



FACILITY CONDITION ASSESSMENT

Harris ES | February 2022



Executive Summary

Harris ES is located at 1711 Wheless Ln in Austin, Texas. The oldest building is 65 years old (at time of 2020 assessment). It comprises 57,232 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 \$5,943,152. 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 Harris ES the ten-year need is \$9,029,441.

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 Harris ES facility has a 5-year FCA score of 58.74%.

Summary of Findings

The table below summarizes the condition findings at Harris 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	\$920,568	\$410,021	\$87,786	\$1,330,589	\$1,418,375	\$0	
Permanent Building(s)								
118A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,931,573	\$1,057,392	\$886,027	\$4,988,965	\$5,874,992	\$13,777,280	63.79%
118B	Stand-Alone Classroom Building	\$1,080,110	\$316,829	\$282,554	\$1,396,939	\$1,679,493	\$4,634,240	69.86%
118C	Multi Purpose Classroom	\$10,902	\$27,942	\$17,738	\$38,844	\$56,582	\$382,903	89.86%
Sub Total for Permanent Building(s):		\$5,022,585	\$1,402,163	\$1,186,319	\$6,424,748	\$7,611,067	\$18,794,418	
Total for Site:		\$5,943,152	\$1,812,184	\$1,274,105	\$7,755,336	\$9,029,441	\$18,794,418	58.74%

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	\$0	\$920,568	\$920,568	15.55 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$146,676	\$370,183	\$87,793	\$604,652	10.21 %
Mechanical	\$0	\$1,537,072	\$653,000	\$112,016	\$0	\$2,302,088	38.88 %
Electrical	\$0	\$91,318	\$1,283,566	\$0	\$0	\$1,374,884	23.22 %
Plumbing	\$0	\$1,587	\$368,463	\$107,631	\$0	\$477,681	8.07 %
Fire and Life Safety	\$241,359	\$0	\$0	\$0	\$0	\$241,359	4.08 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$241,359	\$1,629,976	\$2,451,705	\$589,830	\$1,008,361	\$5,921,232	

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

Mechanical	-	\$2,302,088
Electrical	-	\$1,374,884
Site	-	\$920,568

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

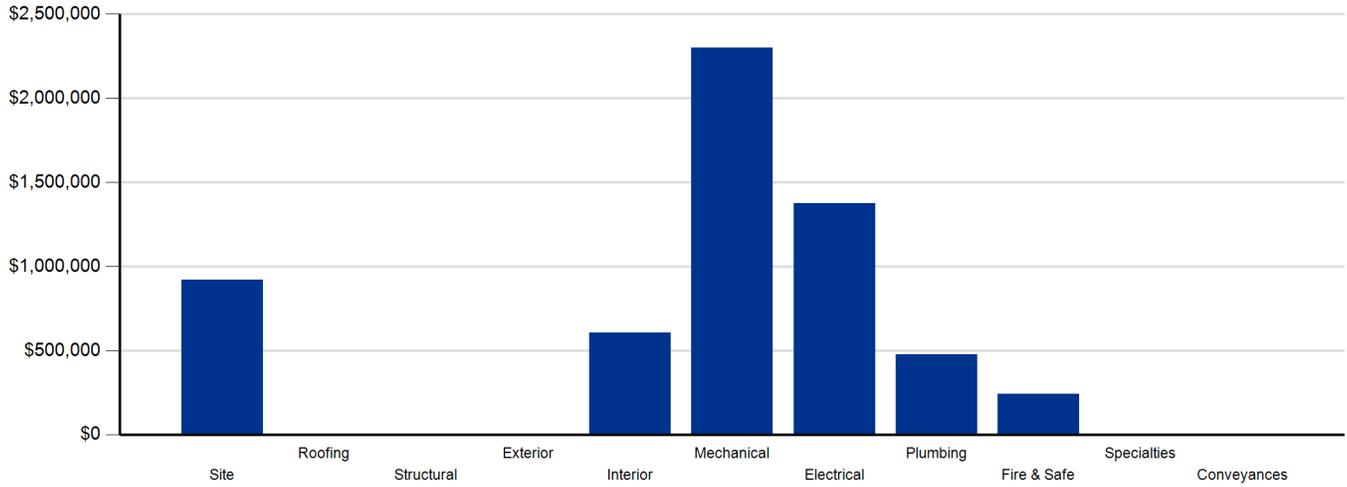


Figure 1: System Deficiencies

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.

