



FACILITY CONDITION ASSESSMENT

Eastside Memorial & International ECHS | July 2021



Executive Summary

Eastside Memorial & International ECHS is located at 901 Neal St in Austin, Texas. The oldest building is 60 years old (at time of 2020 assessment). It comprises 266,081 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 \$18,436,547. 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 Eastside Memorial & International ECHS the ten-year need is \$30,464,810.

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 Eastside Memorial & International ECHS facility has a 5-year FCA score of 62.98%.

Summary of Findings

The table below summarizes the condition findings at Eastside Memorial & International ECHS

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
<i>Exterior Site</i>								
	Exterior Site	\$2,483,916	\$774,456	\$0	\$3,258,372	\$3,258,372	\$0	
<i>Permanent Building(s)</i>								
019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$15,124,035	\$9,865,367	\$40,116	\$24,989,402	\$25,029,518	\$66,885,380	62.64%
019B	Theater Building	\$470,919	\$527,101	\$571	\$998,020	\$998,591	\$6,882,030	85.50%
019C	Stand-Alone Classroom Building	\$216,071	\$685,569	\$0	\$901,640	\$901,640	\$8,190,047	88.99%
019D	Mechanical Building	\$141,606	\$117,411	\$434	\$259,017	\$259,451	\$90,488	-186.25%
019E	Restrooms and Storage	\$0	\$17,238	\$0	\$17,238	\$17,238	\$141,060	87.78%
Sub Total for Permanent Building(s):		\$15,952,631	\$11,212,686	\$41,121	\$27,165,317	\$27,206,438	\$82,189,004	
Total for Site:		\$18,436,547	\$11,987,142	\$41,121	\$30,423,689	\$30,464,810	\$82,189,004	62.98%

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	\$18,860	\$2,465,056	\$2,483,916	13.47 %
Roofing	\$4,125,172	\$0	\$0	\$0	\$0	\$4,125,172	22.37 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$592,095	\$0	\$0	\$0	\$592,095	3.21 %
Interior	\$0	\$0	\$0	\$787,007	\$0	\$787,007	4.27 %
Mechanical	\$0	\$6,214,078	\$572,933	\$75,730	\$2,479	\$6,865,220	37.24 %
Electrical	\$0	\$160,551	\$0	\$0	\$0	\$160,551	0.87 %
Plumbing	\$0	\$0	\$1,252,255	\$172,565	\$0	\$1,424,821	7.73 %
Fire and Life Safety	\$1,974,462	\$0	\$0	\$0	\$0	\$1,974,462	10.71 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$23,304	\$0	\$23,304	0.13 %
Total:	\$6,099,634	\$6,966,724	\$1,825,189	\$1,077,467	\$2,467,534	\$18,436,547	

