$79,004</b>	<b>\$68,751</b>	<b>\$73,852</b>	<b>\$67,293</b>

# Profile of Instructional Personnel and Average Salary for Regional School Districts during the 2018/2019 School Year

Source: District Personnel Information 2018 - 2019 Superintendent's Annual Report, Mississippi Department of Education

District Name	Supervisors	Guidance & Psych	Librarians	Teachers		Total Instructional Personnel
				Secondary	Elementary	
BAY ST LOUIS WAVELAND	5.2 \$71,227	5.22 \$71,381	3.74 \$49,280	45.51 \$47,019	76.57 \$46,741	142.11 \$50,130
BILOXI	10.66 \$64,672	12.5 \$60,217	7 \$56,641	177.7 \$49,622	219.18 \$47,296	445.04 \$50,854
GEORGE COUNTY	2.72 \$66,881	7.93 \$53,993	5.57 \$46,255	122.38 \$47,074	155.86 \$42,011	308.46 \$46,078
GULFPORT	19.9 \$53,008	18.02 \$72,218	6.25 \$71,906	110.55 \$50,501	299.76 \$47,276	477.48 \$50,922
HANCOCK COUNTY	8.07 \$61,898	7 \$55,508	6 \$48,717	141.75 \$46,287	145.44 \$45,286	321.25 \$47,482
HARRISON COUNTY	8.21 \$71,404	20.86 \$62,520	18.01 \$54,093	395.18 \$49,424	515.93 \$47,064	1005.1 \$50,270
<b>JACKSON COUNTY</b>	<b>3.01</b> <b>\$71,378</b>	<b>23.22</b> <b>\$59,480</b>	<b>12.66</b> <b>\$54,904</b>	<b>277.36</b> <b>\$49,996</b>	<b>309.2</b> <b>\$48,222</b>	<b>655.12</b> <b>\$51,301</b>
LONG BEACH	5.3 \$73,034	6.23 \$49,313	5 \$51,690	59.42 \$46,208	145.04 \$45,502	229.99 \$48,170
MOSS POINT SEPARATE	2 \$66,751	5.62 \$35,714	3.63 \$47,937	80.03 \$48,159	66.42 \$45,453	165.71 \$48,079
OCEAN SPRINGS	4 \$138,682	15.45 \$52,829	7.4 \$54,608	181.9 \$47,309	211.52 \$44,958	438.25 \$48,797
PASCAGOULA GAUTIER	15.78 \$72,794	27.83 \$63,278	13.23 \$57,840	257.83 \$50,683	294.13 \$47,961	639.8 \$52,295
PASS CHRISTIAN	3.03 81,353	7.48 56,790	3 51,455	44.65 49,981	87.18 47,896	154.33 51,512
PEARL RIVER COUNTY	12.78 \$54,974	1.37 \$51,454	4 \$51,226	97.9 \$42,113	99.61 \$43,596	225.07 \$45,179
PICAYUNE	2.58 \$76,675	4.84 \$56,049	6.84 \$44,575	99.96 \$45,587	119.27 \$43,852	245.93 \$47,201
STONE COUNTY	4.53 \$71,426	5.81 \$59,191	3.59 \$52,901	58.44 \$45,732	116.91 \$44,138	197.22 \$47,128
<b>STATE TOTAL</b>	<b>663.8</b> <b>\$62,782</b>	<b>1,425.38</b> <b>\$55,632</b>	<b>704.38</b> <b>\$49,940</b>	<b>13,239.22</b> <b>\$46,479</b>	<b>18,418.06</b> <b>\$44,116</b>	<b>36,114.24</b> <b>\$47,347</b>

Source: District Personnel Information 2018-2019 Superintendent's Annual Report, Mississippi Department of Education



## Continuation of Profile of Instructional Personnel and Average Salary for Regional School Districts during the 2018/2019 School Year



# Revenue Sources for School Districts

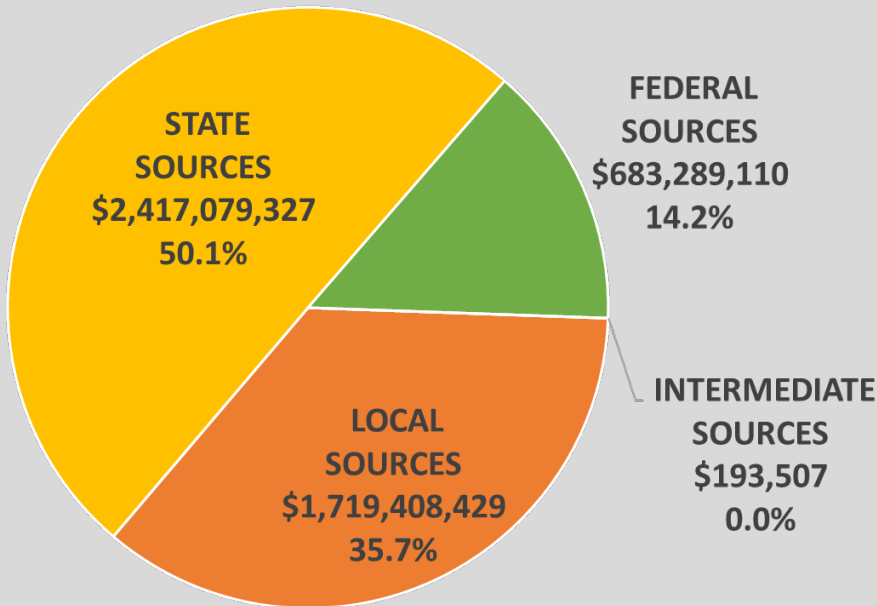
There are four (4) primary sources of revenue for school districts in the state of Mississippi:

- 1) Revenue from local sources (e.g. property tax, bond and interest fund receipts, 16<sup>th</sup> section lands, activity fees, food service, investment earnings) – approximately 90% of local source revenue is derived from property tax
- 2) Revenue from state source (e.g. Mississippi Adequate Education Program (MAEP) appropriations, grants/funds from the Mississippi Board of Education)
- 3) Revenue from Federal sources (e.g. ESSA formula funding supplements state and local resources to support students from low-income families and low-achieving schools: IDEA provides funding for special education and for students with disabilities)
- 4) Revenue from Intermediate sources (only two (2) school districts – Starkville-Oktibbeha and West Tallahatchie received funding from intermediate sources during the 2018/2019 school year)

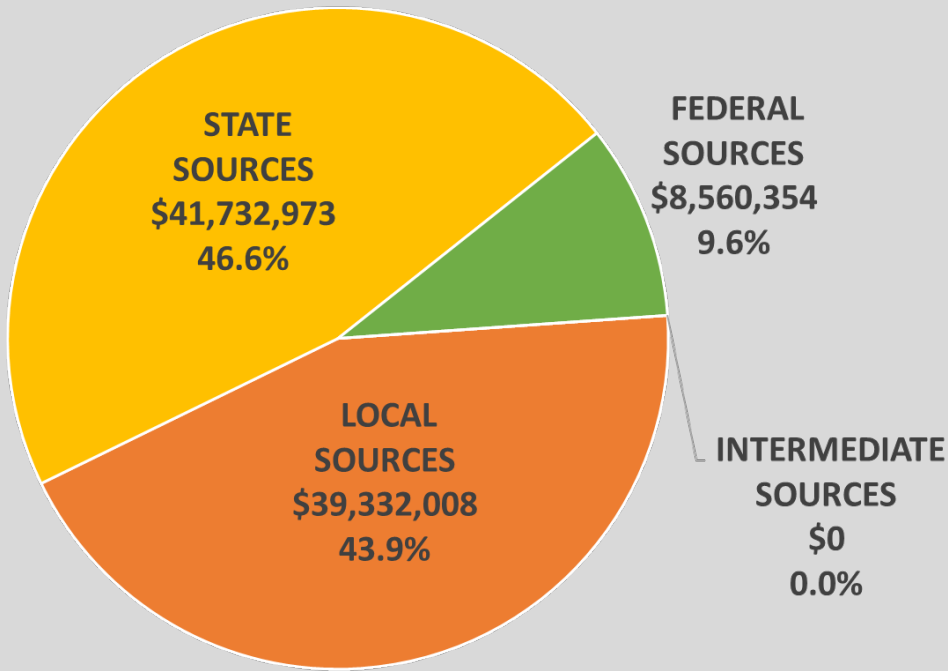
**There is a significant between-district variance in the source of revenue and the amount of revenue associated with that source**

School district revenue from local sources range from a high of approximately 59 percent (the Choctaw County and the Oxford school districts) to a low of 15 percent in the Chickasaw County and Yazoo City school districts. The Jackson County School District derives 43.9 percent of revenue from local sources; as compared to a state average of 35.7 percent.

Source of School District Revenue:  
Statewide Average FY 2018/2019



Source of School District Revenue:  
Jackson County School District FY 2018/2019



# Comparative Revenue by Source for Selected School Districts

School District Name	Local Sources	Percent Local	State Sources	Percent State	Federal Sources	Percent Federal	Total Revenue	Rank*
Biloxi	\$33,795,479.64	47.02%	\$28,219,209.51	39.26%	\$9,860,442.57	13.72%	\$71,875,131.72	12
Gulfport	\$26,868,466.21	40.59%	\$30,803,758.01	46.54%	\$8,514,698.67	12.86%	\$66,186,922.89	14
Hancock County	\$18,279,126.80	40.83%	\$21,814,696.76	48.72%	\$4,678,841.97	10.45%	\$44,772,665.53	25
Harrison County	\$58,738,630.88	38.68%	\$71,479,229.42	47.07%	\$21,632,151.63	14.25%	\$151,850,011.93	5
Jackson County	\$39,332,008.34	43.88%	\$41,732,972.94	46.56%	\$8,560,353.88	9.55%	\$89,625,335.16	8
Jones County	\$23,386,370.20	29.64%	\$45,857,659.65	58.12%	\$9,655,434.23	12.24%	\$78,899,464.08	11
Lamar County	\$37,059,438.03	36.89%	\$53,797,660.60	53.56%	\$9,589,051.15	9.55%	\$100,446,149.78	6
Moss Point	\$9,415,795.95	37.96%	\$11,496,268.63	46.35%	\$3,890,149.83	15.68%	\$24,802,214.41	63
Ocean Springs	\$20,646,235.48	37.96%	\$29,485,757.74	54.22%	\$4,253,661.51	7.82%	\$54,385,654.73	21
Pascagoula	\$53,024,964.70	53.97%	\$34,376,850.11	34.99%	\$10,842,395.03	11.04%	\$98,244,209.84	7
STATEWIDE TOTALS	\$1,719,408,428.67	35.68%	\$2,417,079,326.90	50.15%	\$683,289,109.54	14.18%	\$4,819,970,372.45	N/A

\*Ranked from Highest ( =1) to Lowest ( = 146)

Source: Mississippi Department of Education, 2018 - 2019 Superintendents Annual Report

# Comparative Revenue by Source for Peer School Districts Randomly Selected

## National Center for Education Statistics

### Education Finance Automatic Peer Group Matches Tool

LEAID	District Name	State	Grades	Zip Code	Total Revenue per Student	Total Federal Aid per Student	Total Local Revenue per Student	Total State Revenue per Student
3904684	Amanda-Clearcreek Local	OHIO	K - 12	43102	\$13,255	\$680	\$5,529	\$7,046
4701170	Fayette County	TENNESSEE	K - 13	38068	\$9,467	\$1,456	\$3,164	\$4,848
5101350	FLOYD CO PBLC SCHS	VIRGINIA	K - 14	24091	\$10,806	\$869	\$4,099	\$5,838
3701530	Franklin County Schools	NORTH CAROLINA	K - 15	27549	\$9,491	\$1,030	\$2,179	\$6,281
2802160	JACKSON CO SCHOOL DIST	MISSISSIPPI	K - 16	39565	\$9,347	\$940	\$4,046	\$4,361
2802400	LAMAR COUNTY SCHOOL DISTRICT	MISSISSIPPI	K - 17	39475	\$9,350	\$785	\$3,540	\$5,026
3501890	MORIARTY-EDGEWOOD SCHOOL DISTRICT	NEW MEXICO	K - 18	87035	\$11,668	\$1,224	\$2,567	\$7,877
2803660	PONTOTOC CO SCHOOL DIST	MISSISSIPPI	K - 19	38863	\$8,663	\$1,391	\$1,661	\$5,611
5103600	SOUTHAMPTON CO PBLC SCHS	VIRGINIA	K - 20	23837	\$12,912	\$903	\$5,265	\$6,744
1201950	WAKULLA	FLORIDA	K - 21	32326	\$8,850	\$867	\$1,977	\$6,005

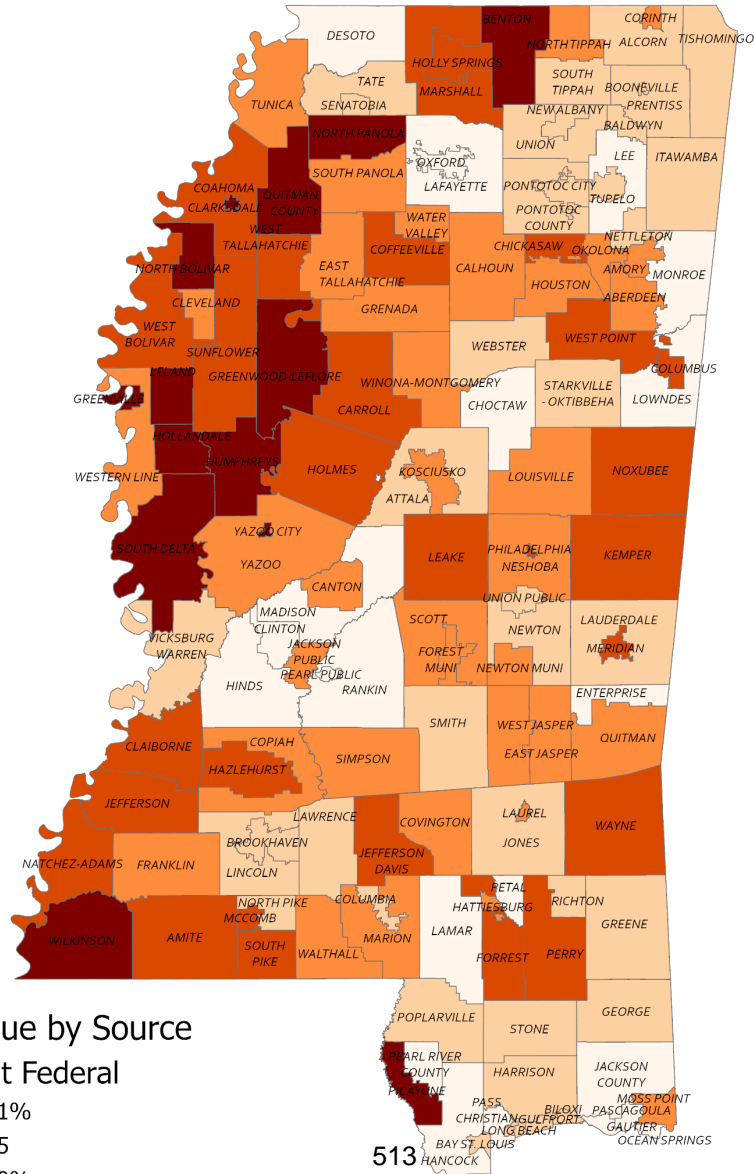
Source: National Center for Education Statistics Revenue Per Student 2017/2018 School Year

<https://nces.ed.gov/edfin/search/results.asp>





## School District Revenue from Federal Sources 2018/2019 School Year



### Revenue by Source

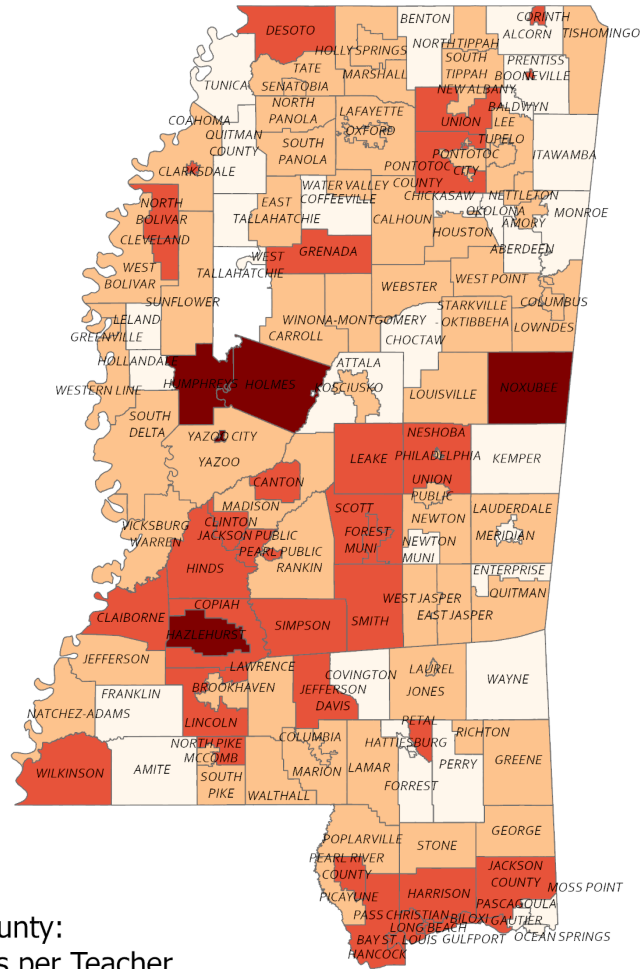
#### Percent Federal

- ≤11.1%
- ≤14.5%
- <18.0%
- ≤22.5%
- ≤30.7%

2018/2019 School Year

Pupils per Teacher

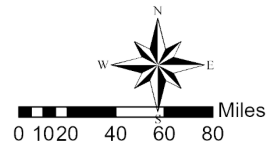
- ≤12.2
- ≤13.8
- ≤16.09
- ≤21.07



Jackson County:  
14.71 Pupils per Teacher

State Average:  
13.64 Students per Teacher

514

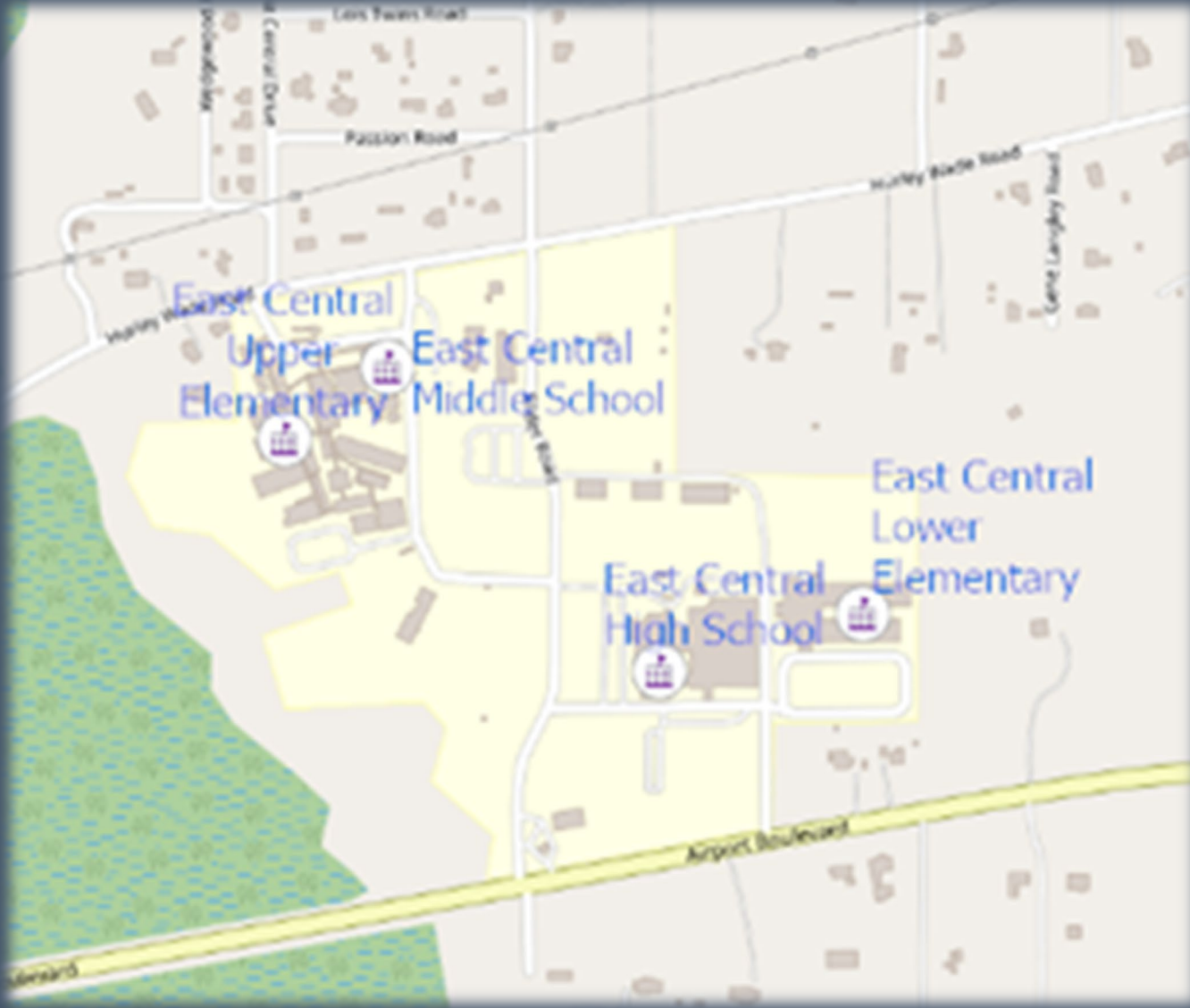






Shapefiles for  
each attendance  
zone: St Martin,  
Vancleave, and  
East Central

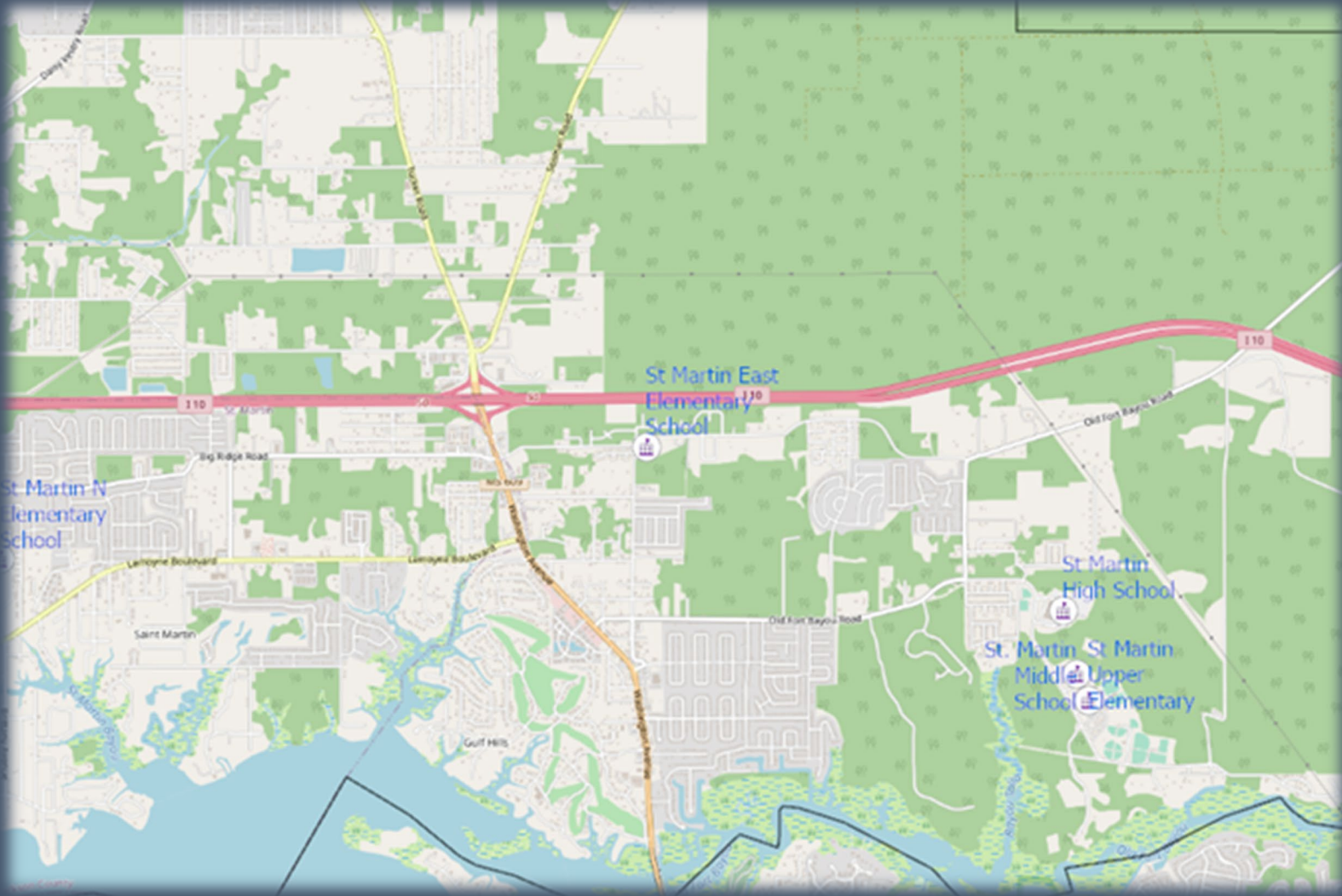




Shapefiles  
for each  
school  
within each  
attendance  
zone: East  
Central



# Vanleave Schools



# St. Martin Schools

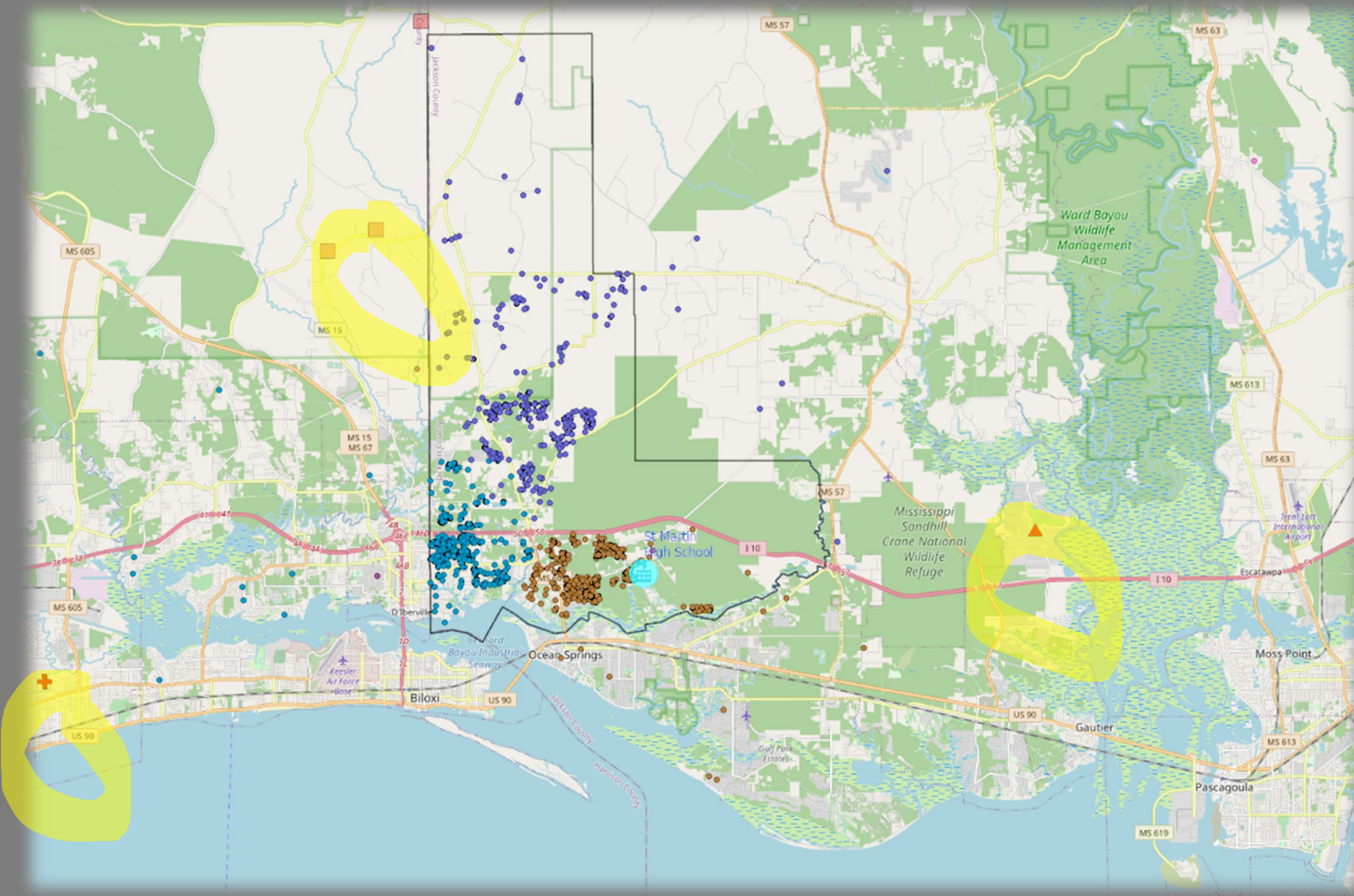
Geocoded and analyzed student data for each of the 13 schools in the three attendance zones within the Jackson County School District.