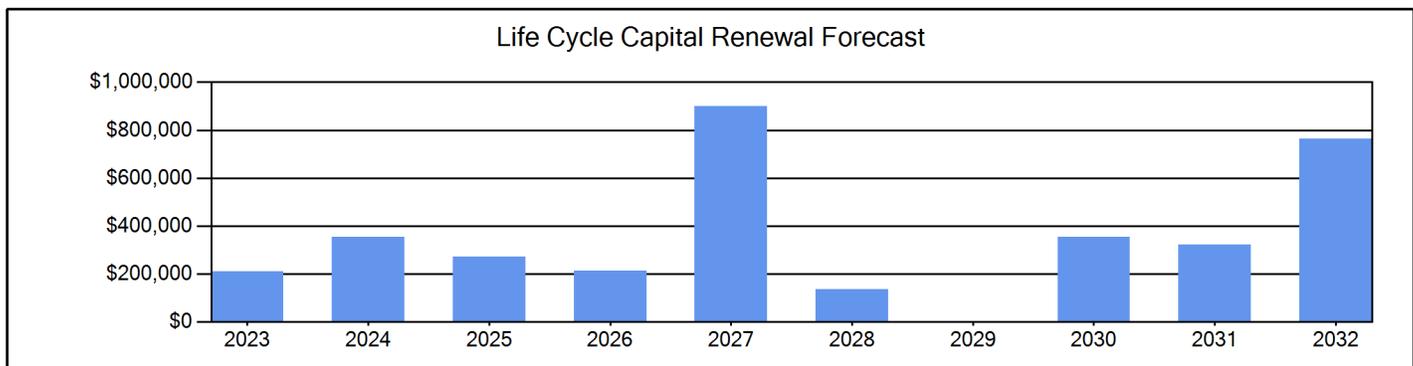
The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

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	\$214,520	\$189,681	\$404,201
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$211,321	\$11,121	\$166,652	\$0	\$235,490	\$624,584
Interior	\$0	\$131,591	\$8,736	\$0	\$356,261	\$496,588
Mechanical	\$0	\$0	\$0	\$0	\$1,807	\$1,807
Electrical	\$0	\$0	\$0	\$0	\$107,141	\$107,141
Plumbing	\$0	\$0	\$0	\$0	\$1,405	\$1,405
Fire and Life Safety	\$0	\$0	\$0	\$0	\$8,719	\$8,719
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$211,245	\$96,821	\$0	\$0	\$308,066
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$211,321	\$353,957	\$272,209	\$214,520	\$900,504	\$1,952,511

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	\$404,201	\$0	\$0	\$0	\$0	\$87,786	\$87,786	\$491,987
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$624,584	\$0	\$0	\$0	\$0	\$471,455	\$471,455	\$1,096,039
Interior	\$496,588	\$136,268	\$0	\$224,722	\$322,614	\$119,152	\$802,756	\$1,299,344
Mechanical	\$1,807	\$0	\$0	\$64,916	\$0	\$75,893	\$140,809	\$142,616
Electrical	\$107,141	\$0	\$0	\$65,749	\$0	\$0	\$65,749	\$172,890
Plumbing	\$1,405	\$0	\$0	\$0	\$0	\$9,174	\$9,174	\$10,579
Fire and Life Safety	\$8,719	\$0	\$0	\$0	\$0	\$0	\$0	\$8,719
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$308,066	\$0	\$0	\$0	\$0	\$0	\$0	\$308,066
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,952,511	\$136,268	\$0	\$355,387	\$322,614	\$763,460	\$1,577,729	\$3,530,240


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 \$18,794,418. For planning purposes, the total 5-year need at the Harris ES is \$7,755,336 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Harris ES facility has a 5-year FCA of 58.74%.

