



FACILITY CONDITION ASSESSMENT

Graham ES | February 2022



Executive Summary

Graham ES is located at 11211 Tom Adams Dr in Austin, Texas. The oldest building is 48 years old (at time of 2020 assessment). It comprises 70,590 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$4,099,242. 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 Graham ES the ten-year need is \$9,695,966.

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 Graham ES facility has a 5-year FCA score of 61.42%.

Summary of Findings

The table below summarizes the condition findings at Graham ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,688,382	\$814,823	\$145,863	\$2,503,205	\$2,649,068	\$0	
Permanent Building(s)								
159A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,381,614	\$2,405,899	\$260,725	\$4,787,513	\$5,048,238	\$14,760,150	67.56%
159B	Stand-Alone Classroom Building	\$29,247	\$878,500	\$70,505	\$907,747	\$978,252	\$4,732,429	80.82%
159C	Stand-Alone Classroom Building	\$0	\$744,887	\$275,522	\$744,887	\$1,020,409	\$3,688,477	79.81%
Sub Total for Permanent Building(s):		\$2,410,861	\$4,029,286	\$606,752	\$6,440,147	\$7,046,899	\$23,181,051	
Total for Site:		\$4,099,242	\$4,844,109	\$752,615	\$8,943,351	\$9,695,966	\$23,181,051	61.42%

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	\$8,127	\$1,673,800	\$1,681,927	41.03 %
Roofing	\$553,406	\$0	\$0	\$0	\$0	\$553,406	13.50 %
Structural	\$19,364	\$0	\$0	\$0	\$0	\$19,364	0.47 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$0	\$0	\$2,479	\$2,479	0.06 %
Electrical	\$0	\$128,883	\$7,080	\$0	\$0	\$135,963	3.32 %
Plumbing	\$0	\$0	\$101,188	\$8,616	\$0	\$109,804	2.68 %
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	\$1,596,299	\$1,596,299	38.94 %
Total:	\$572,771	\$128,883	\$108,267	\$16,743	\$3,272,578	\$4,099,242	

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

Site	-	\$1,681,927
Roofing	-	\$553,406
Electrical	-	\$135,963

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

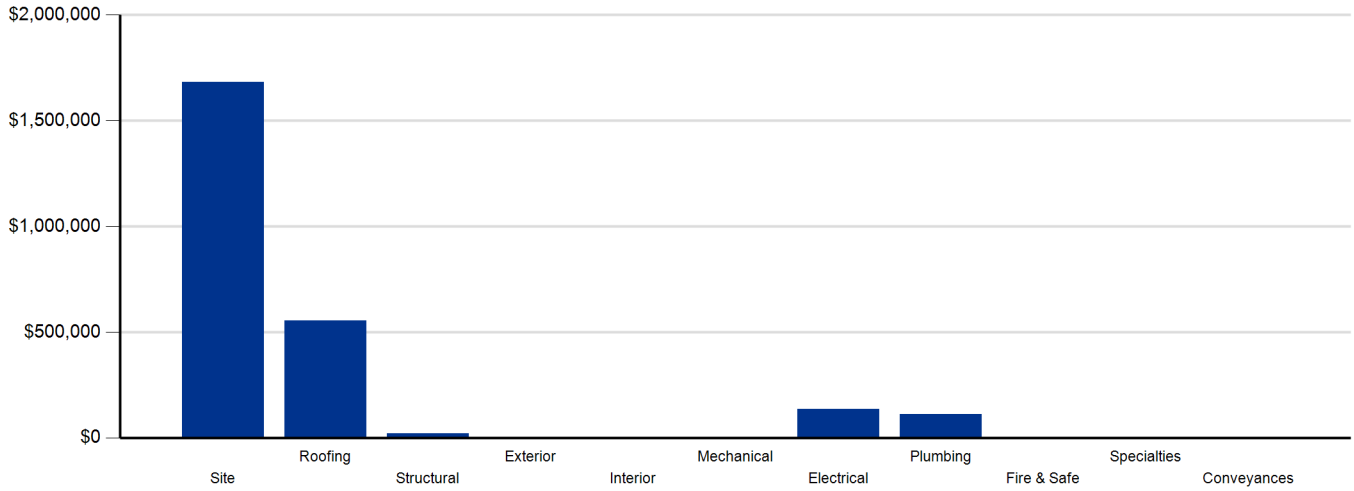


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$122,713	\$692,110	\$814,823
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$25,949	\$25,949
Interior	\$0	\$0	\$0	\$658,640	\$816,989	\$1,475,629
Mechanical	\$0	\$0	\$0	\$228,776	\$1,367,279	\$1,596,055
Electrical	\$0	\$7,493	\$16,905	\$26,329	\$71,375	\$122,102
Plumbing	\$0	\$0	\$6,384	\$74,717	\$142,231	\$223,332
Fire and Life Safety	\$0	\$0	\$0	\$0	\$136,625	\$136,625
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$466,499	\$466,499
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$7,493	\$23,289	\$1,111,175	\$3,719,057	\$4,861,014

