AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Linder ES | **February 2022**

Executive Summary

Linder ES is located at 2800 Metcalfe Rd. in Austin, Texas. The oldest building is 48 years old (at time of 2020 assessment). It comprises 69,827 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 $5,729,579. 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 Linder ES the ten-year need is $13,119,044.

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 Linder ES facility has a 5-year FCA score of 44.60%.

Summary of Findings

The table below summarizes the condition findings at Linder 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	$1,050,067	$48,279	$162,429	$1,098,346	$1,260,775	$0	
Permanent Building(s)								
160A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$4,668,765	$6,921,001	$190,608	$11,589,766	$11,780,374	$22,451,370	48.38%
160B	Music Building	$10,747	$4,927	$62,221	$15,674	$77,895	$479,121	96.73%
	Sub Total for Permanent Building(s):	***$4,679,512***	***$6,925,928***	***$252,829***	***$11,605,440***	***$11,858,269***	***$22,930,489***	
	Total for Site:	**$5,729,579**	**$6,974,207**	**$415,258**	**$12,703,786**	**$13,119,044**	**$22,930,489**	**44.60%**

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	$100,105	$943,507	$1,043,612	18.21 %
Roofing	$1,640,722	$0	$0	$0	$0	$1,640,722	28.64 %
Structural	$6,455	$0	$0	$0	$0	$6,455	0.11 %
Exterior	$0	$97,287	$0	$0	$56,796	$154,083	2.69 %
Interior	$0	$0	$0	$0	$0	$0	0.00 %
Mechanical	$0	$0	$0	$105,789	$0	$105,789	1.85 %
Electrical	$0	$55,728	$0	$0	$0	$55,728	0.97 %
Plumbing	$0	$0	$282	$0	$0	$282	0.00 %
Fire and Life Safety	$727,562	$0	$0	$0	$0	$727,562	12.70 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$1,995,346	$1,995,346	34.83 %
Total:	$2,374,739	$153,015	$282	$205,894	$2,995,649	$5,729,579	

