



# FACILITY CONDITION ASSESSMENT

*Andrews ES* | February 2022



## Executive Summary

Andrews ES is located at 6801 Northeast Dr in Austin, Texas. The oldest building is 58 years old (at time of 2020 assessment). It comprises 61,659 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was 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 \$4,163,996. 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 Andrews ES the ten-year need is \$7,891,496.

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 Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Andrews ES facility has a 5-year FCA score of 69.58%.

## Summary of Findings

The table below summarizes the condition findings at Andrews ES

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 FCA
<b>Exterior Site</b>								
	Exterior Site	\$1,426,704	\$349,968	\$0	\$1,776,672	\$1,776,672	\$0	
<b>Permanent Building(s)</b>								
102A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$2,520,285	\$1,503,283	\$1,468,493	\$4,023,568	\$5,492,061	\$18,796,060	78.59%
102B	Stand-Alone Gym	\$217,007	\$338,177	\$67,579	\$555,184	\$622,763	\$2,097,487	73.53%
<b>Sub Total for Permanent Building(s):</b>		<b>\$2,737,292</b>	<b>\$1,841,460</b>	<b>\$1,536,072</b>	<b>\$4,578,752</b>	<b>\$6,114,824</b>	<b>\$20,893,547</b>	
<b>Total for Site:</b>		<b>\$4,163,996</b>	<b>\$2,191,428</b>	<b>\$1,536,072</b>	<b>\$6,355,424</b>	<b>\$7,891,496</b>	<b>\$20,893,547</b>	<b>69.58%</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	\$0	\$15,669	\$1,411,035	\$1,426,704	34.38 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$1,805	\$0	\$0	\$1,805	0.04 %
Interior	\$0	\$0	\$155,993	\$144,838	\$127,331	\$428,163	10.32 %
Mechanical	\$0	\$8,908	\$18,276	\$154,381	\$0	\$181,565	4.38 %
Electrical	\$0	\$187,661	\$1,391,222	\$0	\$0	\$1,578,883	38.05 %
Plumbing	\$0	\$0	\$8,550	\$0	\$0	\$8,550	0.21 %
Fire and Life Safety	\$242,052	\$0	\$0	\$0	\$0	\$242,052	5.83 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$281,660	\$0	\$281,660	6.79 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$242,052	\$196,568	\$1,575,846	\$596,548	\$1,538,367	\$4,149,382	

