

FACILITY CONDITION ASSESSMENT

Baldwin ES | February 2022





Austin ISD - Baldwin ES

Executive Summary

Baldwin ES is located at 12200 Meridian Park Blvd in Austin, Texas. The oldest building is 10 years old (at time of 2020 assessment). It comprises 86,896 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 \$3,030,274. 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 Baldwin ES the ten-year need is \$8,468,456.

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 Baldwin ES facility has a 5-year FCA score of 84.75%.

Summary of Findings

The table below summarizes the condition findings at Baldwin 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
Exterior Sil	ite							
	Exterior Site	\$0	\$0	\$168,293	\$0	\$168,293	\$0	
Permanent	t Building(s)		-		-			
187A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,030,274	\$1,321,332	\$3,948,557	\$4,351,606	\$8,300,163	\$28,535,780	84.75%
	Sub Total for Permanent Building(s):	\$3,030,274	\$1,321,332	\$3,948,557	\$4,351,606	\$8,300,163	\$28,535,778	
	Total for Site:	\$3,030,274	\$1,321,332	\$4,116,850	\$4,351,606	\$8,468,456	\$28,535,778	84.75%



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.



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

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

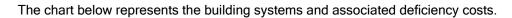
System	1	2	3	4	5	Total	% of Total
Site	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Roofing	\$1,355,275	\$0	\$0	\$0	\$0	\$1,355,275	44.72 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$50,556	\$311,351	\$88,184	\$450,091	14.85 %
Mechanical	\$0	\$759,615	\$150,307	\$293,420	\$2,479	\$1,205,821	39.79 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$6,319	\$12,768	\$0	\$0	\$19,087	0.63 %
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 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,355,275	\$765,935	\$213,630	\$604,771	\$90,663	\$3,030,274	

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

Roofing	-	\$1,355,275
Mechanical	-	\$1,205,821
Interior	-	\$450,091



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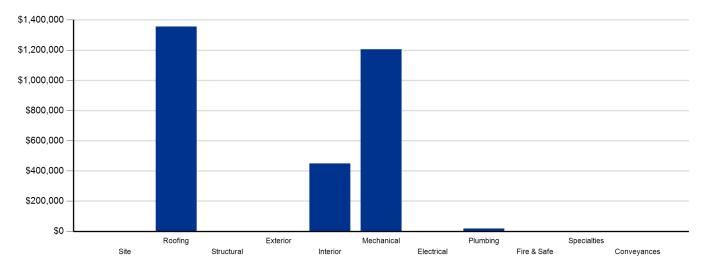


Figure 1: System Deficiencies

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.

	Life Cycle Capital Renewal Projections									
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Total 1-5				
Site	\$0	\$0	\$0	\$0	\$0	\$0				
Roofing	\$0	\$0	\$0	\$0	\$0	\$0				
Exterior	\$0	\$0	\$0	\$0	\$0	\$0				
Interior	\$0	\$0	\$0	\$350,435	\$20,165	\$370,600				
Mechanical	\$0	\$0	\$0	\$226,991	\$16,858	\$243,849				
Electrical	\$0	\$0	\$0	\$68,818	\$0	\$68,818				
Plumbing	\$0	\$0	\$0	\$40,087	\$273,294	\$313,381				
Fire and Life Safety	\$0	\$0	\$144,841	\$200,008	\$0	\$344,849				
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0				
Specialties	\$0	\$0	\$0	\$0	\$0	\$0				
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0				
Total	\$0	\$0	\$144,841	\$886,339	\$310,317	\$1,341,497				

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



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

		Life Cycle Capital Renewal Projections						
System	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total 6-10	Total 1-10
Site	\$0	\$0	\$0	\$39,172	\$0	\$129,121	\$168,293	\$168,293
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$82,594	\$82,594	\$82,594
Interior	\$370,600	\$494,486	\$0	\$855,133	\$0	\$99,666	\$1,449,285	\$1,819,885
Mechanical	\$243,849	\$171,918	\$0	\$0	\$0	\$1,619,649	\$1,791,567	\$2,035,416
Electrical	\$68,818	\$0	\$0	\$0	\$0	\$1,685,179	\$1,685,179	\$1,753,997
Plumbing	\$313,381	\$0	\$0	\$0	\$0	\$124,231	\$124,231	\$437,612
Fire and Life Safety	\$344,849	\$0	\$0	\$0	\$0	\$0	\$0	\$344,849
Conveyances	\$0	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$7,985
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,341,497	\$666,404	\$0	\$894,305	\$0	\$3,748,425	\$5,309,134	\$6,650,631

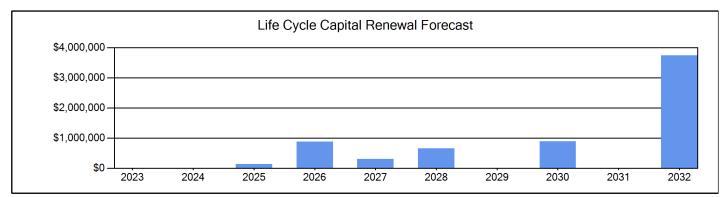


Figure 2: Ten Year Capital Renewal Forecast



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.