St. Martin – East  
Elementary School, North  
Elementary School, Upper  
Elementary School, Middle  
School, and High School

Vancleave – Lower  
Elementary School, Upper  
Elementary School, Middle  
School, and High School

East Central – Lower  
Elementary School, Upper  
Elementary School, Middle  
School, and High School

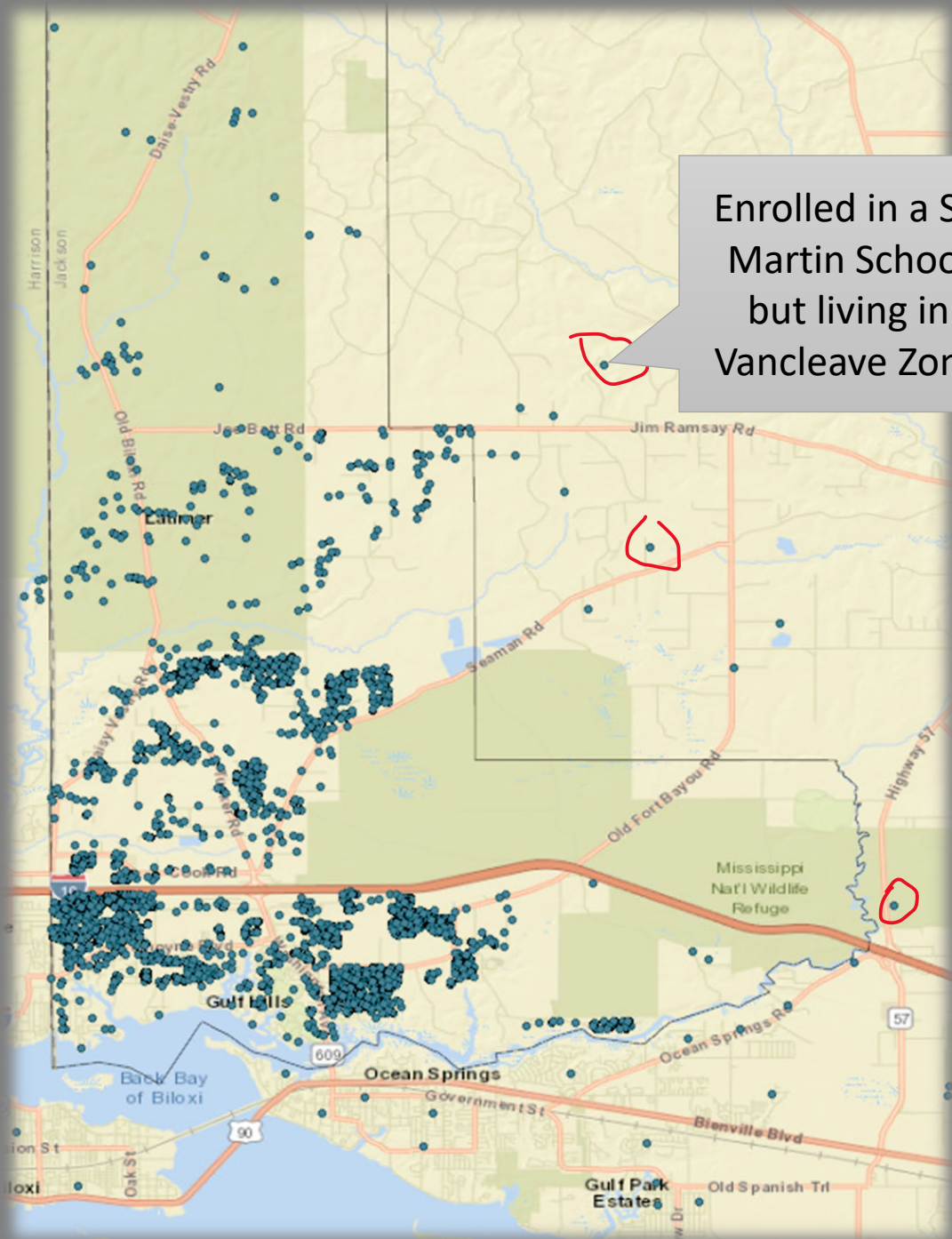
- 8,766 total records  
2020/2021 school year



# Data cleaned – outliers removed

Author's Note: every effort is made to verify addressing – however, it is possible that addresses are improperly geocoded – this possibility for error must be considered during the decision-making process

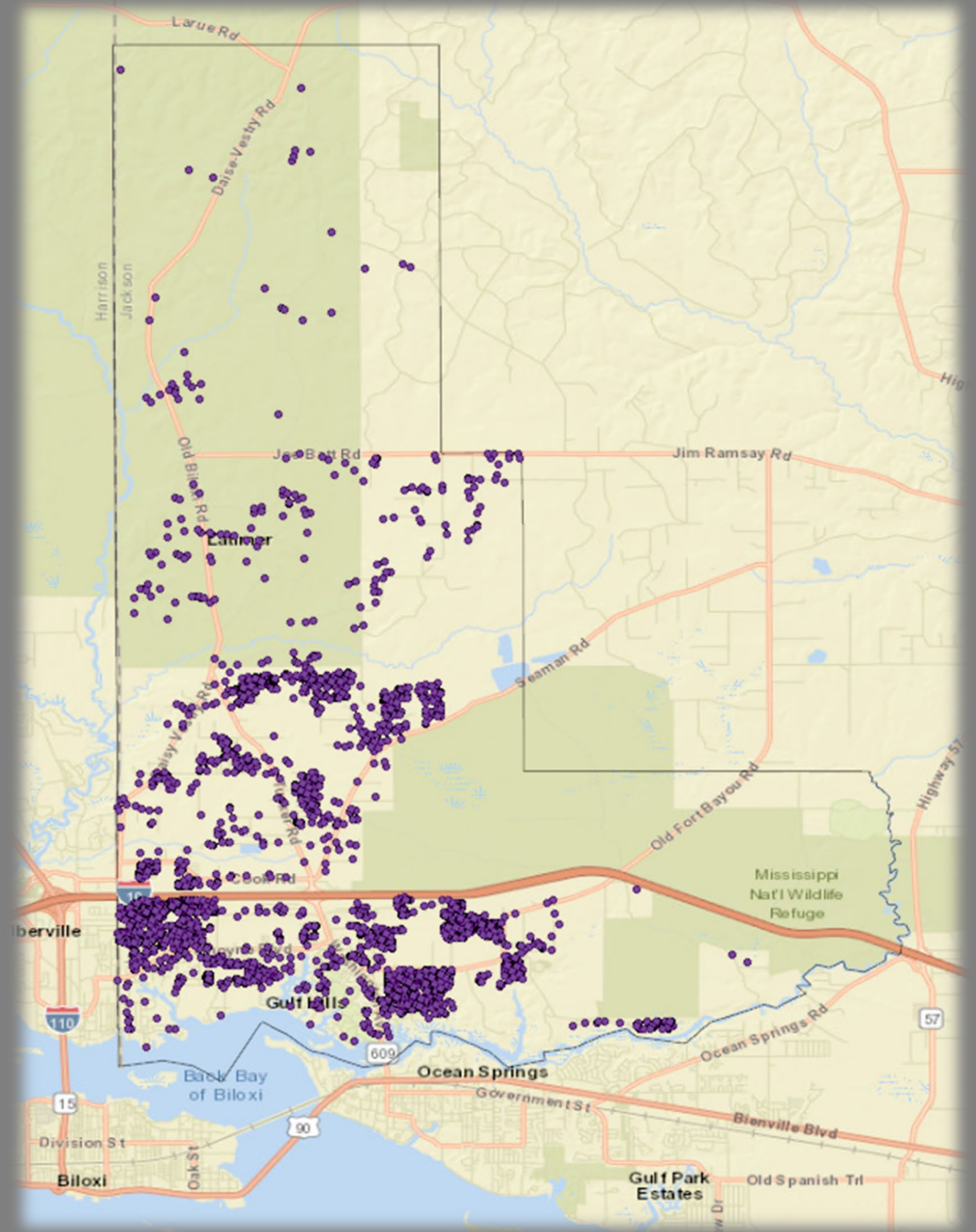
# All Students Enrolled in St. Martin Schools: 2020/2021



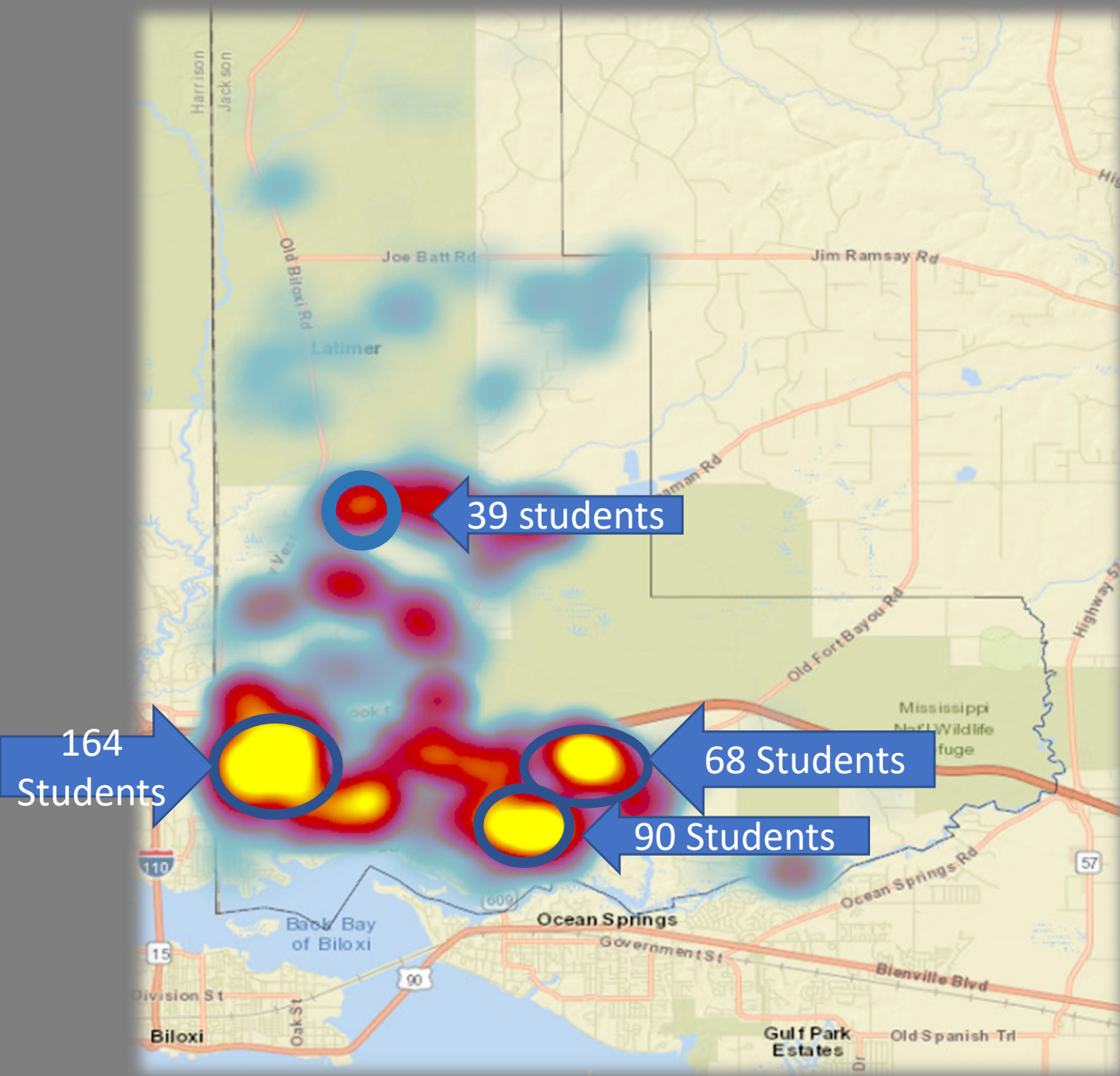
Enrolled in a St. Martin School but living in Vancleave Zone

School	Total Enrolled	Living Within the Zone
St Martin East Elementary	654	611
St Martin High School	1,249	1,200
St Martin Middle Schools	1,006	974
St Martin North Elementary	518	504
St Martin Upper Elementary School	638	619
<b>Total</b>	<b>4,065</b>	<b>3,908</b>

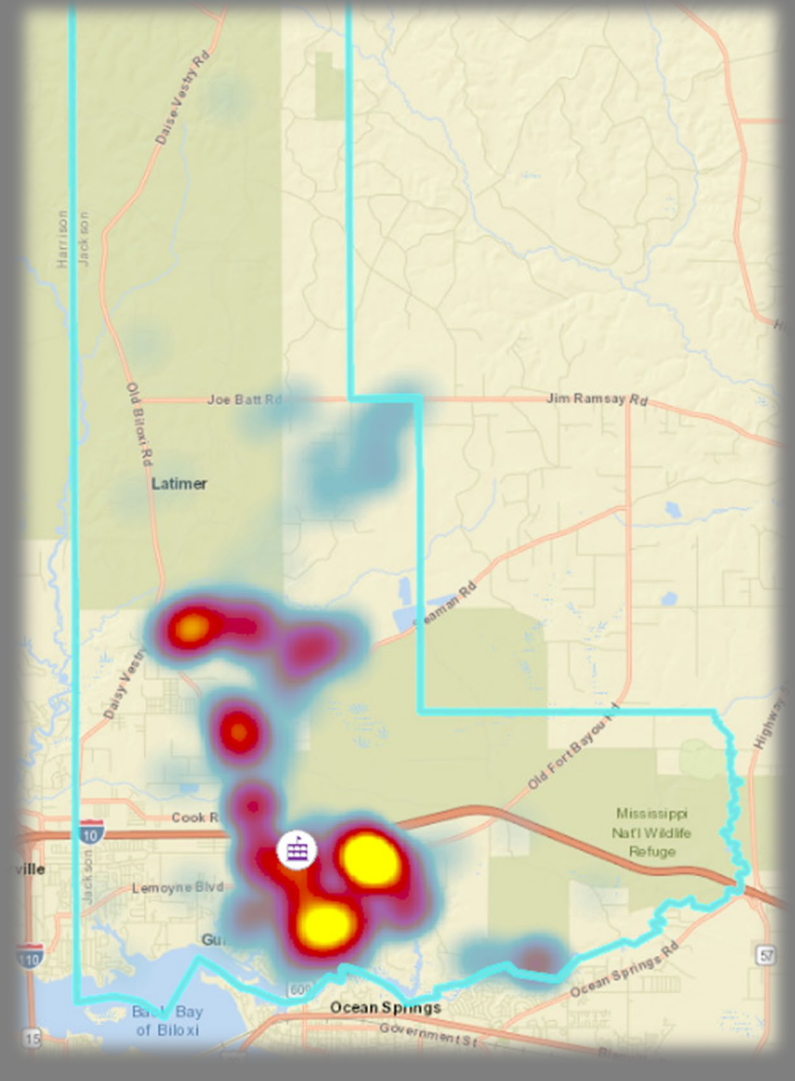
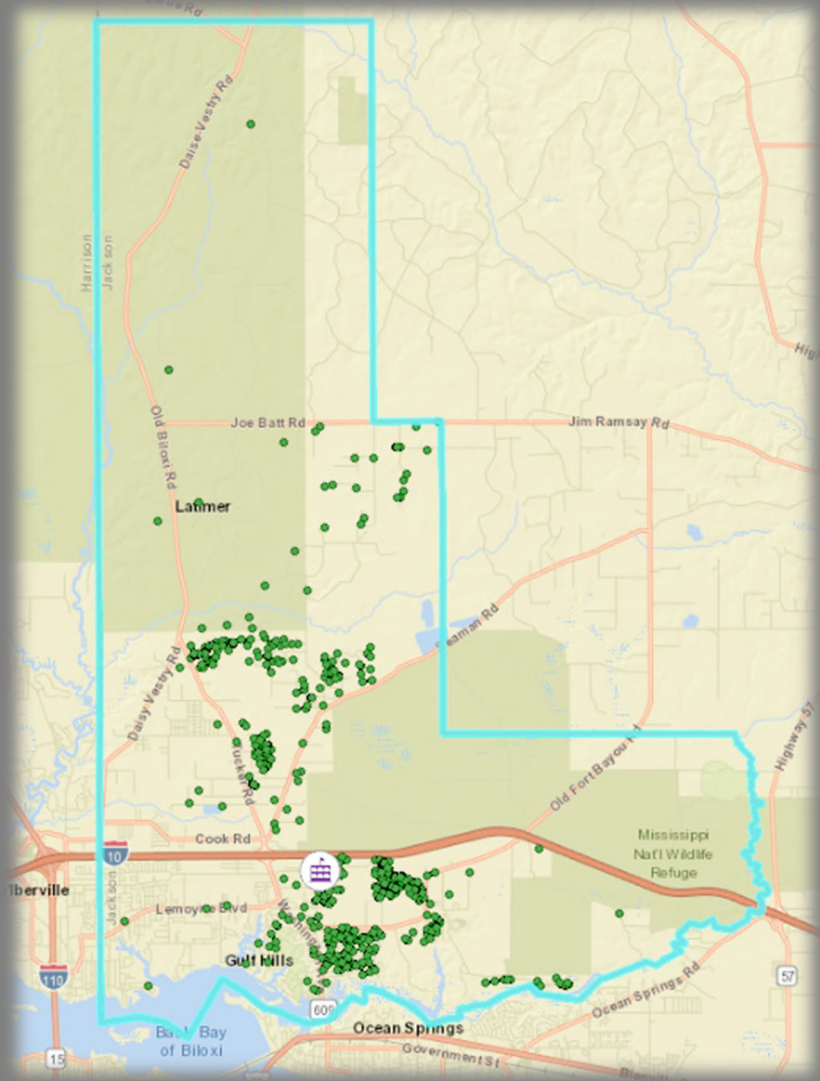
Students enrolled in St. Martin Schools *and* Living within the Boundaries of the St. Martin Attendance Zone 2020/2021



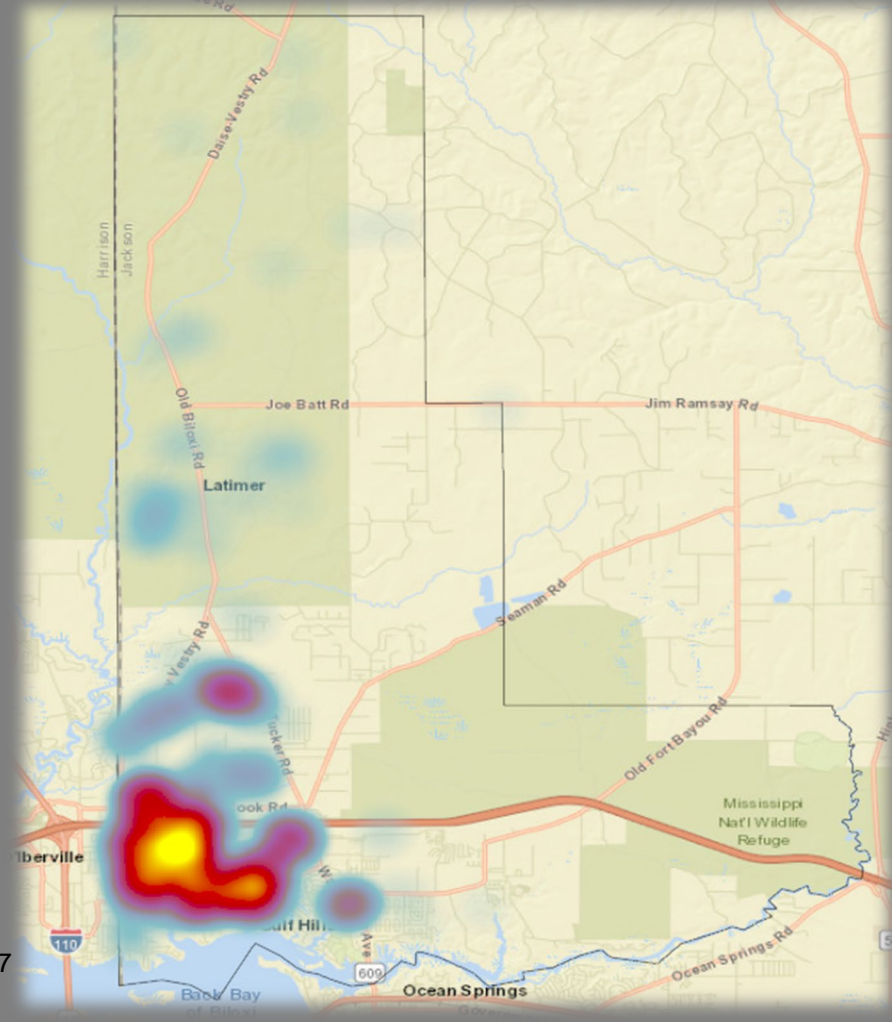
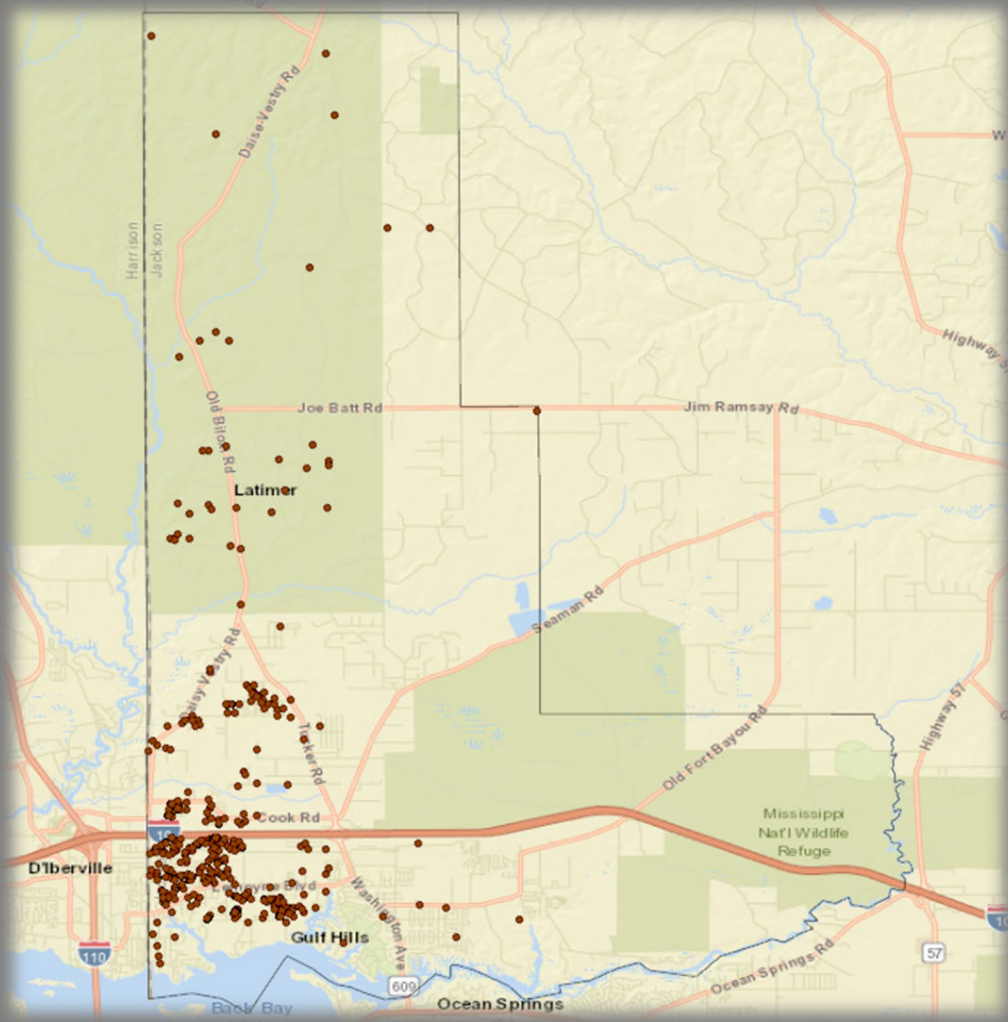
# St. Martin Student Density All Schools 2020/2021



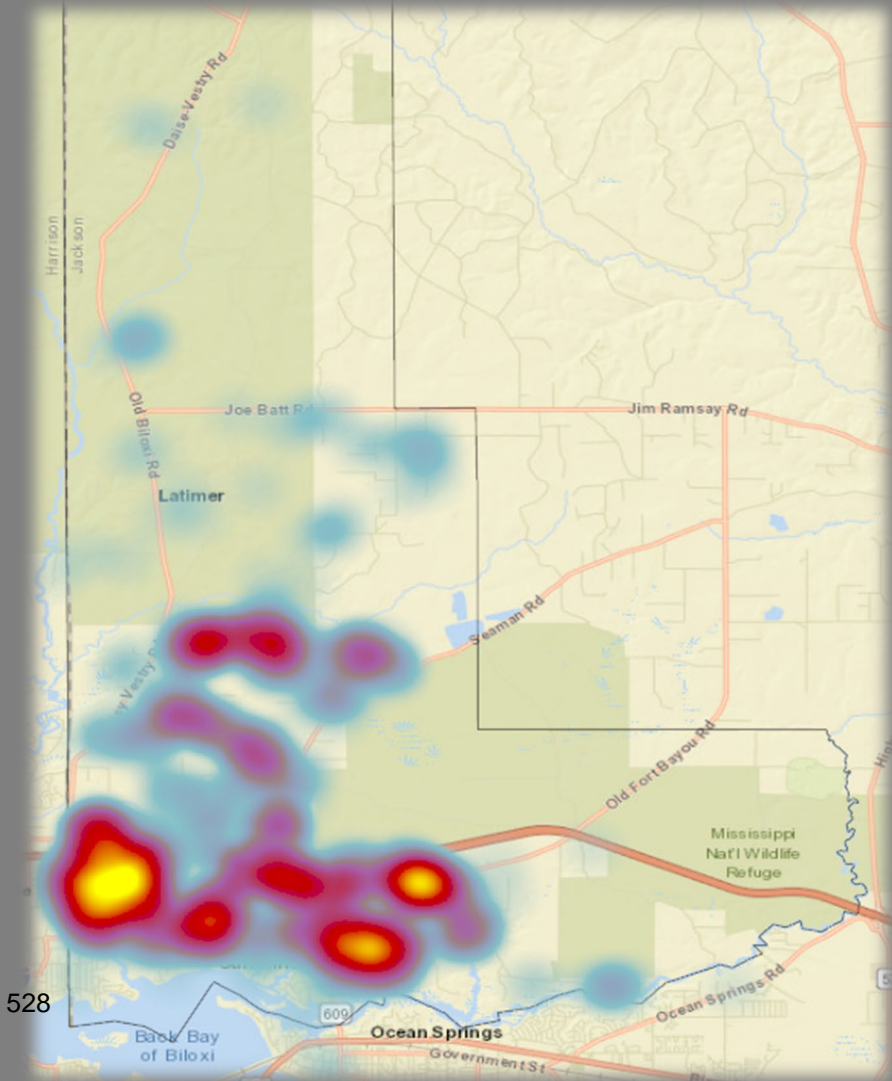
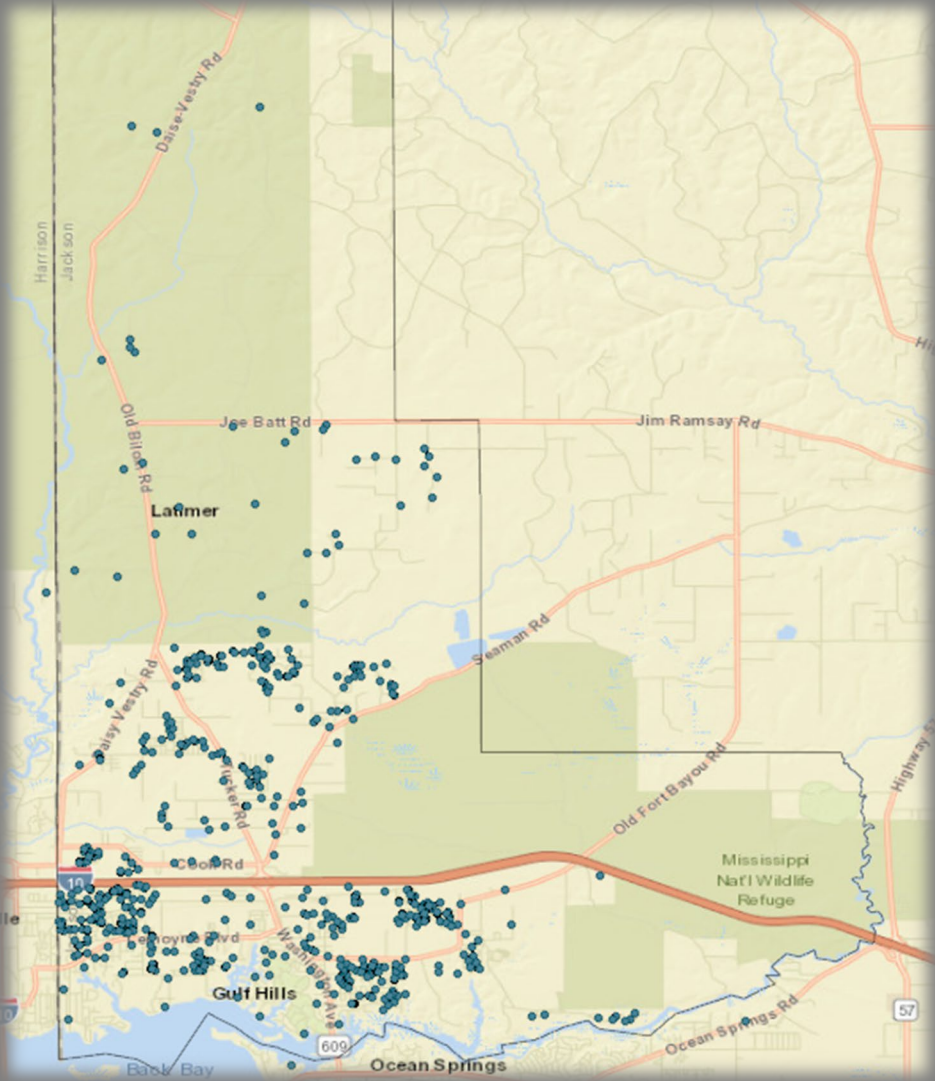
# St. Martin East Elementary School: 2020



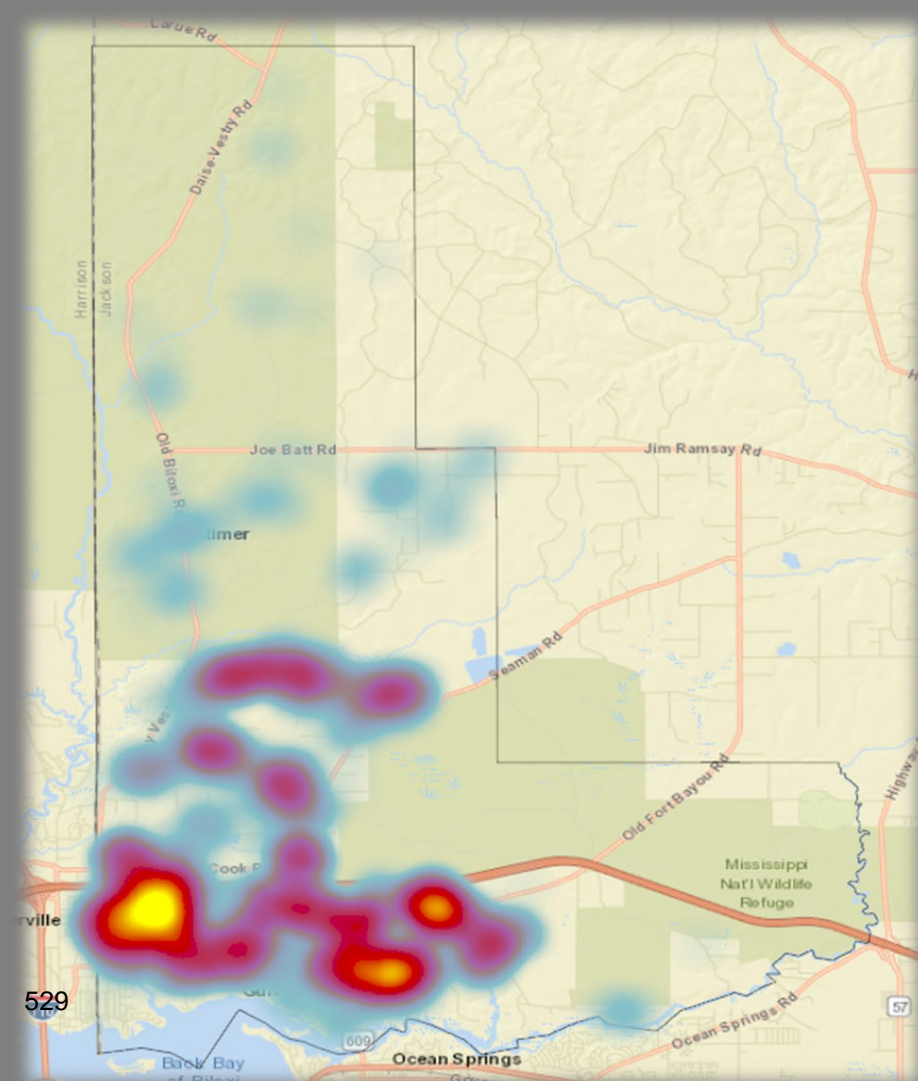
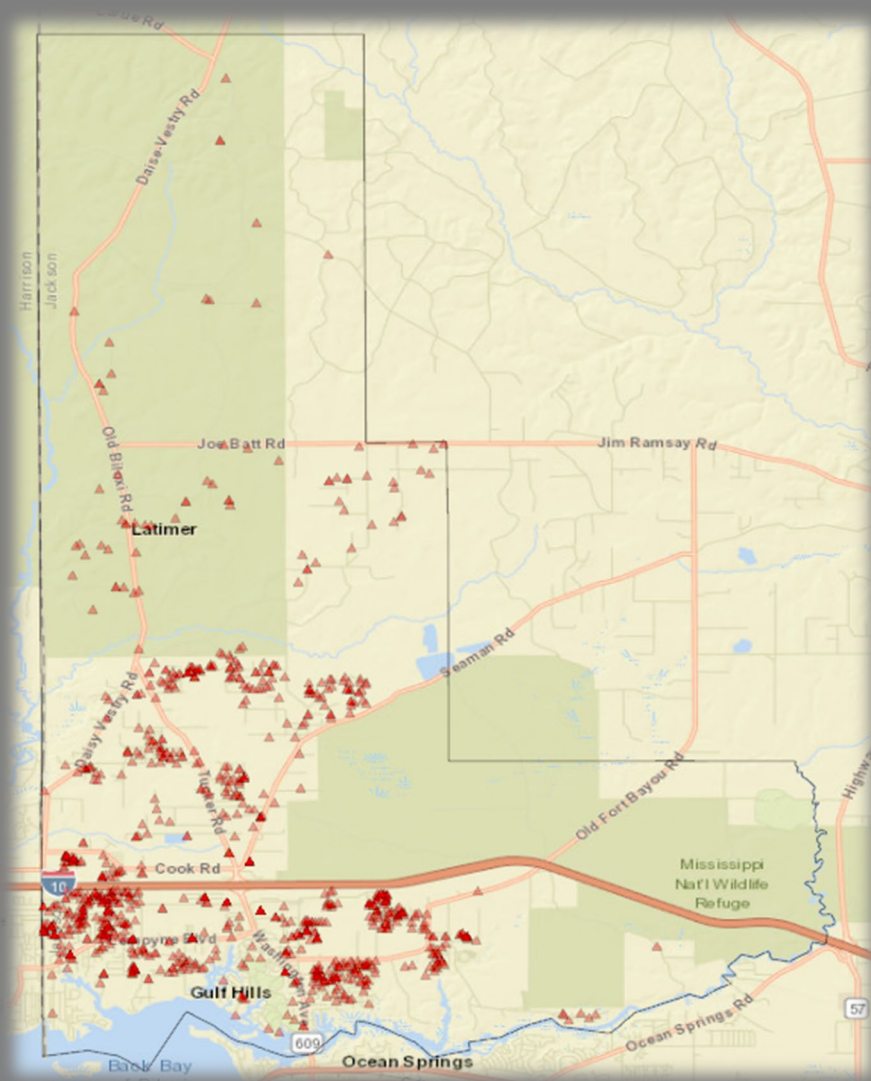
# St. Martin North Elementary School 2020