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

Electrical	-	\$1,578,883
Site	-	\$1,426,704
Interior	-	\$428,163

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

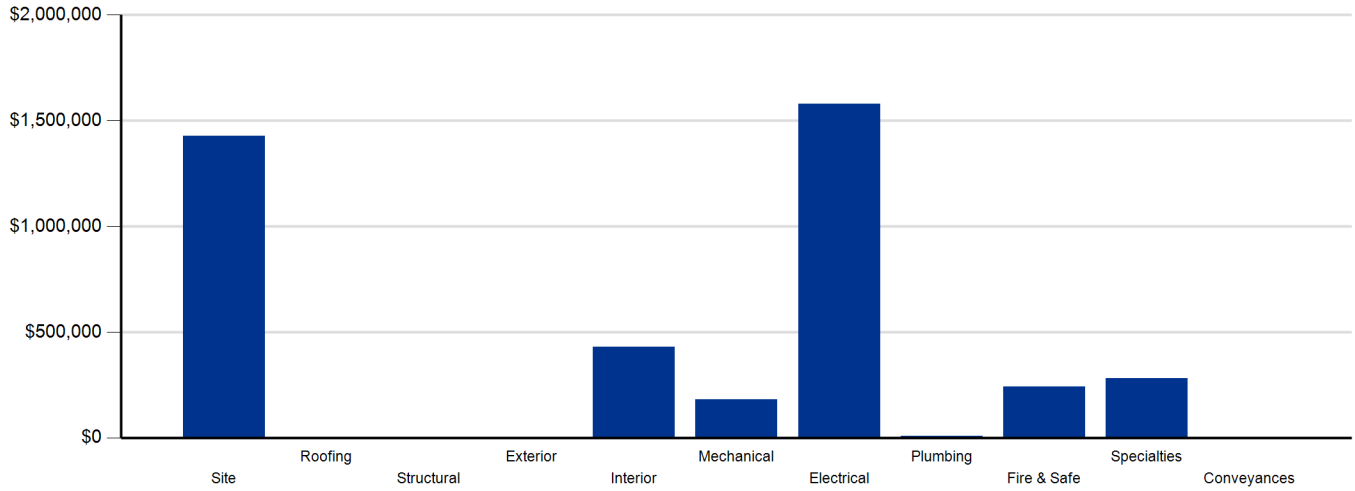


Figure 1: System Deficiencies

## Life Cycle Capital Renewal Forecast

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

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

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

The following tables show 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 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$208,246	\$229,468	\$437,714
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$197,958	\$33,363	\$48,715	\$0	\$82,114	\$362,150
Interior	\$0	\$0	\$147,405	\$44,882	\$429,665	\$621,952
Mechanical	\$0	\$3,551	\$94,867	\$29,503	\$63,436	\$191,357
Electrical	\$0	\$0	\$0	\$0	\$2,782	\$2,782
Plumbing	\$796	\$0	\$2,202	\$22,440	\$72,777	\$98,215
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$281,660	\$264,056	\$545,716
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$198,754</b>	<b>\$36,914</b>	<b>\$293,189</b>	<b>\$586,731</b>	<b>\$1,144,298</b>	<b>\$2,259,886</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 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$437,714	\$0	\$0	\$0	\$0	\$0	\$0	\$437,714
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$362,150	\$0	\$0	\$0	\$0	\$0	\$0	\$362,150
Interior	\$621,952	\$341,378	\$115,411	\$269,746	\$0	\$79,567	\$806,102	\$1,428,054
Mechanical	\$191,357	\$0	\$0	\$0	\$0	\$985,968	\$985,968	\$1,177,325
Electrical	\$2,782	\$0	\$0	\$0	\$0	\$5,252	\$5,252	\$8,034
Plumbing	\$98,215	\$0	\$0	\$3,173	\$0	\$93,248	\$96,421	\$194,636
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$545,716	\$0	\$0	\$0	\$0	\$0	\$0	\$545,716
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,259,886</b>	<b>\$341,378</b>	<b>\$115,411</b>	<b>\$272,919</b>	<b>\$0</b>	<b>\$1,164,035</b>	<b>\$1,893,743</b>	<b>\$4,153,629</b>

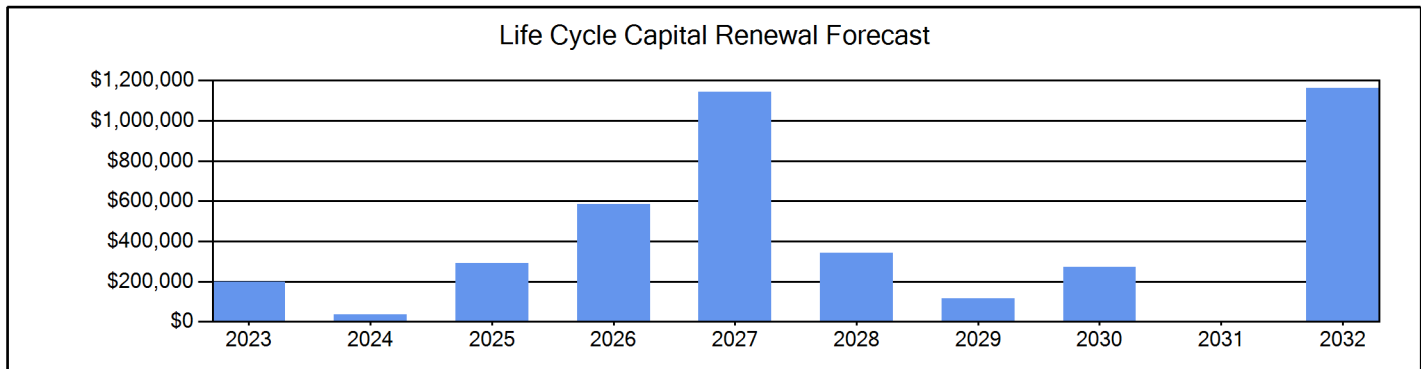


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

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 FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 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 FCAS 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, FCAS 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.

