AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Clifton Center | **February 2022**

Executive Summary

Clifton Center is located at 1519 Coronado Hills Dr in Austin, Texas. The oldest building is 43 years old (at time of 2020 assessment). It comprises 38,134 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 $1,278,223. 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 Clifton Center the ten-year need is $5,826,747.

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 Clifton Center facility has a 5-year FCA score of 60.81%.

Summary of Findings

The table below summarizes the condition findings at Clifton Center

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 Site								
	Exterior Site	$15,531	$272,719	$279,896	$288,250	$568,146	$0	
Permanent Building(s)								
852A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$1,241,351	$520,041	$3,304,356	$1,761,392	$5,065,748	$4,897,184	64.03%
852B	Greenhouse	$21,341	$63,038	$108,474	$84,379	$192,853	$548,352	84.61%
	Sub Total for Permanent Building(s):	***$1,262,691***	***$583,079***	***$3,412,830***	***$1,845,770***	***$5,258,600***	***$5,445,536***	
	Total for Site:	**$1,278,223**	**$855,798**	**$3,692,726**	**$2,134,021**	**$5,826,747**	**$5,445,536**	**60.81%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$6,997	$2,080	$0	$9,076	0.71 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$6,455	$0	$0	$0	$0	$6,455	0.50 %
Exterior	$0	$117,977	$0	$0	$48,798	$166,775	13.05 %
Interior	$0	$0	$0	$17,215	$0	$17,215	1.35 %
Mechanical	$0	$154,431	$22,900	$4,313	$3,468	$185,112	14.48 %
Electrical	$0	$137,272	$32,485	$0	$0	$169,757	13.28 %
Plumbing	$0	$2,135	$639	$0	$0	$2,774	0.22 %
Fire and Life Safety	$11,746	$0	$0	$0	$0	$11,746	0.92 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$709,313	$709,313	55.49 %
Total:	$18,201	$411,816	$63,020	$23,608	$761,579	$1,278,223	

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

Mechanical	-	$185,112
Electrical	-	$169,757
Exterior	-	$166,775

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

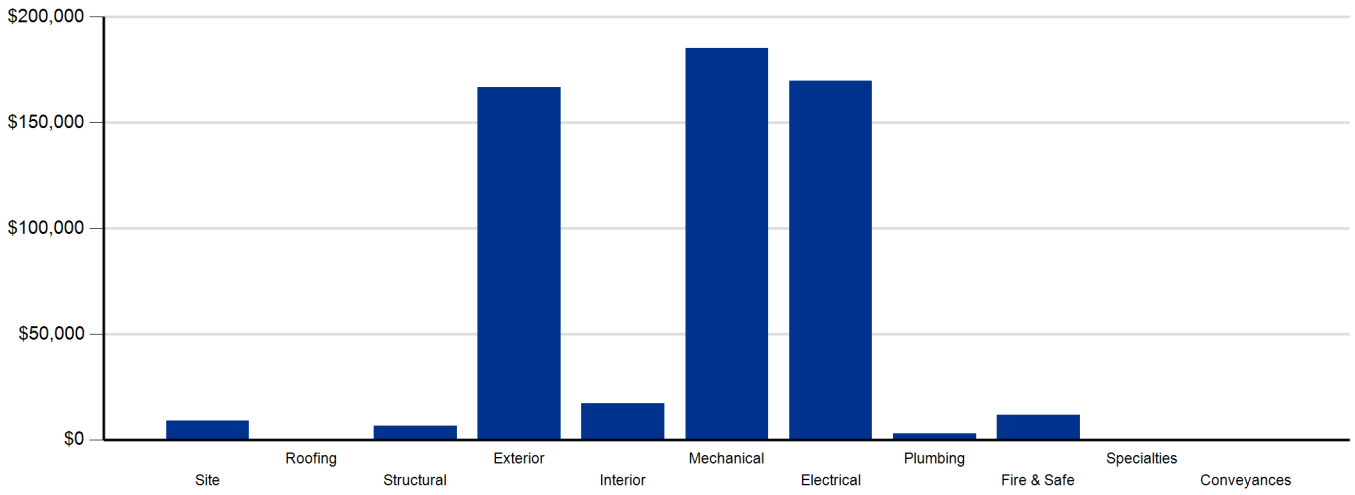

Figure 1: System Deficiencies

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)