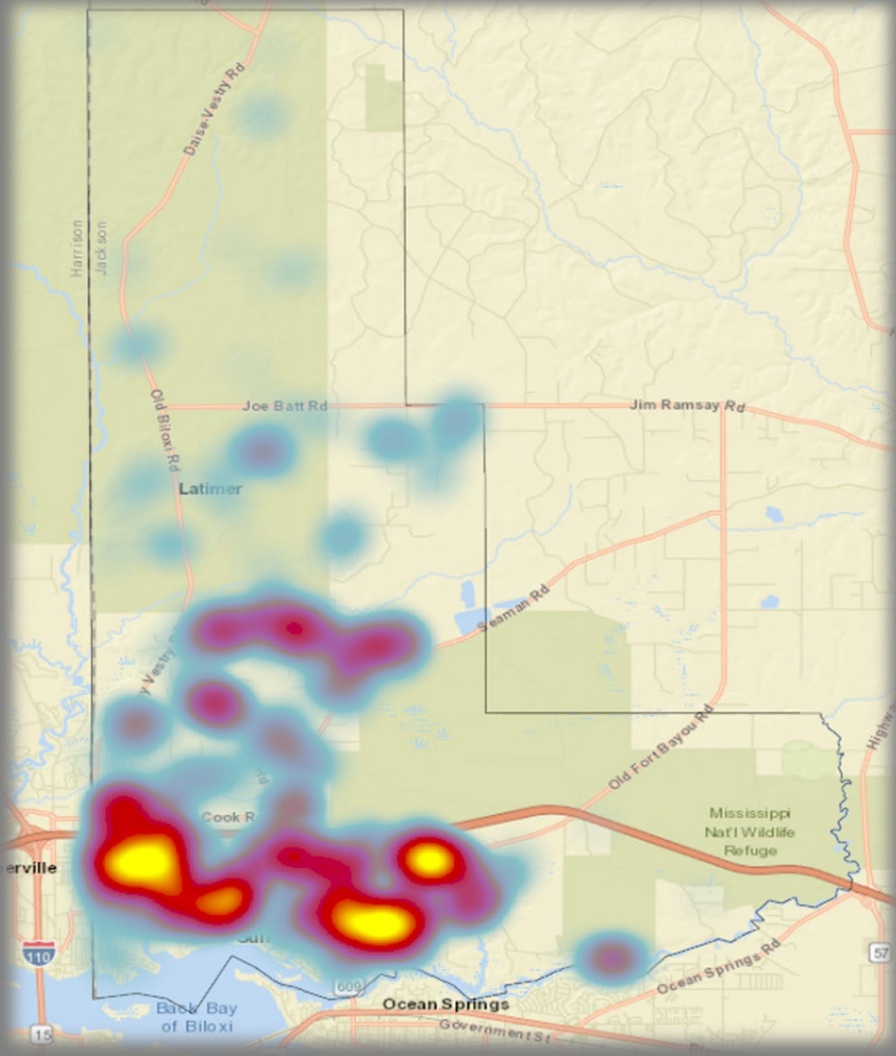
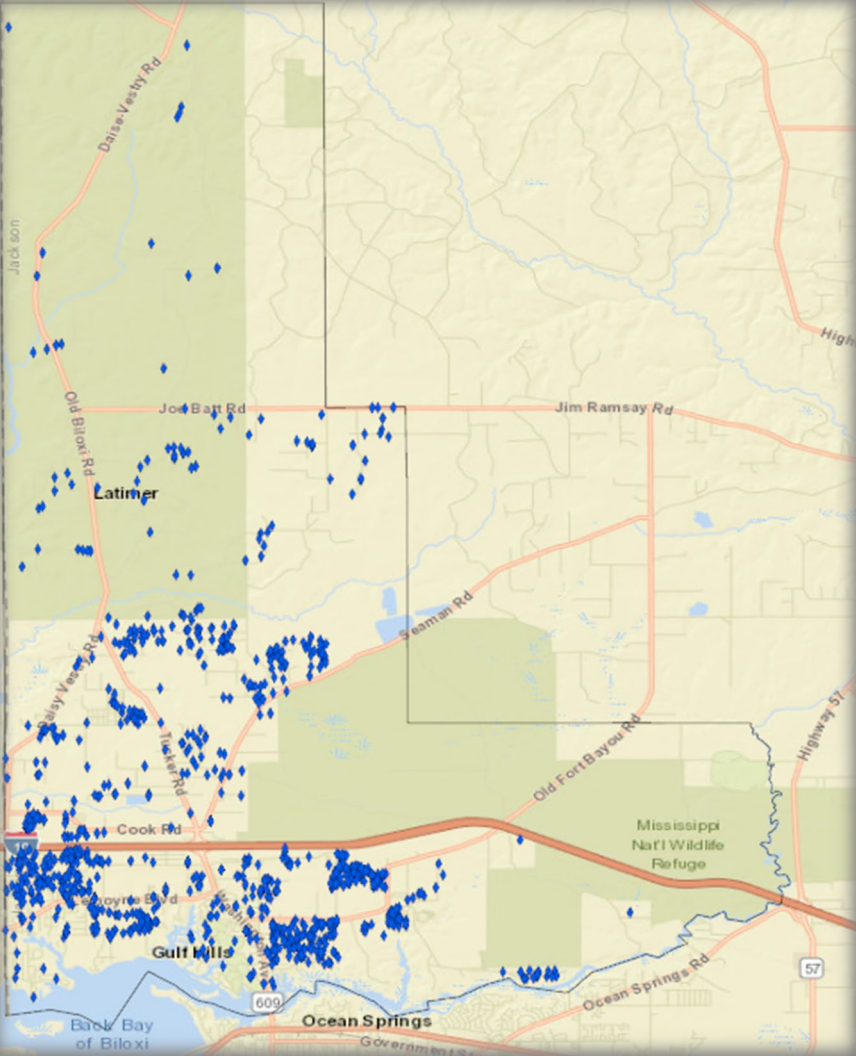
# St. Martin Upper Elementary Students 2020/2021

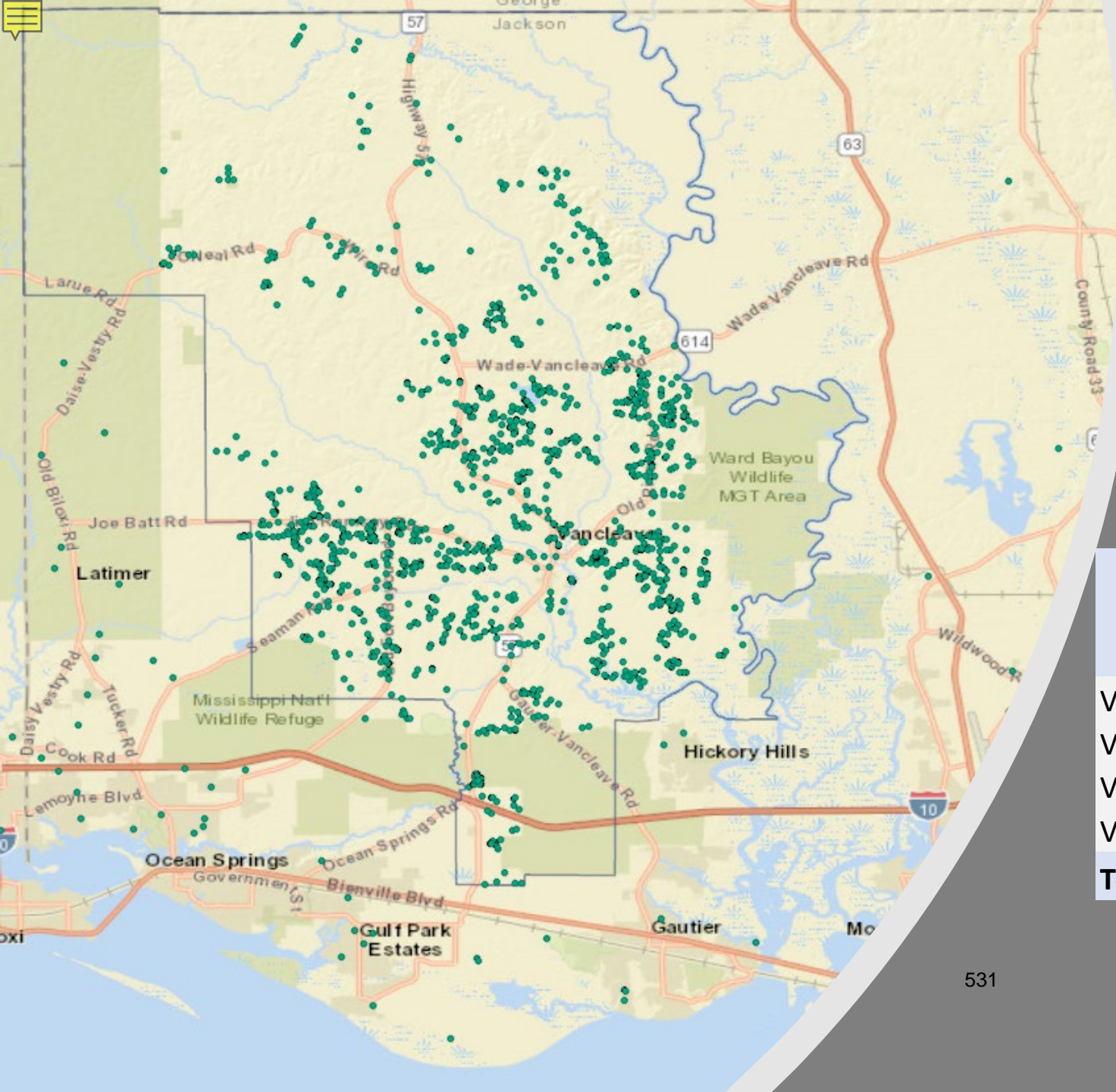


# St. Martin Middle School 2020/2021



# St. Martin High School 2020/2021

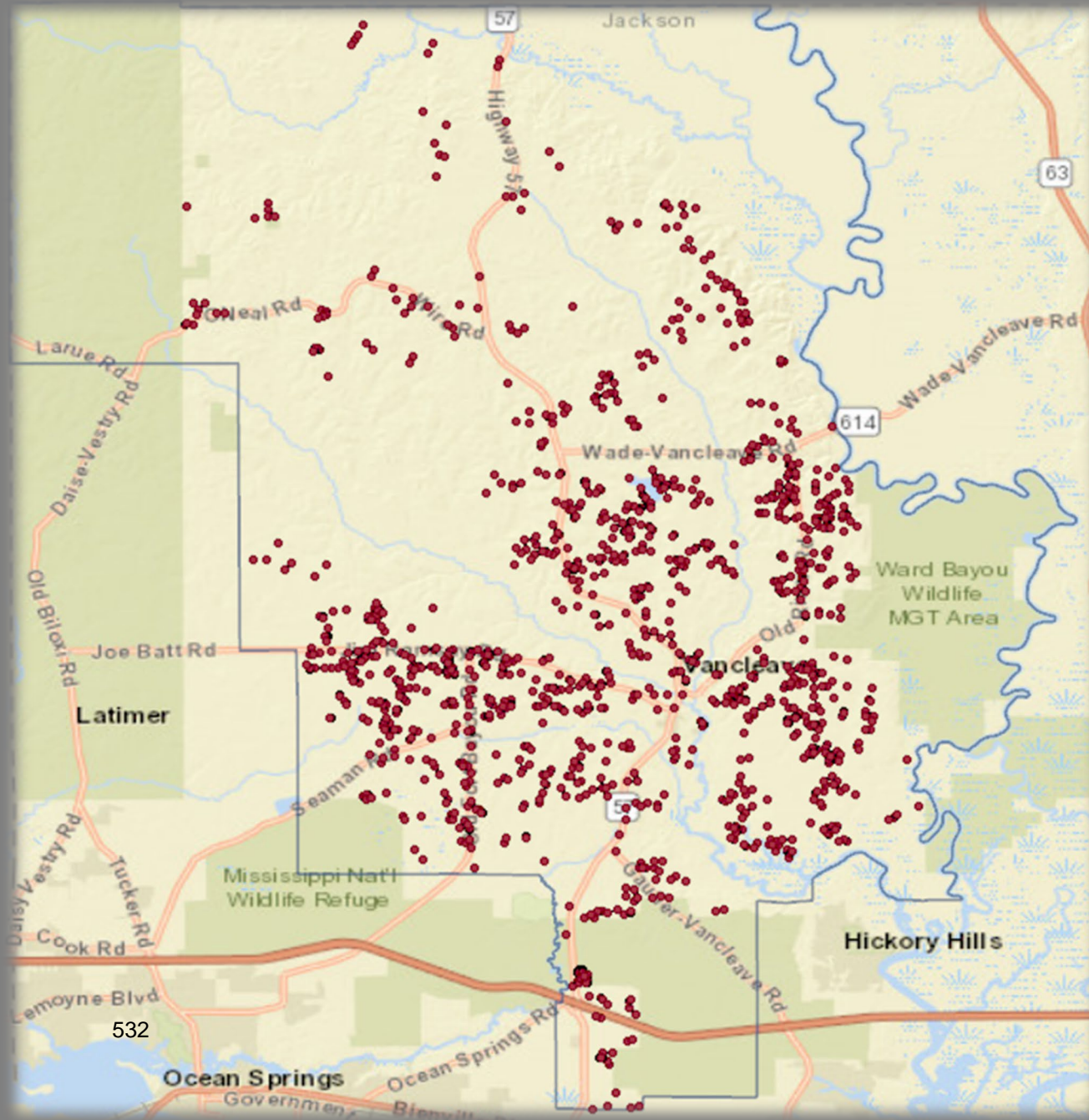




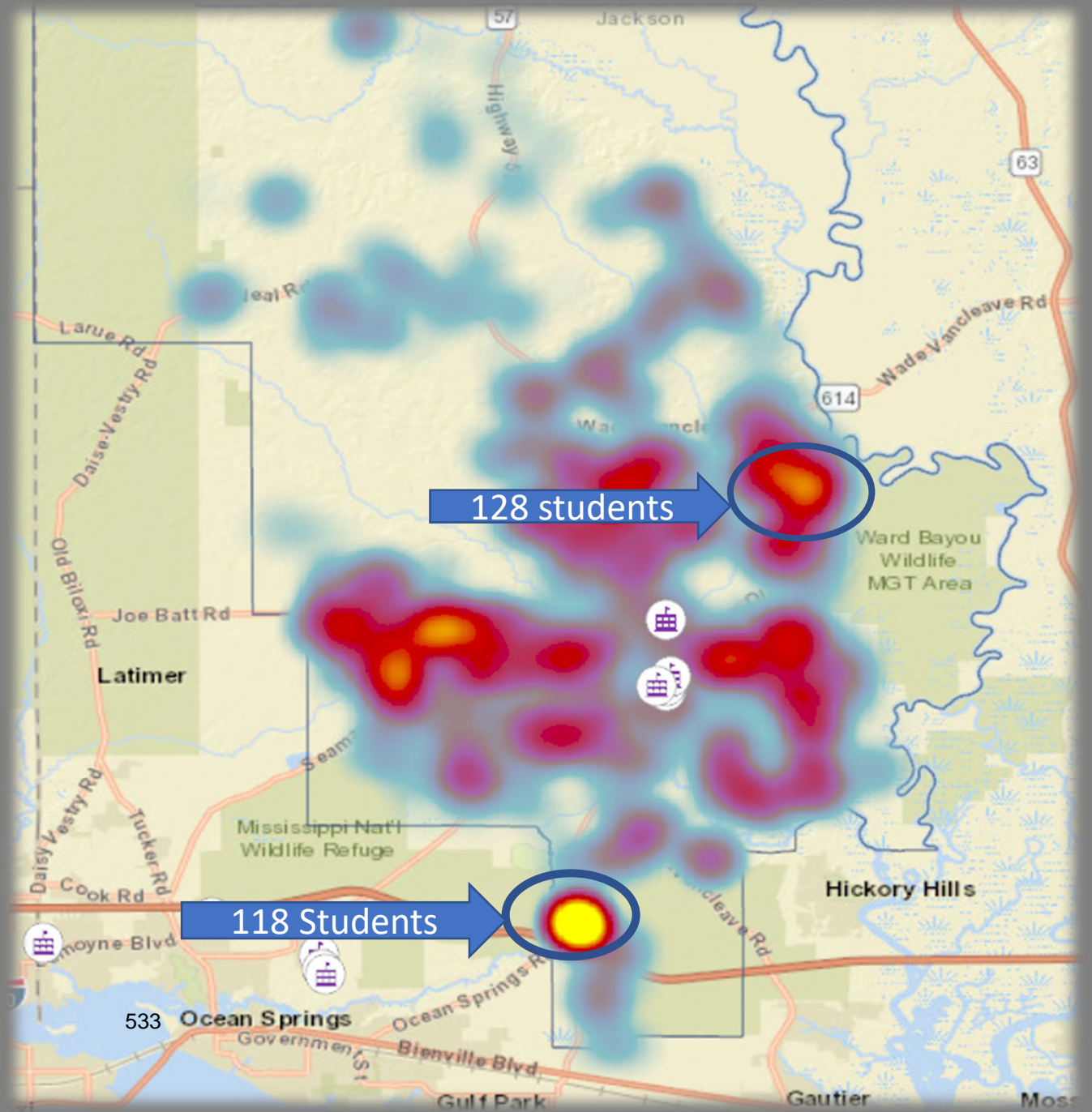
# Students Enrolled at Vanleave Schools 2020/2021

School	Total Enrolled	Living Within the Zone
Vanleave Lower Elementary	509	478
Vanleave Upper Elementary	502	463
Vanleave Middle School	536	494
Vanleave High School	718	655
<b>Total</b>	<b>2,265</b>	<b>2,090</b>

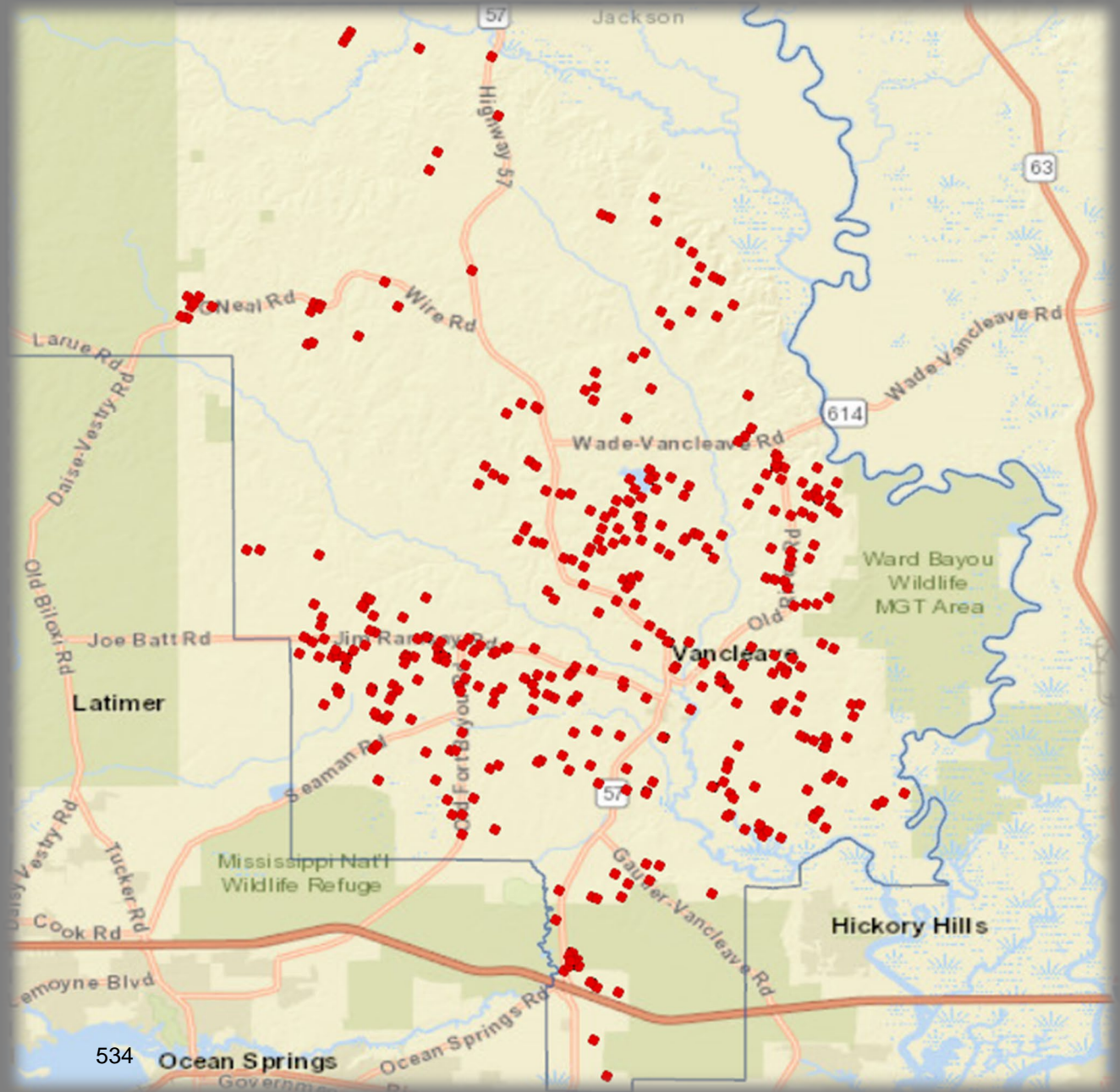
All Students  
Enrolled in  
Vancleave Schools  
and Living within  
the Attendance  
Zone 2020/2021



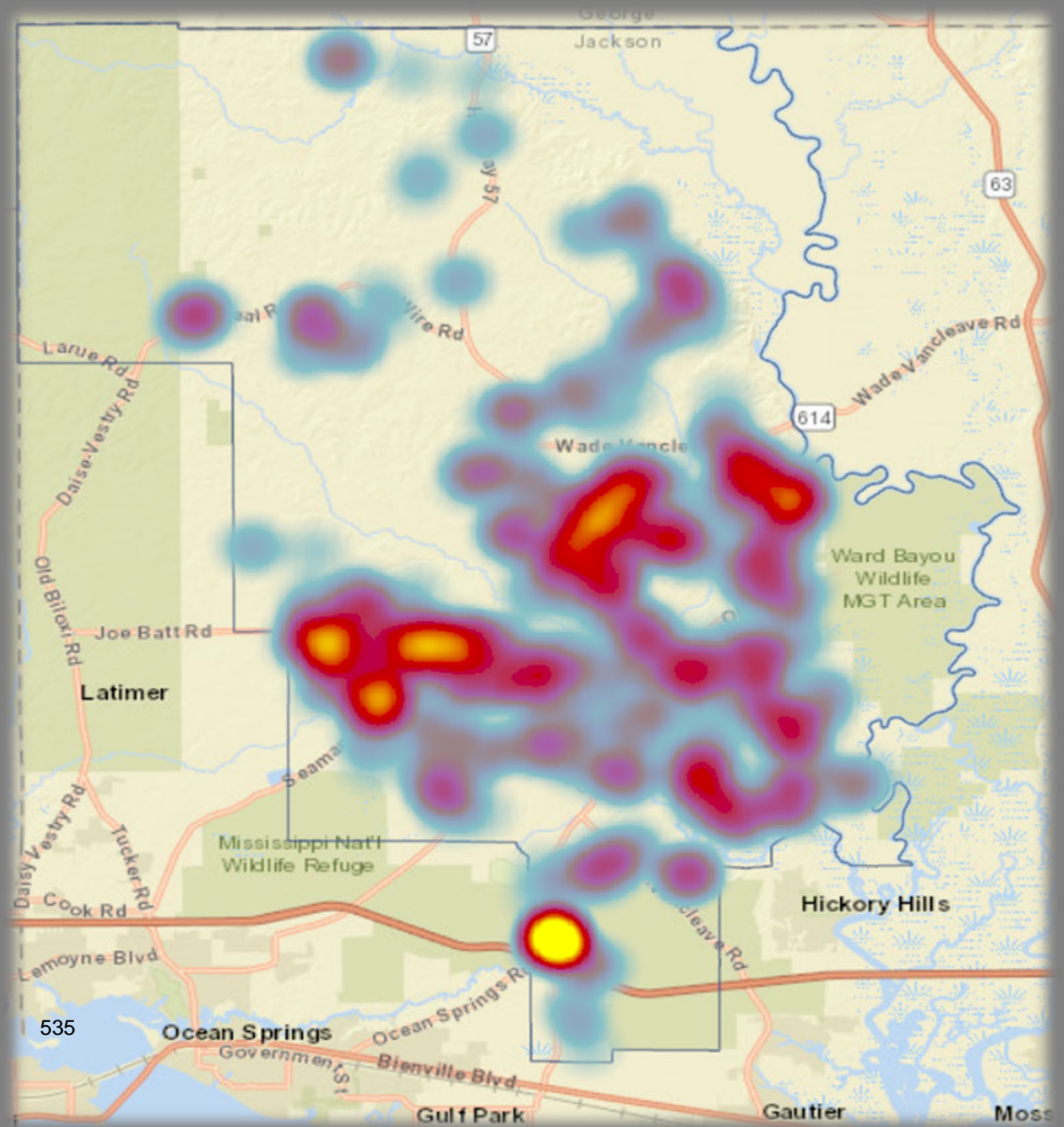
Heat Map All  
Students Living  
within Vancleave  
Zone and Enrolled  
in Vancleave Zone:  
2020/2021



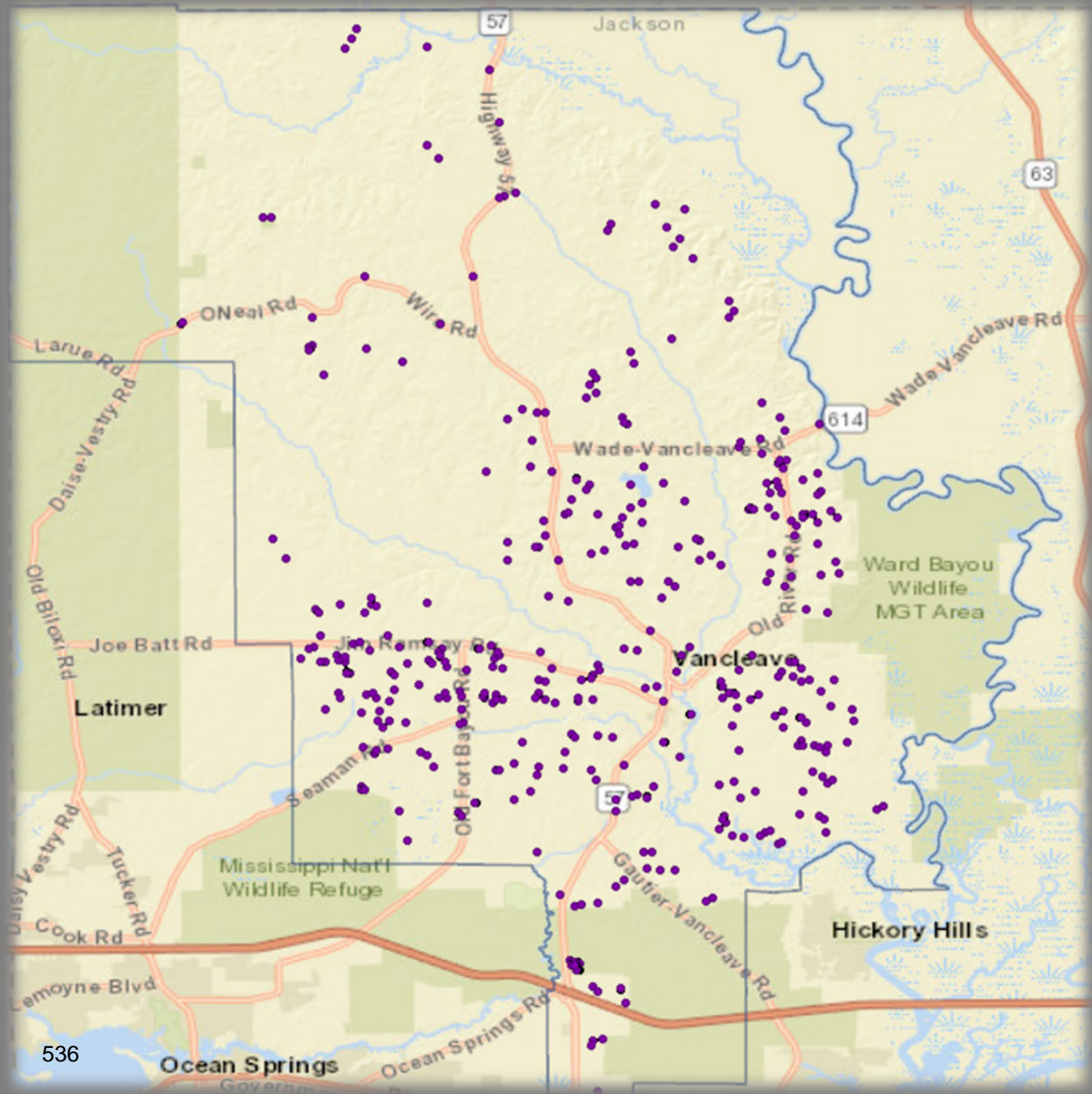
# Vancleave Elementary School Students 2020/2021



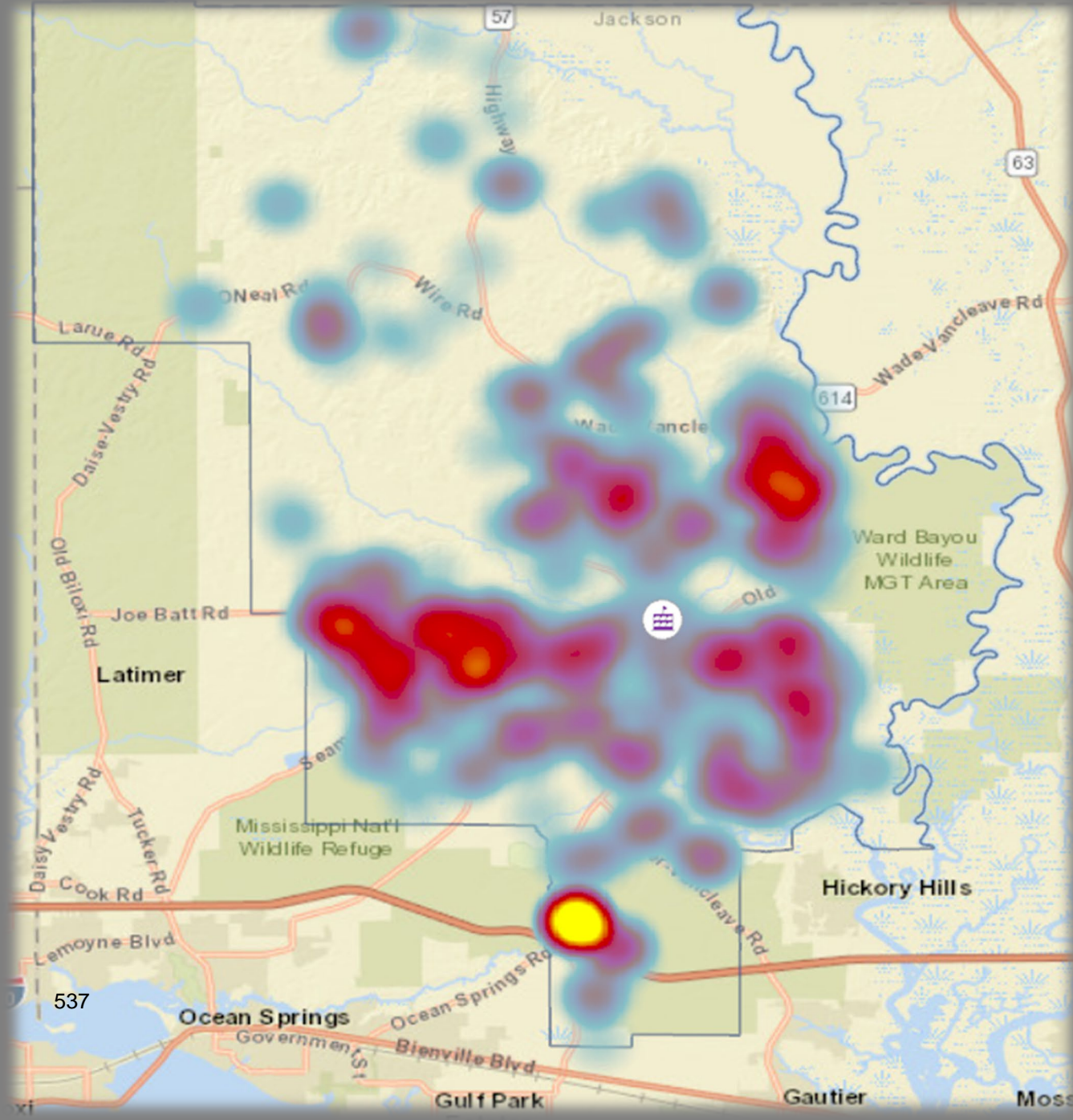
# Vancleave Lower Elementary School Heat Map: 2020/2021