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$814,823	\$0	\$0	\$0	\$0	\$0	\$0	\$814,823
Roofing	\$0	\$0	\$0	\$0	\$0	\$145,863	\$145,863	\$145,863
Exterior	\$25,949	\$0	\$3,707	\$0	\$0	\$66,726	\$70,433	\$96,382
Interior	\$1,475,629	\$0	\$0	\$3,001	\$0	\$261,837	\$264,838	\$1,740,467
Mechanical	\$1,596,055	\$0	\$0	\$65,129	\$0	\$54,162	\$119,291	\$1,715,346
Electrical	\$122,102	\$0	\$0	\$10,201	\$0	\$9,167	\$19,368	\$141,470
Plumbing	\$223,332	\$0	\$0	\$0	\$0	\$21,921	\$21,921	\$245,253
Fire and Life Safety	\$136,625	\$0	\$0	\$0	\$22,882	\$0	\$22,882	\$159,507
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$466,499	\$0	\$0	\$0	\$0	\$88,019	\$88,019	\$554,518
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,861,014	\$0	\$3,707	\$78,331	\$22,882	\$647,695	\$752,615	\$5,613,629

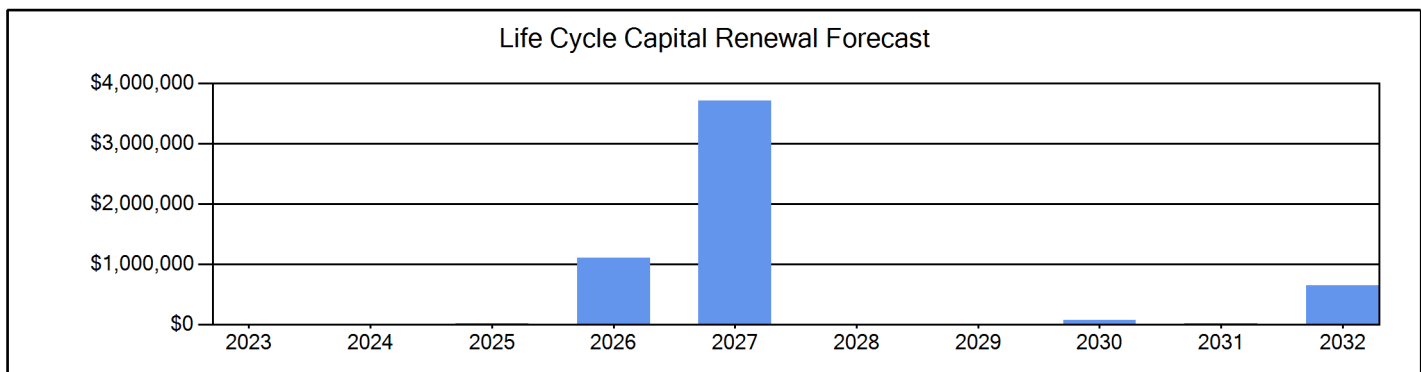


Figure 2: Ten Year Capital Renewal Forecast

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 \$23,181,051. For planning purposes, the total 5-year need at the Graham ES is \$8,943,351 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Graham ES facility has a 5-year FCA of 61.42%.

5-Year Need vs. Replacement

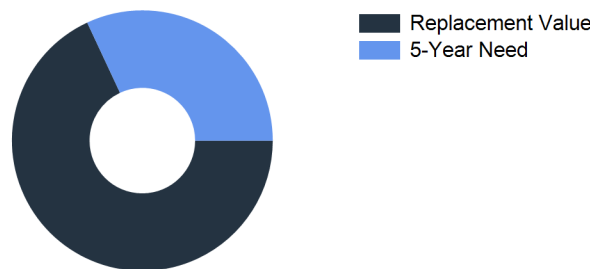


Figure 3: 5-Year FCA

Graham ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstop Replacement	Capital Renewal	1	Ea.	4	\$7,510	5909
Gate Replacement	Deferred Maintenance	1	Ea.	4	\$617	5910
Note: Rusted						
PROGRAM DEFICIENCIES	ADA Compliance	550,916	EACH	5	\$945,912	4080
PUBLIC DEFICIENCIES	ADA Compliance	273,189	EACH	5	\$469,060	4079
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	150,746	EACH	5	\$258,828	4081
Sub Total for System		5	items		\$1,681,927	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6778
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		6	items		\$1,688,382	

