AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Garcia YMLA | **February 2022**

Executive Summary

Garcia YMLA is located at 7414 Johnny Morris Road in Austin, Texas. The oldest building is 13 years old (at time of 2020 assessment). It comprises 161,147 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 $5,347,604. 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 Garcia YMLA the ten-year need is $15,153,067.

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 Garcia YMLA facility has a 5-year FCA score of 71.15%.

Summary of Findings

The table below summarizes the condition findings at Garcia YMLA

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	$12,910	$2,278,317	$0	$2,291,227	$2,291,227	$0	
Permanent Building(s)								
064A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$5,334,694	$5,942,506	$1,584,640	$11,277,200	$12,861,840	$47,038,810	76.03%
	Sub Total for Permanent Building(s):	***$5,334,694***	***$5,942,506***	***$1,584,640***	***$11,277,200***	***$12,861,840***	***$47,038,808***	
	Total for Site:	**$5,347,604**	**$8,220,823**	**$1,584,640**	**$13,568,427**	**$15,153,067**	**$47,038,808**	**71.15%**

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	$0	$0	$0	$0	0.00 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$19,364	$0	$0	$0	$0	$19,364	0.36 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$1,628,662	$1,625,374	$938,713	$4,192,748	78.40 %
Mechanical	$0	$300,439	$37,502	$0	$4,957	$342,899	6.41 %
Electrical	$0	$0	$0	$284	$0	$284	0.01 %
Plumbing	$0	$4,760	$0	$0	$0	$4,760	0.09 %
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	$787,548	$787,548	14.73 %
Total:	$19,364	$305,199	$1,666,164	$1,625,658	$1,731,219	$5,347,604	