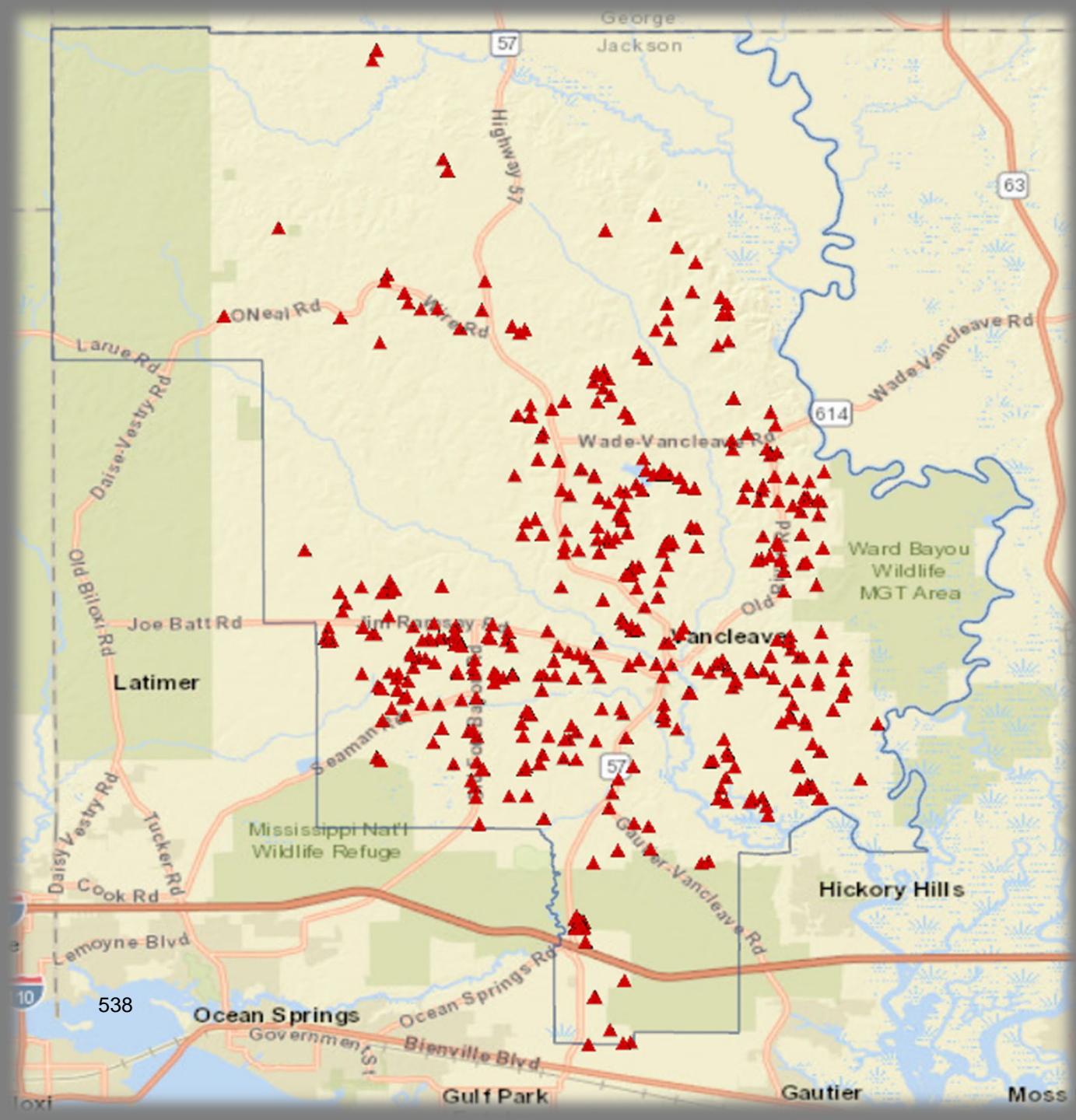
Vancleave Upper  
Elementary  
School: Students  
Enrolled and  
Living in the  
Zone 2020/2021



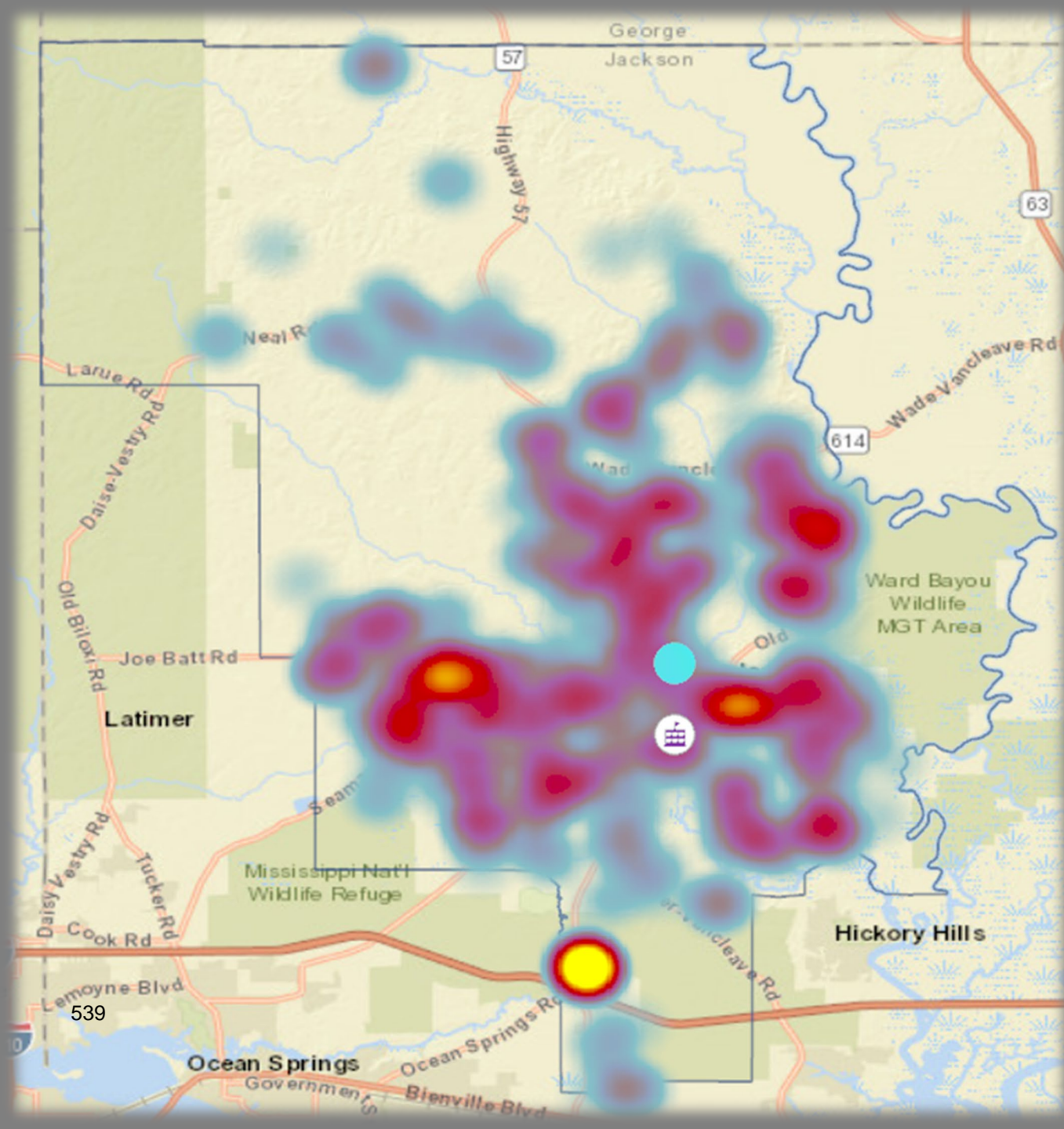
Vancleave Upper  
Elementary School  
Student Heat Map:  
2020/2021



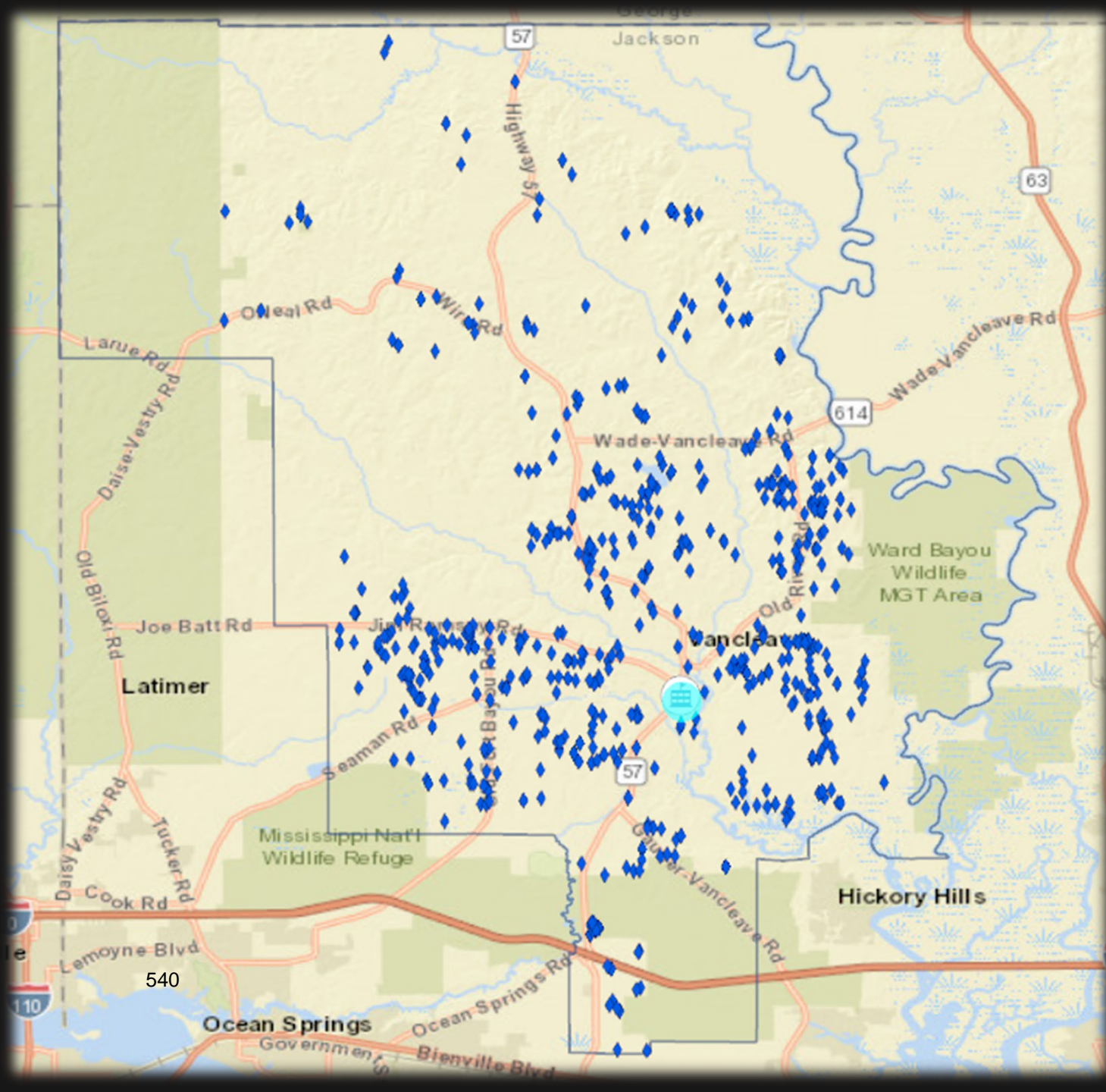
Vancleave  
Middle School  
Students  
Enrolled and  
Living within  
the Zone:  
2020/2021



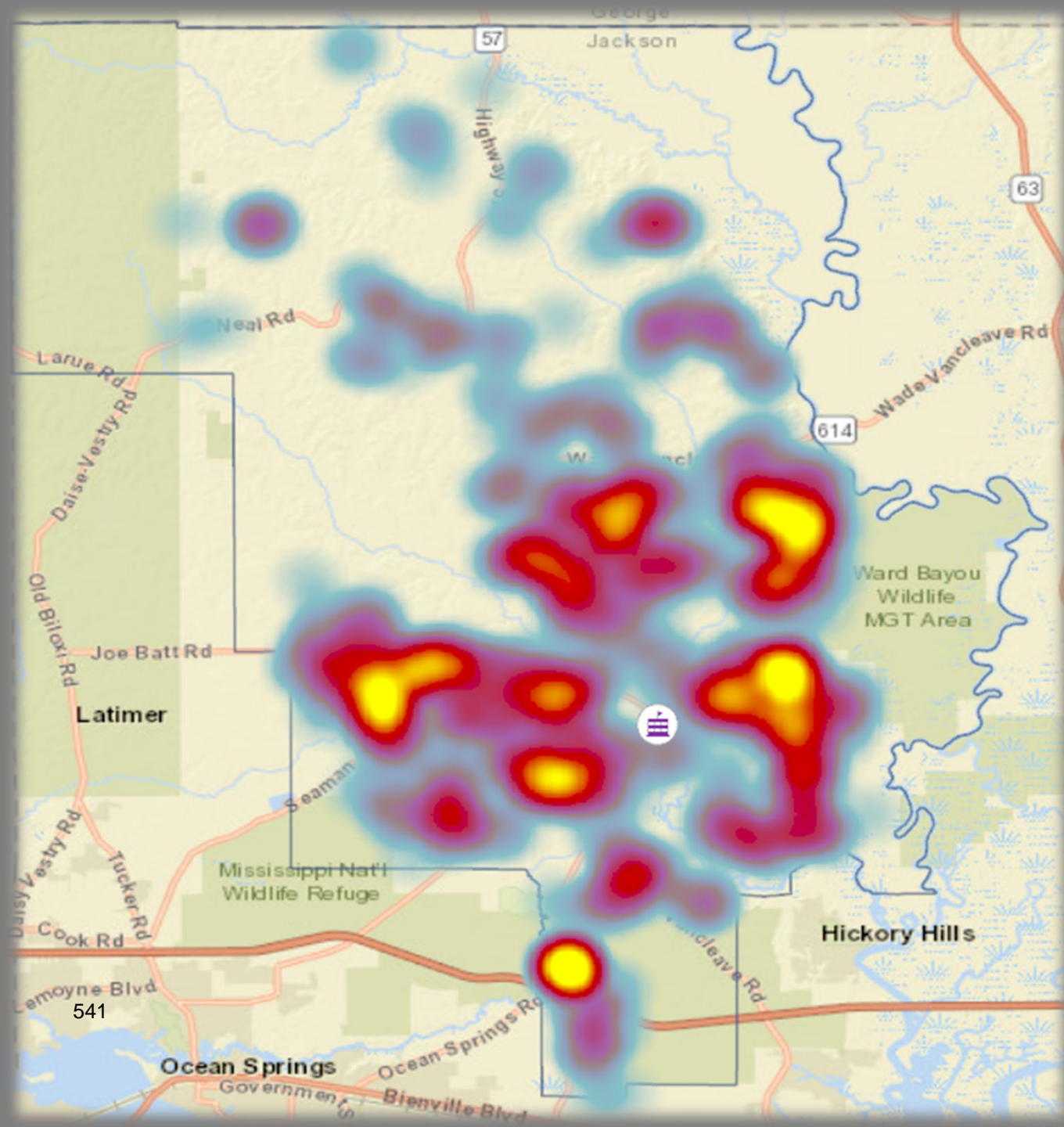
# Vancleave Middle School Student Heat Map: 2020/2021



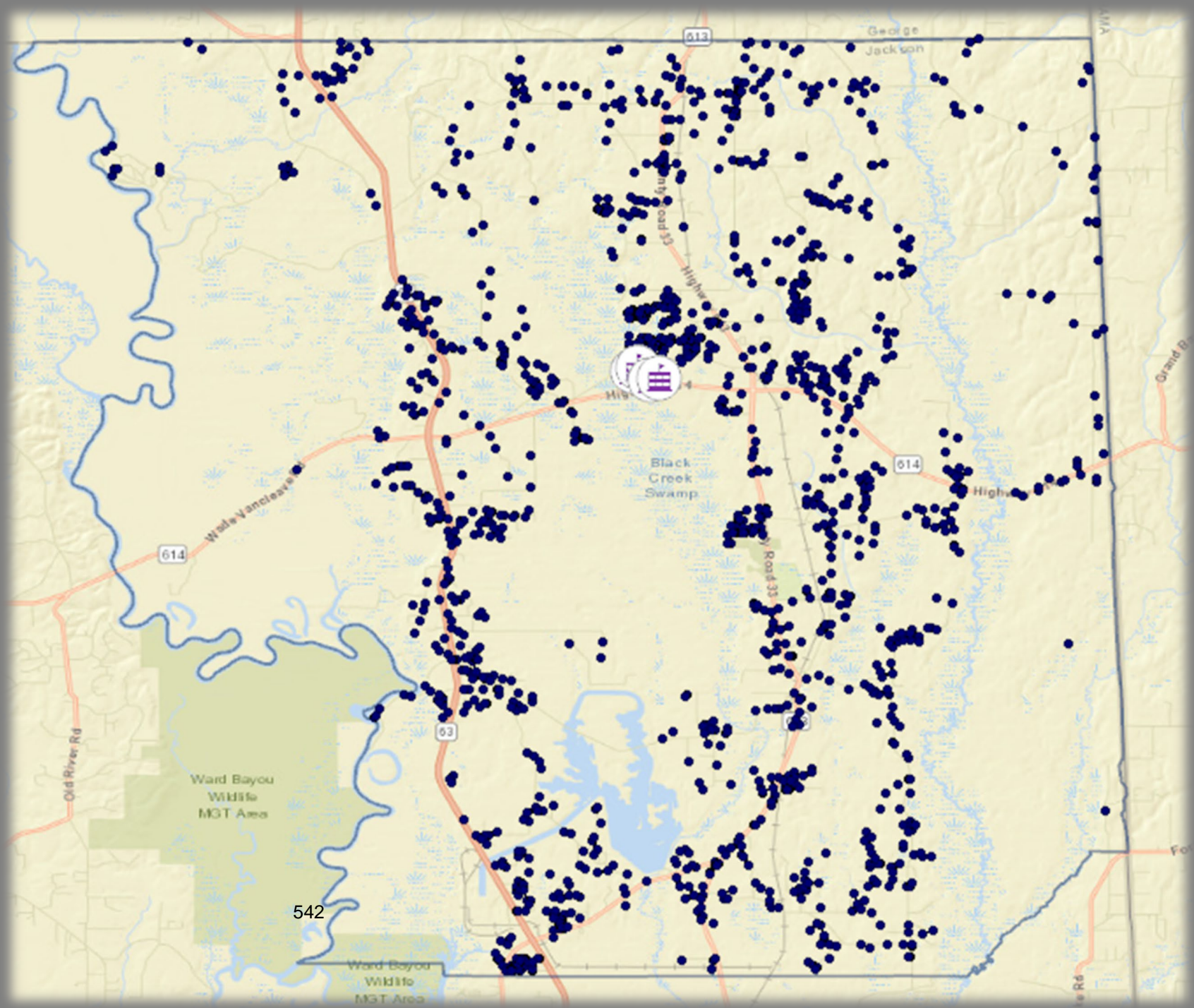
Vancleave High School Students Enrolled and Living within the Zone: 2020/2021



# Vancleave High School Student Heat Map: 2020/2021



All Students  
Enrolled in the  
Four Schools of  
the East Central  
Attendance  
Zone and Living  
within the  
Zone:  
2020/2121

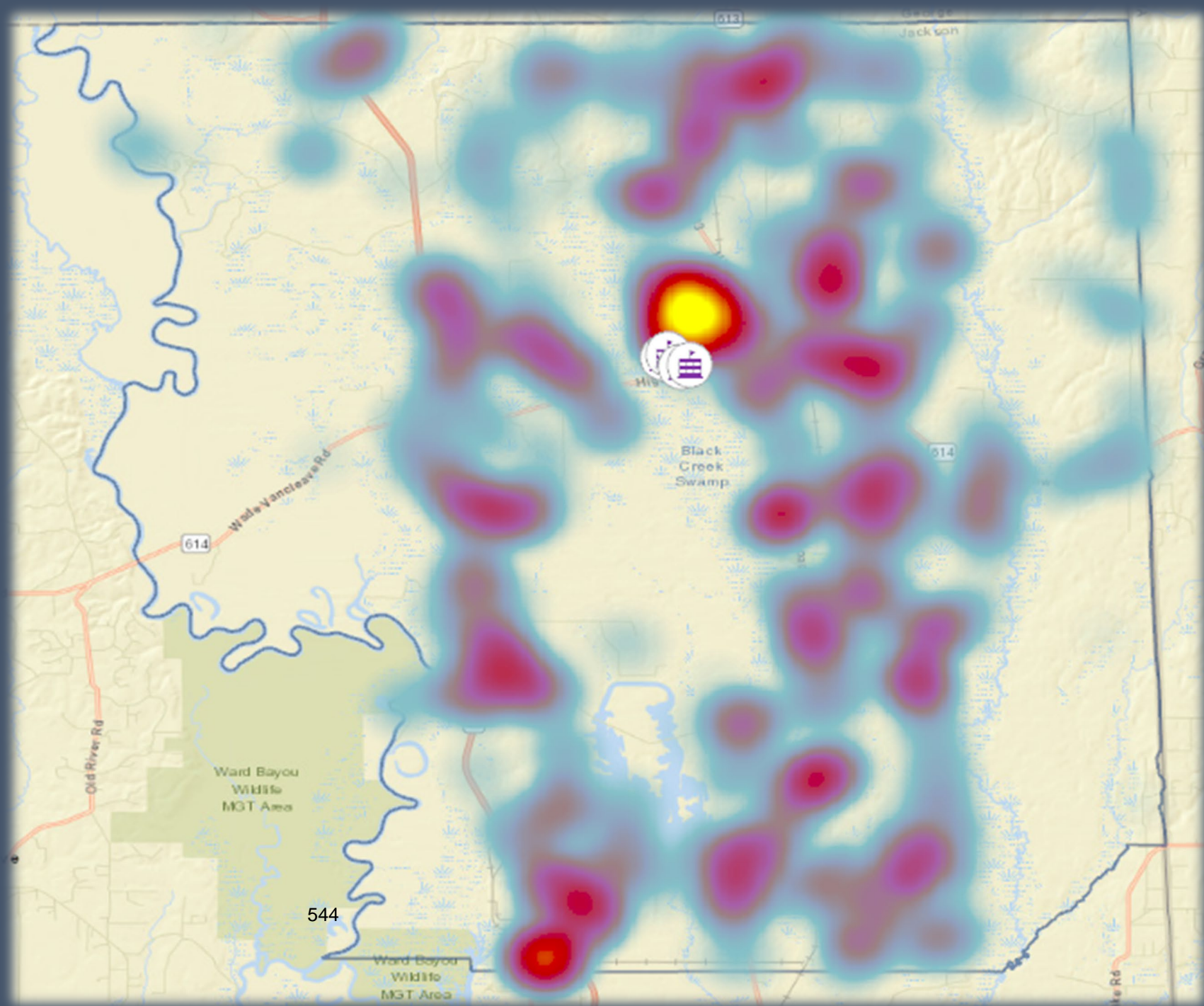




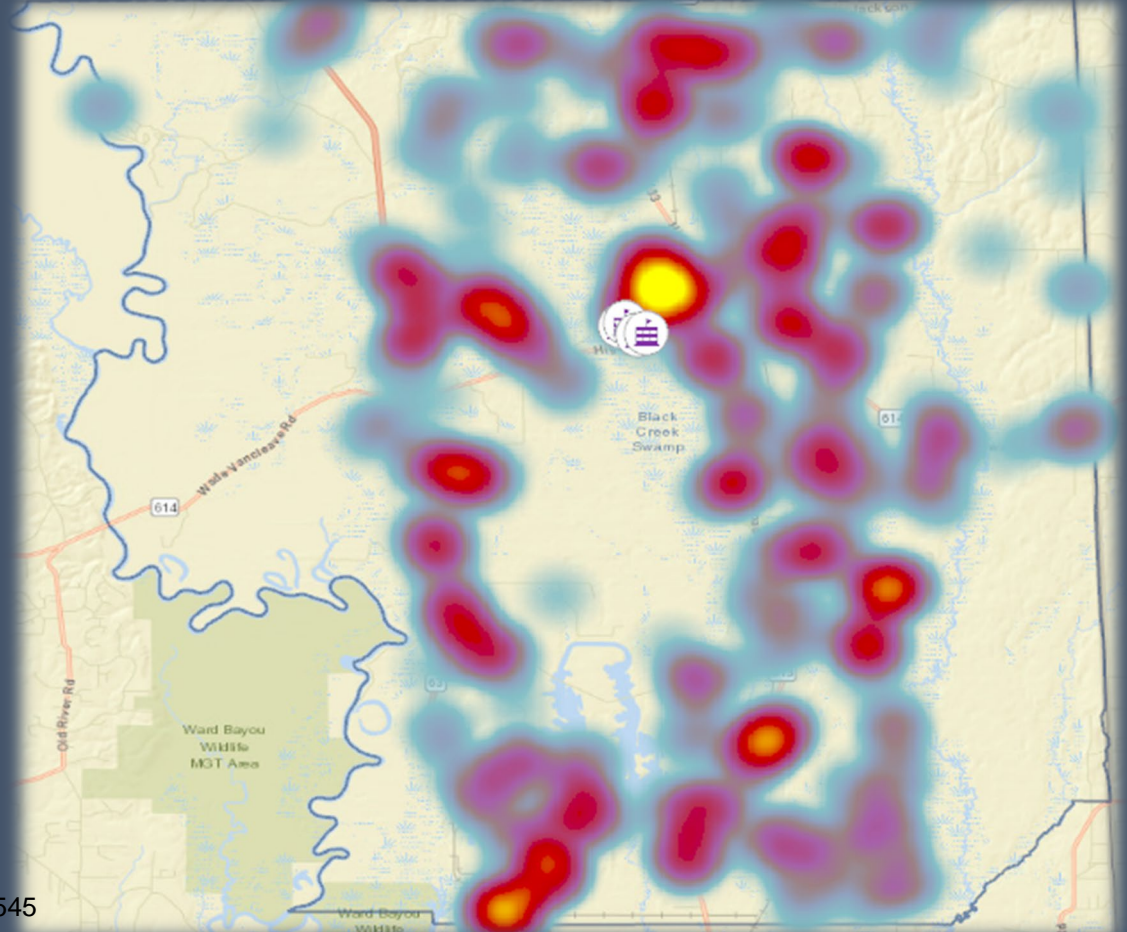
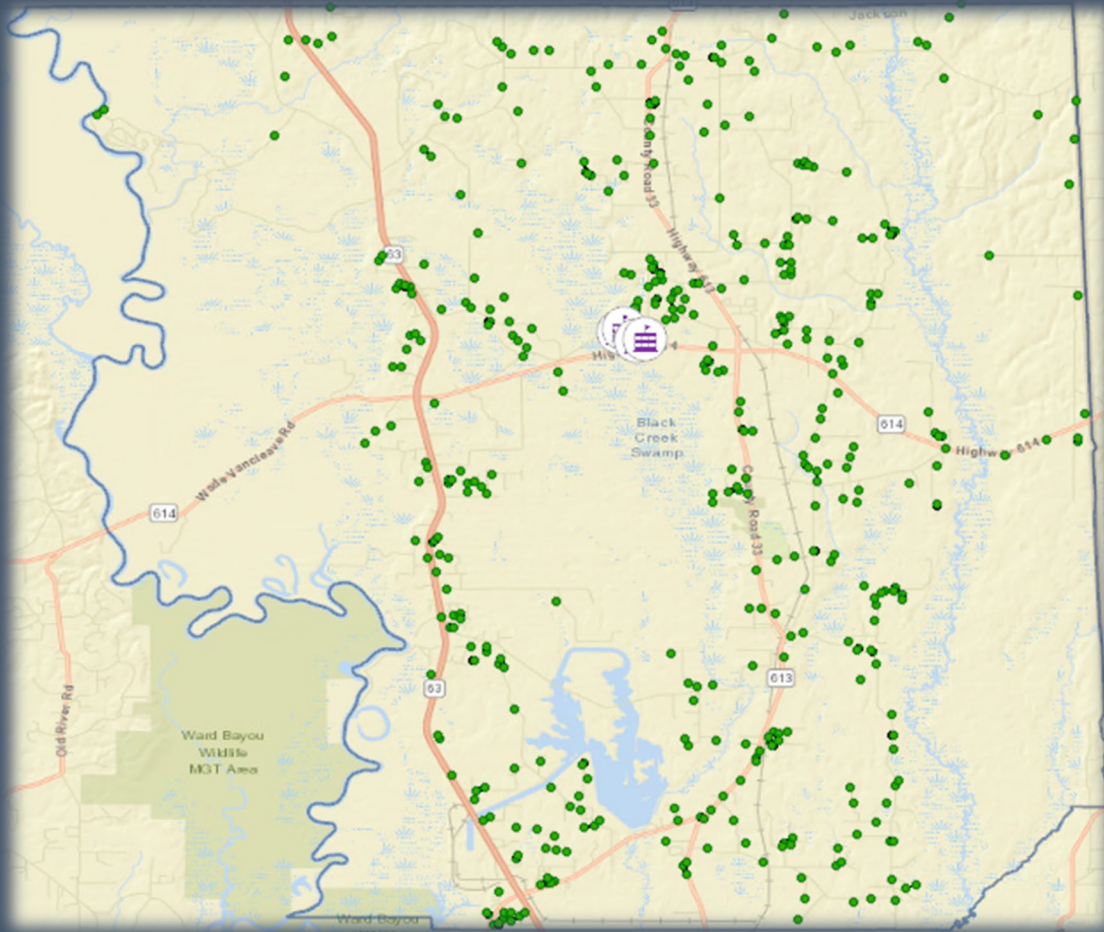
<b>School</b>	<b>Total Enrolled</b>	<b>Living Within the Zone</b>
East Central Lower Elementary	517	492
East Central Upper Elementary	524	492
East Central Middle School	620	587
East Central High School	775	722
<b>Total</b>	<b>2,436</b>	<b>2,293</b>