	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	$3,927	$268,792	$272,719
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$43,289	$43,289
Interior	$0	$0	$0	$0	$232,820	$232,820
Mechanical	$0	$0	$86,814	$41,358	$0	$128,172
Electrical	$0	$0	$0	$0	$20,365	$20,365
Plumbing	$0	$0	$150,740	$7,693	$0	$158,433
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$237,554**	**$52,978**	**$565,266**	**$855,798**

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	$272,719	$0	$0	$234,056	$0	$45,840	$279,896	$552,615
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$43,289	$0	$0	$0	$0	$81,554	$81,554	$124,843
Interior	$232,820	$0	$0	$49,380	$0	$110,122	$159,502	$392,322
Mechanical	$128,172	$0	$0	$331,860	$0	$822,492	$1,154,352	$1,282,524
Electrical	$20,365	$0	$0	$31,583	$0	$719,687	$751,270	$771,635
Plumbing	$158,433	$0	$0	$132,053	$0	$1,235,747	$1,367,800	$1,526,233
Fire and Life Safety	$0	$0	$0	$87,774	$0	$0	$87,774	$87,774
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$855,798**	**$0**	**$0**	**$866,706**	**$0**	**$3,015,442**	**$3,882,148**	**$4,737,946**

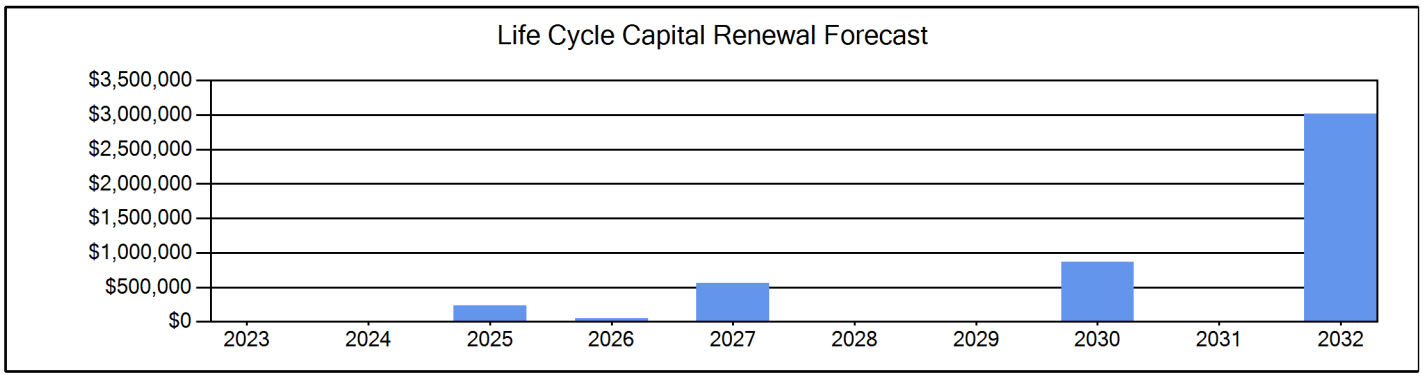

Figure 2: Ten Year Capital Renewal Forecast

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 – (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.

- 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 $5,445,536. For planning purposes, the total 5-year need at the Clifton Center is $2,134,021 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Clifton Center facility has a 5-year FCA of 60.81%.