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

Interior	-	$4,192,748
Mechanical	-	$342,899
Structural	-	$19,364

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

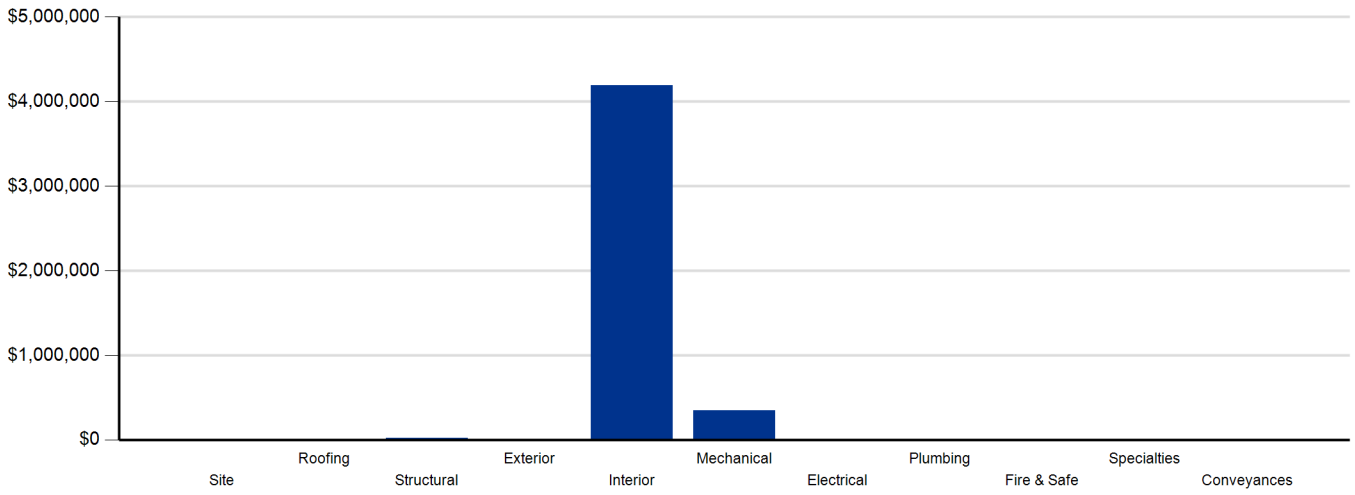

Figure 1: System Deficiencies

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	$363,038	$1,538,675	$1,901,713
Roofing	$0	$0	$0	$0	$236,932	$236,932
Exterior	$0	$0	$0	$0	$820,582	$820,582
Interior	$0	$72,593	$0	$40,804	$807,465	$920,862
Mechanical	$0	$0	$565,135	$309,929	$1,343,971	$2,219,035
Electrical	$0	$7,307	$0	$139,672	$114,072	$261,051
Plumbing	$0	$0	$13,075	$0	$492,245	$505,320
Fire and Life Safety	$0	$0	$0	$370,915	$0	$370,915
Conveyances	$0	$0	$0	$0	$7,985	$7,985
Specialties	$0	$563,320	$0	$0	$413,108	$976,428
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$643,220**	**$578,210**	**$1,224,358**	**$5,775,035**	**$8,220,823**

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	$1,901,713	$0	$0	$0	$0	$0	$0	$1,901,713
Roofing	$236,932	$0	$0	$0	$0	$0	$0	$236,932
Exterior	$820,582	$0	$0	$0	$0	$23,814	$23,814	$844,396
Interior	$920,862	$0	$505,462	$0	$0	$949,375	$1,454,837	$2,375,699
Mechanical	$2,219,035	$0	$0	$0	$0	$390,077	$390,077	$2,609,112
Electrical	$261,051	$0	$0	$0	$0	$12,478	$12,478	$273,529
Plumbing	$505,320	$0	$215,418	$0	$0	$4,760	$220,178	$725,498
Fire and Life Safety	$370,915	$0	$0	$0	$331,419	$0	$331,419	$702,334
Conveyances	$7,985	$0	$0	$0	$0	$0	$0	$7,985
Specialties	$976,428	$0	$0	$0	$0	$0	$0	$976,428
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$8,220,823**	**$0**	**$720,880**	**$0**	**$331,419**	**$1,380,504**	**$2,432,803**	**$10,653,626**

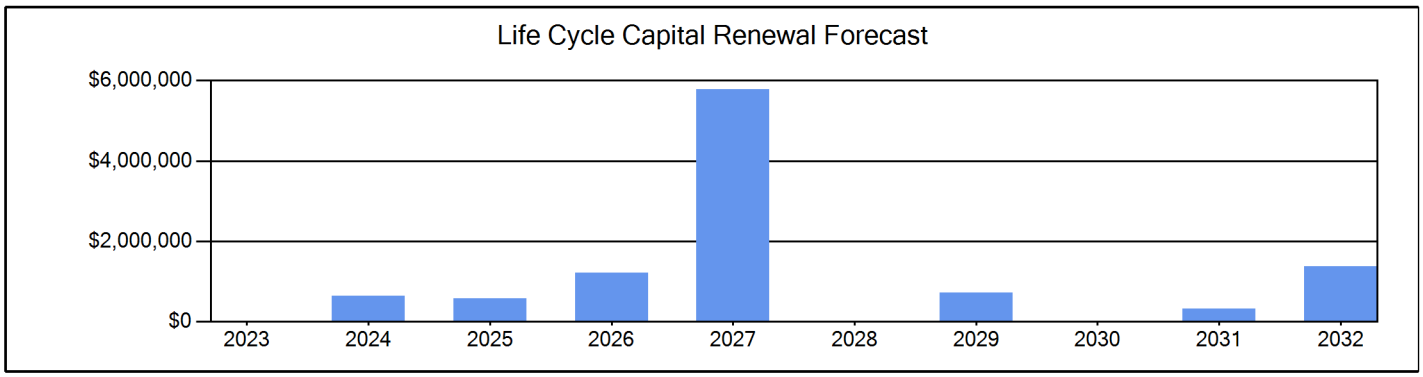

Figure 2: Ten Year Capital Renewal Forecast

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 $47,038,808. For planning purposes, the total 5-year need at the Garcia YMLA is $13,568,427 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Garcia YMLA facility has a 5-year FCA of 71.15%.