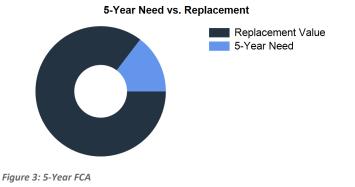
FCAS = 100 - (Total Repair Cost/ Replacement Cost)

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.



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 \$28,535,778. For planning purposes, the total 5-year need at the Baldwin ES is \$4,351,606 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Baldwin ES facility has a 5-year FCA of 84.75%.





Baldwin ES - Deficiency Summary

Building: 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Roomig						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P4	Capital Renewal	1,340,830	EACH	1	\$1,340,801	5719
AISD ROOFING P5	Capital Renewal	14,475	EACH	1	\$14,475	5720
	Sub Total for System	2	items		\$1,355,275	
Interior						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal		Door	3	\$43,054	5983
Note: Damaged						
Location: Building Wide						
Interior Door Replacement	Capital Renewal	4	Door	3	\$7,502	5985
Note: Difficult to Operate and Close					. ,	
Location: Buuilding Wide						
Acoustical Ceiling Tile Replacement	Capital Renewal	1,738	SF	4	\$5,869	5977
Note: Difficult to Maintain/ Soft /Grime		.,	•.		+-,	
Location: Kitchen						
Carpet Flooring Replacement	Capital Renewal	4,345	SF	4	\$55,008	5981
Note: Stained and Heavy Wear and Tear	e aprial retroital	1,010	0.	·	\$00,000	
Location: Building Wide						
Metal Interior Door Replacement	Capital Renewal	25	Door	4	\$72,345	5984
Note: Stained /Color marks	Capital Honorial	20	Dool	•	<i>\$72,010</i>	0001
Location: Building Wide						
Toilet Partition Replacement	Capital Renewal	2	Stall	4	\$4,033	5980
Note: Loose Bracket/Adjust Door Panel	ouplai Renewal	2	Otan	-	φ4,000	0000
Location: Boys Restroom						
Vinyl Composition Tile Replacement	Capital Renewal	21,289	SE.	4	\$174,095	5982
Note: Worn and Broken	Capital Reliewal	21,209	31	4	\$174,095	J902
Interior Ceiling Repainting	Deferred Maintenance	8,690	SF	5	\$18,098	5978
Note: Chipping and Peeling						
Location: Building Wide						
Interior Wall Repainting (Bldg SF)	Capital Renewal	15,641	SF	5	\$70,086	5979
Note: Peeling/Mising/ Paint to Match		,	•.	-	••••	
Location: Building Wide						
	Sub Total for System	9	items		\$450,091	
Mechanical		Ū	nomo		\$-100,001	
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Chiller HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$104,497	5991
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	\$194,871	5988
Exterior Chiller Replacement	Capital Renewal	2	Ea.	2	\$382,771	5990
HVAC VAV Box Replacement	Capital Renewal	20	Ea.	2	\$77,477	6000
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	5998
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	5999
Kitchen Exhaust Hood Replacement	Capital Renewal		Ea.	3	\$22,383	6001
Replace Variable Frequency Drive	Capital Renewal		Ea.	3	\$31,874	5992
Replace Variable Frequency Drive	Capital Renewal		Ea.	3	\$17,635	5993
Replace Variable Frequency Drive	Capital Renewal		Ea.	3	\$15,117	
Replace Variable Frequency Drive	Capital Renewal		Ea.	3	\$11,415	
Circulation Pump Replacement	Capital Renewal		Ea.	4	\$20,550	5996
Circulation Pump Replacement	Capital Renewal		Ea.	4	\$6,850	
	Capital Reliewal		La.	-+	φ0,030	5391

Capital Renewal

Capital Renewal

86,895 SF

3 Ea.

4

4

\$234,375 5989

\$31,645 6002

Existing Controls Are Obsolete

Kitchen Air/Exhaust Replacement



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Mechanical

Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2 Ea.	5	\$2,479	6003
	Sub Total for System	16 items		\$1,205,821	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	5 Ea.	2	\$6,319	5986
Gas Water Heater Replacement	Capital Renewal	2 Ea.	3	\$12,768	5987
	Sub Total for System	2 items		\$19,087	
Sub Total for Building 187A - Main building includes Administration Offices, Clas	ssrooms, Cafeteria, & Gym.	29 items		\$3,030,274	
	Total for Campus	29 items		\$3,030,274	



Baldwin ES - 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)		500 LF	\$39,172 8
Parking Lot Pavement	Asphalt		89 CAR	\$129,121 10
		Sub Total for System	2 items	\$168,294
		Sub Total for Building -	2 items	\$168,294