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

Mechanical	-	\$6,865,220
Roofing	-	\$4,125,172
Site	-	\$2,483,916

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

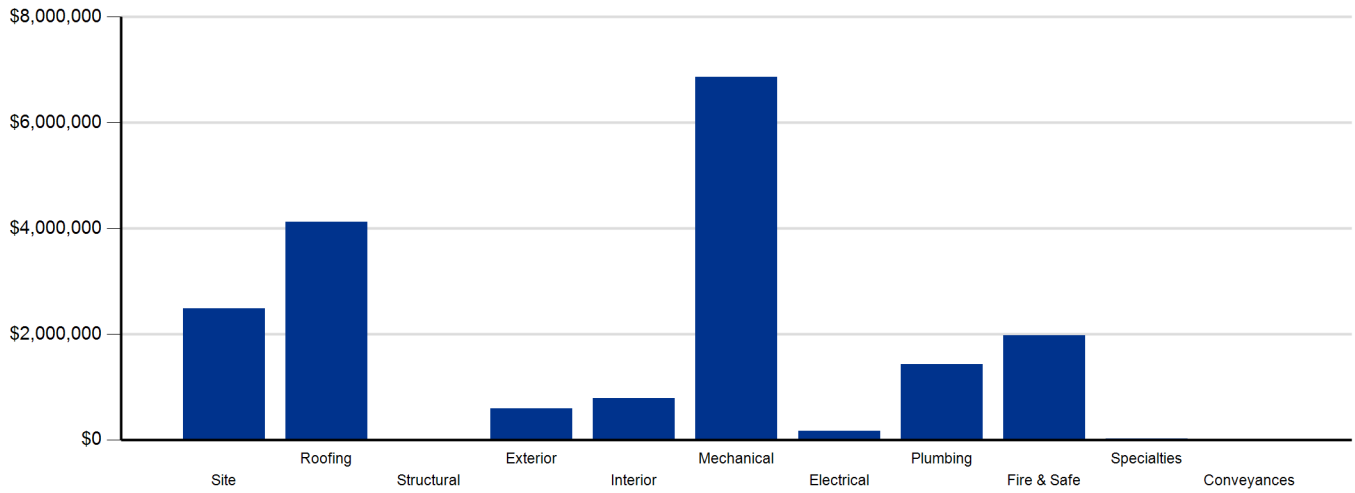


Figure 1: System Deficiencies

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 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	
Site	\$0	\$0	\$0	\$0	\$745,358	\$745,358
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$123,695	\$676,408	\$10,086	\$25,532	\$835,721
Interior	\$0	\$796,724	\$742,833	\$1,639,477	\$1,388,391	\$4,567,425
Mechanical	\$0	\$0	\$790,758	\$244,329	\$3,710,973	\$4,746,060
Electrical	\$0	\$0	\$0	\$3,607	\$432,794	\$436,401
Plumbing	\$0	\$0	\$0	\$159,742	\$294,435	\$454,177
Fire and Life Safety	\$0	\$0	\$0	\$0	\$6,868	\$6,868
Conveyances	\$0	\$0	\$0	\$0	\$15,970	\$15,970
Specialties	\$0	\$20,391	\$0	\$0	\$150,733	\$171,124
Total	\$0	\$940,810	\$2,209,999	\$2,057,241	\$6,771,054	\$11,979,104

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 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031		
Site	\$745,358	\$0	\$231,834	\$0	\$0	\$245,305	\$477,139	\$1,222,497
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$835,721	\$0	\$81,851	\$19,148	\$41,121	\$18,665	\$160,785	\$996,506
Interior	\$4,567,425	\$168,406	\$0	\$14,943	\$190,608	\$249,712	\$623,669	\$5,191,094
Mechanical	\$4,746,060	\$0	\$0	\$441,848	\$0	\$1,469,960	\$1,911,808	\$6,657,868
Electrical	\$436,401	\$0	\$0	\$227,018	\$0	\$4,672,271	\$4,899,289	\$5,335,690
Plumbing	\$454,177	\$879	\$0	\$120,767	\$0	\$6,285,079	\$6,406,725	\$6,860,902
Fire and Life Safety	\$6,868	\$17,229	\$0	\$0	\$46,467	\$0	\$63,696	\$70,564
Conveyances	\$15,970	\$0	\$0	\$0	\$0	\$0	\$0	\$15,970
Specialties	\$171,124	\$0	\$0	\$44,009	\$0	\$247,865	\$291,874	\$462,998
Total	\$11,979,104	\$186,514	\$313,685	\$867,733	\$278,196	\$13,188,857	\$14,834,985	\$26,814,089