Building: 159A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	434,436	EACH	1	\$456,897	4082
AISD ROOFING P4	Capital Renewal	91,765	EACH	1	\$96,509	4083
Sub Total for System		2	items		\$553,406	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$12,910	6779
Note: Engineering study to determine exterior wall settlement / cracks issues						
Sub Total for System		1	items		\$12,910	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	5920
Note: Ceiling Units						
Location: Gym Restroom						
Sub Total for System		1	items		\$2,479	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	5913
Note: Beyond useful life "C/B Panel I"						
Location: Basement Electrical Room						
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$55,918	5911
Note: Beyond uesful Life						
Location: Basement Electrical Room						
Switchgear Replacement	Capital Renewal	3	Ea.	2	\$40,936	5912
Note: Beyond useful life						
Location: Basement Electrical Room						
H.I.D. Lighting Replacement	Capital Renewal	12	Ea.	3	\$7,080	5914
Note: Obsoleter and beyond use of life						
Location: Gym						
Sub Total for System		4	items		\$106,716	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	20	Ea.	3	\$101,188	5919
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	5918
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	5917
Sub Total for System		3	items		\$109,804	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	282,407	Ea.	5	\$331,786	6780
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 33815 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	26,391	Ea.	5	\$31,005	6781
Note: PERIMETER SOIL RETAINERS - minor repair of soil retainers - 1185 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	188,271	Ea.	5	\$221,190	6782
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 33815 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6783
Note: STANDARD FOUNDATIONS - repair mushrooming and honeycombing - 1 LOC						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	753,086	Ea.	5	\$884,764	6784
Note: SUSPENDED FLOOR SLABS - Structural analysis & repair - 33815 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	94,651	Ea.	5	\$111,201	6785
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes, degraded insulation and missing insulation - 1 LS						
Sub Total for System		6	items		\$1,596,299	
Sub Total for Building 159A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		17	items		\$2,381,614	

Building: 159B - Stand-Alone Classroom Building
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,905	5915
Note: Panel "GA" beyond useful life and condition						
Location: Closet Room 303						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	5916
Note: Beyond useful life and condition						
Location: Closet Room 303						
Sub Total for System		2	items		\$29,247	
Sub Total for Building 159B - Stand-Alone Classroom Building		2	items		\$29,247	
Total for Campus		25	items		\$4,099,242	

Buildings with no reported deficiencies

159C - Stand-Alone Classroom Building

Graham ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	2,600	LF	\$122,713	4
Pedestrian Pavement	Sidewalks - Concrete	11,400	SF	\$129,130	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,070	LF	\$83,829	5
Parking Lot Pavement	Asphalt	126	CAR	\$182,801	5
Roadway Pavement	Asphalt Driveways	42,300	SF	\$272,007	5
Roadway Pavement	Concrete Driveways	1,950	SF	\$24,343	5
Sub Total for System		6	items	\$814,824	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	2,875	SF	\$145,863	10
Sub Total for System		1	items	\$145,863	
Sub Total for Building -		7	items	\$960,686	