5-Year Need vs. Replacement

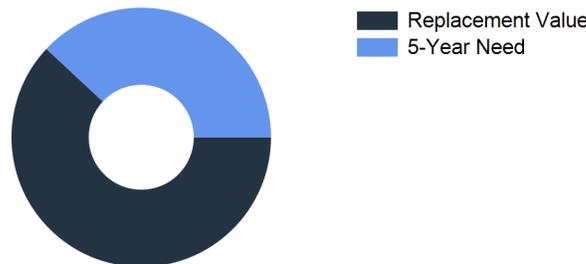


Figure 3: 5-Year FCA

Harris ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	360,235	EACH	5	\$618,517	5775
PUBLIC DEFICIENCIES	ADA Compliance	117,488	EACH	5	\$201,725	5774
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	58,432	EACH	5	\$100,327	5776
Sub Total for System		3	items		\$920,568	
Sub Total for School and Site Level		3	items		\$920,568	

Building: 118A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: replace with door replacement	Capital Renewal	47	Door	3	\$69,777	5201
Interior Door Replacement Note: end of life Location: various	Capital Renewal	41	Door	3	\$76,900	5200
Acoustical Ceiling Tile Replacement Note: damaged grid and tiles end of life Location: various	Capital Renewal	20,977	SF	4	\$70,834	5164
Ceiling Grid Replacement	Capital Renewal	20,977	SF	4	\$87,353	5583
Metal Interior Door Replacement Note: end of life Location: various	Capital Renewal	6	Door	4	\$17,363	5199
Toilet Partition Replacement Note: end of life Location: boys and girls restroom	Capital Renewal	8	Stall	4	\$16,132	5168
Vinyl Composition Tile Replacement Note: end of life Location: corridors and classrooms	Capital Renewal	20,977	SF	4	\$171,544	5197
Wood Flooring Repair Note: sand and refinish Location: stage	Deferred Maintenance	420	SF	4	\$6,956	5198
Interior Ceiling Repainting Note: flaking, chipping, stained Location: various	Deferred Maintenance	4,195	SF	5	\$8,736	5166
Interior Wall Repainting Note: flaking, shipping, stained Location: various	Deferred Maintenance	17,643	SF Wall	5	\$79,057	5167
Sub Total for System		10	items		\$604,652	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	41,953	SF	2	\$1,454,731	5390
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$21,202	5404
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$17,019	5405
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$14,853	5406
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	5412
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	6	Ea.	3	\$48,217	5410
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5542
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5543
Replace Water Cooled Condenser	Capital Renewal	1	Ea.	3	\$44,700	5403

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	5409
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$8,626	5407
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	5408
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	10	Ea.	4	\$47,314	5411
Sub Total for System		13	items		\$1,690,199	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	5370
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	5371
Panelboard Replacement Location: kitchen and room near 306	Capital Renewal	2	Ea.	2	\$10,999	5372
Panelboard Replacement Note: exposed wiring at panel face	Capital Renewal	1	Ea.	2	\$2,782	5373
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$65,478	5576
Canopy Lighting Replacement Note: the majority of canopy and building maintained lights appear to be approx 20 years old	Capital Renewal	39	Ea.	3	\$81,236	5380
Exterior Mounted Building Lighting Replacement Note: the majority of canopy and building maintained lights appear to be approx 20 years old	Capital Renewal	35	Ea.	3	\$31,561	5381
Interior Power Wiring Replacement Note: power capacity issues reported in several areas additional wiring and circuits may be required	Deferred Maintenance	41,953	SF	3	\$49,827	5383
Lighting Fixtures Replacement	Capital Renewal	41,953	SF	3	\$769,357	5382
Lightning Protection System Installation Note: building currently has no system	Functional Deficiency	41,953	SF	3	\$32,762	5379
Public Address System Replacement, Non-main Building	Deferred Maintenance	41,953	SF	3	\$29,698	5374
Sub Total for System		11	items		\$1,085,757	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$5,203	5389
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	41,953	SF	3	\$150,768	5391
Sanitary Sewer Piping Replacement	Capital Renewal	41,953	SF	3	\$46,577	5392
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	5396
Toilet Replacement	Capital Renewal	20	Ea.	3	\$101,188	5397
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	5398
Custodial Mop Or Service Sink Replacement	Capital Renewal	2	Ea.	4	\$1,592	5395
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	5399
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	\$4,405	5400
Replace classroom lavatory	Capital Renewal	4	Ea.	4	\$10,258	5393
Replace classroom lavatory	Capital Renewal	10	Ea.	4	\$25,645	5401
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	5402
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	7	Ea.	4	\$19,014	5394
Sub Total for System		13	items		\$373,612	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5378
Fire Alarm Replacement	Capital Renewal	41,953	SF	1	\$66,614	5377
Security Alarm Replacement	Capital Renewal	41,953	SF	1	\$96,564	5376
Sub Total for System		3	items		\$170,046	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5375
Sub Total for System		1	items		\$7,307	
Sub Total for Building 118A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		51	items		\$3,931,573	