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

Roofing	-	$1,640,722
Site	-	$1,043,612
Fire and Life Safety	-	$727,562

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

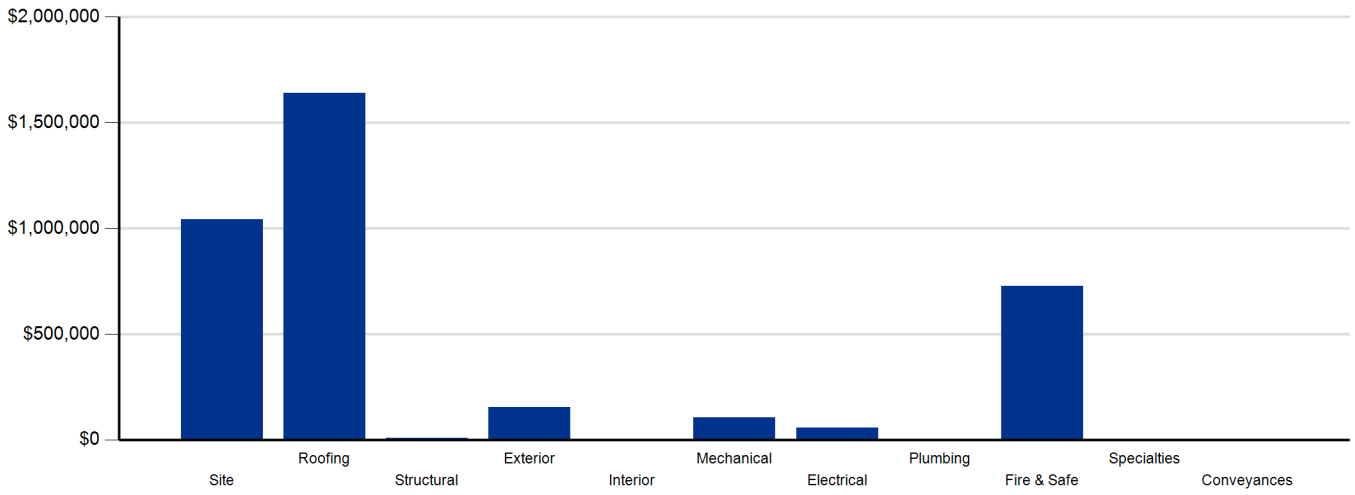


Figure 1: System Deficiencies

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	$20,625	$10,195	$30,820
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$173,115	$734,314	$907,429
Mechanical	$0	$0	$294,493	$48,472	$1,004,740	$1,347,705
Electrical	$0	$0	$81,200	$17,459	$1,335,303	$1,433,962
Plumbing	$0	$0	$6,384	$0	$3,090,543	$3,096,927
Fire and Life Safety	$0	$0	$0	$0	$157,364	$157,364
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$382,077**	**$259,671**	**$6,332,459**	**$6,974,207**

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	$30,820	$22,348	$0	$140,081	$0	$0	$162,429	$193,249
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$7,414	$7,414	$7,414
Interior	$907,429	$0	$6,538	$0	$0	$0	$6,538	$913,967
Mechanical	$1,347,705	$0	$0	$10,006	$0	$105,790	$115,796	$1,463,501
Electrical	$1,433,962	$0	$0	$27,013	$0	$26,756	$53,769	$1,487,731
Plumbing	$3,096,927	$0	$0	$0	$0	$113,405	$113,405	$3,210,332
Fire and Life Safety	$157,364	$0	$0	$0	$0	$0	$0	$157,364
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$8,802	$0	$0	$8,802	$8,802
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$6,974,207**	**$22,348**	**$6,538**	**$185,902**	**$0**	**$253,365**	**$468,153**	**$7,442,360**

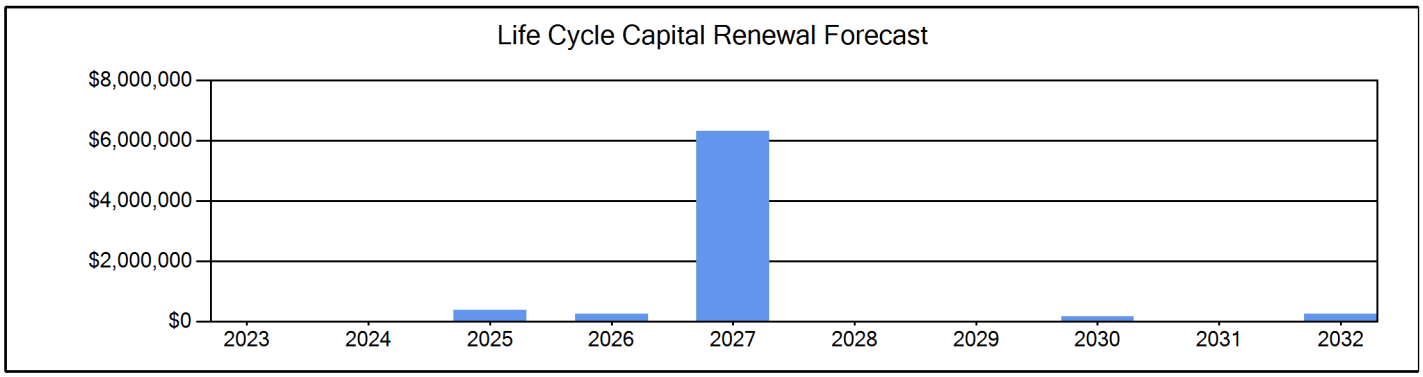


Figure 2: Ten Year Capital Renewal Forecast

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 $22,930,489. For planning purposes, the total 5-year need at the Linder ES is $12,703,786 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Linder ES facility has a 5-year FCA of 44.60%.