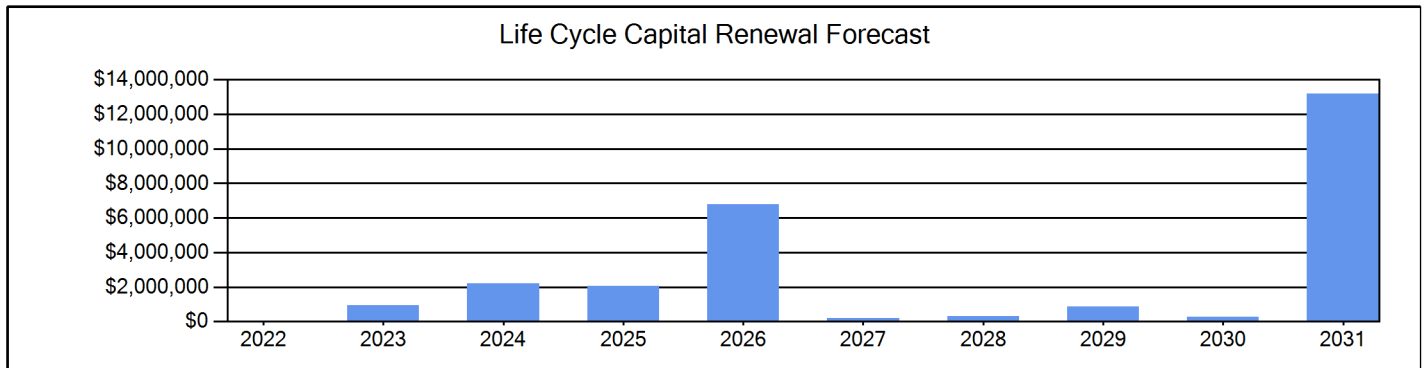


Figure 2: Ten Year Capital Renewal Forecast

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 \$82,189,004. For planning purposes, the total 5-year need at the Eastside Memorial & International ECHS is \$30,423,689 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Eastside Memorial & International ECHS facility has a 5-year FCA of 62.98%.

5-Year Need vs. Replacement

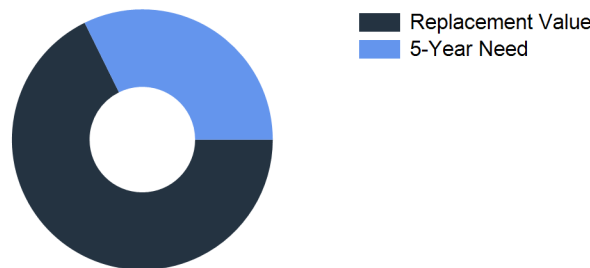


Figure 3: 5-Year FCA

Eastside Memorial & International ECHS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	13	CAR	4	\$18,860	4913
Note: Holes, damage to asphalt						
Location: Southwest, cafeteria area lot						
PROGRAM DEFICIENCIES	ADA Compliance	535,755	EACH	5	\$919,881	5762
PUBLIC DEFICIENCIES	ADA Compliance	561,350	EACH	5	\$963,827	5761
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	338,587	EACH	5	\$581,347	5763
	Sub Total for System	4	items		\$2,483,916	
	Sub Total for School and Site Level	4	items		\$2,483,916	