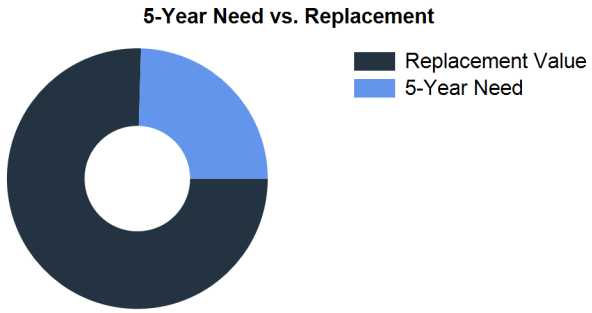

Figure 3: 5-Year FCA

Garcia YMLA - Deficiency Summary

Site Level Deficiencies

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	$12,910	6885
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	**1**	**items**		**$12,910**	
	Sub Total for School and Site Level	**1**	**items**		**$12,910**	

Building: 064A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	$6,455	4789
	Sub Total for System	**1**	**items**		**$6,455**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	32,229	SF	3	$1,085,763	4777
Note: Severe cracking						
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	16,115	SF	3	$542,898	4779
Note: Severe cracking						
Terrazzo Flooring Replacement	Capital Renewal	32,229	SF	4	$1,098,246	4781
Vinyl Composition Tile Replacement	Capital Renewal	64,459	SF	4	$527,127	4782
Note: Cracking						
Interior Wall Repainting (Bldg SF)	Capital Renewal	96,688	SF	5	$433,252	4778
Note: Cracking and water damage						
Interior Wall Repainting (Bldg SF)	Capital Renewal	112,803	SF	5	$505,462	4780
Note: Cracking and water damage						
	Sub Total for System	**6**	**items**		**$4,192,748**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	3	Ea.	2	$300,439	4785
Note: Beyond Useful Life						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$23,121	4786
Note: They have a temporary pump because of a broken pump						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	$14,381	4787
Remove Abandoned Equipment	Deferred Maintenance	4	Ea.	5	$4,957	4788
Note: Domestic water heater						
Location: Mechanical Room						
	Sub Total for System	**4**	**items**		**$342,899**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	$284	4783
Note: Broken						
Location: Girls Locker Room						
	Sub Total for System	**1**	**items**		**$284**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	3	Ea.	2	$4,760	4784
	Sub Total for System	**1**	**items**		**$4,760**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	12,527	Ea.	5	$14,717	6886
Note: SOIL/DRAINAGE BELOW BUILDING - clean area drains - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	112,036	Ea.	5	$131,626	6887
Note: PERIMETER SOIL RETAINERS - replace soil containers where failed or missing - 2683 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	83,515	Ea.	5	$98,118	6888
Note: CRAWL SPACE ACCESS/VENTILATION - add four access points - 4 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	26,725	Ea.	5	$31,398	6889
Note: CRAWL SPACE ACCESS/VENTILATION - repair areaways - 12 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	132,716	Ea.	5	$155,922	6890
Note: STANDARD FOUNDATIONS - remove excess concrete at pier top - 95347 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	69,596	Ea.	5	$81,765	6891
Note: SPECIAL FOUNDATIONS - investigate & repair - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	132,716	Ea.	5	$155,922	6892
Note: SUSPENDED FLOOR BEAMS - repair honeycombing & cracks - 95347 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	$24,530	6893
Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe hangers and fix leaks - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	79,629	Ea.	5	$93,552	6894
Note: CRAWL SPACE, SPRAY FIREPROOFING - minor repair, 10% - 95347 GSF						
	Sub Total for System	**9**	**items**		**$787,548**	
Sub Total for Building 064A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**22**	**items**		**$5,334,694**	
	Total for Campus	**23**	**items**		**$5,347,604**	

Garcia YMLA - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)		1,445	LF	$68,200	4
Fences and Gates	Competition Style Track		1	Ea.	$294,838	4
Parking Lot Pavement	Asphalt		350	CAR	$507,781	5
Roadway Pavement	Asphalt Driveways		160,315	SF	$1,030,894	5
		Sub Total for System	**4**	**items**	**$1,901,713**	

Roofing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels		4,670	SF	$236,932	5
		Sub Total for System	**1**	**items**	**$236,932**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		24	Ea.	$139,672	4
		Sub Total for System	**1**	**items**	**$139,672**	
		Sub Total for Building -	**6**	**items**	**$2,278,317**	