Building: 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Otv	UoM	Renair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	508		\$50,661	10
Exterior Operating Windows	Aluminum - Windows per SF		SF	\$5,984	10
Exterior Entrance Doors	Steel - Insulated and Painted		Door	\$25,949	10
Extend Entrance Bools	Sub Total for Sys		items	\$82,594	10
Interior		stenn J	items	<i>402,33</i> 4	
Interior		0.			D
Uniformat Description	LC Type Description		UoM		Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	78,206		\$350,435	4
Compartments and Cubicles	Toilet Partitions		Stall	\$20,165	5
Tile Flooring	Ceramic Tile	1,738		\$30,706	6
Tile Flooring	Quarry Tile	1,738		\$47,511	6
Interior Swinging Doors	Wooden Door		Door	\$195,062	6
Interior Door Supplementary Components	Door Hardware		Door	\$221,207	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	72,123	SF	\$243,542	8
Carpeting	Carpet	4,345	SF	\$55,008	8
Resilient Flooring	Vinyl Composition Tile Flooring	52,137	SF	\$426,361	8
Interior Swinging Doors	Metal Door (Steel)	45	Door	\$130,222	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,738	SF	\$5,869	10
Suspended Plaster and	Painted ceilings	8,690	SF	\$18,098	10
Athletic Flooring	Athletic/Sport Flooring	3,041	SF	\$46,653	10
Resilient Flooring	Rubber Tile Flooring	1,303	SF	\$19,698	10
Wood Flooring	Wood Flooring - All Types	434	SF	\$9,348	10
	Sub Total for Sys	stem 15	items	\$1,819,885	
Mechanical					
	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Uniformat Description	LC Type Description Condenser - Inside Air Cooled (5 ton)		UoM Ea.	Repair Cost \$29,918	Remaining Life
Uniformat Description Decentralized Cooling		3		· ·	
Uniformat Description Decentralized Cooling Decentralized Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton)	3	Ea.	\$29,918	4
	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19)	3 40	Ea.	\$29,918 \$135,603	4
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton)	3 40 1	Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693	4 4 4
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit	3 40 1 2	Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777	4 4 4 4
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton)	3 40 1 2 3	Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241	4 4 4 4 5
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton)	3 40 1 2 3 1	Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617	4 4 4 4 5 5
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior	3 40 1 2 3 1 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918	4 4 4 5 5 6
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton)	3 40 1 2 3 1 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617	4 4 4 4 5 5
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF)	3 40 1 2 3 1 2 2 86,895	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. SF	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375	4 4 4 5 5 6 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components Central Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons)	3 40 1 2 3 1 2 2 86,895 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea. SF Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771	4 4 4 5 5 6 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components Central Cooling Central Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton)	3 40 1 2 3 1 2 2 86,895 2 2 1	Ea. Ea. Ea. Ea. Ea. Ea. Ea. SF Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497	4 4 4 5 5 6 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components Central Cooling Central Cooling Other HVAC Distribution Systems	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP)	3 40 1 2 3 1 2 2 86,895 2 1 3	Ea. Ea. Ea. Ea. Ea. Ea. Ea. SF Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874	4 4 4 5 5 6 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components Central Cooling Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP)	3 40 1 2 3 1 2 2 86,895 2 1 3 3 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea. SF Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635	4 4 4 5 5 6 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heating System Supplementary Components Central Cooling Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP)	3 40 1 2 3 1 2 2 86,895 2 1 3 3 2 2 2 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heat Generation Heating System Supplementary Components Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP) VFD (10 HP)	3 40 1 2 3 1 2 2 86,895 2 1 3 2 2 2 2 2 2	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117 \$11,415	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heat Generation Heating System Supplementary Components Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Facility Hydronic Distribution	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP) VFD (10 HP) 4-Pipe System	3 40 1 2 3 1 2 2 86,895 2 1 3 2 2 2 2 2 86,895	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117 \$11,415 \$210,258	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP) VFD (10 HP) 4-Pipe System Pump - 5HP	3 40 1 2 3 1 2 2 86,895 2 1 3 2 2 2 2 86,895 3	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117 \$11,415	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heat Generation Heat Generation Heat Generation Gentral Cooling Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Facility Hydronic Distribution Facility Hydronic Distribution	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP) VFD (10 HP) 4-Pipe System	3 40 1 2 3 1 2 2 86,895 2 1 3 2 2 2 2 86,895 3	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117 \$11,415 \$210,258 \$20,550 \$6,850	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10 10 10 10
Uniformat Description Decentralized Cooling Decentralized Cooling Note: Decentralized Cooling Air Distribution Decentralized Cooling Decentralized Cooling HVAC Air Distribution Heat Generation Heat Generation Heat Generation Heat Generation Gentral Cooling Central Cooling Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Other HVAC Distribution Systems Sterility Hydronic Distribution	Condenser - Inside Air Cooled (5 ton) Fan Coil - Water Cool/Water Heat (3 Ton) Fan Rumble(Vibratino - FCU -1-5 Thru 10 and FCU-2- 13,19) Computer Room A/C (15 ton) Make-up Air Unit Ductless Split System (2 Ton) Fan Coil - D/X only (5 Ton) AHU 10,000 CFM Interior Boiler - Copper Tube (2400 MBH) Controls - DDC (Bldg.SF) Chiller - Outdoor Air Cooled (175 Tons) Chiller - Indoor Water Cooled (100 Ton) VFD (25 HP) VFD (20 HP) VFD (15 HP) VFD (10 HP) 4-Pipe System Pump - 5HP	3 40 1 2 3 1 2 86,895 2 86,895 2 2 2 2 86,895 3 1	Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea. Ea.	\$29,918 \$135,603 \$43,693 \$17,777 \$14,241 \$2,617 \$171,918 \$194,871 \$234,375 \$382,771 \$104,497 \$31,874 \$17,635 \$15,117 \$11,415 \$210,258 \$20,550	4 4 4 5 5 6 10 10 10 10 10 10 10 10 10 10 10 10 10