Building: 019A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	836,505	EACH	1	\$836,487	5764
AISD ROOFING P2	Capital Renewal	1,931,457	EACH	1	\$1,931,415	5765
AISD ROOFING P3	Capital Renewal	997,338	EACH	1	\$997,316	5766
AISD ROOFING P4	Capital Renewal	359,963	EACH	1	\$359,955	5767
	Sub Total for System	4	items		\$4,125,172	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	2,720	SF	2	\$271,257	5129
Note: beyond service life - rusted						
Location: courtyard and north						
Aluminum Window Replacement	Capital Renewal	672	SF	2	\$67,016	5131
Note: beyond service life - rusted						
Location: courtyards						
Aluminum Window Replacement	Capital Renewal	288	SF	2	\$28,721	5132
Note: beyond service life - rusted						
Location: courtyards						
Metal Exterior Door Replacement	Capital Renewal	42	Door	2	\$155,694	5133
Note: beyond service life - rusted and damaged						
Overhead Door Replacement	Capital Renewal	3	Door	2	\$24,922	5134
Note: beyond service life - rusted						
Location: west side of building auto shop						
	Sub Total for System	5	items		\$547,611	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	80,198	SF	4	\$655,836	5146
Note: beyond service life						
Location: corridors and cafeteria						
Vinyl Composition Tile Replacement	Capital Renewal	16,040	SF	4	\$131,171	5147
Note: beyond service life						
Location: classrooms, office, and stairways						
	Sub Total for System	2	items		\$787,007	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	4	Ea.	2	\$83,784	5072
Note: end of useful life						
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,817	5073
Note: end of useful life						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$9,973	5074
Air Cooled Condenser Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$11,586	5075
Air Cooled Condenser Replacement Note: end of useful life - equipment uses R-22 refrigerant and is obsolete	Capital Renewal	1	Ea.	2	\$6,423	5076
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	3	Ea.	2	\$129,490	5094
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$43,163	5095
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$85,959	5096
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$85,959	5097
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$29,014	5098
Chiller HVAC Component Replacement Note: end of useful life	Capital Renewal	2	Ea.	2	\$732,957	5069
Chiller HVAC Component Replacement Note: end of useful life Location: room 140	Capital Renewal	2	Ea.	2	\$136,220	5070
Copper Tube Boiler Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$32,565	5066
Exterior Metal Cooling Tower Replacement Note: end of useful life Location: mech yard	Capital Renewal	1	Ea.	2	\$105,407	5071
Fan Coil (Chilled Water) HVAC Component Replacement Note: end of useful life Location: penthouses	Capital Renewal	33	Ea.	2	\$188,555	5077
Fan Coil (Chilled Water) HVAC Component Replacement Note: end of useful life	Capital Renewal	11	Ea.	2	\$37,291	5078
Gas Piping Replacement (SF Basis) Note: 40% of system is at the end of useful life	Capital Renewal	91,655	SF	2	\$3,178,161	5055
Gas Unit Heater Replacement Note: End of useful life	Capital Renewal	11	Ea.	2	\$36,439	5067
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	6	Ea.	2	\$145,415	5079
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	2	Ea.	2	\$63,447	5080
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	2	Ea.	2	\$63,447	5081
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	1	Ea.	2	\$24,236	5082
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	1	Ea.	2	\$24,236	5083
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	1	Ea.	2	\$15,909	5084
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	3	Ea.	2	\$192,781	5085

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	1	Ea.	2	\$31,723	5088
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	5	Ea.	2	\$79,546	5099
Package Roof Top Unit Replacement Note: unit uses R-22 refrigerant and is obsolete Location: roof	Capital Renewal	4	Ea.	2	\$187,311	5100
Steam/HW Unit Heater Replacement Note: end of useful life	Capital Renewal	22	Ea.	2	\$27,294	5068
Circulation Pump Replacement Note: end of useful life	Capital Renewal	2	Ea.	3	\$23,121	5090
Circulation Pump Replacement Note: end of useful life	Capital Renewal	3	Ea.	3	\$34,682	5091
Circulation Pump Replacement Note: end of useful life	Capital Renewal	2	Ea.	3	\$23,121	5092
Circulation Pump Replacement Note: end of useful life	Capital Renewal	1	Ea.	3	\$14,381	5093
Energy Recovery Unit Replacement Note: end of useful life	Capital Renewal	4	Ea.	3	\$80,463	5089
Large Diameter Exhausts/Hoods Replacement Note: end of useful life	Capital Renewal	44	Ea.	3	\$353,595	5102
Make Up Air Equipment Replacement Note: end of useful life	Capital Renewal	1	Ea.	3	\$8,888	5087
Ceiling Exhaust Fan Replacement Note: end of useful life	Capital Renewal	4	Ea.	4	\$1,947	5104
Chemistry Lab Fume Hood(s) Replacement Note: end of useful life	Capital Renewal	1	Ea.	4	\$17,655	5105
Kitchen Air/Exhaust Replacement Note: end of useful life	Capital Renewal	2	Ea.	4	\$21,097	5101
Wall Exhaust Fan Ventilation Replacement Note: end of useful life	Capital Renewal	3	Ea.	4	\$14,194	5103
Window AC Unit Component Replacement Note: end of useful life	Capital Renewal	3	Ea.	4	\$9,256	5086
Remove Abandoned Equipment Note: remove abandoned in place air handling unit Location: basement mech room	Deferred Maintenance	1	Ea.	5	\$1,239	5107
Remove Abandoned Equipment Note: remove abandoned in place exhaust hood Location: hood room 508	Deferred Maintenance	1	Ea.	5	\$1,239	5108
Sub Total for System		43	items		\$6,413,987	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,905	5154
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$75,780	5153
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$7,287	5155
Panelboard Replacement	Capital Renewal	6	Ea.	2	\$16,692	5156
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	5160
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	5152
Sub Total for System		6	items		\$160,551	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement Note: end of useful life	Capital Renewal	1	Ea.	3	\$7,685	5054
Gas Water Heater Replacement Note: end of useful life	Capital Renewal	2	Ea.	3	\$7,304	5053
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Location: throughout the building	Capital Renewal	229,137	SF	3	\$823,456	5056
Sanitary Sewer Piping Replacement Location: throughout the building	Capital Renewal	229,137	SF	3	\$254,394	5057
Shower Replacement Note: end of useful life	Capital Renewal	9	Ea.	3	\$11,758	5060
Sump Pump Replacement Note: end of useful life	Deferred Maintenance	4	Ea.	3	\$2,270	5065
Toilet Replacement Note: end of useful life	Capital Renewal	27	Ea.	3	\$136,603	5061
Urinal Replacement Note: end of useful life	Capital Renewal	5	Ea.	3	\$6,771	5062
Custodial Mop Or Service Sink Replacement Note: end of useful life	Capital Renewal	10	Ea.	4	\$7,959	5059
Non-Refrigerated Drinking Fountain Replacement Note: end of useful life	Capital Renewal	19	Ea.	4	\$45,292	5064
Restroom Lavatories Plumbing Fixtures Replacement Note: end of useful life	Capital Renewal	31	Ea.	4	\$84,205	5058
Sub Total for System		11 items			\$1,387,697	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: missing	Functional Deficiency	229,137	SF	1	\$1,678,707	5106
Sub Total for System		1 items			\$1,678,707	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement Note: beyond service life Location: shop area	Capital Renewal	48	Ea.	4	\$23,304	5165
Sub Total for System		1 items			\$23,304	
Sub Total for Building 019A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		73 items			\$15,124,035	