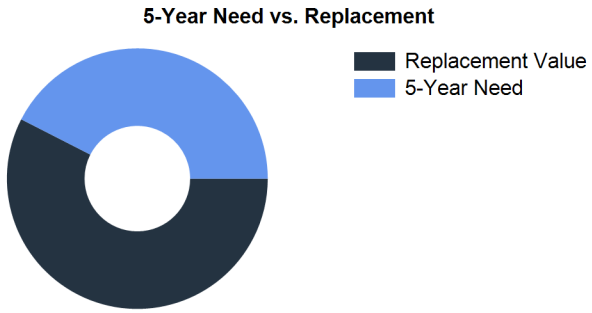


Figure 3: 5-Year FCA

Linder ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	69	CAR	4	$100,105	1670
PROGRAM DEFICIENCIES	ADA Compliance	343,153	EACH	5	$589,187	1668
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area B $ 11,897.96 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 $ 11,897.96 Interior Improvements Estimated Construction Cost for Floor Plan Area 3 $ 10,636.47 Estimated Construction Cost for Floor Plan Area 4 $ 87,530.22 Estimated Construction Cost for Floor Plan Area 5 $ 66,860.17 Estimated Construction Cost for Floor Plan Area 6 $ 74,275.12 Estimated Construction Cost for Floor Plan Area 7 $ 102,589.60 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 $ 331,255.11 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements $ 343,153.06						
Location: AISD ADA Report						
PUBLIC DEFICIENCIES	ADA Compliance	62,078	EACH	5	$106,587	1667
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A $ 6,490.39 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 $ 6,490.39 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 $ 2,792.11 Estimated Construction Cost for Floor Plan Area 2 $ 52,795.91 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 $ 55,588.02 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements $ 62,078.40						
Location: AISD ADA Report						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	191,898	EACH	5	$247,733	1669
Note: Interior Improvements Estimated Construction Cost for Floor Plan Area 8 $ 922.08 Estimated Construction Cost for Floor Plan Area 9 $ 11,388.90 Estimated Construction Cost for Floor Plan Area 10 $ 35,542.14 Estimated Construction Cost for Floor Plan Area 11 $ 100,030.40 Estimated Construction Cost for Floor Plan Area 12 $ 44,014.13 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 $ 191,897.64 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements $ 191,897.64						
Location: AISD ADA Report						
	Sub Total for System	**4**	**items**		**$1,043,612**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	$6,455	6529
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	**5**	**items**		**$1,050,067**	

Building: 160A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	861,760	EACH	1	$861,741	1811
AISD ROOFING P3	Capital Renewal	776,063	EACH	1	$776,046	1812
AISD ROOFING P5	Capital Renewal	2,935	EACH	1	$2,935	1813
	Sub Total for System	**3**	**items**		**$1,640,722**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	144	SF	2	$14,361	1673
Aluminum Window Replacement	Capital Renewal	675	SF	2	$67,316	1674
Steel Window Replacement	Capital Renewal	108	SF	2	$15,611	1675
Exterior Cleaning	Deferred Maintenance	14,650	SF Wall	5	$56,738	1672
	Sub Total for System	**4**	**items**		**$154,025**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	68,368	SF	4	$105,789	1671
	Sub Total for System	**1**	**items**		**$105,789**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,519	1160
Note: replace due to age						
Location: main mech						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,358	1161
Note: age/trans TD						
Location: ahu 5						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,519	1162
Note: replace due to age						
Location: AHU 3						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$5,358	1163
Note: replace due to age						
Location: AHU 4						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	1164
Note: age/panel LVA						
Location: main mech						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,688	1165
Note: age/panel hvd						
Location: AHU 5						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	1166
Note: age/panel lvd						
Location: AHU 5						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	1167
Note: age/panel DC						
Location: AHU 3						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	1168
Note: age/panel LV8						
Location: AHU 3						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,688	1169
Note: age/panel HVB						
Location: AHU 3						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	1170
Note: age/panel LVC						
Location: AHU 4						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$6,688	1171
Note: age/panel HVC						
Location: AHU 4						
	Sub Total for System	**12**	**items**		**$55,728**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Condensate Drain Repair	Deferred Maintenance	1	Ea.	3	$282	1174
Note: condensate drain for HWB-1-06 closed, leading to a pool of rusted water						
Location: main mech room						
	Sub Total for System	**1**	**items**		**$282**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	68,368	SF	1	$209,127	1172
Note: no system installed						
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,868	1173
Location: admin						