Austin ISD - Baldwin ES

Mechanical

HVAC Air Distribution AHU 15,000 CPM Interior 1 E.a. \$113,856 10 HVAC Air Distribution AHU 10,000 CPM Interior 1 E.a. \$85,599 10 EMAC Air Distribution AHU 10,000 CPM Interior 1 E.a. \$85,599 10 EMAC Air Distribution AHU 10,000 CPM Interior 1 E.a. \$82,395 10 Exhaust Air Rod Exhaust Fan - Small 15 E.a. \$22,393 10 Exhaust Air Kitchen Exhaust Hoods 2 E.a. \$22,393 10 Electrical LC Type Description Cit Type Description Qit UoM Repair Cost Remaining Lit Audio Video Systems PA Communications No Head Unit (Bidg SF) 86.895 SF \$61,511 4 Uniformat Description LG Type Description Caropy Mourteef Fixures (E(a) 44 E.a. \$91,532,522 10 Lighting Fixures Restroom Lavatory 13 E.a. \$91,533,528 10 Uniformat Description LC Type Description Oly UoM Repair Cost Remaining Lit <th>Weenanical</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Weenanical						
NVAC Air Distribution AHU 10,000 CFM Interior 1 Ea. \$88,989 10 HVAC Air Distribution AHU 10,000 CFM Interior 1 E.a. \$85,989 10 Exhaust Air Roof Exhautt Fan - Small 15 E.a. \$82,935 10 Exhaust Air Kitchen Exhaust Air Sub Total for System 2 Ea. \$82,935 10 Exhaust Air Kitchen Exhaust Air Sub Total for System 2 Ea. \$82,935 10 Exhaust Air Kitchen Exhaust Air Sub Total for System Qiy WM Repair Cost Remaining Lit Uniformat Description Lipt Fixtures Anon Old and 208 were reported to be in need or replacement 1 Ea. \$97,377 4 Upting Fixtures Cancry Mounder Fixtures (Edg SF) 86,895 SF \$1,503,528 10 10 Upting Fixtures Statistor Samol Air Statistor Samol Air Statistor Samol Air Statistor 4 Ea. \$91,693,528 10 5 Punching Fixtures Restron Lawatory IE.a.<	Uniformat Description	,, ,		,			Remaining Life
NVAC Air Disribution AHU 10,000 CPM Intenior 1 E.a. \$85,993 0.0 Exhaust Air Rof Exhaust Fan - Small 2 E.a. \$22,393 10 Exhaust Air Kitchen Exhaust Hoods 2 Etem \$25 Herms \$22,035,412 Eutor Art Discover Fan Exhaust Hoods Sub Total for System Repair Cod Remaining Lift Audio-Video System S PA Communications No Head Unit (Bidg SF) 86,895 SF \$51,511 4 Betributed System Public Addoes System Faced and Unit BEL \$51,933,252 10 Lighting Fixtures Canopy Mounted Fixtures (En.) 84 En. \$51,933,252 10 Betributed System Public Addoes System Faced and Unit Sta Total for System 4 tems \$51,933,252 10 Updimat Description Canopy Mounted Fixtures (En.) Sta Total for System 4 tems \$51,933,252 4 Pumbing Fixtures Sink - Sarvice / Mog Sink 6 En. \$54,775 4 Pumbing Fixtures Total for System 1	HVAC Air Distribution	AHU 15,000 CFM Interior		1	Ea.	\$113,856	10
Exhaust Air Roof Exhaust Floods 15 E.a. S23.393 10 Exhaust Air Kitchen Exhaust Hoods Sub Total for System 2 E.a. S22.303 10 Electrical Sub Total for System CP, UoM Repair Cost Remaining Lif Audor Video System PA Communications No Head Unit (Bidg SF) eb.895 SF Set 1.53 SF Diatributed System PA Communications No Head Unit (Bidg SF) eb.895 SF St 1.53 ST St 1.53 ST St 1.53 ST St 1.53 ST ST ST ST<	HVAC Air Distribution	AHU 10,000 CFM Interior		1	Ea.	\$85,959	10
Exhausk Air Kitchen Exhaust Hoods 2 E. Sub Total for System 2 E. Sub Total for System Repair Cost Remaining Lift Judiormat Description LC Type Description Bit Mode System Bit System Sit SystSystem Sit System Sit	HVAC Air Distribution	AHU 10,000 CFM Interior		1	Ea.	\$85,959	10
Sub Total for System 25 items \$2,335,412 Electrical Or Uold Repair Cost Remaining Lit Audio-Video Systems PA Communications No Head Unit (Bidg SF) 86.895 SF \$51.51 4 Note: PA in noom 301 and 203 were reported to be in need of repair or replacement 1 Ea. \$7,307 4 Uphting Fixtures Canopy Moutted Fixtures (Ea.) 44 Ea. \$91,651 10 Uphting Fixtures Canopy Moutted Fixtures (Ea.) 86.895 SF \$1.693,522 10 Pumbing Extures (Bidg SF) 86.895 SF \$1.693,522 10 Uphting Fixtures Canopy Moutted Fixtures (Ea.) 32 bb Total for System 4 Ea. \$1.633,522 10 Plumbing Fixtures Restroom Lavatory 13 Ea. \$3.51,93 4 Plumbing Fixtures Sink-Service Mop Sink 6 Ea. \$4.77,5 4 Plumbing Fixtures Sink-Gervice Mop Sink 6 Ea. \$2.42,65 5 Plumbing Fixtures Ca	Exhaust Air	Roof Exhaust Fan - Small		15	Ea.	\$29,395	10
Electrical Oty Uniformat Description Oty Uniformat Description Oty Uniformat Description Remaining Lift Audio-Viceo Systems P.A. Communications No Head Unit (Bidg SF) 88.895 SF \$5.101 4 Note: P.N. Ion 301 and 208 were reported to be inceed or repair or replacement 1 Ea. \$7.307 4 Uptiting Fixtures Canopy Mounted Fixtures (Ea.) 44 Ea. \$51.693.528 10 Uptiting Fixtures Canopy Mounted Fixtures (Ea.) 44 Ea. \$51.693.528 10 Plumbing Fixtures Canopy Mounted Fixtures (Ea.) 544 Ea. \$57.633.693 10 Plumbing Fixtures Cary Description CT ype Description Cry UoM Repair Cost Remaining Lift Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$47.75 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$42.42.81 5 Plumbing Fixtures Cary Description CT ype Description 12 Ea. \$24.22.91 5	Exhaust Air	Kitchen Exhaust Hoods		2	Ea.	\$22,383	10