Building: 019B - Theater Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: beyond service life - damaged Location: south and west exit doors	Capital Renewal	3	Door	2	\$11,121	5140
Sub Total for System		1 items			\$11,121	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	2	Ea.	2	\$171,918	5123
Air Handler HVAC Component Replacement Note: end of useful life	Capital Renewal	1	Ea.	2	\$29,014	5124
Copper Tube Boiler Replacement Note: end of useful life Location: mech room	Capital Renewal	1	Ea.	2	\$32,565	5119
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: end of useful life	Capital Renewal	10,851	SF	2	\$46,160	5120

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement Note: end of useful life	Capital Renewal	2	Ea.	3	\$23,121	5122
Circulation Pump Replacement Note: end of useful life	Capital Renewal	1	Ea.	4	\$6,850	5121
Sub Total for System		6	items		\$309,628	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$879	5114
Sump Pump Replacement Note: end of useful life	Deferred Maintenance	2	Ea.	3	\$1,135	5118
Custodial Mop Or Service Sink Replacement Note: end of useful life	Capital Renewal	1	Ea.	4	\$796	5116
Non-Refrigerated Drinking Fountain Replacement Note: end of useful life	Capital Renewal	3	Ea.	4	\$7,151	5117
Restroom Lavatories Plumbing Fixtures Replacement Note: end of useful life	Capital Renewal	10	Ea.	4	\$27,163	5115
Sub Total for System		5	items		\$37,123	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinkler System Replacement (SF Basis) Note: end of useful life	Capital Renewal	10,851	SF	1	\$113,046	5125
Sub Total for System		1	items		\$113,046	
Sub Total for Building 019B - Theater Building		13	items		\$470,919	

Building: 019C - Stand-Alone Classroom Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: beyond service life - rusted	Capital Renewal	9	Door	2	\$33,363	5136
Sub Total for System		1	items		\$33,363	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: missing	Functional Deficiency	24,939	SF	1	\$182,708	5109
Sub Total for System		1	items		\$182,708	
Sub Total for Building 019C - Stand-Alone Classroom Building		2	items		\$216,071	