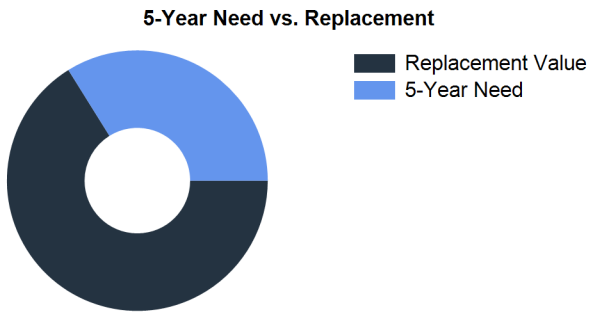

Figure 3: 5-Year FCA

Clifton Center - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	1,000	SF	3	$6,430	199
Note: Broken/loose pavement						
Concrete Walks Replacement	Capital Renewal	50	SF	3	$566	321
Note: The concrete sidewalk next to the grease trap has subsided, which has created a trip hazard. This can be repaired instead of replaced by pumping concrete under the sidewalk.						
Asphalt Paving Resurfacing	Deferred Maintenance	500	SF	4	$2,080	303
Note: Broken/loose pavement						
	Sub Total for System	**3**	**items**		**$9,076**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	$6,455	6973
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	**1**	**items**		**$6,455**	
	Sub Total for School and Site Level	**4**	**items**		**$15,531**	

Building: 852A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,183	SF	2	$117,977	449
Exterior Cleaning	Deferred Maintenance	12,600	SF Wall	5	$48,798	450
	Sub Total for System	**2**	**items**		**$166,775**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	1,715	SF	4	$5,791	201
Note: Extensive corrosion to the ceiling grid in the kitchen.						
Ceiling Grid Replacement	Capital Renewal	1,715	SF	4	$7,142	200
Note: Extensive corrosion to the ceiling grid in the kitchen.						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	30	SF	4	$249	202
Note: Replace 30 SF of wall tile and re-grout.						
Location: Girls dressing room						
Toilet Partition Replacement	Capital Renewal	2	Stall	4	$4,033	203
Note: 2 toilet partitions with no doors.						
	Sub Total for System	**4**	**items**		**$17,215**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	$100,146	206
Note: Aged, corroded						
Location: Outdoor boiler room						
Boiler Replacement	Capital Renewal	1	Ea.	2	$54,285	414
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	$11,561	207
Note: Past useful age						
Location: CHW pump in chiller plant MER						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$11,191	209
Note: Past useful age						
Location: Kitchen						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Grill Replacement	Deferred Maintenance	10	Ea.	5	$989	208
Note: Corroded/old						
Location: Misc. locations						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	$2,479	210
	Sub Total for System	**6**	**items**		**$180,651**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	12	Ea.	2	$22,044	215
Note: Equipment has rusted inside and out. This gear has exceeded its expected service life, and parts will be difficult and expensive to source.						
Location: Main Mech 532.12						
Panelboard Replacement	Capital Renewal	7	Ea.	2	$38,497	216
Note: Panels are at or exceed capacity causing frequent breaker trips. Excessive corrosion.						
Location: Laundry Rm (2), Kitchen (1), Main mech (1), Welding (1), Janitor Closet (1), Janitor Closet West (1)						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	218
Note: Panel is at or exceeds capacity causing frequent breaker trips. Excessive corrosion.						
Location: Main Mech						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$8,471	224
Note: Not suitable for an institutional building.						
Location: Above Main Mech, Kitchen						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$65,478	214
Note: Equipment has rusted inside and out. This gear has exceeded its expected service life, and parts will be difficult and expensive to source.						
Location: Main Mech 532.12						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,705	221
Note: At least 3 exterior lights were noted by the maintenance supervisor to not be associated with any circuit breaker. Work must be done hot and is therefore a hazard. These lights must be re-circuited to a breaker.						
Lightning Protection System Installation	Functional Deficiency	34,294	SF	3	$26,781	220
Note: Not installed						
	Sub Total for System	**7**	**items**		**$166,758**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Repair	Deferred Maintenance	10	LF	3	$639	322
Note: Minor leak in crawl space underneath chilled water plant						
	Sub Total for System	**1**	**items**		**$639**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	64,761	Ea.	5	$76,085	6974
Note: SOIL/DRAINAGE BELOW BUILDING - Repair water infiltration and drainage - 32333 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	22,358	Ea.	5	$26,267	6975
Note: PERIMETER SOIL RETAINERS - replace soil retainers 30% 0 951 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	185,031	Ea.	5	$217,384	6976
Note: CRAWL SPACE ACCESS/VENTILATION - improve cross ventilation - 33233 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	12,527	Ea.	5	$14,717	6977
Note: CRAWL SPACE ACCESS/VENTILATION - repair access (2) and ladder (1) - 3 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	39,712	Ea.	5	$46,656	6978
Note: SPECIAL FOUNDATIONS - repair mild spalling, honeycombing & reinforcement - 951 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	46,258	Ea.	5	$54,346	6979
Note: SUSPENDED FLOOR BEAMS - repair mild spalling, honeycombing & reinforcement - 33233 SF						