## East Central Attendance Zone Student Data 2020/2021

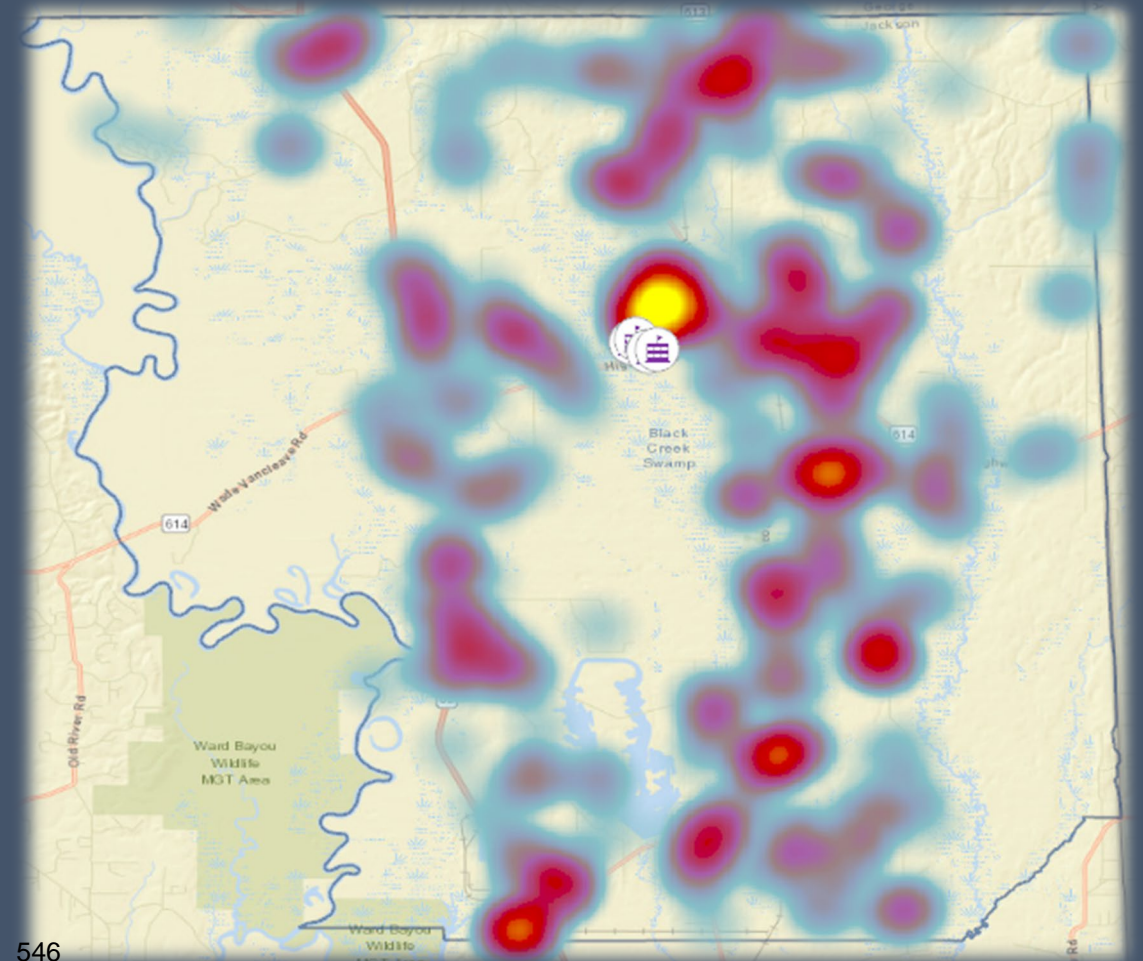
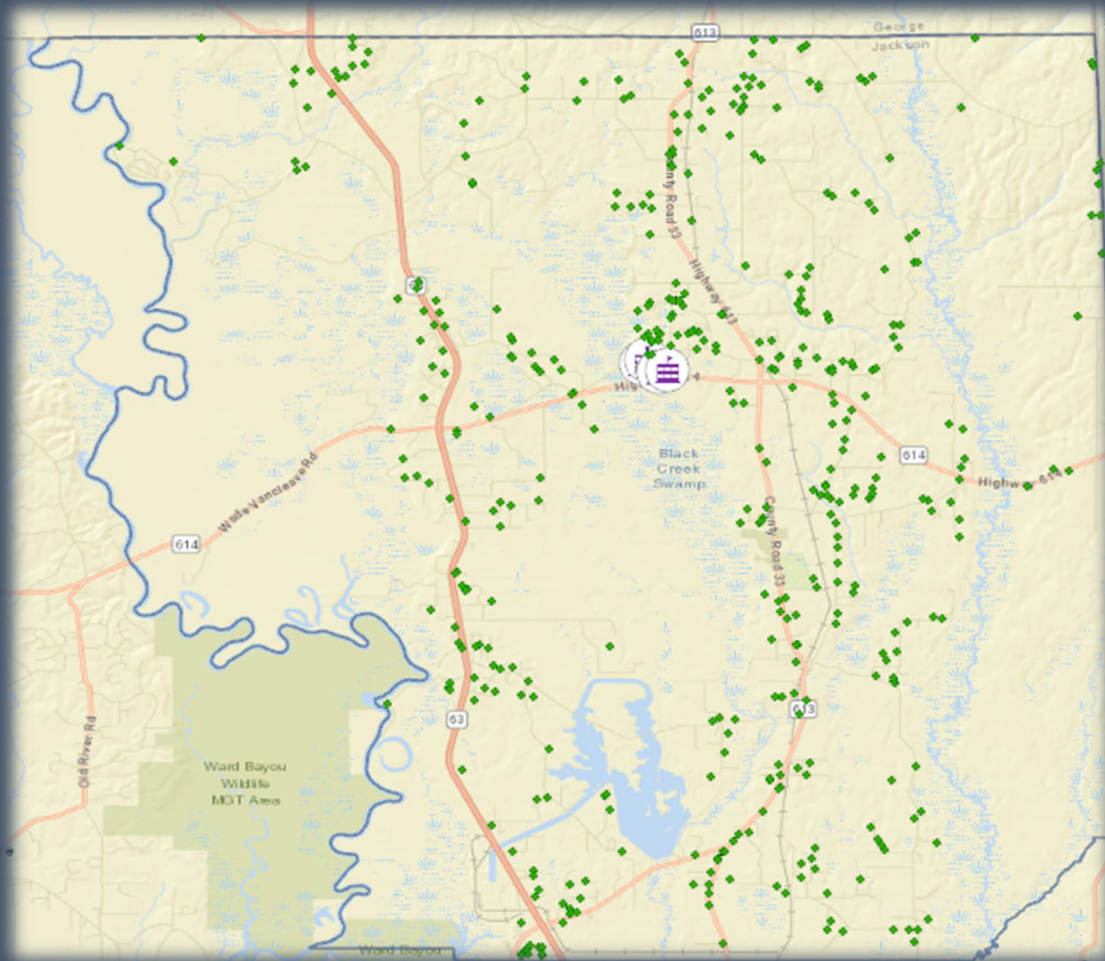
East Central  
Attendance  
Zone Heat  
Map for all  
Enrolled  
Students  
Living within  
the Zone:  
2020/2021



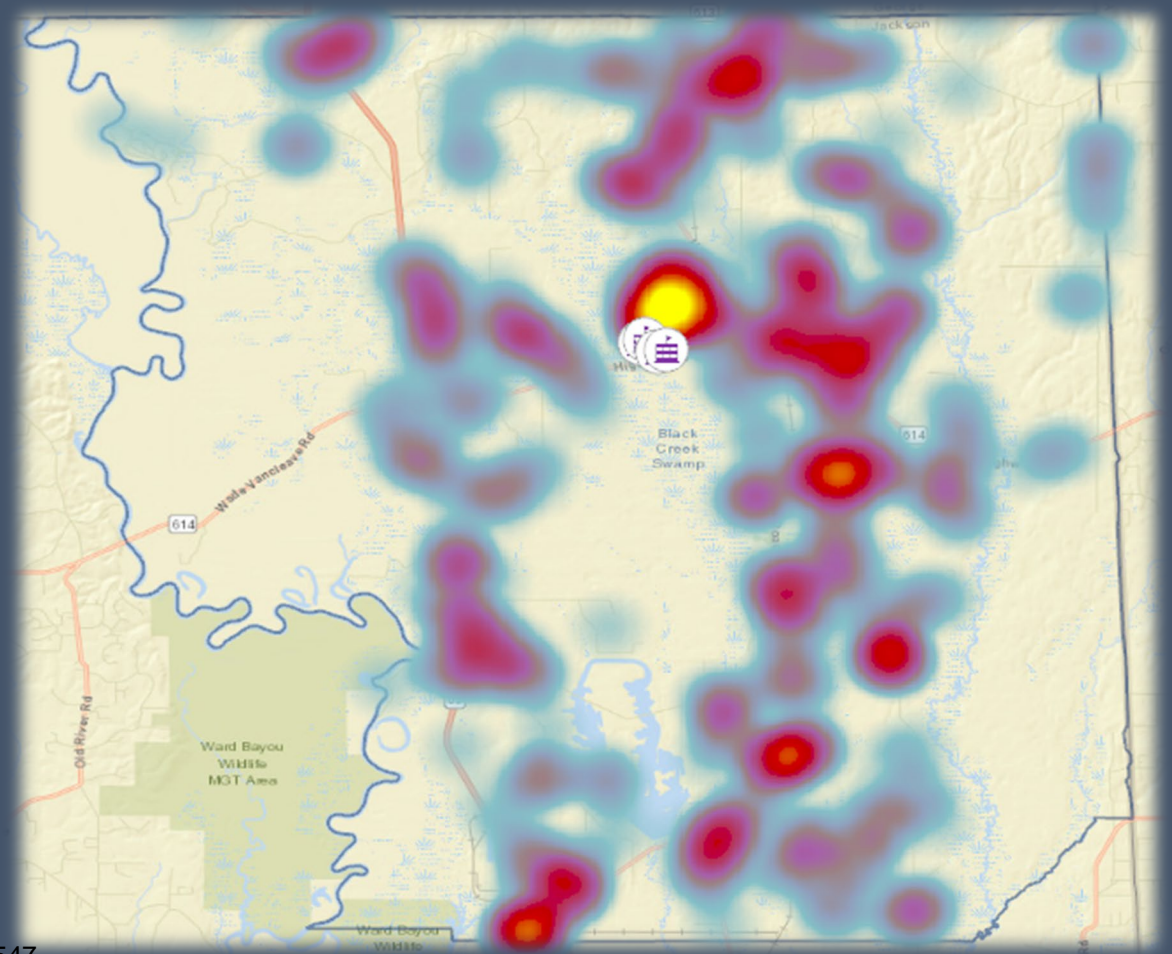
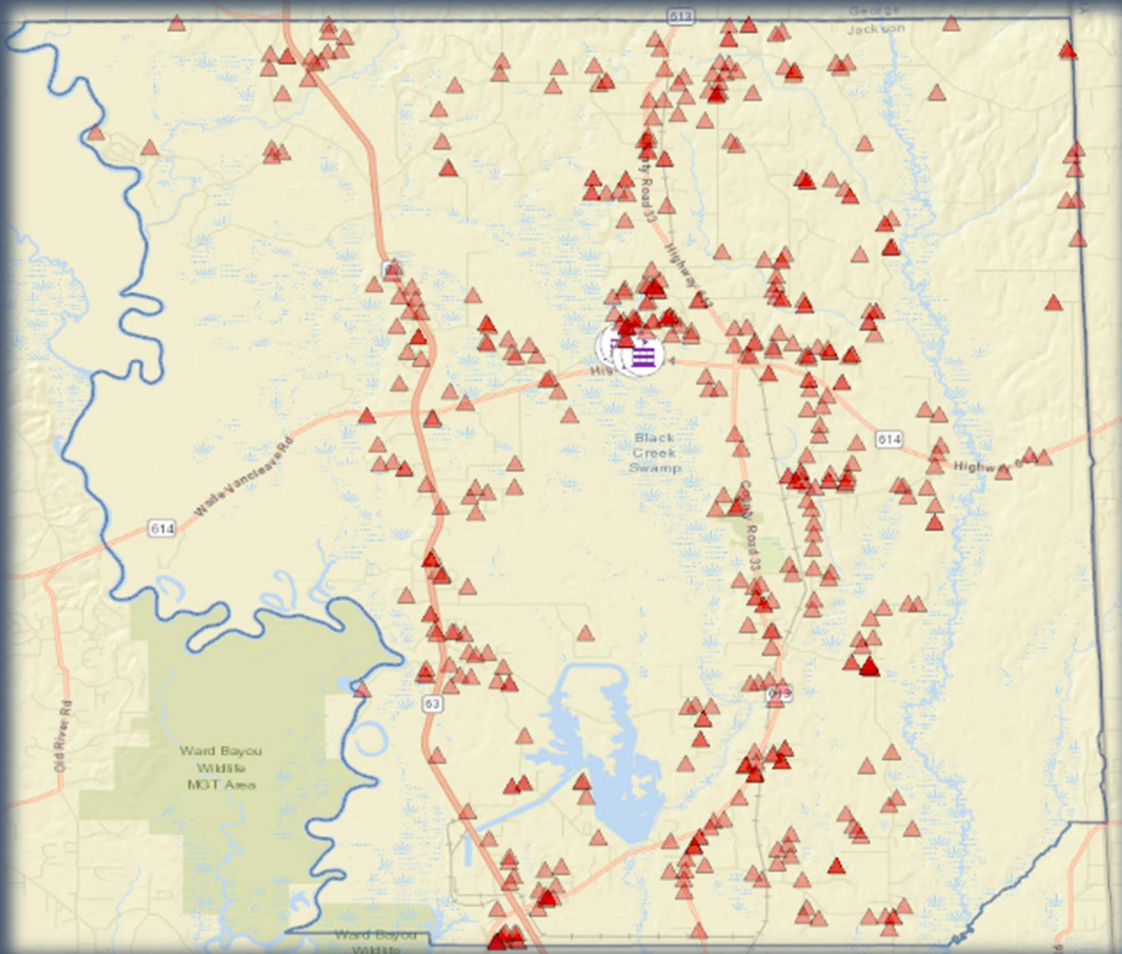
# East Central Lower Elementary School: 2020/2021



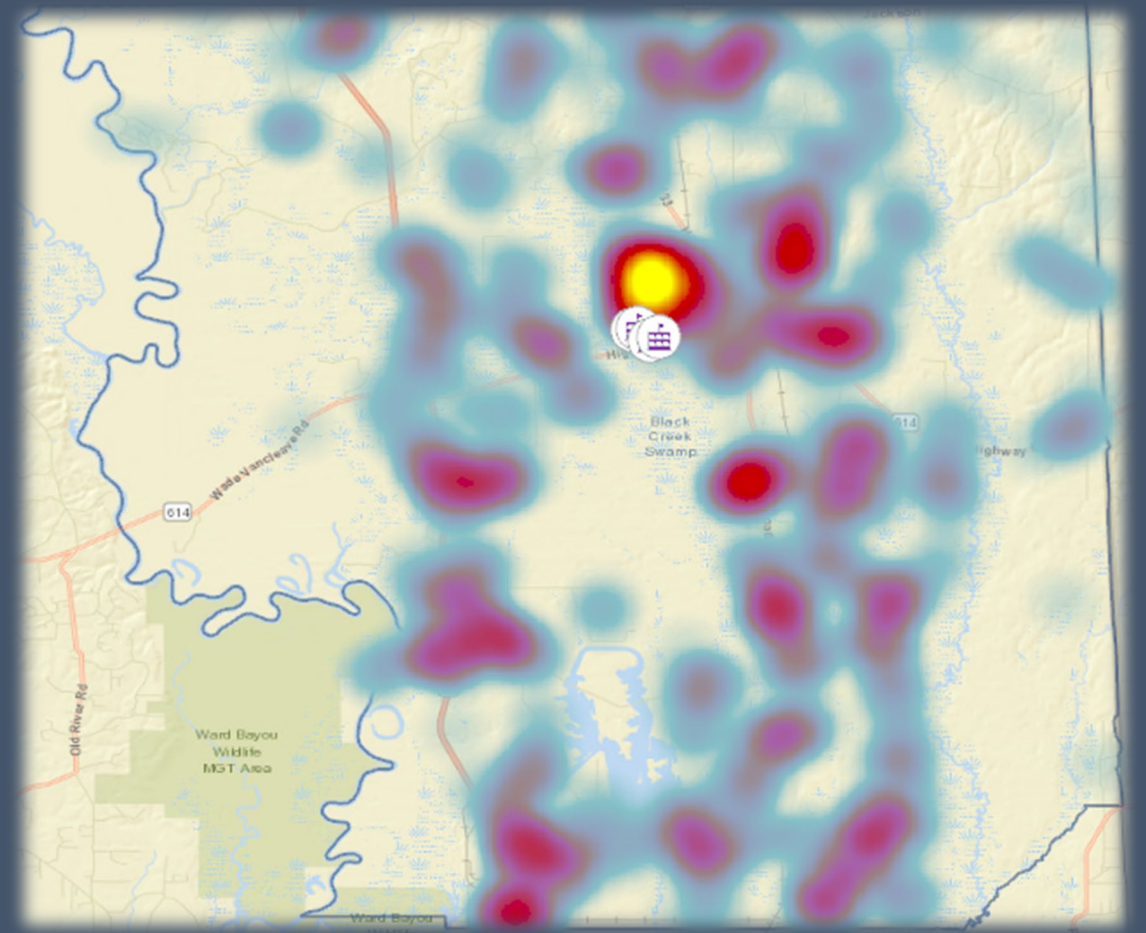
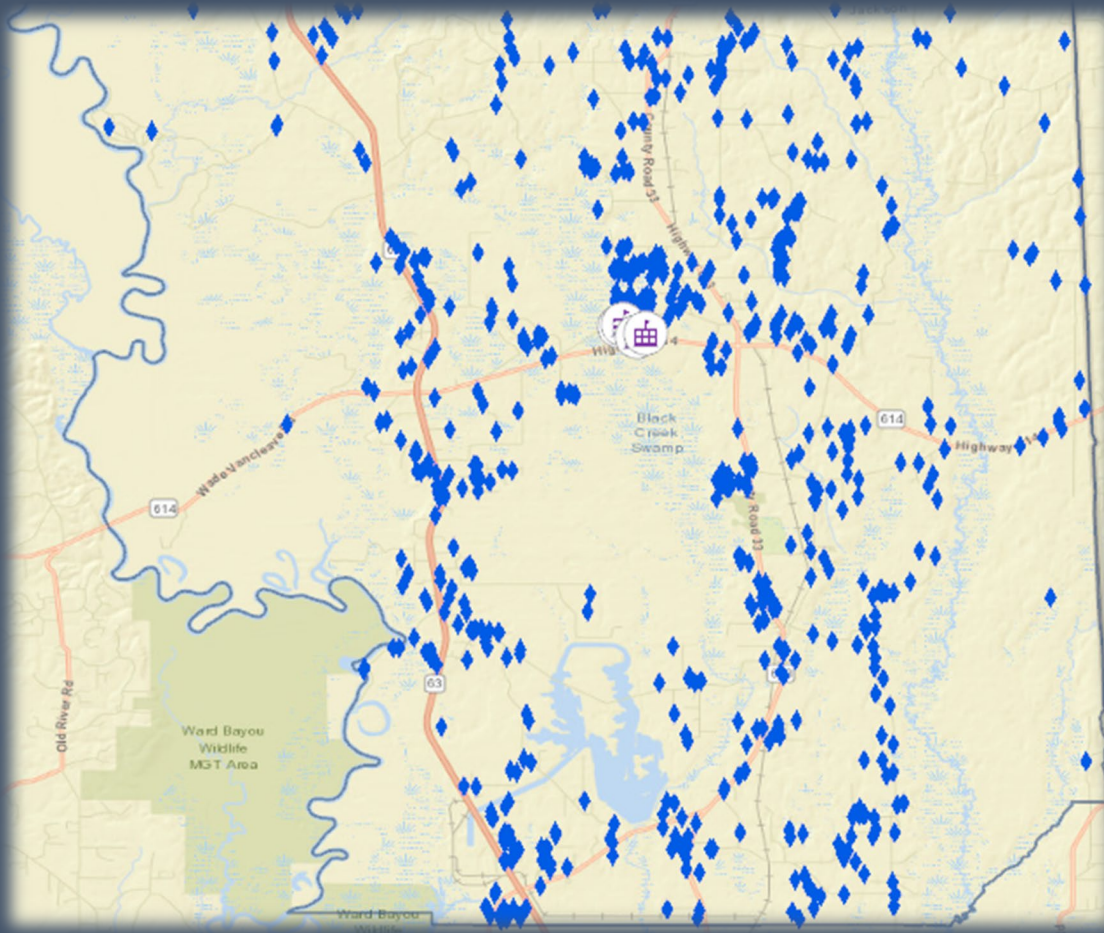
# East Central Upper Elementary School: 2020/2021



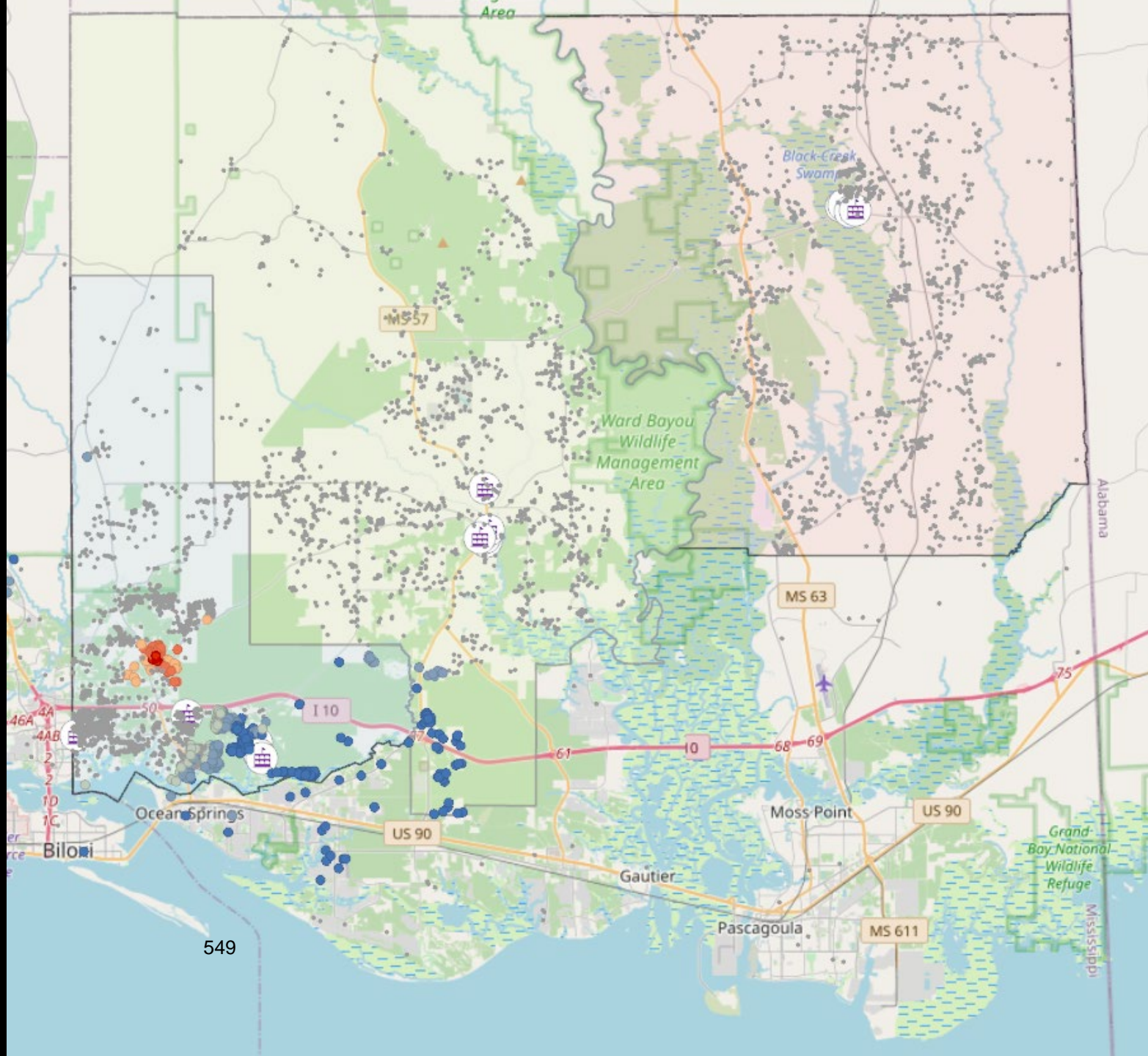
# East Central Middle School Students 2020/2021



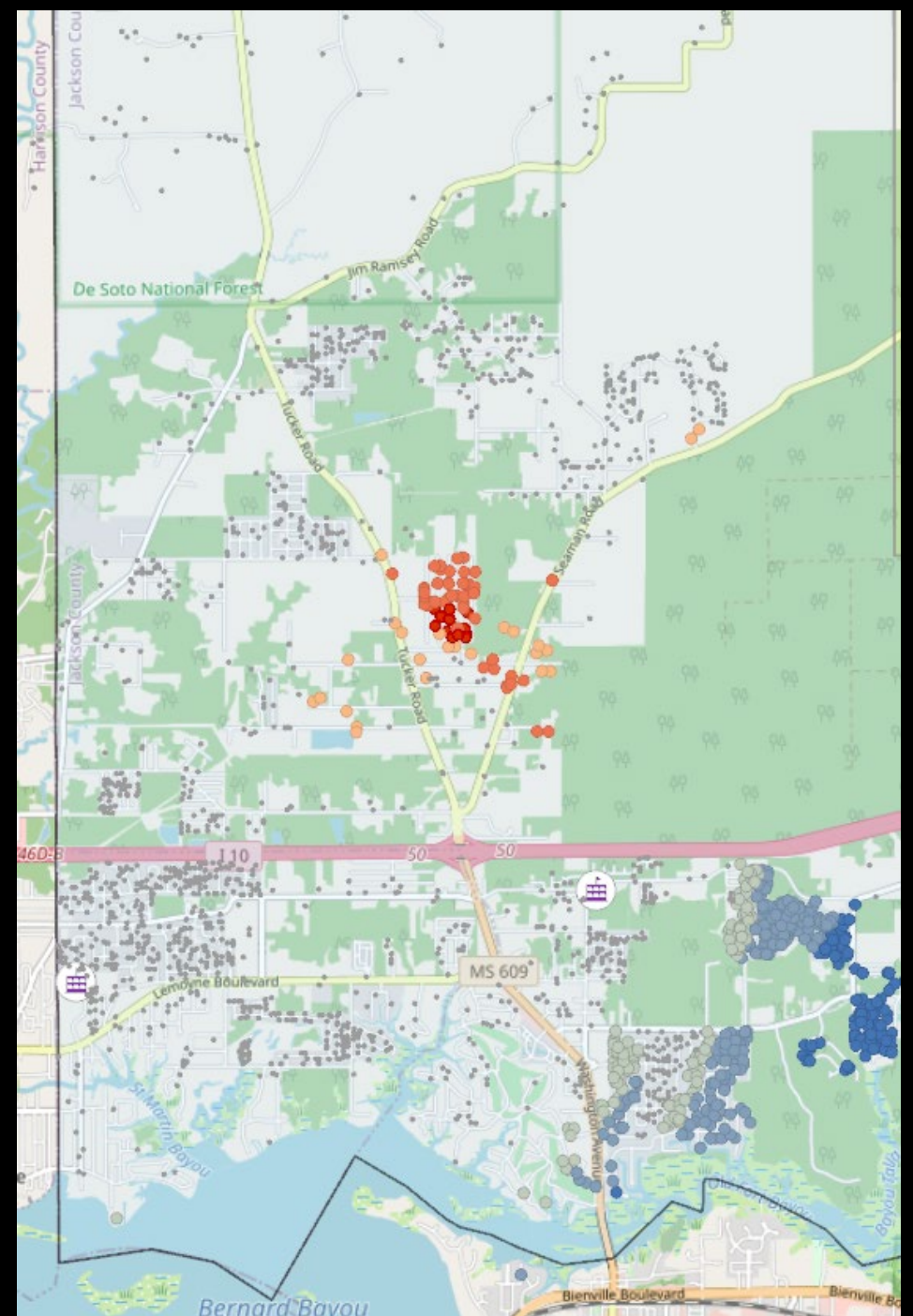
# East Central High School 2020/2021



Optimized Hot Spot Entire School District 2020



# Close-Up of District Optimized Hot Spot



# Attendance Zone Population and Population Projections for the Jackson County School District

Zone	2020 Population Age 21+	2025 Population Age 21+	Absolute Population Change 2020 to 2025	Percentage Population Change 2020 to 2025
East Central	10,256	10,521	265	2.6%
St. Martin	18,578	19,127	549	3.0%
Vanceleave	10,142	10,559	417	4.1%
<b>Total</b>	<b>38,976</b>	<b>40,207</b>	<b>1,231</b>	<b>3.2%</b>

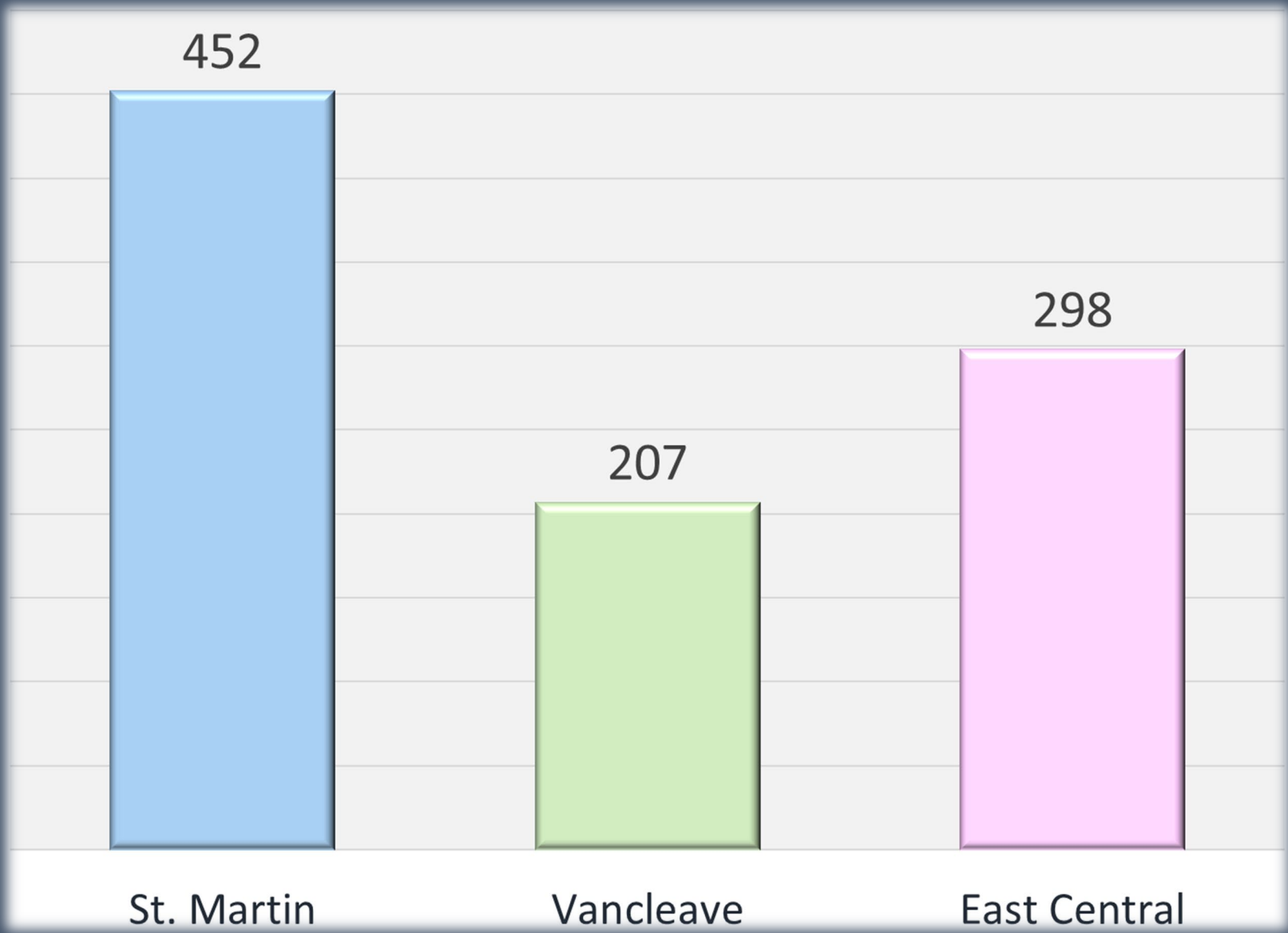
Source: ARCmap Pro data extraction based on block group data for underlying base layers as sourced from U.S. Census Bureau data

Zone	2020 Population by Age					Total Population
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	Age 0 to 19
East Central	851	922	939	836	745	3,548
St. Martin	1,702	1,708	1,707	1,559	1,494	6,676
Vanceleave	783	842	868	859	706	3,352
<b>Total</b>	<b>3,336</b>	<b>3,472</b>	<b>3,514</b>	<b>3,254</b>	<b>2,945</b>	<b>13,576</b>