Building: 019D - Mechanical Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: end of useful life - equipment uses R-22 refrigerant and is obsolete Location: mech yard	Capital Renewal	1	Ea.	2	\$20,817	5111
Chiller HVAC Component Replacement Note: end of useful life - equipment uses R-22 refrigerant and is obsolete Location: mech room	Capital Renewal	1	Ea.	2	\$104,497	5110
Circulation Pump Replacement Note: end of useful life Location: mech room	Capital Renewal	1	Ea.	3	\$11,561	5112
Wall Exhaust Fan Ventilation Replacement Note: end of useful life Location: mech room	Capital Renewal	1	Ea.	4	\$4,731	5113
Sub Total for System		4	items		\$141,606	
Sub Total for Building 019D - Mechanical Building		4	items		\$141,606	
Total for Campus		96	items		\$18,436,547	

Buildings with no reported deficiencies

019E - Restrooms and Storage

Eastside Memorial & International ECHS - 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)	5,625	LF	\$440,690	5
	Parking Lot Pavement	Asphalt	210	CAR	\$304,668	5
		Note: Northwest parking lot				
	Pedestrian Pavement	Sidewalks - Concrete	20,467	SF	\$231,834	7
	Roadway Pavement	Asphalt Driveways	27,318	SF	\$175,666	10
	Parking Lot Pavement	Asphalt	48	CAR	\$69,639	10
		Note: East and South parking lots				
		Sub Total for System	5	items	\$1,222,498	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	5	Ea.	\$29,098	5
		Sub Total for System	1	items	\$29,098
		Sub Total for Building -	6	items	\$1,251,596

Building: 019A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	22,914	SF	\$40,116	2
Exterior Operating Windows	Aluminum - Windows per SF	3,400	SF	\$339,071	3
Exterior Entrance Doors	Steel - Insulated and Painted	89	Door	\$329,923	3
Exterior Operating Windows	Aluminum - Windows per SF	88	SF	\$8,776	4
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	22,914	SF	\$81,851	7
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	22,914	SF	\$40,116	9
		Sub Total for System	7	items	\$848,161

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	2
Interior Swinging Doors	Wooden Door	402	Door	\$753,991	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	80,198	SF	\$270,809	3
Suspended Plaster and	Painted ceilings	142,065	SF	\$295,864	3
Tile Flooring	Quarry Tile	2,291	SF	\$62,628	3
Wall Paneling	Wood Panel wall	4,583	SF	\$71,871	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	137,482	SF	\$616,046	4
Interior Swinging Doors	Metal Door (Steel)	16	Door	\$46,301	4
Interior Door Supplementary Components	Door Hardware	470	Door	\$697,765	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	80,198	SF	\$333,964	5
Compartments and Cubicles	Toilet Partitions	29	Stall	\$58,478	5
Athletic Flooring	Athletic/Sport Flooring	6,874	SF	\$105,457	5
Resilient Flooring	Vinyl Composition Tile Flooring	73,324	SF	\$599,623	5
Carpeting	Carpet	11,457	SF	\$145,048	6
Resilient Flooring	Vinyl Composition Tile Flooring	11,457	SF	\$93,692	9
Tile Wall Finish	Ceramic Tile wall	18,331	SF	\$152,181	10
Interior Swinging Doors	Wooden Door	52	Door	\$97,531	10
		Sub Total for System	17	items	\$4,407,299

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (750 MBH)	2	Ea.	\$65,129	3
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	160,396	SF	\$432,624	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	68,741	SF	\$106,366	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	3
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	3