Uniformat Description LC Type Description Qity Vert Remaining Lift Audio Video Systems PA Communications No Head Unit (Bidg SF) 86.895 SF Stot1.511 4 Note: PA in room 301 and 200 were reported to be in need of repair or replacement 1 Ea. \$7,307 4 Upting Fixtures Canopy Mounted Fixtures (Ea.) 4 4 Ea. \$91.651 10 Lighting Fixtures Canopy Mounted Fixtures (Ea.) 4 4 Ea. \$91.653.528 10 Upting Fixtures Canopy Mounted Fixtures (Ea.) 4 4 Ea. \$91.653.53.528 10 Undermat Description C Type Description C Type Description 8 Ea. \$81.753.958 4 Plumbing Fixtures Restroom Lavatory 1 Ea. \$81.63 5 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$84.77 4 Plumbing Fixtures Retrigerated Drinking Fountain 12 Ea. \$82.63 5 Plumbing Fixtures Retrigerated Drink			Sub Total for System	25	items	\$2,035,412	
Audio-Video Systems PA Communications No Head Unit (Bidg SF) 86,895 SF \$61,511 4 Note: PA in room 301 and 208 were reported to be in need of repair or replacement 1 E.a. \$7,307 4 Distributed Systems Public Address System Head End Unit 1 E.a. \$91,651 10 Lighting Fixtures Canopy Mounde Fixtures (E.a.) 44 E.a. \$91,651 10 Lighting Fixtures Light Fixtures (Bidg SF) 86,895 SF \$1,593,528 10 Multiong Fixtures Light Fixtures (Bidg SF) 86,895 SF \$1,593,528 10 Plumbing LC Type Description CD Type Description 20 Vol M Repair Cost Remaining Lift Plumbing Fixtures Sink - Service / Mop Sink 6 E.a. \$1,306 5 Plumbing Fixtures Urinals 2 E.a. \$2,2708 5 Plumbing Fixtures Urinals 2 E.a. \$2,129 10 Domestic Water Equipment Water Heater - Cast 100 gailon 5 E.a. \$12,728 10 Domestic Water Equipment Wa	Electrical						
Net: PA in noom 301 and 208 were reported to be in need of repair or replacement Distributed Systems Public Address System Head End Unit 1 Ea. \$7,307 4 Lighting Fixtures Canopy Mounted Fixtures (Ed.) 44 Ea. \$91,651 10 Lighting Fixtures Light Fixtures (Bdg SF) 86.895 SF \$1,833,228 10 Plumbing Fixtures Lot Type Description Cly UoM Repair Cost Remaining Lif Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$34,775 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$32,708 5 Plumbing Fixtures Showers 1 Ea. \$21,306 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$22,708 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$32,708 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$31,206 10 Domestic Water Equipment Water Heater - Gas	Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Distributed System Head End Unit 1 E.a. \$7,307 4 Lighting Fixtures Canopy Mounted Fixtures (E.a.) 44 E.a. \$91,651 10 Lighting Fixtures Canopy Mounted Fixtures (E.a.) 44 E.a. \$91,651 10 Lighting Fixtures Light Fixtures (Bldg SF) Sub Total for System 4 tems \$17,553,528 10 Plumbing Fixtures LC Type Description Oty Uold Repair Cost Remaining Lif Plumbing Fixtures Sink - Service / Mop Sink 6 E.a. \$34,775 4 Plumbing Fixtures Showers 1 E.a. \$1,306 5 Plumbing Fixtures Calasroom Lavatory 15 E.a. \$24,2851 5 Plumbing Fixtures Classroom Lavatory 2 E.a. \$26,209 5 Plumbing Fixtures Classroom Lavatory 2 E.a. \$21,2768 10 Domestic Water Equipment Water Heater - Gas. 100 Galon 2 E.a. \$21,769 10 Domest	Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		86,895	SF	\$61,511	4
Lighting Fixtures Canopy Mounted Fixtures (Ea.) 44 Ea. \$91,651 10 Lighting Fixtures Light Fixtures (Bidg SF) B6.895 SF \$1,593,523 10 Pumbing Sub Total for System 4 items \$1,753,952 10 Pumbing Fixtures C.C Type Description C.T ype Description Remaining Lift Remaining Lift Plumbing Fixtures Sink - Service / Mop Sink E.a. \$4,175 4 Plumbing Fixtures Sink - Service / Mop Sink E.a. \$4,100 5 Plumbing Fixtures Tolets \$242,851 5 5 Plumbing Fixtures Tolets \$242,851 5 Plumbing Fixtures Clastroom Lavatory 2 E.a. \$24,029 Plumbing Fixtures Clastroom Lavatory 2 E.a. \$24,029 5 Plumbing Fixtures Clastroom Lavatory 2 E.a. \$24,029 5 Plumbing Fixtures Clastroom Lavatory 2 E.a. \$25,129 10 Domestic Wate	Note:	PA in room 301 and 208 were reported to be in nee	d of repair or replacement				