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 Austin area. The estimated replacement cost for this facility is \$20,893,547. For planning purposes, the total 5-year need at the Andrews ES is \$6,355,424 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Andrews ES facility has a 5-year FCA of 69.58%.

5-Year Need vs. Replacement

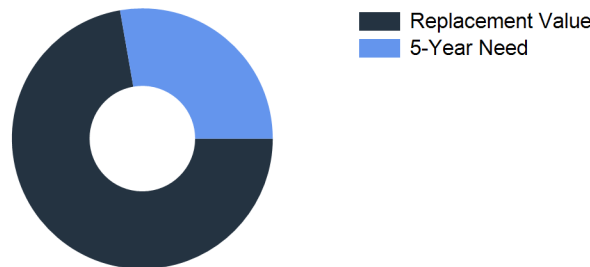


Figure 3: 5-Year FCA



## Andrews ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	200	LF	4	\$15,669	4871
<b>Note:</b> Fence leaning toward street						
<b>Location:</b> South side fence along Lehigh Drive						
PROGRAM DEFICIENCIES	ADA Compliance	385,046	EACH	5	\$661,117	5694
PUBLIC DEFICIENCIES	ADA Compliance	261,574	EACH	5	\$449,118	5693
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	175,192	EACH	5	\$300,801	5695
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,426,704</b>	
<b>Sub Total for School and Site Level</b>		<b>4</b>	<b>items</b>		<b>\$1,426,704</b>	

### Building: 102A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Repair	Deferred Maintenance	3	Ea.	3	\$1,805	5575
<b>Note:</b> 3 of 4' X 4', age/failing						
<b>Location:</b> west wall						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,805</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	47	Door	3	\$88,153	6388
Carpet Flooring Replacement	Capital Renewal	5,724	SF	4	\$72,467	6392
<b>Note:</b> Carpet is worn and stained, peeling up in some areas.						
Ceramic Tile Flooring Replacement	Capital Renewal	2,003	SF	4	\$35,388	6393
<b>Note:</b> The ceramic tile floor is chipped and broken.						
<b>Location:</b> Several areas in the bathrooms						
Wood Flooring Replacement	Capital Renewal	1,717	SF	4	\$36,984	6387
<b>Note:</b> The wood floor is scuffed, scratched in poor condition.						
Interior Ceiling Repainting	Deferred Maintenance	5,724	SF	5	\$11,921	6390
Interior Wall Repainting (Bldg SF)	Capital Renewal	25,756	SF	5	\$115,411	6391
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$360,323</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5572
<b>Note:</b> replace EF serving kitchen restroom, not functioning/age						
<b>Location:</b> roof						
Testing And Balancing	Deferred Maintenance	3,000	SF	3	\$10,240	5571
<b>Note:</b> heat/AC distribution/Admin						
Existing Controls Are Obsolete	Capital Renewal	57,237	SF	4	\$154,381	6038
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$172,657</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	3	Ea.	2	\$55,692	5544
<b>Note:</b> 120/208						
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$17,802	5545
<b>Note:</b> 120/208						
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$49,366	5546
Panelboard Replacement	Capital Renewal	9	Ea.	2	\$49,496	5547
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$8,346	5548
<b>Note:</b> electrical room near rom 108 has a significant safety issue due to a missing face plate, exposing all panel wiring and bus						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	5549