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	20	Ea.	\$114,276	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	7	Ea.	\$23,730	4
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	Ea.	\$12,845	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	5
Facility Hydronic Distribution	2-Pipe System (Cold)	229,137	SF	\$409,736	5
Facility Hydronic Distribution	2-Pipe Water System (Hot)	229,137	SF	\$974,756	5
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	5
HVAC Air Distribution	Ductwork (Bldg.SF)	229,137	SF	\$1,813,034	5
HVAC Air Distribution	VAV Boxes / Terminal Device	3	Ea.	\$11,622	5
Exhaust Air	Roof Exhaust Fan - Large	13	Ea.	\$104,471	5
Heat Generation	Boiler - Copper Tube (200 MBH)	1	Ea.	\$17,428	8
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	Ea.	\$194,871	8
Decentralized Cooling	Ductless Split System (1 Ton)	2	Ea.	\$6,008	8
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	6	Ea.	\$8,915	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	8
Other HVAC Distribution Systems	VFD (20 HP)	2	Ea.	\$17,635	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	7	Ea.	\$30,192	8
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	8
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	8
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	8
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	10
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	10
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	2	Ea.	\$732,957	10
Central Cooling	Chiller - Indoor Water Cooled (50 Tons)	2	Ea.	\$136,220	10
Central Cooling	Cooling Tower - Metal (750 Tons)	1	Ea.	\$105,407	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	3	Ea.	\$34,682	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	10
Sub Total for System		37	items	\$5,869,883	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	5
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$25,176	5
Power Distribution	Distribution Panels (800 Amps)	5	Ea.	\$92,820	5
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$33,810	5
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Power Distribution	Panelboard - 120/208 100A	10	Ea.	\$27,820	5
Power Distribution	Panelboard - 120/208 225A	10	Ea.	\$54,995	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	229,137	SF	\$162,201	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Lighting Fixtures	Light Fixtures (Bldg SF)	229,137	SF	\$4,202,038	10
Sub Total for System		16	items	\$4,741,203	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (5 hp)	1	Ea.	\$5,645	4
Plumbing Fixtures	Restroom Lavatory	35	Ea.	\$95,070	4
Plumbing Fixtures	Showers	16	Ea.	\$20,903	4
Plumbing Fixtures	Classroom Lavatory	44	Ea.	\$112,838	5
Plumbing Fixtures	Toilets	31	Ea.	\$156,841	5
Plumbing Fixtures	Urinals	13	Ea.	\$17,605	5
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	1	Ea.	\$879	6

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	Ea.	\$7,304	10
Domestic Water Equipment	Gas Piping System (BldgSF)	137,482	SF	\$4,767,225	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	19	Ea.	\$45,292	10
Sub Total for System		10	items	\$5,229,602	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		1	items	\$7,985	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	42	Ea.	\$20,391	2
Fixed Multiple Seating	Bleachers	600	Seat	\$247,865	10
Sub Total for System		2	items	\$268,256	
Sub Total for Building 019A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		90	items	\$21,372,387	

Building: 019B - Theater Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	326	SF	\$571	2
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	3
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
Exterior Operating Windows	Aluminum - Windows per SF	192	SF	\$19,148	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	326	SF	\$571	9
Exterior Wall Veneer	Metal Panel - Bldg SF basis	326	SF	\$1,165	10
Sub Total for System		6	items	\$37,175	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	1,628	SF	\$13,313	2
Wood Flooring	Wood Flooring - All Types	1,085	SF	\$23,371	2
Wall Paneling	Wood Panel wall	217	SF	\$3,403	3
Suspended Plaster and	Painted ceilings	7,596	SF	\$15,819	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,681	SF	\$38,899	4
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	4
Interior Door Supplementary Components	Door Hardware	24	Door	\$35,631	4
Interior Swinging Doors	Wooden Door	24	Door	\$45,014	5
Carpeting	Carpet	1,845	SF	\$23,358	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,085	SF	\$3,664	8
Tile Flooring	Ceramic Tile	868	SF	\$15,335	9
Sub Total for System		11	items	\$229,906	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,851	SF	\$16,790	3
Facility Hydronic Distribution	2-Pipe System (Cold)	10,851	SF	\$19,403	5
HVAC Air Distribution	Ductwork (Bldg.SF)	10,851	SF	\$85,858	5
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Sub Total for System		6	items	\$184,587	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	4
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	8
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$33,810	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	8
Packaged Generator Assemblies	Exterior Electrical Enclosure	1	Ea.	\$715	8
Power Distribution	Power Wiring	10,851	SF	\$12,888	10
Sub Total for System		7	items	\$70,399	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	7	Ea.	\$35,416	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Equipment	Gas Piping System (BldgSF)	10,851	SF	\$376,261	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	10,851	SF	\$38,996	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	10,851	SF	\$12,047	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
Sub Total for System		6	items	\$472,579	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Fire Detection and Alarm	Fire Alarm	10,851	SF	\$17,229	6
Sub Total for System		2	items	\$24,097	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	336	Ea.	\$150,733	5
Casework	Fixed Cabinetry	5	Room	\$44,009	8
Sub Total for System		2	items	\$194,742	
Sub Total for Building 019B - Theater Building		40	items	\$1,213,486	