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	68,368	SF	1	$500,879	1175
Note: no sprinkler system						
	Sub Total for System	**3**	**items**		**$716,873**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	267,549	Ea.	5	$314,330	6457
Note: CRAWL SPACE ACCESS/VENTILATION - Improve ventilation						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	8,352	Ea.	5	$9,812	6458
Note: CRAWL SPACE ACCESS/VENTILATION - repair access hatch						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	172,612	Ea.	5	$202,793	6459
Note: STANDARD FOUNDATIONS - repair honeycombing & mushrooming						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	49,942	Ea.	5	$58,674	6460
Note: SPECIAL FOUNDATIONS - repair honeycombing						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	172,612	Ea.	5	$202,793	6461
Note: SUSPENDED FLOOR BEAMS - repair honeycombing & spalling						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	345,225	Ea.	5	$405,588	6462
Note: SUSPENDED FLOOR SLABS - repair spalling & reinforcement						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	431,531	Ea.	5	$506,985	6463
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted piping and improve system						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	64,028	Ea.	5	$75,223	6464
Note: CRAWL SPACE, EXPOSED DUCTWORK - Repair ductwork						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	$16,353	6465
Note: CRAWL SPACE, EQUIPMENT - Replace rusted piping and improve system						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	172,612	Ea.	5	$202,793	6466
Note: CRAWL SPACE, INSULATION - replace insulation, 20%						
	Sub Total for System	**10**	**items**		**$1,995,346**	
Sub Total for Building 160A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**34**	**items**		**$4,668,765**	

Building: 160B - Music Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	15	SF Wall	5	$58	1159
	Sub Total for System	**1**	**items**		**$58**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	1,459	SF	1	$10,689	1176
Note: no sprinkler system						
	Sub Total for System	**1**	**items**		**$10,689**	
	Sub Total for Building 160B - Music Building	**2**	**items**		**$10,747**	
	Total for Campus	**41**	**items**		**$5,729,579**	

Linder 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)	437	LF	$20,625	4
Pedestrian Pavement	Sidewalks - Concrete	900	SF	$10,195	5
Playfield Areas	ES Playgrounds	1	Ea.	$22,348	6
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,788	LF	$140,081	8
	Sub Total for System	**4**	**items**	**$193,248**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	Ea.	$17,459	4
	Sub Total for System	**1**	**items**	**$17,459**	
	Sub Total for Building -	**5**	**items**	**$210,707**	