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	92,516	Ea.	5	$108,693	6980
Note: SUSPENDED FLOOR SLABS - ramp - 33233 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	$147,177	6981
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes, failed hangers, and moldy insulation, repair leaks - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	15,311	Ea.	5	$17,988	6982
Note: CRAWL SPACE, EQUIPMENT - repair junction box - 1 LS						
	Sub Total for System	**9**	**items**		**$709,313**	
Sub Total for Building 852A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**29**	**items**		**$1,241,351**	

Building: 852B - Greenhouse

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Damper Replacement	Deferred Maintenance	1	Ea.	3	$148	226
Note: Broken damper motor-fresh air intake						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$4,313	225
Note: Old, corroded						
Location: Back of greenhouse						
	Sub Total for System	**2**	**items**		**$4,461**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	3,840	SF	3	$2,999	228
Note: Not installed						
	Sub Total for System	**1**	**items**		**$2,999**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$2,135	416
	Sub Total for System	**1**	**items**		**$2,135**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	3,840	SF	1	$11,746	227
Note: Not installed						
	Sub Total for System	**1**	**items**		**$11,746**	
	Sub Total for Building 852B - Greenhouse	**5**	**items**		**$21,341**	
	Total for Campus	**38**	**items**		**$1,278,223**	

Clifton Center - 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 - Wood		130	LF	$3,927	4
Roadway Pavement	Asphalt Driveways		26,007	SF	$167,236	5
Parking Lot Pavement	Asphalt		70	CAR	$101,556	5
Fences and Gates	Fencing - Chain Link (4 Ft)		1,889	LF	$89,156	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)		1,040	LF	$81,479	8
Pedestrian Pavement	Sidewalks - Concrete		5,599	SF	$63,421	8
Roadway Pavement	Concrete Driveways		3,672	SF	$45,840	10
		Sub Total for System	**7**	**items**	**$552,615**	
		Sub Total for Building -	**7**	**items**	**$552,615**	