Building: 019C - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	828	SF	\$82,574	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	748	SF	\$1,310	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	748	SF	\$2,672	10
Sub Total for System		3	items	\$86,555	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	13,467	SF	\$110,129	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	23,443	SF	\$105,046	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,699	SF	\$69,895	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	249	SF	\$215	5
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	5
Tile Flooring	Ceramic Tile	1,247	SF	\$22,031	5
Interior Door Supplementary Components	Door Hardware	78	Door	\$115,799	5
Suspended Plaster and	Painted ceilings	3,990	SF	\$8,310	8
Resilient Flooring	Vinyl Composition Tile Flooring	9,976	SF	\$81,581	9
Sub Total for System		9	items	\$535,189	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	16	Ea.	\$91,421	5
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	24,939	SF	\$67,266	8
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	2-Pipe System (Cold)	24,939	SF	\$44,595	10
Facility Hydronic Distribution	2-Pipe Water System (Hot)	24,939	SF	\$106,091	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	10
Sub Total for System		11	items	\$383,478	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Panelboard - 120/208 100A	3	Ea.	\$8,346	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	8

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	24,939	SF	\$457,345	10
Sub Total for System		5	items	\$487,662	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	5
Plumbing Fixtures	Restroom Lavatory	15	Ea.	\$40,744	8
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	8
Plumbing Fixtures	Toilets	13	Ea.	\$65,772	8
Plumbing Fixtures	Urinals	7	Ea.	\$9,480	8
Domestic Water Equipment	Gas Piping System (BldgSF)	24,939	SF	\$864,766	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	24,939	SF	\$89,624	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	24,939	SF	\$27,688	10
Plumbing Fixtures	Classroom Lavatory	19	Ea.	\$48,725	10
Sub Total for System		9	items	\$1,157,135	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	24,939	SF	\$39,599	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$46,467	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		1	items	\$7,985	
Sub Total for Building 019C - Stand-Alone Classroom Building		40	items	\$2,704,470	

Building: 019D - Mechanical Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	248	SF	\$434	2
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	248	SF	\$434	9
Sub Total for System		3	items	\$8,282	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	\$102,018	3
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	1	Ea.	\$104,497	10
Facility Hydronic Distribution	2-Pipe System (Cold)	248	SF	\$443	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Sub Total for System		4	items	\$218,519	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Lighting Fixtures	Light Fixtures (Bldg SF)	248	SF	\$4,548	5
Sub Total for System		2	items	\$7,330	
Sub Total for Building 019D - Mechanical Building		9	items	\$234,132	

Building: 019E - Restrooms and Storage

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	859	SF	\$1,504	5
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	10
Sub Total for System		2	items	\$16,332	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	904	SF	\$1,883	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	904	SF	\$4,051	5
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	2	Door	\$3,751	5
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,969	8
Sub Total for System		5	items	\$18,703	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	904	SF	\$1,399	8
Sub Total for System		1	items	\$1,399	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
Sub Total for System		1	items	\$1,587	
Sub Total for Building 019E - Restrooms and Storage		9	items	\$38,021	
Total for: Eastside Memorial & International ECHS		194	items	\$26,814,091	

Supporting Photos

General Site Photos



Electrical transformer aged



Air handling unit beyond useful life



Pump beyond useful life



Metal lockers beyond useful life



Wood floor worn and stained



Unit heater beyond useful life



Cooling tower rusted



Damaged asphalt in parking lot