Zone	2025 Population by Age					Total Population
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	Age 0 to 19
East Central	840	919	1,009	898	645	3,666
St. Martin	1,736	1,768	1,808	1,655	1,495	6,967
Vanceleave	772	851	934	850	684	3,407
<b>Total</b>	<b>3,348</b>	<b>3,538</b>	<b>3,751</b>	<b>3,403</b>	<b>2,824</b>	<b>14,040</b>

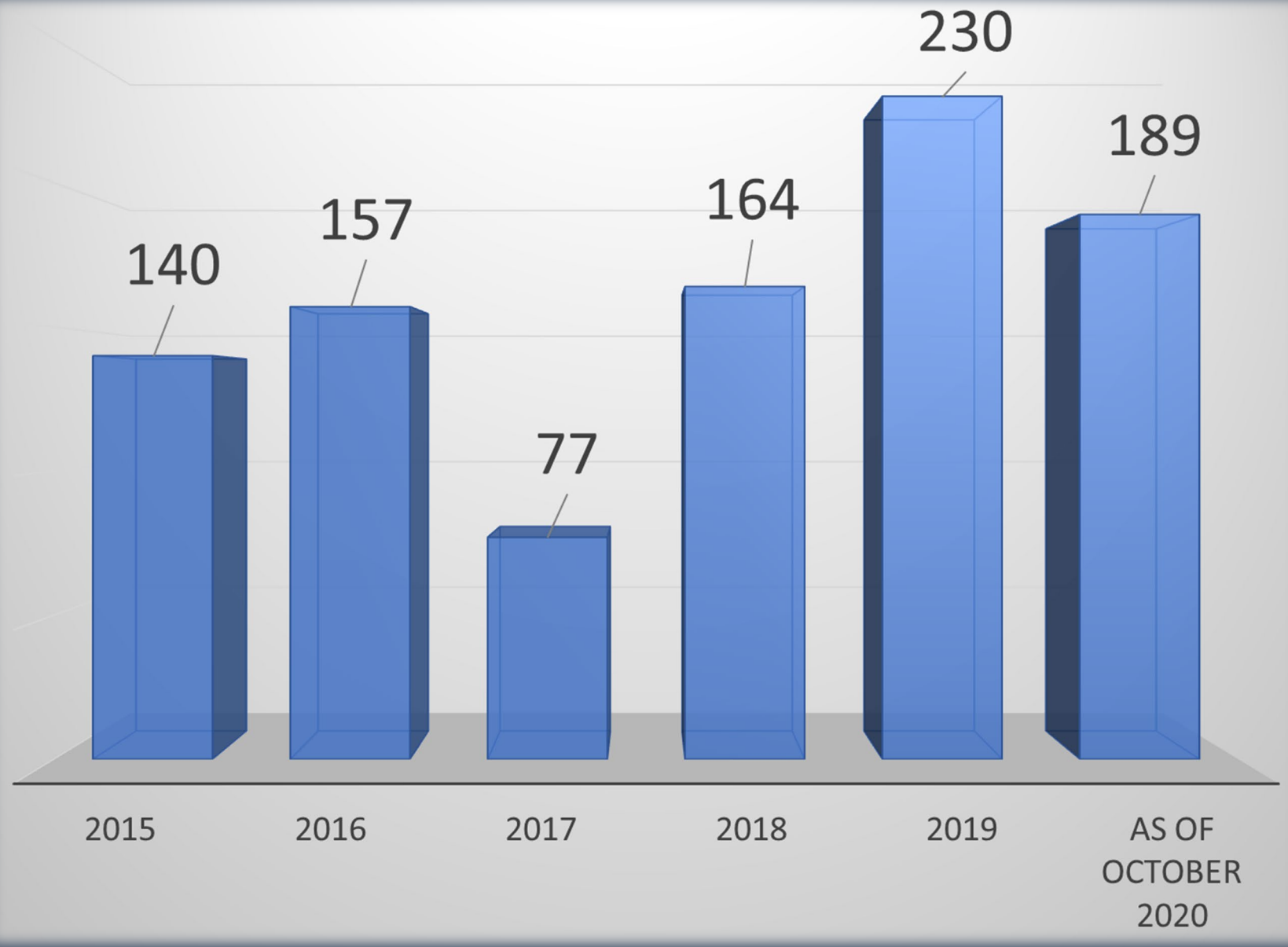
Zone	2020 to 2025 Population Change by Age Group (absolute)					Total Population
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	Age 0 to 19
East Central	(11)	(3)	70	62	(100)	118
St. Martin	34	60	101	96	1	291
Vanceleave	(11)	9	66	(9)	(22)	55
<b>Total</b>	<b>12</b>	<b>66</b>	<b>237</b>	<b>149</b>	<b>(121)</b>	<b>464</b>

Source: ARCmap Pro data extraction based on block group data for underlying base layers as sourced from U.S. Census Bureau data



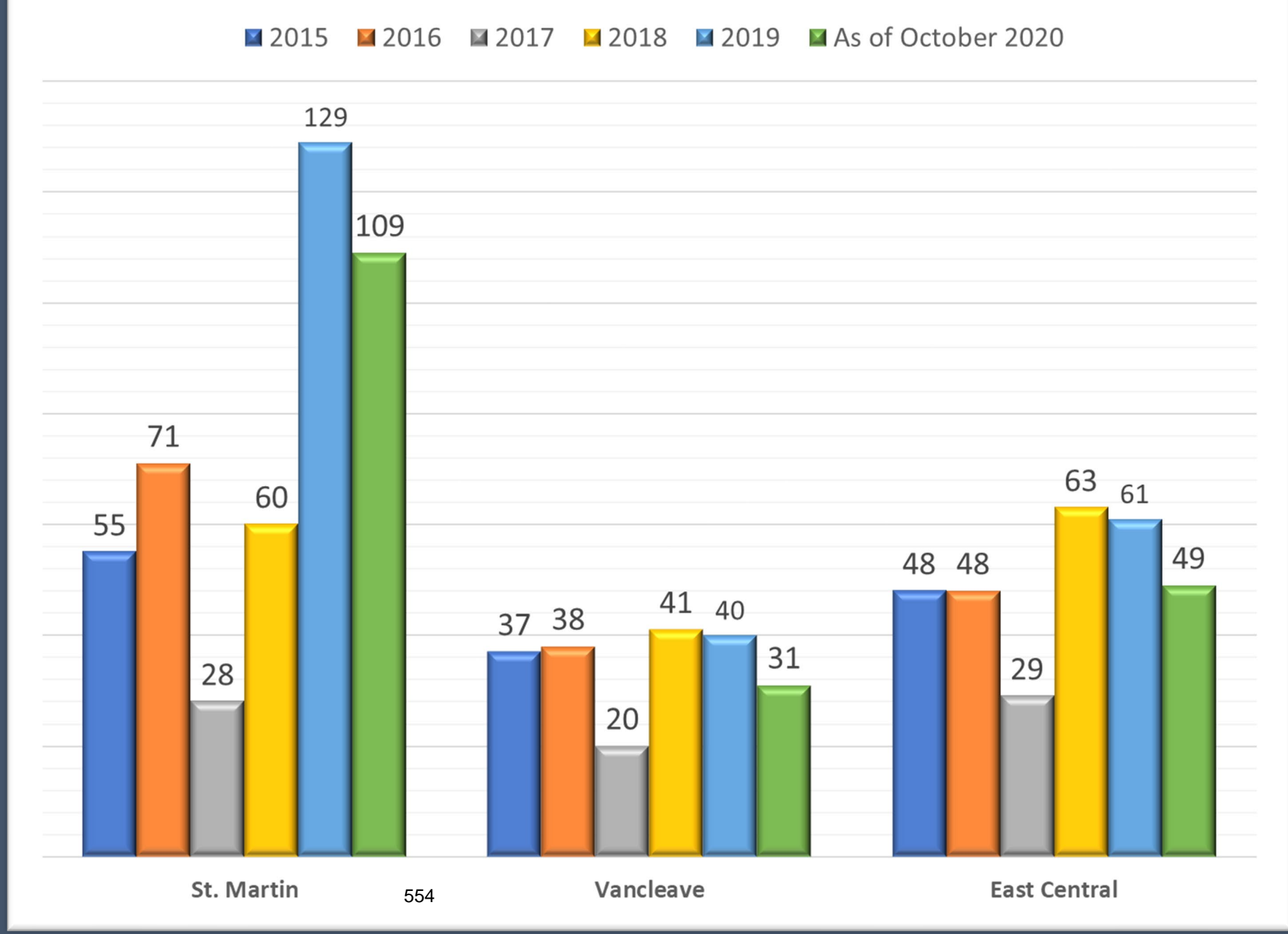
957 Total Residential Permits by School Attendance Zone: 2015 through October 2020

A total of 957 Residential Building Permits have been issued in the St. Martin, Vancleave, and East Central Attendance Zones between 2015 through October 2020



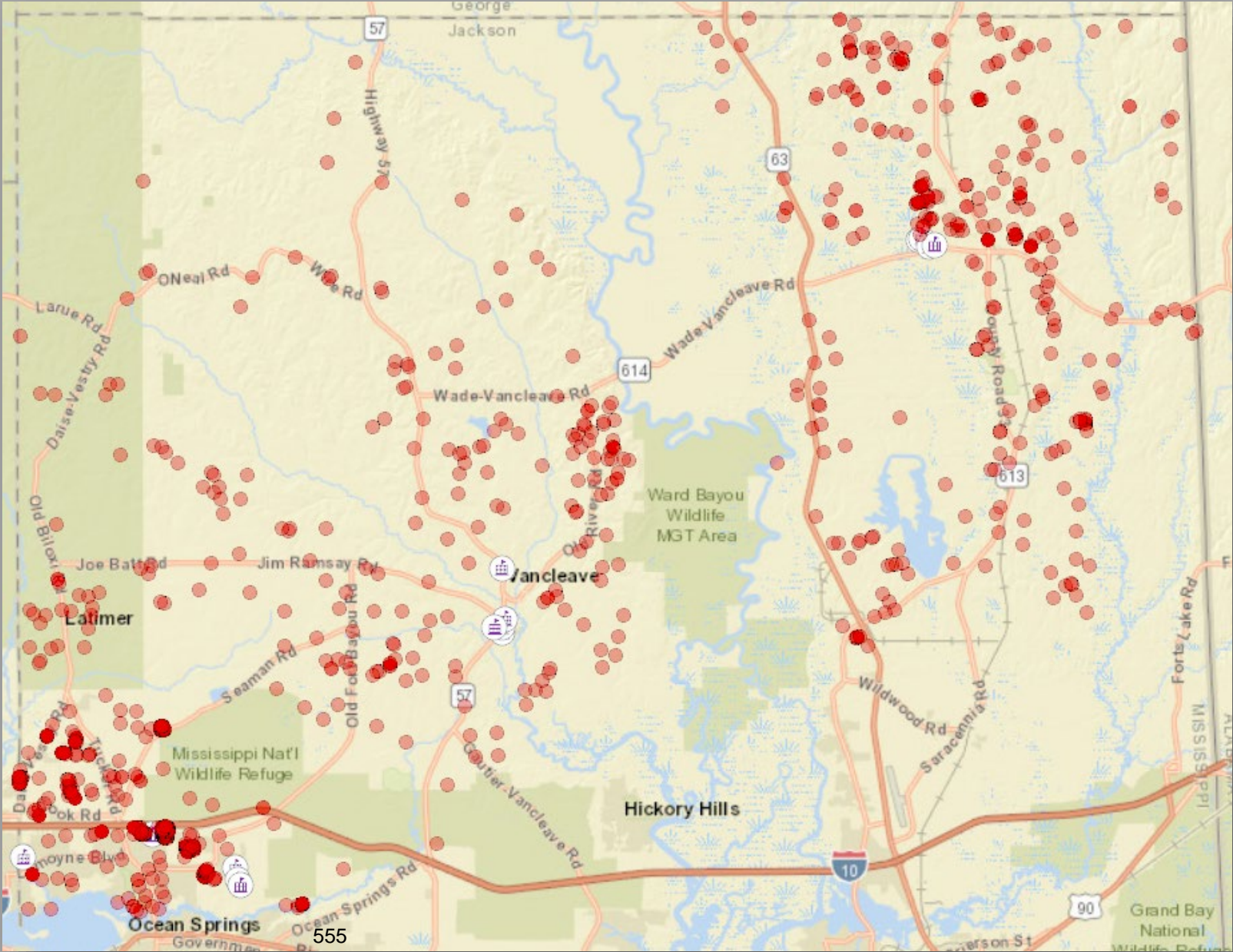


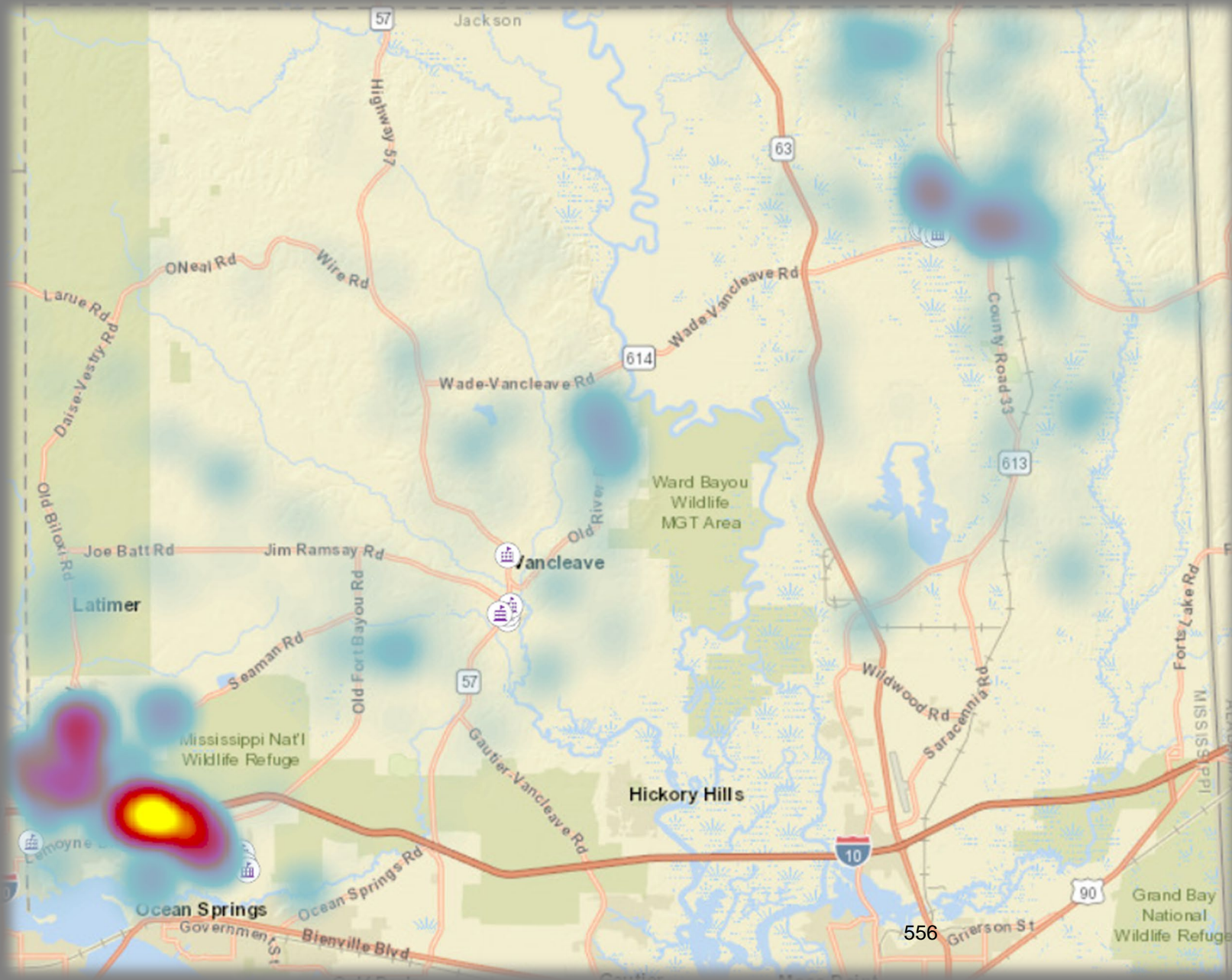
# Residential Building Permits Issued by School Attendance Zone from 2015 to October 2020



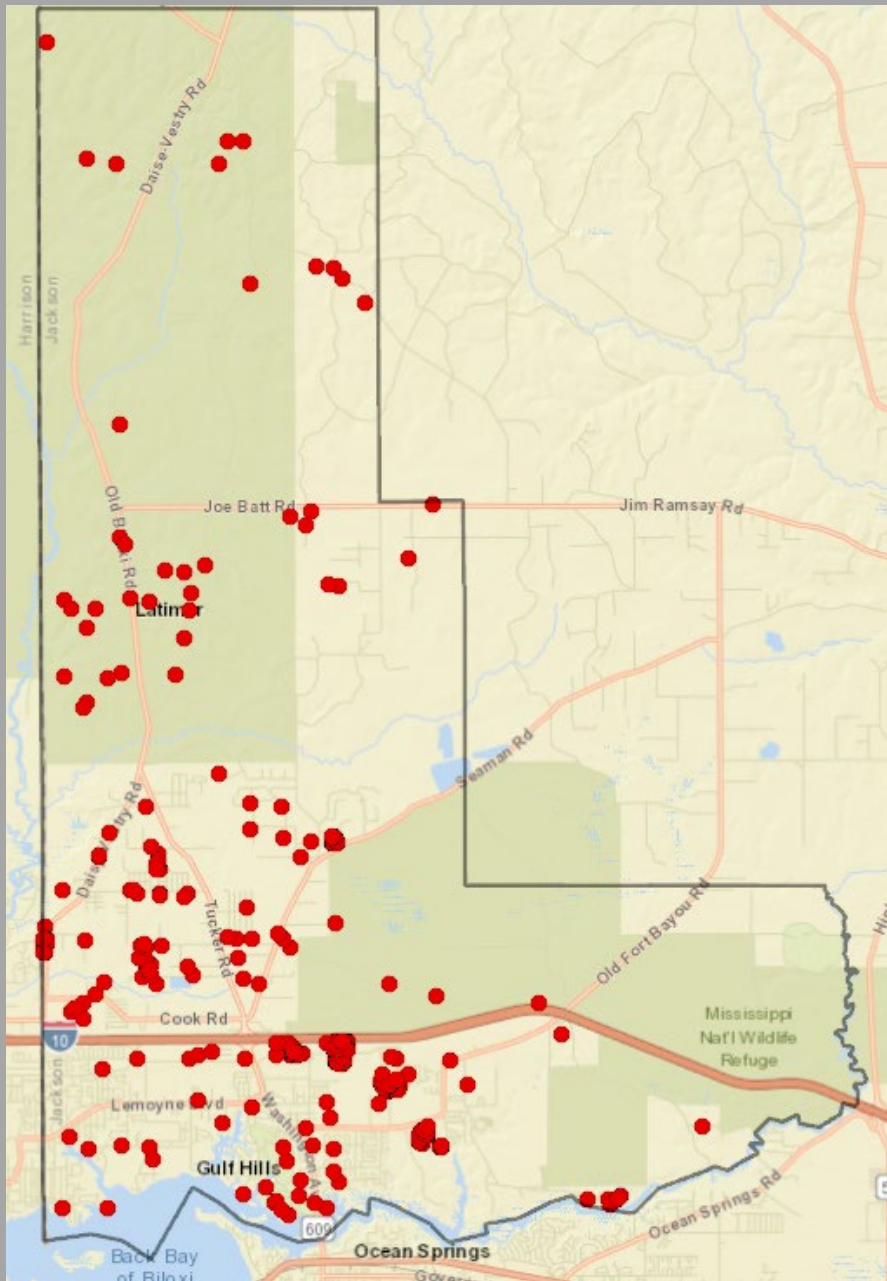
Data provided Courtesy of Jackson County Board of Supervisors, Planning Department Director Michele Coats

Distribution of  
957 Permits  
Issued in  
Jackson  
County School  
District:  
2015 – 2020



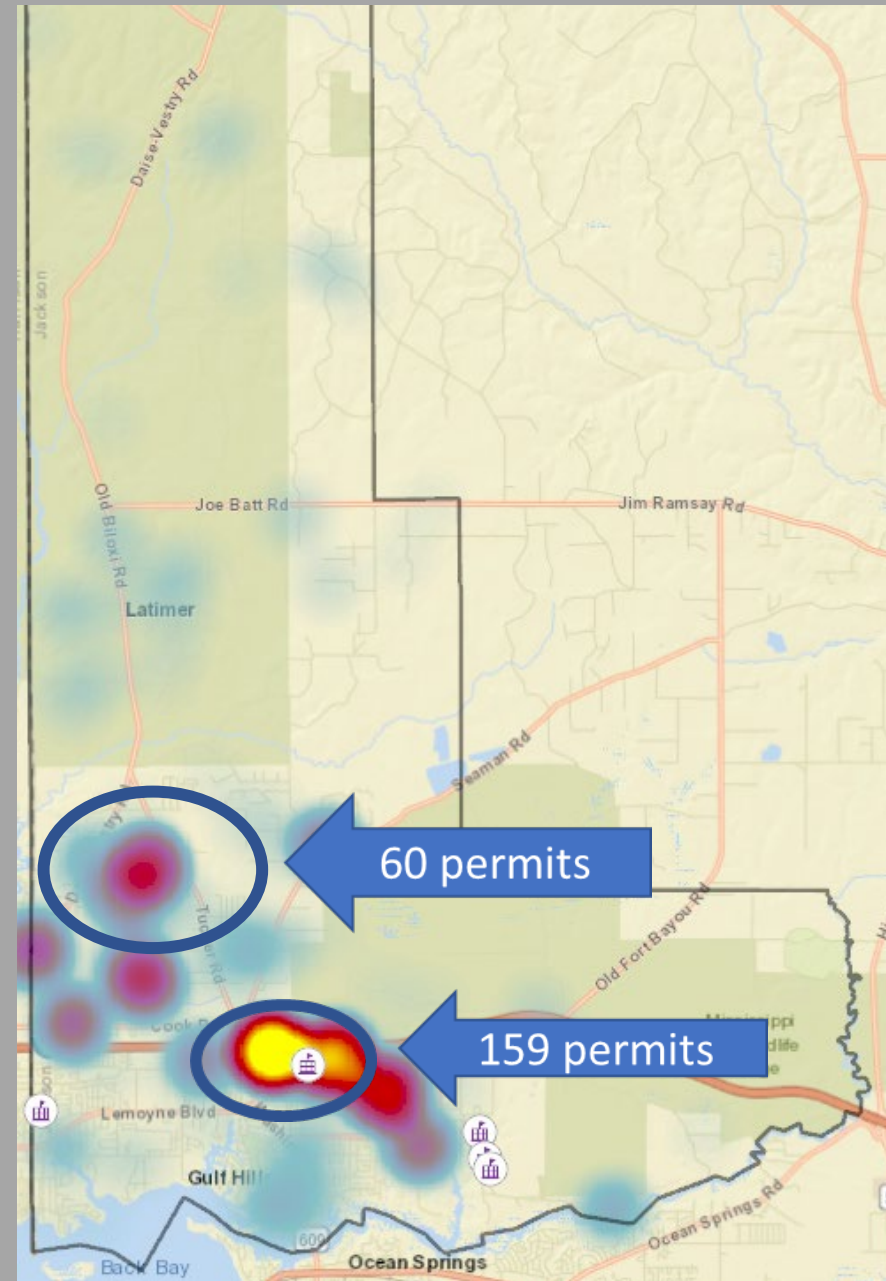


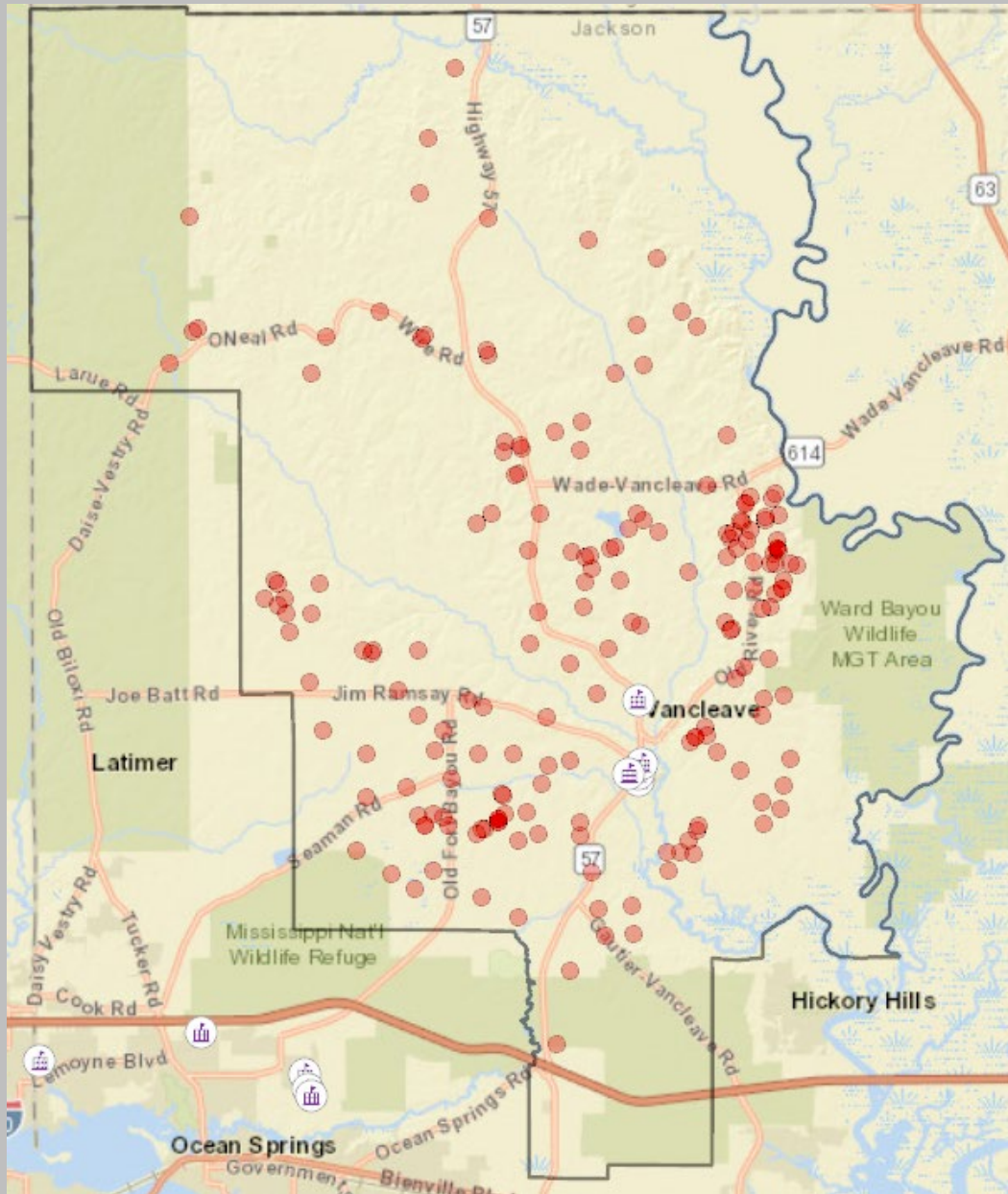
Heat Map of Building Permit Distribution within Jackson County School District: 2015 - 2020



Distribution  
of 452  
Building  
Permits in  
the St.  
Martin  
Attendance  
Zone  
2015 - 2020