Building: 118B - Stand-Alone Classroom Building
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	5420
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	14,112	SF	2	\$34,146	5424
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$13,500	5422
Replace Water Cooled Condenser	Capital Renewal	10	Ea.	3	\$502,507	5421
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	5423
Existing Controls Are Obsolete	Capital Renewal	14,112	SF	4	\$38,063	5419
Sub Total for System		6	items		\$611,889	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	\$10,415	5363
Exterior Mounted Building Lighting Replacement	Capital Renewal	10	Ea.	3	\$9,017	5364
Lighting Fixtures Replacement	Capital Renewal	14,112	SF	3	\$258,794	5365
Public Address System Replacement, Non-main Building	Deferred Maintenance	14,112	SF	3	\$9,990	5580
Sub Total for System		4	items		\$288,215	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,587	5413
Toilet Replacement	Capital Renewal	12	Ea.	3	\$60,713	5416
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	5415
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	5417
Replace classroom lavatory	Capital Renewal	13	Ea.	4	\$33,338	5418
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	5414
Sub Total for System		6	items		\$104,069	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	14,112	SF	1	\$6,873	5362
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5361
Fire Alarm Replacement	Capital Renewal	14,112	SF	1	\$22,407	5360
Security Alarm Replacement	Capital Renewal	14,112	SF	1	\$32,482	5582
Sub Total for System		4	items		\$68,630	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5581
Sub Total for System		1	items		\$7,307	
Sub Total for Building 118B - Stand-Alone Classroom Building		21	items		\$1,080,110	

Building: 118C - Multi Purpose Classroom
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: no current system	Functional Deficiency	1,166	SF	3	\$911	5369
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5366
Sub Total for System		2	items		\$911	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Replacement	Capital Renewal	1,166	SF	1	\$2,684	5368
Sub Total for System		1	items		\$2,684	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5367
	Sub Total for System	1	items		\$7,307	
	Sub Total for Building 118C - Multi Purpose Classroom	4	items		\$10,902	
	Total for Campus	79	items		\$5,943,152	

Harris ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	57	CAR	\$82,696	4
Roadway Pavement	Asphalt Driveways	20,500	SF	\$131,824	4
Fences and Gates	Fencing - Chain Link (4 Ft)	250	LF	\$11,799	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,700	LF	\$133,186	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Pedestrian Pavement	Sidewalks - Concrete	7,750	SF	\$87,786	10
Sub Total for System		6	items	\$491,987	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	1	Ea.	\$5,820	5
Sub Total for System		1	items	\$5,820	
Sub Total for Building -		7	items	\$497,807	