Building: 064A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF		3,267	SF	$325,808	5
Exterior Operating Windows	Aluminum - Windows per SF		4,032	SF	$402,099	5
Exterior Entrance Doors	Steel - Insulated and Painted		25	Door	$92,675	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum		6	Door	$23,814	10
		Sub Total for System	**4**	**items**	**$844,396**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions		36	Stall	$72,593	2
Carpeting	Carpet		3,223	SF	$40,804	4
Suspended Plaster and	Painted ceilings		32,229	SF	$67,120	5
Wood Flooring	Wood Flooring - All Types		1,611	SF	$34,701	5
Interior Swinging Doors	Wooden Door		210	Door	$393,876	5
Interior Door Supplementary Components	Door Hardware		210	Door	$311,768	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		112,803	SF	$505,462	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		96,688	SF	$402,632	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		96,688	SF	$326,491	10
Tile Flooring	Quarry Tile		8,057	SF	$220,252	10
		Sub Total for System	**10**	**items**	**$2,375,699**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	Ea.	$551,435	3
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	$13,700	3
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	$938	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	17	Ea.	$109,183	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	3	Ea.	$10,170	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	1	Ea.	$64,260	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	Ea.	$93,655	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	$31,723	4
HVAC Air Distribution	AHU 30,000 CFM Interior	1	Ea.	$172,795	5
Decentralized Cooling	AHU 50,000 CFM Interior	1	Ea.	$177,589	5
Decentralized Cooling	AHU 50,000 CFM Interior	1	Ea.	$177,589	5
HVAC Air Distribution	AHU 5,000 CFM Interior	3	Ea.	$129,490	5
HVAC Air Distribution	AHU 15,000 CFM Interior	3	Ea.	$341,569	5
HVAC Air Distribution	AHU 5,000 CFM Interior	3	Ea.	$129,490	5
HVAC Air Distribution	AHU 5,000 CFM Interior	3	Ea.	$129,490	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	$85,959	5
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	Ea.	$300,439	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	$23,121	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	$14,381	10
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	$3,919	10
Exhaust Air	Roof Exhaust Fan - Large	6	Ea.	$48,217	10
	Sub Total for System	**21**	**items**	**$2,609,116**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	Public Address System Head End Unit	1	Ea.	$7,307	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	161,147	SF	$114,072	5
Electrical Service	Transformer (30 KVA)	1	Ea.	$5,519	10
Power Distribution	Panelboard - 120/208 125A	1	Ea.	$1,459	10
Power Distribution	Panelboard - 120/208 225A	1	Ea.	$5,500	10
	Sub Total for System	**5**	**items**	**$133,856**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	6	Ea.	$13,075	3
Plumbing Fixtures	Restroom Lavatory	40	Ea.	$108,652	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	$4,775	5
Plumbing Fixtures	Showers	29	Ea.	$37,887	5
Plumbing Fixtures	Toilets	55	Ea.	$278,266	5
Plumbing Fixtures	Urinals	17	Ea.	$23,022	5
Plumbing Fixtures	Refrigerated Drinking Fountain	18	Ea.	$39,643	5
Plumbing Fixtures	Classroom Lavatory	84	Ea.	$215,418	7
Domestic Water Equipment	Water Heater - Electric - 20 gallon	3	Ea.	$4,760	10
	Sub Total for System	**9**	**items**	**$725,497**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	161,147	SF	$370,915	4
Fire Detection and Alarm	Fire Alarm	161,147	SF	$255,872	9
Fire Detection and Alarm	Fire Alarm Panel	11	Ea.	$75,547	9
	Sub Total for System	**3**	**items**	**$702,334**	

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	Fixed Cabinetry	64	Room	$563,320	2
Fixed Multiple Seating	Bleachers	1,000	Seat	$413,108	5
	Sub Total for System	**2**	**items**	**$976,428**	
Sub Total for Building 064A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**55**	**items**	**$8,375,311**	
	Total for: Garcia YMLA	**61**	**items**	**$10,653,628**	

Supporting Photos

General Site Photos

Broken light

Damaged floor and concrete masonry unit wall

Damaged vinyl composition tlle floor

Water heater beyond useful life

Water heater past expected life

Pumps beyond useful life

Unit heaters beyond useful life

doors are damaged and worn

Crack in pavement