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement <b>Note:</b> a significant portion of the canopy lights (at least 11 of 26) appear to be less than 10 years old (photo "742")	Capital Renewal	26	Ea.	3	\$54,157	5556
Exterior Mounted Building Lighting Replacement	Capital Renewal	42	Ea.	3	\$37,873	5557
Interior Power Wiring Replacement	Deferred Maintenance	57,237	SF	3	\$67,980	5559
Lighting Fixtures Replacement <b>Note:</b> approximately 25% of the internal lighting (primarily in Admin areas and the library) have lighting that appears less than 10 years old (photo "122")	Capital Renewal	57,237	SF	3	\$1,049,643	5558
Lightning Protection System Installation <b>Note:</b> no system currently installed	Functional Deficiency	57,237	SF	3	\$44,697	5555
Public Address System Replacement, Non-main Building <b>Note:</b> it was reported that there was a camera issue near the library	Deferred Maintenance	52,237	SF	3	\$36,977	5550
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$1,473,489</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement <b>Note:</b> cracked/ room 103	Capital Renewal	1	Ea.	3	\$5,059	5570
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$5,059</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5554
Fire Alarm Replacement	Capital Renewal	57,237	SF	1	\$90,882	5553
Security Alarm Replacement	Capital Renewal	52,237	SF	1	\$120,235	5552
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$217,985</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5551
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	32	Room	4	\$281,660	6389
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$281,660</b>	
<b>Sub Total for Building 102A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>28</b>	<b>items</b>		<b>\$2,520,285</b>	

**Building: 102B - Stand-Alone Gym**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement <b>Note:</b> The floor is bubbling up and sagging, presenting a tripping hazard.	Capital Renewal	4,422	SF	3	\$67,840	6394
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$67,840</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement <b>Note:</b> age <b>Location:</b> entry way	Capital Renewal	1	Ea.	2	\$8,908	5574
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$8,908</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Panel G has bus exposed due to a missing breaker and has a NEC clear space issue (photo "782"). Room that has panel G has a safety hazard with the light switch mounted approximately 1 inch from water heater piping ( photo "413")	Capital Renewal	1	Ea.	2	\$5,500	5560
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	\$10,415	5567
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	5568
Lighting Fixtures Replacement	Capital Renewal	4,422	SF	3	\$81,093	5569

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation <b>Note:</b> no system currently installed	Functional Deficiency	4,422	SF	3	\$3,453	5566
Public Address System Replacement, Non-main Building	Deferred Maintenance	4,422	SF	3	\$3,130	5561
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$105,394</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement <b>Note:</b> age <b>Location:</b> mechanical room	Capital Renewal	1	Ea.	3	\$3,491	5573
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$3,491</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5565
Fire Alarm Replacement	Capital Renewal	4,422	SF	1	\$7,021	5564
Security Alarm Replacement	Capital Renewal	4,422	SF	1	\$10,178	5563
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$24,067</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5562
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	
<b>Sub Total for Building 102B - Stand-Alone Gym</b>		<b>13</b>	<b>items</b>		<b>\$217,007</b>	
<b>Total for Campus</b>		<b>45</b>	<b>items</b>		<b>\$4,163,996</b>	

## Andrews ES - 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	56	CAR	\$81,245	4
Roadway Pavement	Asphalt Driveways	19,750	SF	\$127,001	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,120	LF	\$87,746	5
Fences and Gates	Fencing - Ornamental, Iron	60	LF	\$4,709	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Pedestrian Pavement	Sidewalks - Concrete	8,150	SF	\$92,317	5
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$437,713</b>	
<b>Sub Total for Building -</b>		<b>6</b>	<b>items</b>	<b>\$437,713</b>	