Light Fixtures Light Fixtures (Bidg SF) B6,895 SF \$1,53,528 10 Sub Total for System 4 items \$1,753,996 Plumbing Edit Fixtures Sin - Service / Mop Sink 6 Ea. \$3,5312 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$4,775 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$4,2775 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$4,2775 4 Plumbing Fixtures Toilets 4 Ea. \$242,851 5 Plumbing Fixtures Toilets 2 Ea. \$242,851 5 Plumbing Fixtures Refrigerated Drinking Fountain 12 Ea. \$242,851 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$66,319 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 2 Ea. \$100,010 10 Fire D	Distributed Systems	Public Address System Head End Unit		1	Ea.	\$7,307	4
Sub Total for System 4 Items 51,753,996 Plumbing LC Type Description Qiv Vol Repair Cost Remaining Lit Plumbing Fixtures Restroom Lavatory 13 Ea. \$35,312 4 Plumbing Fixtures Sink- Service / Mop Sink 6 Ea. \$4,775 4 Plumbing Fixtures Showers 1 Ea. \$1,306 5 Plumbing Fixtures Showers 1 Ea. \$242,851 5 Plumbing Fixtures Toilets 4 Ea. \$242,851 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$264,9 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$6,319 10 Donestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$10,015 10 Dumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 </td <td>Lighting Fixtures</td> <td>Canopy Mounted Fixtures (Ea.)</td> <td></td> <td>44</td> <td>Ea.</td> <td>\$91,651</td> <td>10</td>	Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		44	Ea.	\$91,651	10
Plumbing Lt Type Description Ct Type Description Ct Type Description Repair Cost Remaining Lift Plumbing Fixtures Restroom Lavatory 13 Ea. \$35,312 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$47,775 4 Plumbing Fixtures Showers 1 Ea. \$47,775 4 Plumbing Fixtures Showers 1 Ea. \$13,006 5 Plumbing Fixtures Unials 2 Ea. \$2,708 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$2,64,29 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$10 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$10,015 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$10,0015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$10,0015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$10,0015 10	Lighting Fixtures	Light Fixtures (Bldg SF)		86,895	SF	\$1,593,528	10
Uniformat Description LC Type Description Oty UoM Repair Cost Remaining Lift Plumbing Fixtures Restroom Lavatory 13 Ea. \$35,312 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$4,775 4 Plumbing Fixtures Showers 1 Ea. \$12,823 \$15 Plumbing Fixtures Toilets 2 Ea. \$242,851 \$5 Plumbing Fixtures Urinals 2 Ea. \$242,851 \$5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$242,851 \$5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$5,319 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 2 Ea. \$10,015 10 Domestic Water Equipment Water Heater - Cas - 100 Gallon 2 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavato			Sub Total for System	4	items	\$1,753,996	
Uniformat Description LC Type Description Oty UoM Repair Cost Remaining Lift Plumbing Fixtures Restroom Lavatory 13 Ea. \$35,312 4 Plumbing Fixtures Sink - Service / Mop Sink 6 Ea. \$4,775 4 Plumbing Fixtures Showers 1 Ea. \$12,823 \$15 Plumbing Fixtures Toilets 2 Ea. \$242,851 \$5 Plumbing Fixtures Urinals 2 Ea. \$242,851 \$5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$242,851 \$5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$5,319 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 2 Ea. \$10,015 10 Domestic Water Equipment Water Heater - Cas - 100 Gallon 2 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavato	Plumbing						
Pumbing Fixtures Sink - Service / Mop Sink 6 E.a. \$4,775 4 Plumbing Fixtures Showers 1 Ea. \$1,306 5 Plumbing Fixtures Toilets 48 Ea. \$242,851 5 Plumbing Fixtures Urinals 2 Ea. \$22,708 5 Plumbing Fixtures Urinals 2 Ea. \$242,851 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$243,919 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$12,768 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$107,013 3 Fire Dat Cife Safety 1	Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures Showers 1 Ea. \$1,306 5 Plumbing Fixtures Toilets 48 Ea. \$242,851 5 Plumbing Fixtures Urinals 2 Ea. \$2242,851 5 Plumbing Fixtures Refrigerated Drinking Fountain 12 Ea. \$2242,851 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$5,129 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 5 Ea. \$6,319 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Extures	Plumbing Fixtures	Restroom Lavatory		13	Ea.	\$35,312	4
Pumbing Fixtures Tollets 48 Ea. \$242.851 5 Plumbing Fixtures Urinals 2 Ea. \$27,08 5 Plumbing Fixtures Refrigerated Drinking Fountain 12 Ea. \$26,429 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$5,129 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$6,319 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$10,00,015 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$10,00,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 86,805 SF \$137,973 3 File Dete	Plumbing Fixtures	Sink - Service / Mop Sink		6	Ea.	\$4,775	4