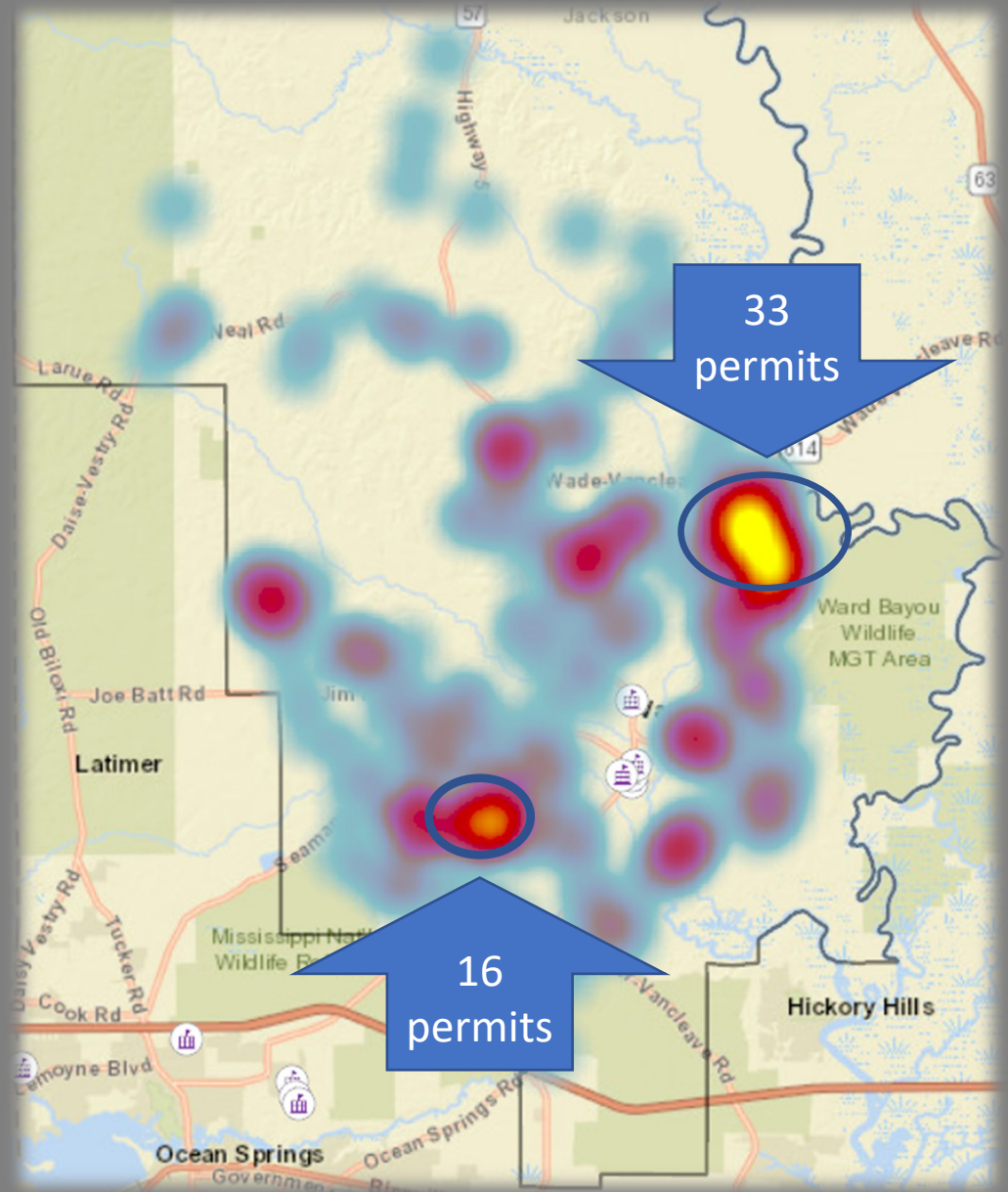
557



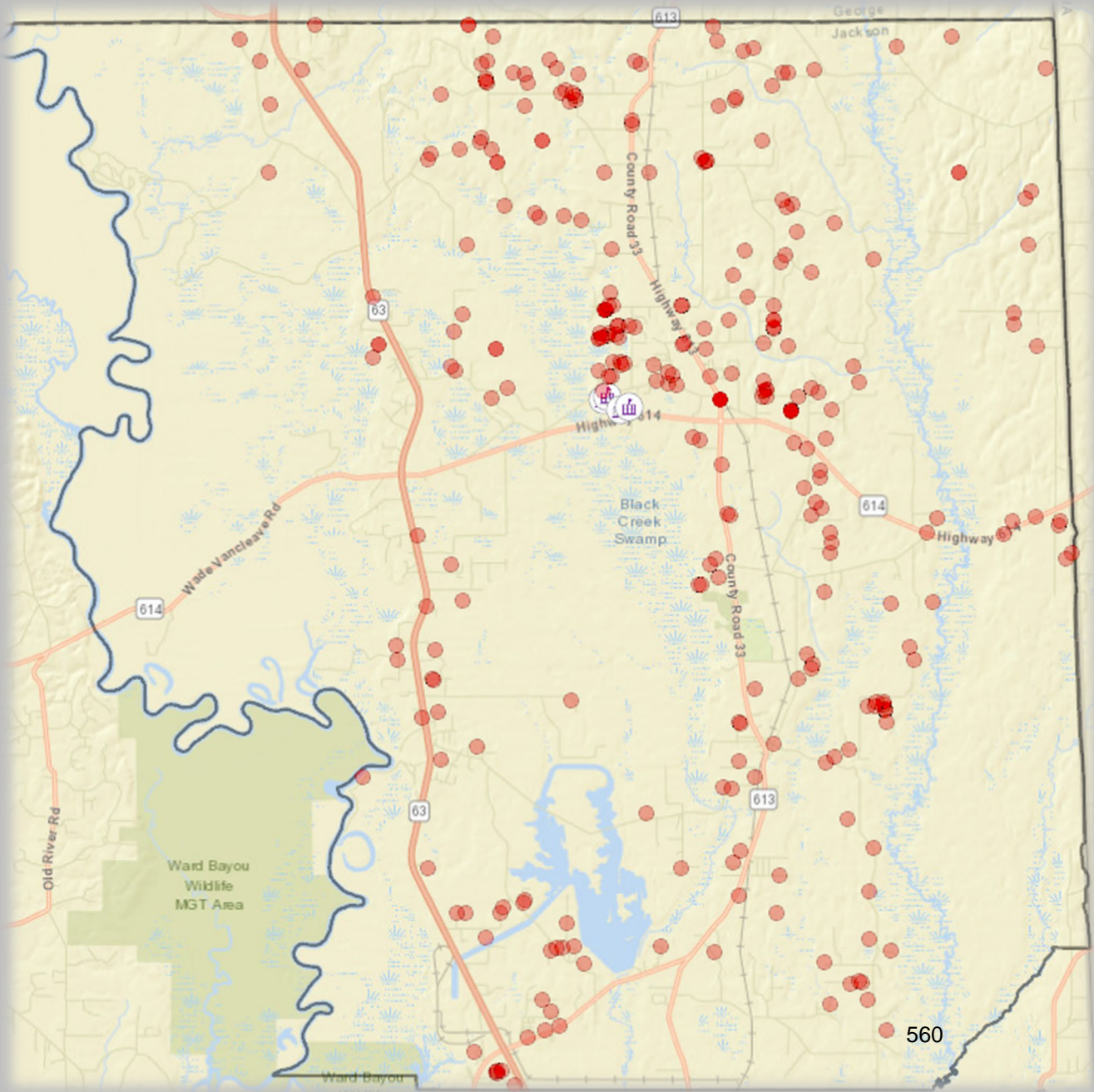


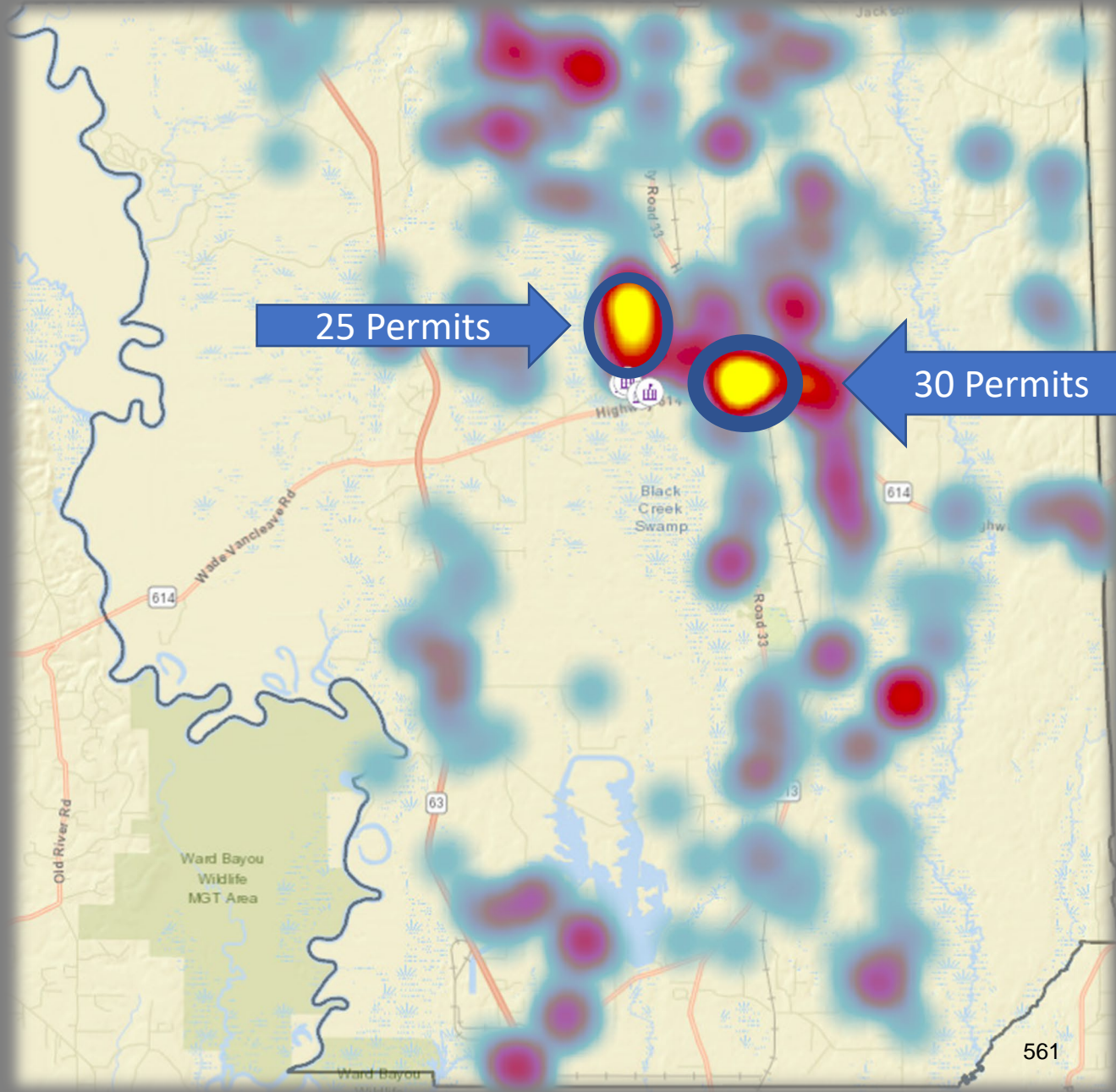
# Distribution of 207 Building Permits within the Vancleave Attendance Zone 2015 – 2020

Heat Map of  
Distribution  
of Building  
Permits  
within  
Vancleave  
Attendance  
Zone  
2015 - 2020



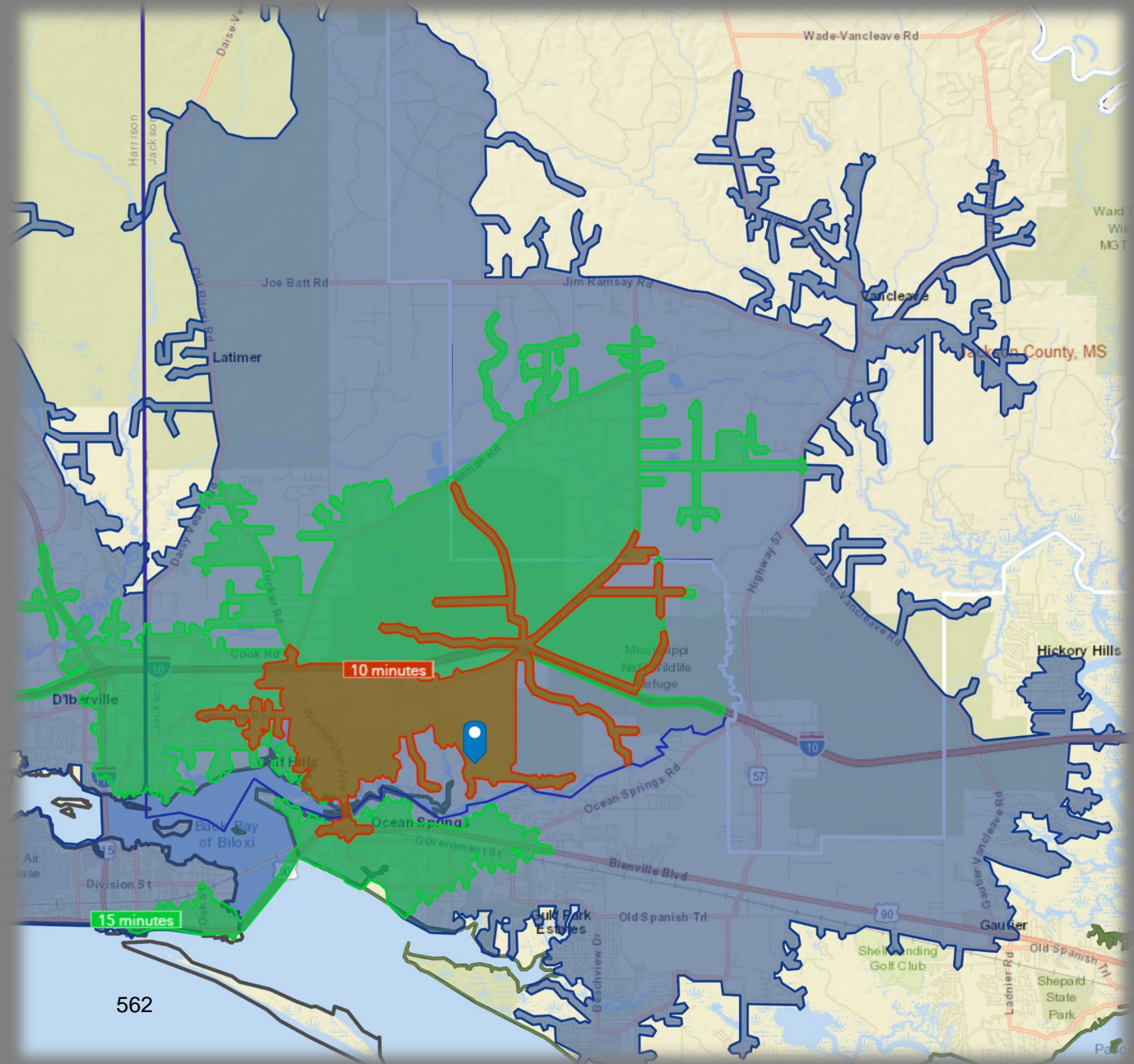
Distribution of  
298 Building  
Permits in the  
East Central  
Attendance  
Zone  
2015 - 2020



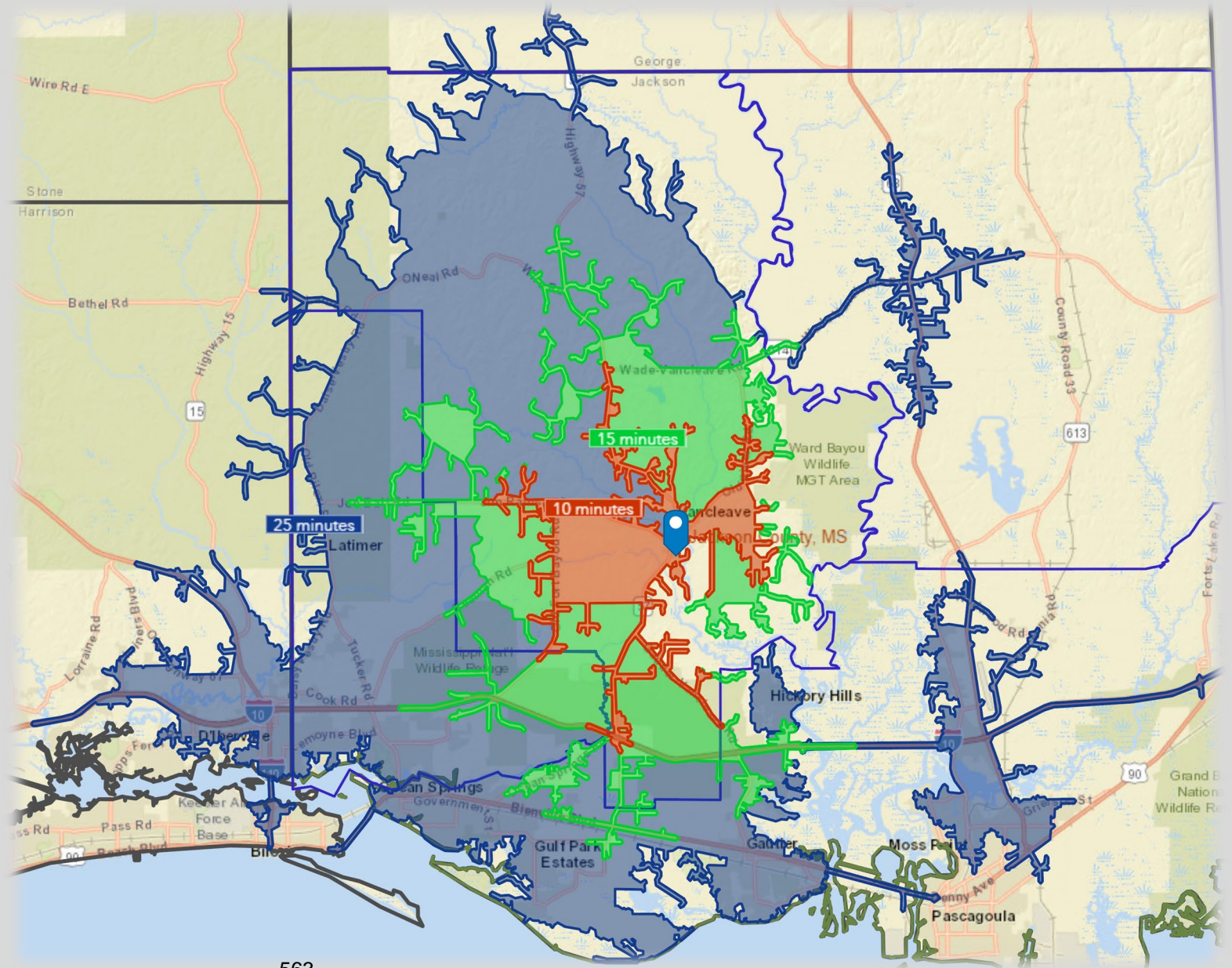


# Heat Map Distribution of East Central Attendance Zone Permit Data 2015 - 2020

10-, 15-, and 25-  
minute drive times  
from St. Martin  
Attendance Center  
at 10700 Yellow  
Jacket Road at 7:30  
a.m. Monday  
Mornings

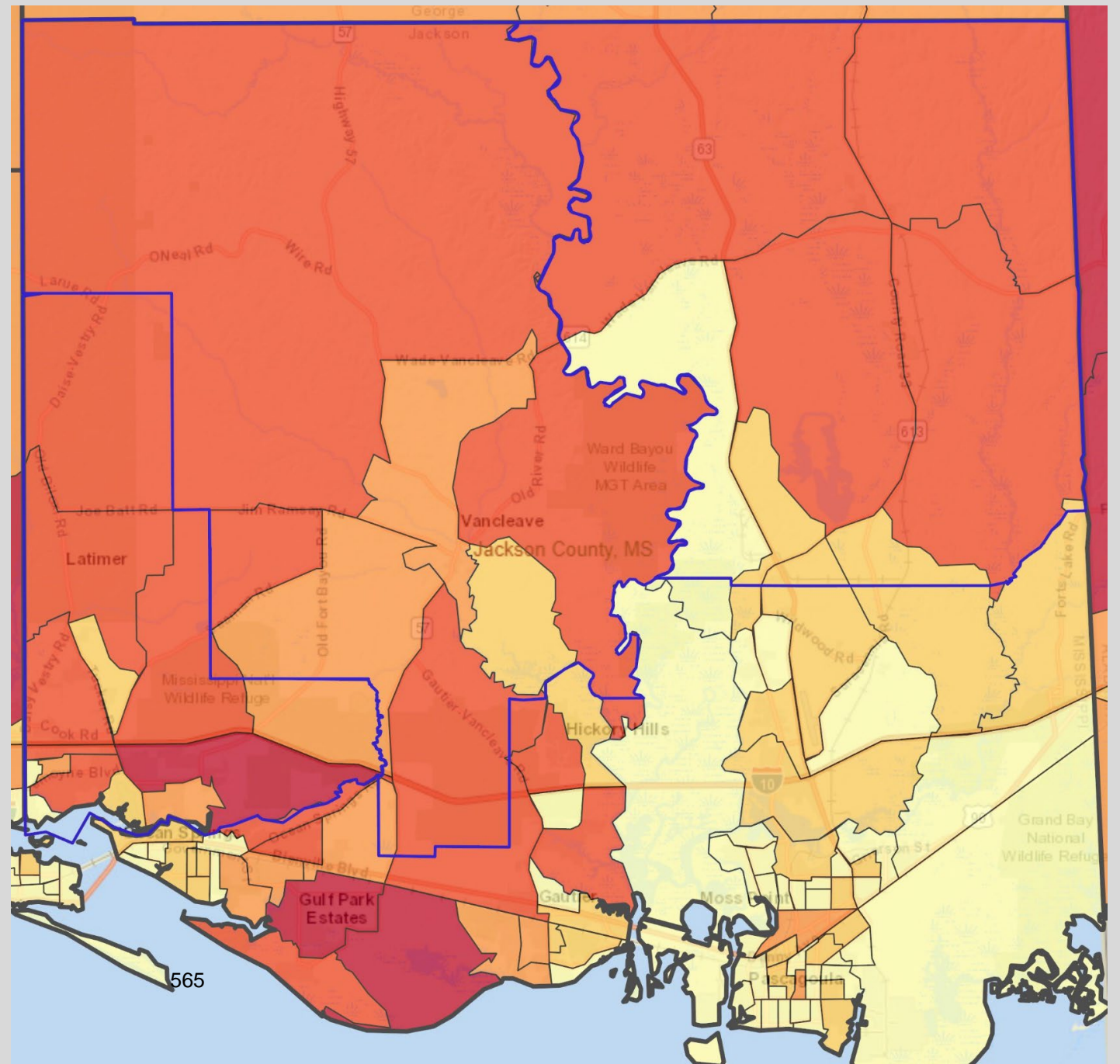
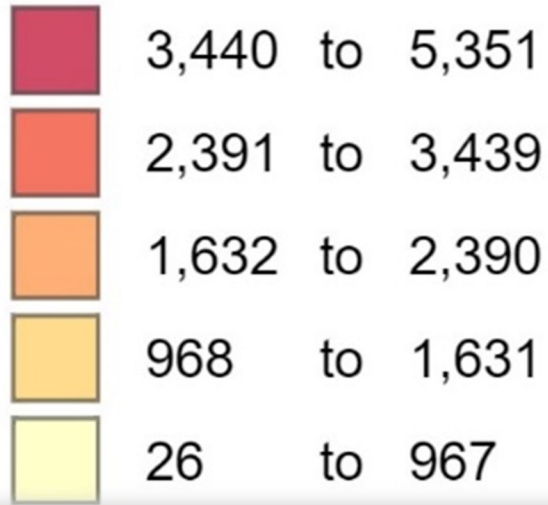


10-, 15-, and  
25-minute drive  
times from  
Vancleave  
Attendance  
Center at 4724  
Bulldog Lane at  
7:30 a.m.  
Monday  
Mornings

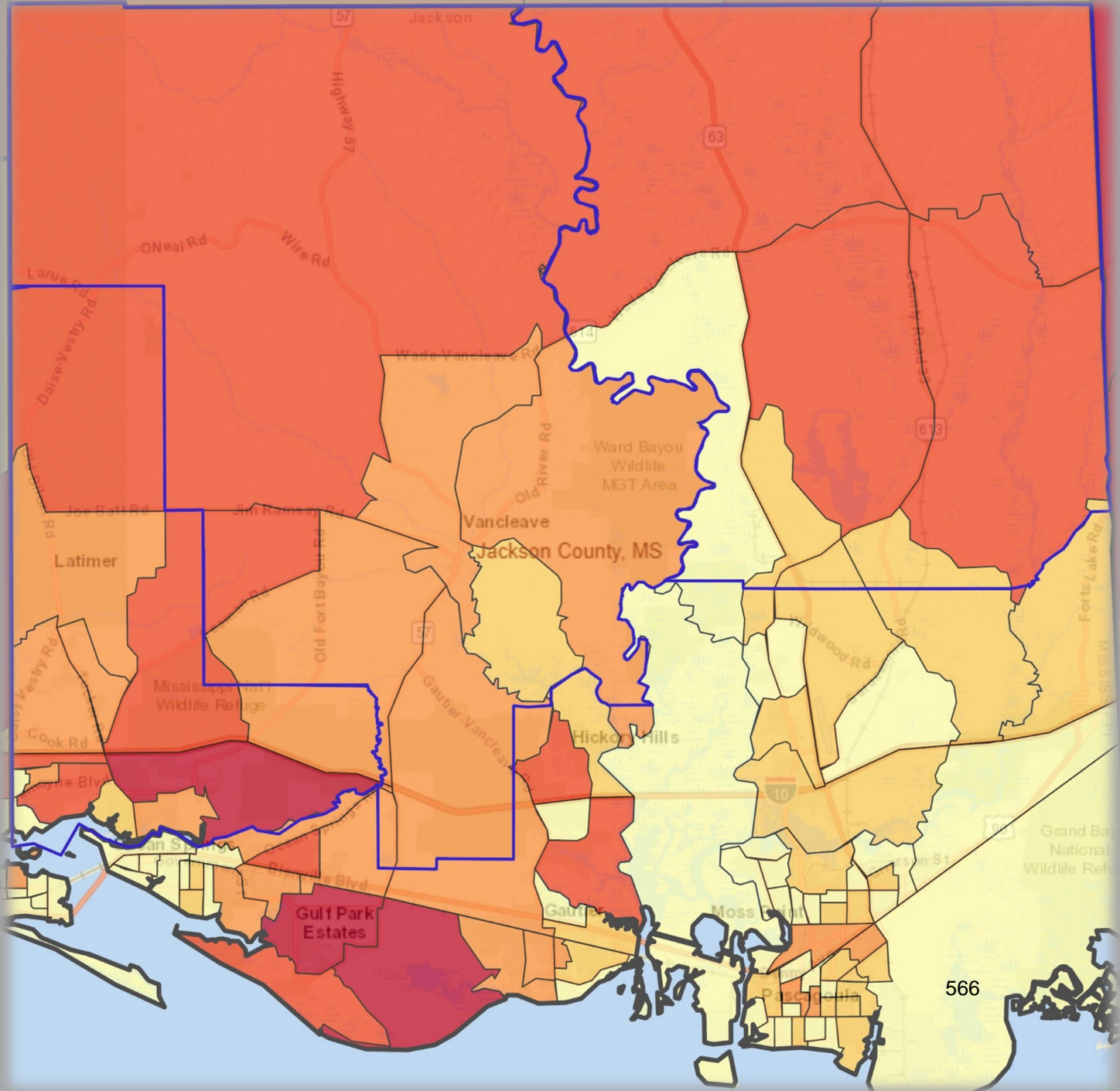
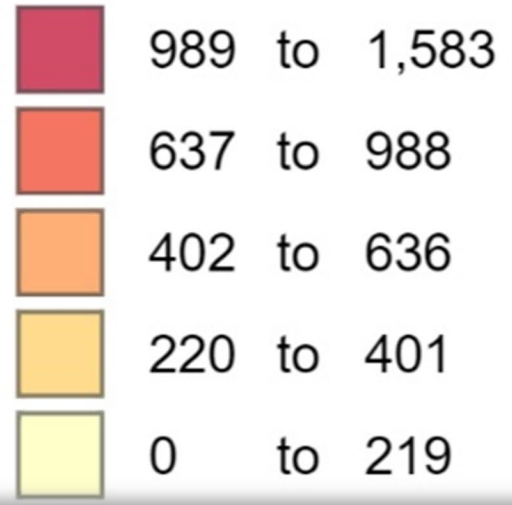




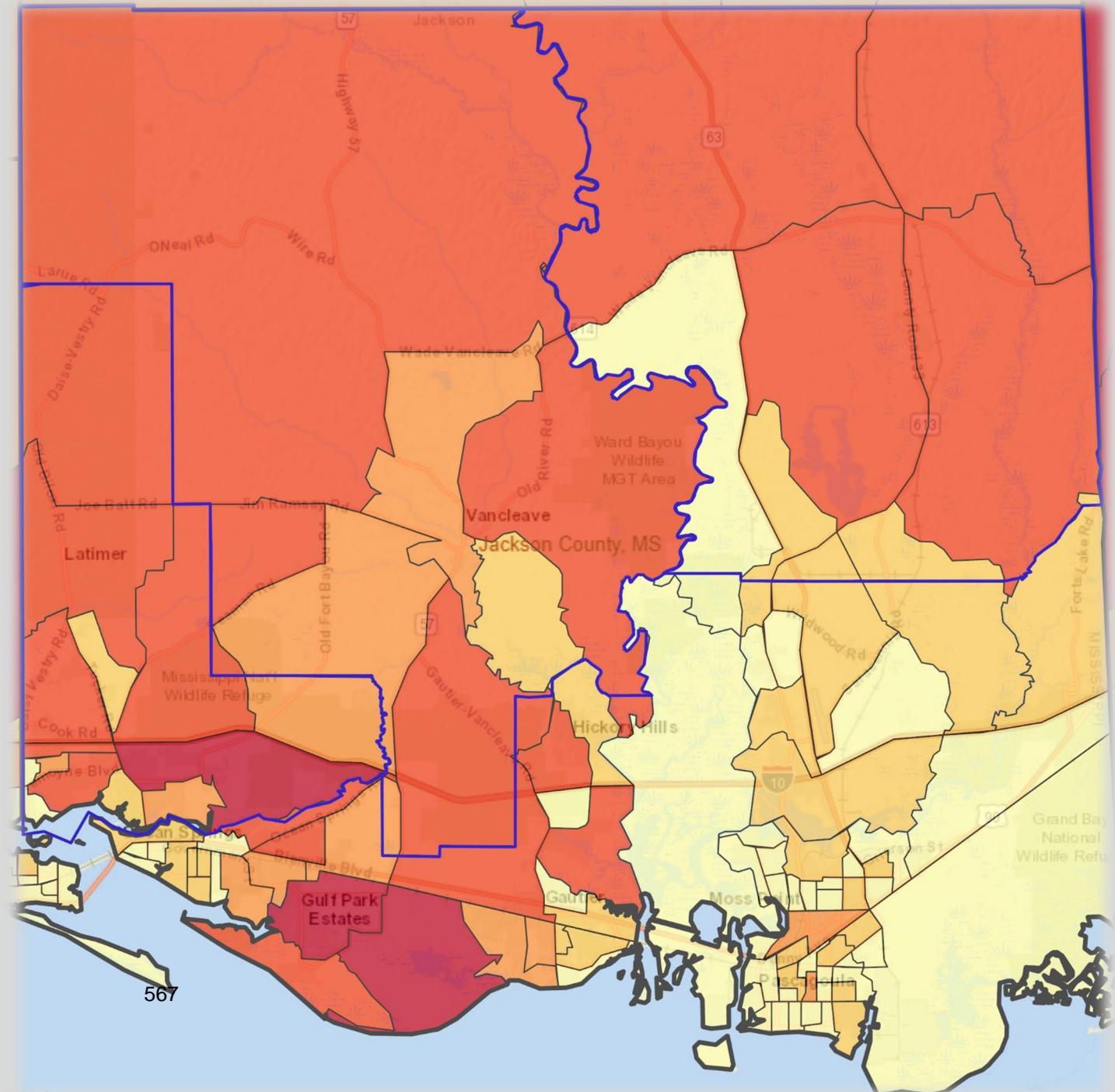
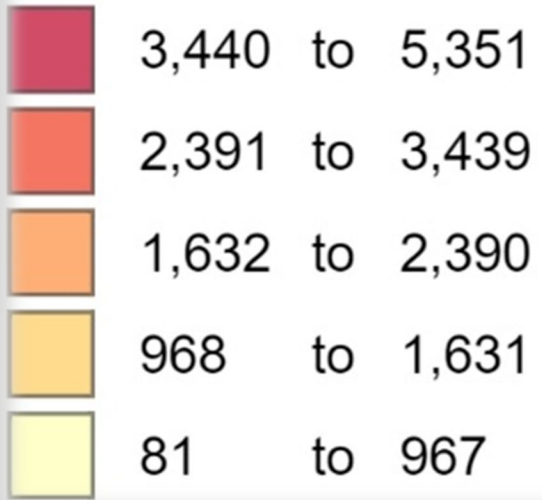
# Age 0 to 5 by Block Groups

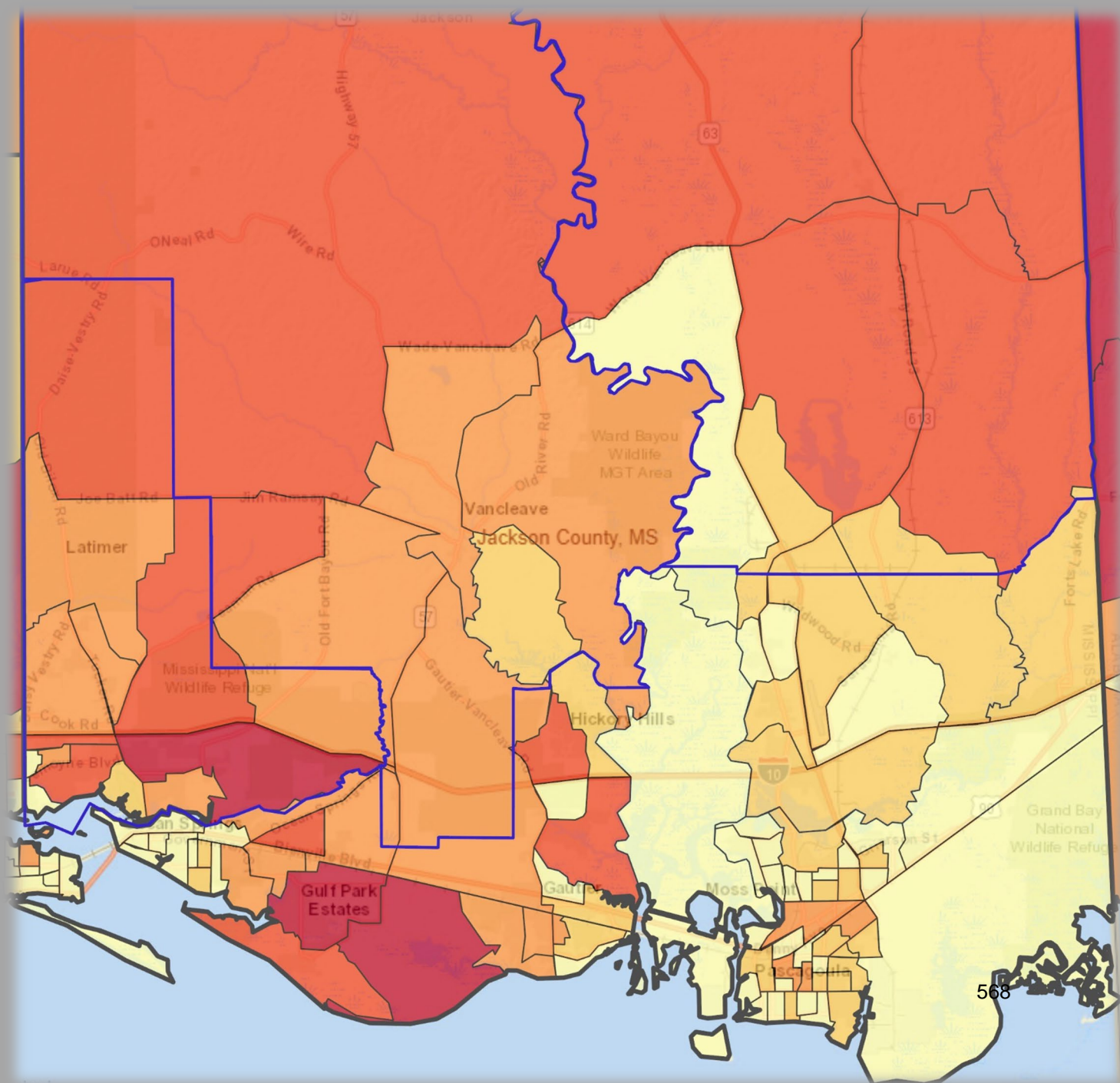


### 2020 Age 5 to 10 by Block Groups

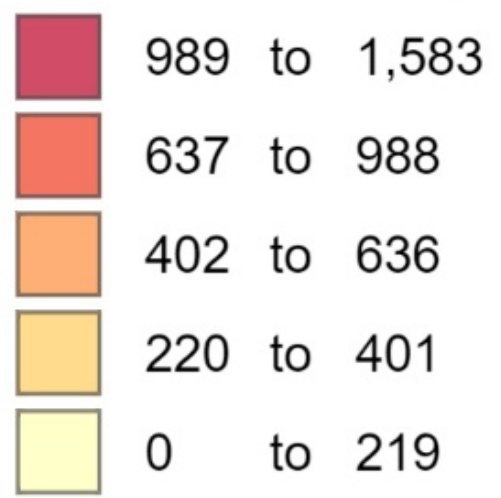


# age 11 to 14 by Block Groups





2020 age 15 to 19 by Block Groups



**BORROWING CAPACITY**

Term	20	INTEREST RATE						
		1.50%	1.75%	2.00%	2.25%	2.50%	2.75%	3.00%
MILLAGE	1	\$9,586,281	\$9,354,139	\$9,129,986	\$8,913,498	\$8,704,365	\$8,502,289	\$8,306,987
	2	\$19,172,562	\$18,708,278	\$18,259,973	\$17,826,997	\$17,408,729	\$17,004,577	\$16,613,974
	3	\$28,758,843	\$28,062,416	\$27,389,959	\$26,740,495	\$26,113,094	\$25,506,866	\$24,920,961
	4	\$38,345,125	\$37,416,555	\$36,519,945	\$35,653,994	\$34,817,459	\$34,009,154	\$33,227,947
	5	\$47,931,406	\$46,770,694	\$45,649,932	\$44,567,492	\$43,521,823	\$42,511,443	\$41,534,934
	6	\$57,517,687	\$56,124,833	\$54,779,918	\$53,480,991	\$52,226,188	\$51,013,731	\$49,841,921
	7	\$67,103,968	\$65,478,972	\$63,909,904	\$62,394,489	\$60,930,553	\$59,516,020	\$58,148,908
	8	\$76,690,249	\$74,833,110	\$73,039,891	\$71,307,988	\$69,634,917	\$68,018,308	\$66,455,895
	9	\$86,276,530	\$84,187,249	\$82,169,877	\$80,221,486	\$78,339,282	\$76,520,597	\$74,762,882
	10	\$95,862,812	\$93,541,388	\$91,299,863	\$89,134,984	\$87,043,647	\$85,022,885	\$83,069,869