Building: 118A - 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	123	SF	\$12,266	1
Exterior Operating Windows	Aluminum - Windows per SF	413	SF	\$41,187	1
Exterior Operating Windows	Aluminum - Windows per SF	1,254	SF	\$125,058	1
Exterior Operating Windows	Aluminum - Windows per SF	264	SF	\$26,328	1
Exterior Operating Windows	Aluminum - Windows per SF	65	SF	\$6,482	1
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	3,356	SF	\$81,153	3
Exterior Entrance Doors	Steel - Insulated and Painted	9	Door	\$33,363	3
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2,937	SF	\$10,491	5
Exterior Operating Windows	Aluminum - Windows per SF	197	SF	\$19,646	5
Exterior Operating Windows	Aluminum - Windows per SF	264	SF	\$26,328	5
Exterior Operating Windows	Aluminum - Windows per SF	227	SF	\$22,638	5
Exterior Operating Windows	Aluminum - Windows per SF	215	SF	\$21,441	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	34	Door	\$134,946	5
Exterior Wall Veneer	Brick - Bldg SF basis	16,781	SF	\$471,455	10
Sub Total for System		14	items	\$1,032,782	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	29,367	SF	\$131,591	2
Suspended Plaster and	Painted ceilings	4,195	SF	\$8,736	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,488	SF	\$35,415	5
Wall Paneling	Wood Panel wall	2,098	SF	\$32,901	5
Tile Flooring	Quarry Tile	1,259	SF	\$34,417	5
Wood Flooring	Wood Flooring - All Types	420	SF	\$9,047	5
Interior Door Supplementary Components	Door Hardware	65	Door	\$96,499	5
Interior Swinging Doors	Wooden Door	50	Door	\$93,780	6
Carpeting	Carpet	3,356	SF	\$42,488	6
Interior Swinging Doors	Metal Door (Steel)	15	Door	\$43,407	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	29,367	SF	\$131,591	9
Resilient Flooring	Vinyl Composition Tile Flooring	8,810	SF	\$72,046	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,977	SF	\$70,834	10
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	10
Athletic Flooring	Athletic/Sport Flooring	2,098	SF	\$32,186	10
Sub Total for System		15	items	\$851,071	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	41,953	SF	\$64,916	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		4	items	\$89,047	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	5
Note: around 70% of all panel installations have a code issue regarding clear space in front of electr. equipment, electrical gear do not have NEC safety arc strike labels					
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	5
Electrical Service	Exterior Liquid Filled Transformer (750 KVA)	1	Ea.	\$47,520	5
Power Distribution	Distribution Panels (600 Amps)	2	Ea.	\$35,605	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	8
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	8
Sub Total for System		7	items	\$142,290	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
Sub Total for System		2	items	\$7,586	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	24	Room	\$211,245	2
Sub Total for System		1	items	\$211,245	
Sub Total for Building 118A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		43	items	\$2,334,021	

Building: 118B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	2
Exterior Operating Windows	Aluminum - Windows per SF	284	SF	\$28,322	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	6	Door	\$23,814	3
Sub Total for System		3	items	\$63,257	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,971	SF	\$62,603	5
Tile Flooring	Ceramic Tile	423	SF	\$7,473	5
Interior Swinging Doors	Wooden Door	33	Door	\$61,895	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,112	SF	\$47,653	8
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	14,112	SF	\$58,766	8
Interior Door Supplementary Components	Door Hardware	37	Door	\$54,930	8
Resilient Flooring	Vinyl Composition Tile Flooring	13,406	SF	\$109,630	9
Sub Total for System		8	items	\$414,526	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	14,112	SF	\$38,063	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Sub Total for System		2	items	\$51,763	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	5
Note: all four panels have a NEC clearance issue, see photo "636" and missing NEC safety arc strike labelling					
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Sub Total for System		2	items	\$24,780	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Sub Total for System		1	items	\$1,587	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	11	Room	\$96,821	3
Sub Total for System		1	items	\$96,821	
Sub Total for Building 118B - Stand-Alone Classroom Building		17	items	\$652,733	

Building: 118C - Multi Purpose Classroom

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,166	SF	\$4,856	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,143	SF	\$5,122	5
Tile Flooring	Ceramic Tile	23	SF	\$406	5
Interior Swinging Doors	Wooden Door	3	Door	\$5,627	5
Interior Door Supplementary Components	Door Hardware	3	Door	\$4,454	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,166	SF	\$3,937	8
Resilient Flooring	Vinyl Composition Tile Flooring	1,143	SF	\$9,347	9
Sub Total for System		7	items	\$33,749	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,168	SF	\$1,807	5
Sub Total for System		1	items	\$1,807	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	5
Sub Total for System		1	items	\$1,405	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1,166	SF	\$1,851	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Sub Total for System		2	items	\$8,719	
Sub Total for Building 118C - Multi Purpose Classroom		11	items	\$45,680	
Total for: Harris ES		78	items	\$3,530,241	

Supporting Photos

General Site Photos



Sagging cafeteria ceiling grid and tiles



Damaged wood kitchen door



Cracked and damaged ADA ramp wall tile



Water damage on gym ceiling



Stained acoustic ceiling



Water damage on acoustic ceiling tile



Classrooms casework needs refinishing



Obstructed electrical panel



Covered walkway has air handling units overhead and is dangerous