Building: 852A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Utility Doors	Overhead Door		1	Door	$8,307	5
Exterior Entrance Doors	Steel - Insulated and Painted		22	Door	$81,554	10
		Sub Total for System	**2**	**items**	**$89,861**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		32,579	SF	$145,984	5
Carpeting	Carpet		6,859	SF	$86,836	5
Compartments and Cubicles	Toilet Partitions		10	Stall	$20,165	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		29,150	SF	$98,432	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		1,715	SF	$5,791	10
Suspended Plaster and	Painted ceilings		343	SF	$714	10
Resilient Flooring	Rubber Tile Flooring		343	SF	$5,185	10
		Sub Total for System	**7**	**items**	**$363,108**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)		34,294	SF	$61,323	3
Other HVAC Distribution Systems	VFD (10 HP)		2	Ea.	$11,415	4
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)		1	Ea.	$4,313	4
Facility Hydronic Distribution	Pump - 5HP		2	Ea.	$13,700	4
Exhaust Air	Roof Exhaust Fan - Large		1	Ea.	$8,036	4
Exhaust Air	Interior Ceiling Exhaust Fan		8	Ea.	$3,894	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)		34,294	SF	$92,499	8
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)		1	Ea.	$6,423	8
Decentralized Cooling	Ductless Split System (3 Ton)		1	Ea.	$5,425	8
Air Distribution	Make-up Air Unit		1	Ea.	$8,888	8
Other HVAC Distribution Systems	VFD (5 HP)		3	Ea.	$13,179	8
Other HVAC Distribution Systems	VFD (7.5 HP)		2	Ea.	$10,446	8
Central Cooling	Chiller - Outdoor Air Cooled (70 Tons)		2	Ea.	$195,000	8
Heat Generation	Boiler - Steel Tube (2400 MBH)		1	Ea.	$100,146	10
Heat Generation	Boiler - Steel Tube (1200 MBH)		1	Ea.	$54,285	10
	Note: Chiller plant MER					
Facility Hydronic Distribution	2-Pipe Water System (Hot)		34,294	SF	$145,888	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)		1	Ea.	$11,561	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor		3	Ea.	$148,301	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor		2	Ea.	$202,681	10
HVAC Air Distribution	AHU 15,000 CFM Outdoor		1	Ea.	$144,126	10
Exhaust Air	Kitchen Exhaust Hoods		1	Ea.	$11,191	10
		Sub Total for System	**21**	**items**	**$1,252,720**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring		17,147	SF	$20,365	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		34,294	SF	$24,276	8
Distributed Systems	Public Address System Head End Unit		1	Ea.	$7,307	8
Lighting Fixtures	Light Fixtures (Bldg SF)		34,294	SF	$628,902	10
Power Distribution	Power Wiring		17,147	SF	$20,365	10
		Sub Total for System	**5**	**items**	**$701,215**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory		6	Ea.	$16,298	3
Plumbing Fixtures	Showers		8	Ea.	$10,452	3
Plumbing Fixtures	Toilets		24	Ea.	$121,425	3
Plumbing Fixtures	Classroom Lavatory		3	Ea.	$7,693	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)		34,294	SF	$123,243	8
Plumbing Fixtures	Refrigerated Drinking Fountain		4	Ea.	$8,810	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		1	Ea.	$6,384	10
Domestic Water Equipment	Gas Piping System (BldgSF)		34,294	SF	$1,189,154	10
Sanitary Sewerage Piping	Sanitary Sewer Piping		34,294	SF	$38,074	10
		Sub Total for System	**9**	**items**	**$1,521,533**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System		34,294	SF	$78,935	8
		Sub Total for System	**1**	**items**	**$78,935**	
Sub Total for Building 852A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.			**45**	**items**	**$4,007,372**	

Building: 852B - Greenhouse

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Clear Polycarbonate (Greenhouse) walls		3,802	SF	$34,063	5
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)		38	SF	$919	5
		Sub Total for System	**2**	**items**	**$34,982**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	FRP Wall Finish		3,840	SF Wall	$29,215	8
		Sub Total for System	**1**	**items**	**$29,215**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (40 MBH)		2	Ea.	$5,592	3
Exhaust Air	Wall Exhaust Fan		4	Ea.	$18,926	3
Exhaust Air	Interior Ceiling Exhaust Fan		2	Ea.	$973	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)		1	Ea.	$4,313	10
		Sub Total for System	**4**	**items**	**$29,804**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		3,840	SF	$70,420	10
		Sub Total for System	**1**	**items**	**$70,420**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory		1	Ea.	$2,565	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon		1	Ea.	$2,135	10
		Sub Total for System	**2**	**items**	**$4,700**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System		3,840	SF	$8,839	8
		Sub Total for System	**1**	**items**	**$8,839**	
		Sub Total for Building 852B - Greenhouse	**11**	**items**	**$177,960**	
		Total for: Clifton Center	**63**	**items**	**$4,737,947**	

Supporting Photos

General Site Photos

Broken pavement

Sidewalk subsidence

Corroded decking

Corroded chilled water pump

Corroded ceiling suspension ceiling grid.