Term	15	INTEREST RATE						
		1.50%	1.75%	2.00%	2.25%	2.50%	2.75%	3.00%
MILLAGE	1	\$7,450,328	\$7,310,541	\$7,174,515	\$7,042,129	\$6,913,266	\$6,787,814	\$6,665,665
	2	\$14,900,655	\$14,621,081	\$14,349,030	\$14,084,257	\$13,826,532	\$13,575,629	\$13,331,331
	3	\$22,350,983	\$21,931,622	\$21,523,544	\$21,126,386	\$20,739,798	\$20,363,443	\$19,996,996
	4	\$29,801,310	\$29,242,163	\$28,698,059	\$28,168,515	\$27,653,064	\$27,151,258	\$26,662,662
	5	\$37,251,638	\$36,552,704	\$35,872,574	\$35,210,644	\$34,566,330	\$33,939,072	\$33,328,327
	6	\$44,701,965	\$43,863,244	\$43,047,089	\$42,252,772	\$41,479,596	\$40,726,886	\$39,993,993
	7	\$52,152,293	\$51,173,785	\$50,221,603	\$49,294,901	\$48,392,862	\$47,514,701	\$46,659,658
	8	\$59,602,621	\$58,484,326	\$57,396,118	\$56,337,030	\$55,306,129	\$54,302,515	\$53,325,323
	9	\$67,052,948	\$65,794,867	\$64,570,633	\$63,379,159	\$62,219,395	\$61,090,330	\$59,990,989
	10	\$74,503,276	\$73,105,407	\$71,745,148	\$70,421,287	\$69,132,661	\$67,878,144	\$66,656,654
	11	\$81,953,603	\$80,415,948	\$78,919,662	\$77,463,416	\$76,045,927	\$74,665,958	\$73,322,320
	12	\$89,403,931	\$87,726,489	\$86,094,177	\$84,505,545	\$82,959,193	\$81,453,773	\$79,987,985

Term	10	INTEREST RATE						
		1.50%	1.75%	2.00%	2.25%	2.50%	2.75%	3.00%
MILLAGE	1	\$5,149,299	\$5,081,759	\$5,015,516	\$4,950,541	\$4,886,802	\$4,824,273	\$4,762,924
	2	\$10,298,598	\$10,163,518	\$10,031,032	\$9,901,081	\$9,773,605	\$9,648,546	\$9,525,848
	3	\$15,447,897	\$15,245,276	\$15,046,548	\$14,851,622	\$14,660,407	\$14,472,819	\$14,288,772
	4	\$20,597,196	\$20,327,035	\$20,062,065	\$19,802,162	\$19,547,210	\$19,297,092	\$19,051,696
	5	\$25,746,495	\$25,408,794	\$25,077,581	\$24,752,703	\$24,434,012	\$24,121,365	\$23,814,620
	6	\$30,895,794	\$30,490,553	\$30,093,097	\$29,703,243	\$29,320,814	\$28,945,638	\$28,577,544
	7	\$36,045,093	\$35,572,312	\$35,108,613	\$34,653,784	\$34,207,617	\$33,769,910	\$33,340,468
	8	\$41,194,392	\$40,654,071	\$40,124,129	\$39,604,324	\$39,094,419	\$38,594,183	\$38,103,392
	9	\$46,343,691	\$45,735,829	\$45,139,645	\$44,554,865	\$43,981,222	\$43,418,456	\$42,866,317
	10	\$51,492,990	\$50,817,588	\$50,155,162	\$49,505,406	\$48,868,024	\$48,242,729	\$47,629,241
	11	\$56,642,289	\$55,899,347	\$55,170,678	\$54,455,946	\$53,754,827	\$53,067,002	\$52,392,165
	12	\$61,791,588	\$60,981,106	\$60,186,194	\$59,406,487	\$58,641,629	\$57,891,275	\$57,155,089
	13	\$66,940,887	\$66,062,865	\$65,201,710	\$64,357,027	\$63,528,431	\$62,715,548	\$61,918,013
	14	\$72,090,186	\$71,144,624	\$70,217,226	\$69,307,568	\$68,415,234	\$67,539,821	\$66,680,937
	15	\$77,239,484	\$76,226,382	\$75,232,742	\$74,258,108	\$73,302,036	\$72,364,094	\$71,443,861
	16	\$82,388,783	\$81,308,141	\$80,248,259	\$79,208,649	\$78,188,839	\$77,188,367	\$76,206,785
	17	\$87,538,082	\$86,389,900	\$85,263,775	\$84,159,190	\$83,075,641	\$82,012,640	\$80,969,709

**RECAP OF COASTAL SCHOOL DISTRICT TAX LEVY 2019-2020**

District No.	District Name	18-19 Grade	Enrollment	Assess Value	Homestead Credit	Homestead Evaluation	Current Mills	Voc. Ed. Mills	Other Mills	Total Curr. Oper. Mills	3 Mill	General Obligat.	Ad. Val. Shortfall	Other	TOTAL LEVIED	Calculated Annual Ad Valorem Oper Per Student	Calculated Annual GO Debt Service Per Student
2422	LONG BEACH	A	3,115	\$132,629,877	\$310,796	\$12,819,596	55		0.67	55.67	3	13.7			72.37	\$2,141	\$527
3021	OCEAN SPRINGS	A	6,041	\$301,602,615	\$727,599	\$22,707,383	55			55	1.58	9.87	0.14		66.59	\$2,539	\$456
5500	PEARL RIVER COUNTY	B	3,321	\$129,987,010	\$354,237	\$15,017,920	54.25			54.25		9.84			64.09	\$1,878	\$341
2421	GULFPORT	A	6,576	\$404,903,946	\$430,375	\$21,840,663	54.39			54.39	0.76	9.7			64.85	\$3,168	\$565
2300	HANCOCK COUNTY	A	4,437	\$408,832,975	\$577,077	\$25,816,845	36.13			36.13	1.71	7.69			45.53	\$3,119	\$664
2423	PASS CHRISTIAN	A	2,067	\$204,190,986	\$212,828	\$9,862,069	54.39	0.45		54.84	0.85	3.98			59.67	\$5,156	\$374
2400	HARRISON COUNTY	A	14,780	\$978,126,304	\$1,682,845	\$56,489,743	49.2	1.18		50.38	2.53	3.18			56.09	\$3,142	\$198
6600	STONE COUNTY	A	2,544	\$122,349,129	\$271,079	\$11,283,111	51.477			51.477	1.396	2.901			55.774	\$2,247	\$127
2000	GEORGE COUNTY	B	4,152	\$184,347,196	\$403,502	\$15,406,736	42.38			42.38	2.24	2.16	0.34		47.12	\$1,724	\$88
3020	MOSS POINT	D	1,684	\$165,734,931	\$219,969	\$16,836,656	54.6			54.6	2.8	1.38			58.78	\$4,828	\$122
3022	PASCAGOULA	B	6,787	\$1,011,522,845	\$535,383	\$22,814,520	48.46			48.46	2.69	1.28			52.43	\$7,059	\$186
2320	BAY ST. LOUIS/WAVELAND	A	1,767	\$206,377,393	\$271,356	\$12,127,770	45.99			45.99	1.52				47.51	\$5,056	\$0
2420	BILOXI	A	6,309	\$598,402,236	\$442,797	\$20,713,991	41.42			41.42	1.95				43.37	\$3,793	\$0
5530	POPLARVILLE	A	1,839	\$109,719,679	\$196,495	\$10,152,339	55			55	3				58	\$2,978	\$0
3000	JACKSON COUNTY	A	9,204	\$533,161,788	\$1,003,704	\$34,132,609	54.45			54.45	2.81		1.27		58.53	\$2,952	\$0
5520	PICAYUNE	B	3,482	\$182,289,574	\$308,199	\$16,708,813	56.94	0.97	1.2	59.11	1.9				61.01	\$2,811	\$0

	A	B	C	D	E	F	G	H	I	J	K	L
1	<b>DEBT PAYMENT AND MILLAGE SCHEDULE</b>											
2												
3	<b>Assumptions</b>	<i>Actual</i>	<i>Est.</i>	<i>Est. (Reassess)</i>	<i>Est.</i>	<i>Est.</i>	<i>Est.</i>	<i>Est. (Reasses)</i>	<i>Est. (Scrubber)</i>	<i>Est.</i>	<i>Est.</i>	<i>Est. (Reasses)</i>
4	<i>Value of 3 Mil</i>	498,000.00	517,000.00	558,360.00	566,735.40	575,236.43	583,864.98	607,219.58	707,219.58	717,827.87	728,595.29	757,739.10
5												
6	<b>Current 3 Mil Debt</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>
7	Series 2012	905,859.00	913,179.00	919,946.50	1,201,161.50	1,190,746.50	-	-	-	-	-	-
8	Series 2019	493,000.00	478,694.00	469,444.00	190,069.00	197,319.00	1,394,194.00	1,395,944.00	1,618,750.00	1,230,000.00	-	-
9	Total Debt Payments	1,398,859.00	1,391,873.00	1,389,390.50	1,391,230.50	1,388,065.50	1,394,194.00	1,395,944.00	1,618,750.00	1,230,000.00	-	-
10												
11	<b>3 Mil Analysis</b>											
12	3 Mil Debt Cap	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
13	3 Mil Debt Used	2.81	2.69	2.49	2.45	2.41	2.39	2.30	2.29	1.71	-	-
14	3 Mil Debt Available	0.19	0.31	0.51	0.55	0.59	0.61	0.70	0.71	1.29	3.00	3.00
15												
16	<b>3 Mil Dollar Analysis</b>											
17	3 Mil Debt Cap	1,494,000.00	1,551,000.00	1,675,080.00	1,700,206.20	1,725,709.29	1,751,594.93	1,821,658.73	2,121,658.73	2,153,483.61	2,185,785.86	2,273,217.30
18	3 Mil Debt Used	1,398,859.00	1,391,873.00	1,389,390.50	1,391,230.50	1,388,065.50	1,394,194.00	1,395,944.00	1,618,750.00	1,230,000.00	-	-
19	3 Mil Debt Available	95,141.00	159,127.00	285,689.50	308,975.70	337,643.79	357,400.93	425,714.73	502,908.73	923,483.61	2,185,785.86	2,273,217.30
20												
21												
22	<b>Current Shortfall Debt</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>
23	Series 2017	632,000.00	-	-	-	-	-	-	-	-	-	-
24	Total Debt Payments	632,000.00	-	-	-	-	-	-	-	-	-	-
25												
26	<b>Shortfall Mil Analysis</b>											
27	Shortfall Mil Debt Used	1.27	-	-	-	-	-	-	-	-	-	-
28												
29												
30												
31	<b>Current G.O. Debt</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>
32	None	-	-	-	-	-	-	-	-	-	-	-
33	Total Debt Payments	-	-	-	-	-	-	-	-	-	-	-
34												
35	<b>G.O. Mil Analysis</b>											
36	G.O. Debt Used	-	-	-	-	-	-	-	-	-	-	-
37												
38	<b>TOTAL DEBT MILLAGE</b>	<b>4.08</b>	<b>2.69</b>	<b>2.49</b>	<b>2.45</b>	<b>2.41</b>	<b>2.39</b>	<b>2.30</b>	<b>2.29</b>	<b>1.71</b>	<b>-</b>	<b>-</b>

**2019 BOND ELECTIONS  
ESTIMATED TAX INCREASE**

<b>District</b>	<b>Estimated Mill Increase</b>
Clinton	0
Lafayette County	1 (maximum)
New Albany	0
Holmes County	11.5
Harrison County	0
Long Beach	12-13
Hattiesburg	0
Marshall County	1 (maximum)
Water Valley	11
Brookhaven	0



<b>ST. MARTIN ATTENDANCE CENTER</b>		New Construction	Current (Yrs 0-5) Deficiency Repairs
<b>St. Martin North Elementary</b>			\$3,109,000
1	Restroom renovation	\$487,500	\$271,000
2	Roof replacement		\$1,456,000
3	Replace exterior windows		\$379,000
4	Replace flooring		\$301,000
5	Replace HVAC		\$702,000
<b>St. Martin East Elementary</b>		\$982,000	\$3,519,000
6	Atrium enclosure	\$816,000	
7	Atrium to cafeteria enclosed connection	\$166,000	
8	Cafeteria roof repairs		\$13,000
9	Recreation pavilion roof replacement		\$49,000
10	Building 2 (Classroom B)		
11	Restroom Renovations		\$89,000
12	Electrical Renovations		\$269,000
13	HVAC Replacement		\$221,000
14	Roof Replacement		\$414,000
15	Building 3 (Classrooms C/Library)		
16	Restroom Renovations		\$71,000
17	Electrical Renovations		\$252,000
18	HVAC Replacement		\$213,000
19	Roof Replacement		\$383,000
20	Building 5 (Office/Classrooms)		
21	Restroom Renovations		\$132,000
22	Electrical Renovations		\$414,000
23	HVAC Replacement		\$430,000
24	Roof Replacement		\$569,000
<b>St. Martin Upper Elementary</b>		\$3,922,000	\$276,000
25	Classroom expansion on the end of the existing wings	\$3,922,000	
26	Restroom renovation		\$225,000
27	Sidewalk repairs		\$51,000
<b>St. Martin Middle</b>		\$2,242,000	\$6,537,000
28	Restroom renovation	\$342,000	
29	Band hall expansion options	\$1,900,000	
30	Roof replacement		\$2,967,000
31	HVAC replacement		\$2,170,000
32	Electrical replacement		\$1,400,000
<b>St. Martin High School</b>		\$7,905,000	\$648,000
33	500 Seat Performing Arts Center	\$6,800,000	
34	Multipurpose gym attached to PAC	\$1,105,000	
35	Electrical replacement		\$334,000
36	HVAC repairs (classrooms/office/gym/cafeteria/band hall)		\$314,000
<b>Athletics</b>		\$3,994,000	\$0
37	New softball field house	\$480,000	OR
38	New baseball bleachers behind dugouts	\$210,000	
39	New 2 story press box with concessions	\$222,000	
40	New shared restroom building with football visitors	\$480,000	
41	Baseball field drainage	\$250,000	
42	New home side football bleachers	\$1,200,000	
43	New home side football restrooms and concessions	\$1,152,000	
<b>TOTAL</b>		\$19,532,500	\$14,089,000
<b>Cafeteria</b>		\$1,075,000	\$0
44	SMMS Kitchen add power	\$150,000	
45	SMMS Kitchen expand Kitchen	\$550,000	
46	SMMS Kitched New Equipment	\$300,000	
47	SMHS Covered Outdoor Dining	\$75,000	

TOTAL *NON-ATHLETIC* PROJECTS including new construction projects \$29,356,500  
 TOTAL *ATHLETIC* PROJECTS including new construction \$3,994,000  
 TOTAL REQUESTED PROJECTS \$33,350,500  
  
 TOTAL REQUESTED PROJECT (including cafeteria & athletics) \$34,425,500

VANCLEAVE ATTENDANCE CENTER		New Construction	New Construction 2nd Priority	Current (Yrs 0-5) Deficiency Repairs
<b>Vancleave Lower Elementary</b>				<i>\$1,011,000</i>
1	New gym (will need to relocate playground cost not included)	\$550,000		
2	Drainage			\$4,000
3	Cafeteria (Foundation Study)			\$12,000
4	Classrooms/Office (Flooring/Fire Alarm/Exterior Painting)			\$995,000
<b>Vancleave Upper Elementary</b>		<i>\$3,150,000</i>	<i>\$17,355,000</i>	<i>\$2,203,000</i>
5	Option A - New school across from high school		\$15,075,000	
6	Option B1 - Complete Ph 2 at the existing campus (Multipurpose building)		\$2,280,000	
7	Option B2 - Complete Ph 4 at the existing campus (12 classroom wing)	\$3,150,000		
8	Paving (includes paving repairs in bus/maint. shop area too)			\$960,000
9	Drainage			\$29,000
10	Building A Classrooms new roof			\$428,000
11	Building F Classrooms (Roof/HVAC/Fire Alarm)			\$786,000
<b>Vancleave Middle School</b>		<i>\$3,375,000</i>		<i>\$2,729,000</i>
12	12 classroom addition	\$3,375,000		
13	Paving			\$229,000
14	Drainage			\$45,000
15	Cafeteria (Boiler/Flooring/HVAC/Restrooms)			\$124,000
16	Classroom/main office (Roof/Windows/Flooring/HVAC/Restrooms/Fire Alarm)			\$835,000
17	Classroom/office/gym/band (Exterior painting/HVAC/Restrooms/Fire Alarm)			\$418,000
18	Classrooms across from library (Windows/Roof/Flooring/HVAC/Restrooms)			\$847,000
19	Library (Flooring/HVAC/Restrooms)			\$95,000
20	Tech Prep classroom			\$136,000
<b>Vancleave High School</b>		<i>\$2,470,000</i>	<i>\$9,670,400</i>	<i>\$7,423,000</i>
21	New Band Hall	\$2,470,000		
22	500 seat performing arts center		\$6,800,000	
23	Vancleave admin office		\$840,000	
24	Multipurpose building		\$2,030,400	
25	Paving			\$485,000
26	Asst. Sup Office (Flooring/HVAC)			\$37,000
27	Classroom/office/café/gym (roof/windows/flooring/HVAC/ext painting/restrooms/fire alarm)			\$6,645,000
28	Classroom/maintenance (HVAC/exterior doors/floor restrooms)			\$166,000
29	Alternative School			\$90,000
<b>Athletics</b>		<i>\$5,255,000</i>	<i>\$6,960,000</i>	<i>\$1,615,000</i>
30	Option A: Move football stadium to high school property		\$6,500,000	
31	Option B: New football fieldhouse at VUE	\$1,600,000		OR \$664,000
32	Option C: New football entry/restroom/concession at south side of existing field at VUE	\$2,050,000		OR \$312,000
33	Option D: New home side west parking lot at VUE	\$1,255,000		
34	Option E: New access road to parking lot at VUE	\$350,000		
35	New Baseball field grandstands		\$460,000	OR \$322,000
36	Repairs to football field house at VHS (flooring/HVAC/Restrooms)			\$130,000
37	Repairs to softball concession (exterior door and windows/flooring/HVAC/Restrooms)			\$67,000
38	Repairs to baseball hitting (flooring/HVAC/Water fountains)			\$68,000
39	Repairs to softball hitting flooring (flooring/HVAC/water fountains)			\$52,000

TOTAL <i>NON-ATHLETIC</i> PROJECTS including priority 1 projects	\$22,911,000
TOTAL <i>NON-ATHLETIC</i> PROJECTS including PAC/Admin/multipurpose (priority 2 projects)	\$32,581,400
TOTAL REQUESTED PROJECTS w/new stadium (Option A) plus priority 1 projects	\$29,920,000
TOTAL REQUESTED PROJECTS w/new fieldhouse at existing stadium (Option B) plus priority 1 projects	\$25,332,000
TOTAL REQUESTED PROJECTS w/new entry at existing stadium (Option C)	\$26,264,000
TOTAL REQUESTED PROJECTS w/new west side parking & road at existing stadium (Option D & E)	\$26,131,000

Attendance Center	Site	Project	Total Cost	Priority 1	Priority 2 (Additional Additional to Priority 1)	Priority 3 (Additional to Priority 1)
				\$ 3,226,468.00	\$ 1,265,073.00	\$ 8,956,879.00
District	District Wide	Rekeying the District	\$ 495,000.00	\$ 495,000.00		
District	District Wide	Access Control	\$ 600,000.00	\$ 600,000.00		
District	District Office	Option A: Centralized Warehouse with Freezer With Business Office and Child Nutrition	\$ 845,000.00		\$ 294,800.00	
District	Business Office	Option B: Add Windows / Additional Power / Hot Water / Lighting Replacement / Exterior wall insulation / Additional Interior walls / conference room / SPED FEMA REPLACEMENT	\$ 550,200.00	\$ 550,200.00		
District	District Office	Option C: Expand District Office	\$ 2,400,000.00			\$ 1,849,800.00
District	District Office	Parking Lot	\$ 49,000.00	\$ 49,000.00		
District	District Office	Multipurpose Room	\$ 112,500.00	\$ 112,500.00		
District	District Office	Expand Boardroom	\$ 80,000.00	\$ 80,000.00		
District	District Office	New Roof	\$ 371,000.00	\$ 371,000.00		
District	District Office	Fire Alarm	\$ 14,500.00	\$ 14,500.00		
District	JCTC	Option A: New Technology Center	\$ 7,875,000.00			\$ 7,107,079.00
District	JCTC	Option B: Additional Vocational rooms at FabLab Site (additional Vocational Classrooms) / New Intercom / complete the additional foundation / Paving / New exterior lighting	\$ 970,273.00		\$ 970,273.00	
District	JCTC	Roof / HVAC Repairs / Locker Replacement / Fencing (High Priority) / Drainage Study / Transformer replacement / Restroom remodeling	\$ 767,921.00	\$ 767,921.00		
District	Child Nutrition	Interior Doors / HVAC Repairs / Parking Area	\$ 150,449.00	\$ 150,449.00		
District	GED Building	Asphalt Replacement	\$ 35,898.00	\$ 35,898.00		

**Draft January 14, 2021,**

**Jackson County School District  
Draft Schedule for Bond Election on  
May 18, 2021**

**This draft is for discussion purposes and will need to be updated and revised periodically.**

**1. Week of January 18:**

- a. Conference call with County Circuit Clerk and election commission and Chancery Clerk for initial clearance of proposed election date and to discuss election logistics. **(JCSD and YLG)**
- b. Meeting on January 21 for Board consensus re project and re election date. Also need to have general discussion of proposed polling locations. **(JCSD and other parties)**
- c. Update borrowing capacity **(Early and YLG)**
- d. Update anticipated tax impact (this will hinge partly on bond amount). Send current estimates to Chancery Clerk for confirmation. Would be good to have a call with the Clerk to discuss. **(Early, YLG)**
- e. Discuss plan for publicizing the election, setting up campaign committee, establishing campaign contribution account. Develop strategy/plan for public meetings, if any, plan for social media campaign, etc. **(JCSD, Frontier, YLG)**
  - i. Will there be any public meetings?
  - ii. What campaign materials are anticipated?
  - iii. Frequently asked questions?
  - iv. Social media preparations
    - 1. District's website
    - 2. Separate campaign website?

**2. Remainder of January through February 15**

- a. Make a list of all third parties (school people – but preferably non-school people) who might publicly advocate for and support the bond issue. Begin informal conversations with them about their potential level of support for the bond issue and willingness to serve on either the steering (leadership) committee or the larger campaign. **(JCSD and Frontier)**

- b. Update general content and parameters of the construction project (Is this a feasible timeline)? The project description may evolve over the next month or so, but the general description should be set fairly soon. **(JCSD, architects and YLG)**
- c. Coordinate discussions between architect, District and finance team to mesh construction needs (and timing) with finance options. Initial consideration of whether to break bond issue into multiple series. **(JCSD, architects, YLG)**
  - i. Are the project components permissible?
  - ii. What is the timeline/process to finalize bond project?
  - iii. Should the bonds be issued in multiple series (e.g. short-term bond series for short useful life issues; are there any project components that cannot be completed within 3 years)?
  - iv. Will any of the bond project be used for private use purposes?
  - v. Confirm the District owns all the project sites. Will any land be purchased?
- d. District needs to make tentative decision on preferred polling places (all regular polling places within the District or some limited number)? District should put out some feelers with County and other opinion makers about the politics of this. The most likely best scenario is to use regular County polling places. **(JCSD)**
- e. Brief Board of Supervisors about possible bond project. This can be done informally and/or at a Supervisors' board meeting. The District should at least informally advise the Supervisors of the intended bond issue and solicit their advice as soon as possible. When Dr. Strycker is ready, he may want to make a more formalized presentation at a Supervisors' meeting. Of course, the communication does not have to be limited to only one meeting. **(JCSD)**
- f. Continue discussions with Circuit Clerk and election commission to agree on election date and logistics for the election commission to conduct the election. **(JCSD, YLG)**
  - i. Is the election date agreeable?
  - ii. Call or meeting with Circuit Clerk and election commissioners to confirm logistics of how the election commission will conduct the election (e.g. polling places, form of ballot (paper or electronic), number and training of poll workers schedule of when the Circuit Clerk needs the ballot form in time to have absentee ballots out in time.
  - iii. Discuss polling locations with the Circuit Clerk and election commission. Are the polling places open and operable? Are there any split precincts which may contain non-District voters? Discuss how Circuit Clerk and election commissioners will prepare poll books. Are there any ingress/egress issues or signage issues regarding any of the polling places?
  - iv. What does the Clerk and Commission need to begin preparing for the election? Any permission from the County Supervisors? The school board has the authority to conduct the election, and the District will pay the costs

of the election. The Supervisors have no real discretion over the conduct of the election, but we need to be smart and make sure the Election Commission agrees.

- v. How soon does the Circuit Clerk need the ballot form in order to have absentee ballots available at least 45 days before election?
  - vi. Request list of polling places and addresses from Circuit Clerk.
- g. Continue informal conversations with local community leaders, opinion makers, politicians, teachers and school constituent groups about the District's needs and its consideration of a possible bond issue.
- h. Finalize amount of bond issue and tax impact analysis. What format will this take? Add to District's website? **(JCSD, YLG and County Chancery Clerk/Tax Assessor)**
- i. Brief media representatives about possible bond issue and District needs.
- j. Ensure compliance with reporting for registering election finance campaign committee and contributions. We will provide separate memo re this. Generally, the campaign finance committee must file a registration with the Circuit Clerk within 48 hours after (i) receiving aggregate contributions of \$200 or more, or (ii) paying aggregate expenses of \$200 or more. **(JCSD, YLG)**

### **3. February 15 through February 28**

- a. Continue informal discussions and "listening meetings" with local community leaders and school groups about the District's needs and proposed bond project. **(JCSD, Frontier)**
- b. Finalize finance options, project description, cost estimates. **(JCSD, YLG and MG)**
- c. Establish bond election steering committee if not already done; refine bond campaign plan; consider potential members of a larger campaign support group. **(JCSD, Frontier, YLG)**
- d. Possibly hold few public meetings, if desired, to present information and solicit feedback (we need to discuss the pros and cons of holding meetings). **(JCSD and Frontier)**
- e. Continue finalizing the campaign plan, social media plan, etc. The timing of when to "go live" with active campaigning should be discussed. In our experience, the active campaigning should not start until 4 to 6 weeks before the election date. **(JCSD, Frontier, YLG)**

- f. Research the correct newspaper in which to publish the Notice of Election; is it published in the District? Is any other newspaper published in the District? What are deadlines to submit, etc. **(YLG)**
- g. Discuss options for structuring and selling the bonds. Will the District need to issue the bonds in multiple series to match the useful life of the project or because the project cannot be completed within three years? **(JCSD, Roche, MG, YLG)**
- h.

#### **4. Week of March 1**

- a. Consider follow up meeting with the County Board of Supervisors **(JCSC)**
- b. Consider any other public meetings; other campaign activities. **(JCSD, Frontier)**
  - i. Preparing campaign materials.
  - ii. Continue soliciting campaign contributions.
  - iii. Continue developing social media capabilities.
- c. School Board could adopt the resolution of intent and resolution calling the election (but may want to delay until week of March 8).

#### **5. Week of March 8**

- a. Deadline for school board to adopt resolution of intent and resolution calling election. This might be delayed slightly, depending on how soon the Circuit Clerk needs the ballot form. **(JCSD, YLG)**
- b. Send the election resolution and ballot form the day after it is adopted **(JCSD, YLG)**
- c. Possibly hold a few public meetings, if desired, to discuss the District's needs and the bond issue.

#### **6. Weeks of March 15 through March 31**

- a. Ramp up campaign activities. **(JCSD, Frontier)**
- b. Continue communicating with election commission. **(JCSD, YLG)**
- c. Circuit Clerk is to have absentee ballots available by March 31.
- d. Finalize schedule for sending Election Notice to newspaper. **(YLG)**

## 7. April

- a. Start political campaign in earnest. **(JCSD, Frontier)**
- b. Send notice of election to newspaper. **Must publish on or before April 27. Last publication must be on or after May 11. (YLG)**
- c. Update schedule for issuing the bonds after the election passes. Will the bonds be sold in one or more series? Discuss obtaining a municipal bond rating, and possibly obtaining municipal bond insurance. Begin collecting information for the offering document necessary to sell the bonds. **(Early, Roche, MG, YLG)**
- d. Deadline to circulate drafts of resolutions and bond ballots to the working group: **February 23. (YLG)**
- e. Send list of polling places and ballot form to the Circuit Clerk to confirm accuracy of polling places: **February 23. (YLG).**

## 8. May

- a. Increase campaign efforts. **(JCSD, Frontier).**
- b. **Focus on the get out the vote effort.**
- c. **Election May 18.** Polls open 7:00 a.m. to 7:00 p.m. Election commission typically officially certifies the election results either the night of the election or the next day.
- d. School board meets soon thereafter to adopt a resolution adjudicating that the election passed. **(JCSD, YLG)**
- e. Begin process for issuing the bonds. **Need to issue at least one series in time to include payment request in August 2021 tax request.**
- f. If the bonds are to be sold through the Mississippi Development Bank, to meet the sale schedule, we need to ask the MDB if it will adopt an inducement resolution at its May meeting (likely May 12), contingent upon the election passing. The MDB meets once a month, typically the second Wednesday of the month. The MDB requires two meetings to issue the bonds: the first meeting to induce the issue and the second meeting to approve the bond sale. If the MDB agrees to induce the bonds at its May meeting, we could potentially have the bond resolution and offering documents ready for approval at the MDB's June meeting (likely June 9). This would allow the bonds to be sold the last week of June or by mid-July (we need work around July 4), with the bond closing late July or

early August (after Jack Pickett has the bonds validated the bonds in the chancery court). If we have to wait until the June MDB meeting to induce the bonds, we would need to have the bond resolution and offering document approved at the July MDB board meeting (likely July 14). This would make the schedule tight, but we could probably at least sell the bonds in time to include the first year's debt service payment in the District's August tax request.

- g. Deadline to send tax levy request to Board of Supervisors for the first year's debt service on the bonds: **August 15. (JCSD, YLG)**