### Building: 102A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	693	SF	\$69,111	1
Exterior Operating Windows	Aluminum - Windows per SF	144	SF	\$14,361	1
Exterior Operating Windows	Aluminum - Windows per SF	932	SF	\$92,945	1
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	3
Exterior Operating Windows	Aluminum - Windows per SF	224	SF	\$22,339	5
Exterior Operating Windows	Aluminum - Windows per SF	82	SF	\$8,178	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	13	Door	\$51,597	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$299,307</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,033	SF	\$67,646	3
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	11,447	SF	\$79,759	3
Wall Paneling	Wood Panel wall	2,862	SF	\$44,882	4
	<b>Note:</b> Fabric				
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	2,862	SF	\$2,475	5
Compartments and Cubicles	Toilet Partitions	20	Stall	\$40,330	5
Tile Flooring	Ceramic Tile	4,007	SF	\$70,793	5
	<b>Note:</b> Chipped and broken in some areas.				
Resilient Flooring	Vinyl Composition Tile Flooring	14,309	SF	\$117,015	5
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	17,171	SF	\$119,643	6
Carpeting	Carpet	14,309	SF	\$181,154	6
Tile Flooring	Quarry Tile	171	SF	\$4,675	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	25,756	SF	\$115,411	7
Interior Door Supplementary Components	Door Hardware	80	Door	\$118,769	8
Carpeting	Carpet	5,724	SF	\$72,467	8
Interior Swinging Doors	Metal Door (Steel)	18	Door	\$52,089	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,033	SF	\$67,646	10
Suspended Plaster and	Painted ceilings	5,724	SF	\$11,921	10
<b>Sub Total for System</b>		<b>16</b>	<b>items</b>	<b>\$1,166,674</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	3
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	3
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$5,425	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	4
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$12,135	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	5
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$17,815	5
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$12,135	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	57,237	SF	\$154,381	10

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	30	Ea.	\$477,275	10
<b>Note:</b> on inaccessible roof, one RTU per classroom visible from ground level					
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	10
Exhaust Air	Roof Exhaust Fan - Large	12	Ea.	\$96,435	10
<b>Note:</b> one EF per pair of classrooms with attached restrooms on inaccessible roof					
<b>Sub Total for System</b>		<b>14</b>	<b>items</b>	<b>\$1,151,873</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$2,782</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	1
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	3
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	4
Plumbing Fixtures	Classroom Lavatory	5	Ea.	\$12,822	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	8
Plumbing Fixtures	Classroom Lavatory	35	Ea.	\$89,757	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$140,313</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	32	Room	\$281,660	4
Casework	Fixed Cabinetry	30	Room	\$264,056	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$545,716</b>	
<b>Sub Total for Building 102A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>49</b>	<b>items</b>	<b>\$3,306,666</b>	

**Building: 102B - Stand-Alone Gym**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	216	SF	\$21,541	1
Exterior Entrance Doors	Steel - Insulated and Painted	9	Door	\$33,363	2
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	3
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$62,842</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	44,422	SF	\$199,052	5
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	3,538	SF	\$24,652	6
Interior Swinging Doors	Wooden Door	6	Door	\$11,254	6
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	8
Interior Door Supplementary Components	Door Hardware	10	Door	\$14,846	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$261,378</b>	

**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.	\$3,551	2
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	4,422	SF	\$11,927	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$25,451</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	4,422	SF	\$5,252	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$5,252</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	4,422	SF	\$15,891	5
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$8,149	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	5
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	5
Domestic Water Equipment	Water Heater - Gas - 40 gallon	1	Ea.	\$3,491	10
	<b>Sub Total for System</b>	<b>8</b>	<b>items</b>	<b>\$54,324</b>	
	<b>Sub Total for Building 102B - Stand-Alone Gym</b>	<b>20</b>	<b>items</b>	<b>\$409,247</b>	
	<b>Total for: Andrews ES</b>	<b>75</b>	<b>items</b>	<b>\$4,153,627</b>	

## Supporting Photos

### General Site Photos



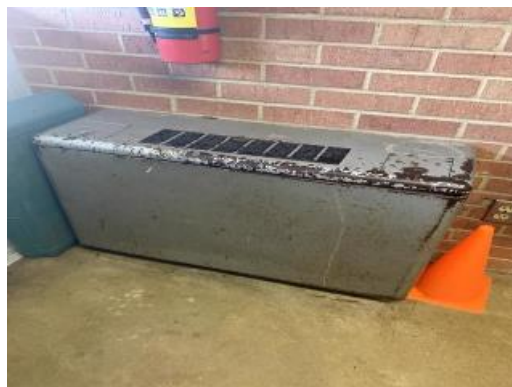
Cracked foundation



Damaged building exterior



Damaged window



Ventilation unit at end of life



Obstructed electrical panel



Chipped and worn ceramic tile flooring.





Non-uniformity of carpet flooring.



Scratched and worn classroom cabinetry.



Scratched and worn wood floor panels.