Pumbing Fixtures Urinals 2 Ea. \$2,708 5 Plumbing Fixtures Refrigerated Drinking Fountain 12 Ea. \$26,429 5 Plumbing Fixtures Classroom Lavatory 2 Ea. \$5,129 10 Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$6,319 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$10,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$137,973 31 Fire Detection and Alarm Fire Alarm Fire Alarm Panel 1 Ea. \$8,686 3 Security System Component Security Alarm System Sub Total for System 3 items \$344,849 </td <td>Plumbing Fixtures</td> <td>Showers</td> <td></td> <td>1</td> <td>Ea.</td> <td>\$1,306</td> <td>5</td>	Plumbing Fixtures	Showers		1	Ea.	\$1,306	5
Pumbing FixturesRefrigerated Drinking Fountain12E.a.\$26,2295Pumbing FixturesClassroom Lavatory2E.a.\$5,12910Domestic Water EquipmentWater Heater - Electric - 5 to 10 gallon5E.a.\$6,31910Domestic Water EquipmentWater Heater - Gas - 100 Gallon2E.a.\$12,76810Plumbing FixturesClassroom Lavatory39E.a.\$100,01510Plumbing FixturesClassroom Lavatory39E.a.\$100,01510Sub Total for System10items\$437,612Fire and Life SafetyUniformat DescriptionCtrype DescriptionCtrype DescriptionRemaining LifFire Detection and AlarmFire AlarmRenain86,895SF\$137,9733Fire Detection and AlarmFire Alarm Panel1E.a.\$6,8683Security System ComponentSecurity Alarm System86,895SF\$200,0084ConveyancesUniformat DescriptionCtrype DescriptionRemaining LifElevatorsPassenger elevator cab finishes1E.a.\$7,98510Sub Total for System1E.a.\$7,9851010Sub Total for System1E.a.\$7,98510Sub Total for System1E.a.\$7,98510Sub Total for System1E.a.\$7,98510Sub Total for Buil	Plumbing Fixtures	Toilets		48	Ea.	\$242,851	5
Plumbing FixturesClassroom Lavatory2Ea.\$5,12910Domestic Water EquipmentWater Heater - Electric - 5 to 10 gallon5Ea.\$6,31910Domestic Water EquipmentWater Heater - Gas - 100 Gallon2Ea.\$12,76810Plumbing FixturesClassroom Lavatory39Ea.\$100,01510Sub Total for System10items\$437,612Fire and Life SafetyUniformat DescriptionLC Type DescriptionQtyUoMRepair CostRemaining LifFire Detection and AlarmFire Alarm86,895SF\$137,9733Fire Detection and AlarmFire Alarm Panel1Ea.\$6,8863Security System ComponentSecurity Alarm System86,895SF\$200,0084ConveyancesUniformat DescriptionQtyUoMRepair CostRemaining LifElevatorsPassenger elevator cab finishes1Ea.\$7,98510Sub Total for System1Ea.\$7,9851010ElevatorsPassenger elevator cab finishes1Ea.\$7,98510Sub Total for System1items\$7,98510Sub Total for Sub Total for System1items\$7,98510ElevatorsPassenger cab finishes1Ea.\$7,98510Sub Total for Sub Total for System1items\$7,98510ElevatorsPassenger elevator	Plumbing Fixtures	Urinals		2	Ea.	\$2,708	5
Domestic Water Equipment Water Heater - Electric - 5 to 10 gallon 5 Ea. \$6,319 10 Domestic Water Equipment Water Heater - Gas - 100 Gallon 2 Ea. \$12,768 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Fire And Life Safety sub Total for System 10 items \$437,612 items Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Life Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Dufformat Description LC Type Description Sub Total for System 3 items \$344,849 Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Life Elevators Passenger elevator cab finishes	Plumbing Fixtures	Refrigerated Drinking Fountain		12	Ea.	\$26,429	5
Domestic Water EquipmentWater Heater - Gas - 100 Gallon2Ea.\$12,76810Plumbing FixturesClassroom Lavatory39Ea.\$100,01510Sub Total for System10items\$437,612Fire and Life SafetyUniformat DescriptionCt Type DescriptionCt Type DescriptionRemaining LiftFire Detection and AlarmFire Alarm86,895SF\$137,9733Fire Detection and AlarmFire Alarm Panel1Ea.\$6,8683Security System ComponentSecurity Alarm System86,895SF\$200,0084ConveyancesUniformat DescriptionCt Type DescriptionCt Type DescriptionRepair CostRemaining LiftFire Detection and AlarmFire Alarm Panel1Ea.\$6,8683Sub Total for System3items\$344,84910ConveyancesUniformat DescriptionCt Type DescriptionCt Type DescriptionRemaining LiftLevatorsPassenger elevator cab finishes1Ea.\$7,98510Sub Total for System1items\$7,98510Sub Total for System1items\$7,98510Sub Total for System1items\$6,482,333	Plumbing Fixtures	Classroom Lavatory		2	Ea.	\$5,129	10