Building: 160A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	13,674	SF	$173,115	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	54,694	SF	$184,688	5
Wall Paneling	Wood Panel wall	27,347	SF	$428,858	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,674	SF	$61,272	5
Compartments and Cubicles	Toilet Partitions	20	Stall	$40,330	5
Suspended Plaster and	Painted ceilings	6,837	SF	$14,239	5
	Sub Total for System	**6**	**items**	**$902,502**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	$4,393	3
Note:	VFD-AHU-1; main mech				
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	$4,393	3
Note:	VFD-AHU-2, main mech room				
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	$6,850	3
Note:	HWP				
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	$11,561	3
Note:	CHWP				
HVAC Air Distribution	VAV Boxes / Terminal Device	69	Ea.	$267,296	3
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	$48,472	4
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	2	Ea.	$83,203	5
Note:	HWB-01-0.5, HWB-02-06 in main mech room				
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	$102,018	5
Facility Hydronic Distribution	4-Pipe System	68,368	SF	$165,428	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	$8,626	5
Note:	HWBP-1-06, HWBP-2-02 in main mech room				
HVAC Air Distribution	Ductwork (Bldg.SF)	68,368	SF	$540,958	5
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	$9,798	5
Exhaust Air	Roof Exhaust Fan - Large	9	Ea.	$72,326	5
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	$22,383	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	34,184	SF	$52,895	10
Note:	Tridium Controls				
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	34,184	SF	$52,895	10
Note:	Old CSI-Net System				
	Sub Total for System	**16**	**items**	**$1,453,494**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	68,368	SF	$81,200	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	11	Ea.	$22,913	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	68,368	SF	$1,253,769	5
Power Distribution	Panelboard - 120/208 125A	2	Ea.	$2,918	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	68,368	SF	$48,396	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	$7,307	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	$9,017	8
Electrical Service	Transformer (45 KVA)	1	Ea.	$5,919	8
Power Distribution	Panelboard - 277/480 225A	1	Ea.	$9,372	8
	Sub Total for System	**9**	**items**	**$1,440,811**	

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
Sanitary Sewerage Piping	Sanitary Sewer Piping	68,368	SF	$75,904	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	$2,135	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	$2,684	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	$6,384	5
Domestic Water Equipment	Gas Piping System (BldgSF)	68,368	SF	$2,370,679	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	68,368	SF	$245,696	5
Plumbing Fixtures	Restroom Lavatory	19	Ea.	$51,610	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	$3,184	5
Plumbing Fixtures	Showers	1	Ea.	$1,306	5
Plumbing Fixtures	Toilets	49	Ea.	$247,910	5
Plumbing Fixtures	Urinals	5	Ea.	$6,771	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	32	Ea.	$76,280	5
Plumbing Fixtures	Classroom Lavatory	44	Ea.	$112,838	10
Building Support Plumbing System Supplementary Components	Sump Pump	1	Ea.	$567	10
	Sub Total for System	**15**	**items**	**$3,210,332**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	68,368	SF	$157,364	5
	Sub Total for System	**1**	**items**	**$157,364**	
Sub Total for Building 160A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**47**	**items**	**$7,164,503**	

Building: 160B - Music Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	$7,414	10
	Sub Total for System	**1**	**items**	**$7,414**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,459	SF	$4,927	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,459	SF	$6,538	7
	Sub Total for System	**2**	**items**	**$11,464**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,459	SF	$2,258	8
HVAC Air Distribution	VAV Boxes / Terminal Device	2	Ea.	$7,748	8
	Sub Total for System	**2**	**items**	**$10,005**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	$2,705	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1,459	SF	$26,756	10
	Sub Total for System	**2**	**items**	**$29,461**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	$8,802	8
	Sub Total for System	**1**	**items**	**$8,802**	
	Sub Total for Building 160B - Music Building	**8**	**items**	**$67,147**	

Total for: Linder ES	**60 items**	**$7,442,357**

Supporting Photos

General Site Photos

Electrical panel at end of life

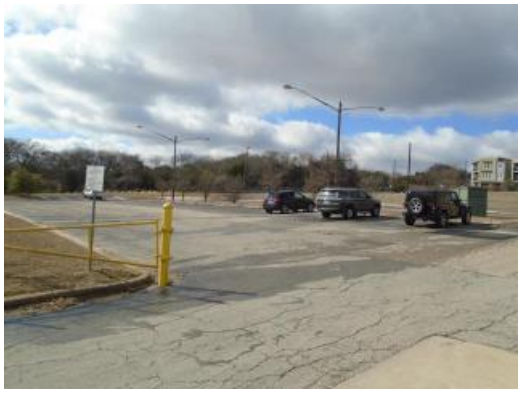
F20\ SILENT KNIGHT\ADMIN

Rusted transformer on northwest side

Cracked parking lot asphalt pavement

Parking lot asphalt pavement

Loading dock pavement



Parking lot pavement