Building: 159A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	18	Door	\$66,726	10
Sub Total for System		1	items	\$66,726	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	2,162	SF	\$27,371	4
Tile Flooring	Quarry Tile	721	SF	\$19,710	4
Interior Swinging Doors	Wooden Door	136	Door	\$255,082	4
Interior Door Supplementary Components	Door Hardware	136	Door	\$201,907	4
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	5
Interior Operable Partitions	Foldable partition	576	SF Wall	\$92,937	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	12,682	SF	\$52,811	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	12,682	SF	\$42,824	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,249	SF	\$54,887	5
Resilient Flooring	Vinyl Composition Tile Flooring	7,926	SF	\$64,817	5
Interior Swinging Doors	Metal Door (Steel)	8	Door	\$23,151	5
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	5
Suspended Plaster and	Painted ceilings	1,441	SF	\$3,001	8
Tile Wall Finish	Ceramic Tile wall	2,162	SF	\$17,949	10
Athletic Flooring	Athletic/Sport Flooring	1,441	SF	\$22,107	10
Tile Flooring	Ceramic Tile	1,441	SF	\$25,459	10
Sub Total for System		16	items	\$925,969	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	6	Ea.	\$145,415	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	3	Ea.	\$47,728	4
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	2	Ea.	\$204,037	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	Ea.	\$46,242	5
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	5
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	5
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	5
HVAC Air Distribution	AHU 15,000 CFM Outdoor	1	Ea.	\$144,126	5
Exhaust Air	Interior Ceiling Exhaust Fan	24	Ea.	\$11,681	5
Heat Generation	Boiler - Copper Tube (750 MBH)	2	Ea.	\$65,129	8
Exhaust Air	Roof Exhaust Fan - Small	9	Ea.	\$17,637	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	10
Sub Total for System		16	items	\$1,084,595	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	5	Ea.	\$4,509	4
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	44,947	SF	\$31,817	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	10
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,918	10
Sub Total for System		9	items	\$87,197	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Plumbing Fixtures	Classroom Lavatory	22	Ea.	\$56,419	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	10
Sub Total for System		3	items	\$64,207	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	44,947	SF	\$103,455	5
Sub Total for System		1	items	\$103,455	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	38	Room	\$334,471	5
Sub Total for System		1	items	\$334,471	
Sub Total for Building 159A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		47	items	\$2,666,621	

Building: 159B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	5
Sub Total for System		1	items	\$25,949	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	46	Door	\$86,278	4
Interior Door Supplementary Components	Door Hardware	46	Door	\$68,292	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	12,970	SF	\$54,010	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	12,970	SF	\$43,796	5
Suspended Plaster and	Painted ceilings	1,441	SF	\$3,001	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,970	SF	\$58,118	5
Resilient Flooring	Vinyl Composition Tile Flooring	12,970	SF	\$106,065	5
Tile Wall Finish	Ceramic Tile wall	1,441	SF	\$11,963	10
Tile Flooring	Ceramic Tile	1,441	SF	\$25,459	10
Sub Total for System		9	items	\$456,981	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	14	Ea.	\$139,618	5
Exhaust Air	Interior Ceiling Exhaust Fan	13	Ea.	\$6,327	5
Sub Total for System		3	items	\$147,915	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$5,410	2

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	14,411	SF	\$10,201	8
		Sub Total for System	5 items	\$35,502	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$8,149	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	13	Ea.	\$65,772	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Classroom Lavatory	12	Ea.	\$30,774	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
		Sub Total for System	6 items	\$111,482	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	14,411	SF	\$33,170	5
Fire Detection and Alarm	Fire Alarm	14,411	SF	\$22,882	9
		Sub Total for System	2 items	\$56,052	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	15	Room	\$132,028	5
		Sub Total for System	1 items	\$132,028	
		Sub Total for Building 159B - Stand-Alone Classroom Building	27 items	\$965,909	

Building: 159C - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	7
		Sub Total for System	1 items	\$3,707	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,011	SF	\$2,106	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,109	SF	\$45,298	5
Interior Swinging Doors	Wooden Door	45	Door	\$84,402	5
Interior Door Supplementary Components	Door Hardware	45	Door	\$66,807	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	10,109	SF	\$42,096	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,109	SF	\$34,136	10
Resilient Flooring	Vinyl Composition Tile Flooring	10,109	SF	\$82,668	10
		Sub Total for System	7 items	\$357,513	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	5
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$5,425	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	9	Ea.	\$57,803	5
HVAC Air Distribution	AHU 2,000 CFM Interior	8	Ea.	\$232,115	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
HVAC Air Distribution	AHU 15,000 CFM Outdoor	1	Ea.	\$144,126	5
Exhaust Air	Interior Ceiling Exhaust Fan	9	Ea.	\$4,380	10
		Sub Total for System	7 items	\$482,836	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	12	Ea.	\$10,821	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,232	SF	\$7,951	5
		Sub Total for System	2 items	\$18,772	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	5
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sub Total for System		4	items	\$69,563	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	10	Room	\$88,019	10
Sub Total for System		1	items	\$88,019	
Sub Total for Building 159C - Stand-Alone Classroom Building		22	items	\$1,020,409	
Total for: Graham ES		103	items	\$5,613,626	

Supporting Photos

General Site Photos



Main Switch gears



Typical Electrical Panel



Concrete drive has numerous cracks.



Concrete sidewalk has numerous cracks.



Typical plumbing fixtures



Typical AHU



Chilled water pumps



Mini split unit



Typical RTU