Plumbing Fixtures Classroom Lavatory 39 Ea. \$100,015 10 Sub Total for System 10 items \$437,612 10 Fire and Life Safety Uoiformat Description Qty UoM Repair Cost Remaining Lift Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Uniformat Description LC Type Description Qt UoM Repair Cost Remaining Lift Duiformat Description LC Type Description Qt UoM Repair Cost Remaining Lift Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 10 Sub Total for System 1 items \$6,482,333 10 10 <td>Domestic Water Equipment</td> <td>Water Heater - Electric - 5 to 10 gallon</td> <td></td> <td>5</td> <td>Ea.</td> <td>\$6,319</td> <td>10</td>	Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		5	Ea.	\$6,319	10
Sub Total for System 10 Items \$437,612 Fire and Life Safety Uniformat Description Ct ype Description Qty UoM Repair Cost Remaining Lift Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Miformat Description LC Type Description 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 4 4 Uniformat Description Ct ype Description Qty UoM Repair Cost Remaining Lift Uniformat Description LC Type Description Qty UoM Repair Cost 1 1 Uniformat Description LC Type Description Qty UoM Repair Cost 10 Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$6,482,333 10 1	Domestic Water Equipment	Water Heater - Gas - 100 Gallon		2	Ea.	\$12,768	10
Fire and Life Safety Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 Uniformat Description Ctrype Description Qtry UoM Repair Cost Remaining Lift Uniformat Description LC Type Description Qtry UoM Repair Cost Remaining Lift Uniformat Description LC Type Description Qtry UoM Repair Cost Remaining Lift Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 1 Sub Total for System 1 items \$6,482,333 1	Plumbing Fixtures	Classroom Lavatory		39	Ea.	\$100,015	10
Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 8 Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 Sub Total for System 1 items \$6,882,333			Sub Total for System	10	items	\$437,612	
Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Fire Detection and Alarm Fire Alarm 86,895 SF \$137,973 3 Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 8 Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lift Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 Sub Total for System 1 items \$6,882,333	Fire and Life Safety						
Fire Detection and Alarm Fire Alarm Panel 1 Ea. \$6,868 3 Security System Component Security Alarm System 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 Conveyances Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lif Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10	•	LC Type Description		Qty	UoM	Repair Cost	Remaining Lif
Security System Component Security Alarm System 86,895 SF \$200,008 4 Sub Total for System 3 items \$344,849 \$344,849 \$344,849 Conveyances Uniformat Description Qty UoM Repair Cost Remaining Life Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10	Fire Detection and Alarm	Fire Alarm		86,895	SF	\$137,973	3
Sub Total for System 3 items \$344,849 Conveyances Uniformat Description Qty UoM Repair Cost Remaining Lif Uniformat Description Qty UoM Repair Cost Remaining Lif Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333	Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	\$6,868	3
Conveyances Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lif Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333	Security System Component	Security Alarm System		86,895	SF	\$200,008	4
Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lif Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333			Sub Total for System	3	items	\$344,849	
Uniformat Description LC Type Description Qty UoM Repair Cost Remaining Lif Elevators Passenger elevator cab finishes 1 Ea. \$7,985 10 Sub Total for System 1 items \$7,985 10 Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333	Conveyances						
Sub Total for System 1 items \$7,985 Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333	Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Lif
Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 61 items \$6,482,333	Elevators	Passenger elevator cab finishes		1	Ea.	\$7,985	10
			Sub Total for System	1	items	\$7,985	
Total for: Baldwin ES 63 items \$6.650.627	Sub Total for Building 187A - M	ain building includes Administration Offices, Clas	ssrooms, Cafeteria, & Gym.	61	items	\$6,482,333	
			Total for: Baldwin ES	63	items	\$6.650.627	



Austin ISD - Baldwin ES

Supporting Photos

General Site Photos



Nicks and peeling paint in classrooms



Deficient wood stage



Restroom partition wall at end of life



Vinyl composition tile flooring at end of life



Stairwell railing missing paint and is aged



Missing paint on walls



Austin ISD - Baldwin ES



Obstructed electrical panels