



# FACILITY CONDITION ASSESSMENT

*Maplewood ES* | February 2022



## Executive Summary

Maplewood ES is located at 3808 Maplewood Ave in Austin, Texas. The oldest building is 69 years old (at time of 2020 assessment). It comprises 45,389 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 \$4,081,248. 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 Maplewood ES the ten-year need is \$9,581,237.

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 Maplewood ES facility has a 5-year FCA score of 42.18%.

## Summary of Findings

The table below summarizes the condition findings at Maplewood 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
<b>Exterior Site</b>								
	Exterior Site	\$1,525,346	\$51,409	\$65,799	\$1,576,755	\$1,642,554	\$0	
<b>Permanent Building(s)</b>								
122A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,534,929	\$4,405,022	\$966,638	\$6,939,951	\$7,906,589	\$14,717,780	52.85%
122B	Storage Building (old Boiler House) (Brick)	\$20,972	\$11,121	\$0	\$32,093	\$32,093	\$68,183	52.93%
<b>Sub Total for Permanent Building(s):</b>		<b>\$2,555,902</b>	<b>\$4,416,143</b>	<b>\$966,638</b>	<b>\$6,972,045</b>	<b>\$7,938,683</b>	<b>\$14,785,967</b>	
<b>Total for Site:</b>		<b>\$4,081,248</b>	<b>\$4,467,552</b>	<b>\$1,032,437</b>	<b>\$8,548,800</b>	<b>\$9,581,237</b>	<b>\$14,785,967</b>	<b>42.18%</b>

## 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	\$1,518,891	\$1,518,891	37.22 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.16 %
Exterior	\$0	\$1,168,951	\$0	\$0	\$4,647	\$1,173,598	28.76 %
Interior	\$0	\$0	\$228,494	\$272,160	\$38,007	\$538,662	13.20 %
Mechanical	\$0	\$236,159	\$0	\$0	\$3,718	\$239,877	5.88 %
Electrical	\$0	\$26,640	\$67,446	\$0	\$0	\$94,086	2.31 %
Plumbing	\$0	\$0	\$6,384	\$0	\$0	\$6,384	0.16 %
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	\$503,294	\$503,294	12.33 %
<b>Total:</b>	\$6,455	\$1,431,750	\$302,324	\$272,160	\$2,068,558	\$4,081,248	

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

Site	-	\$1,518,891
Exterior	-	\$1,173,598
Interior	-	\$538,662

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

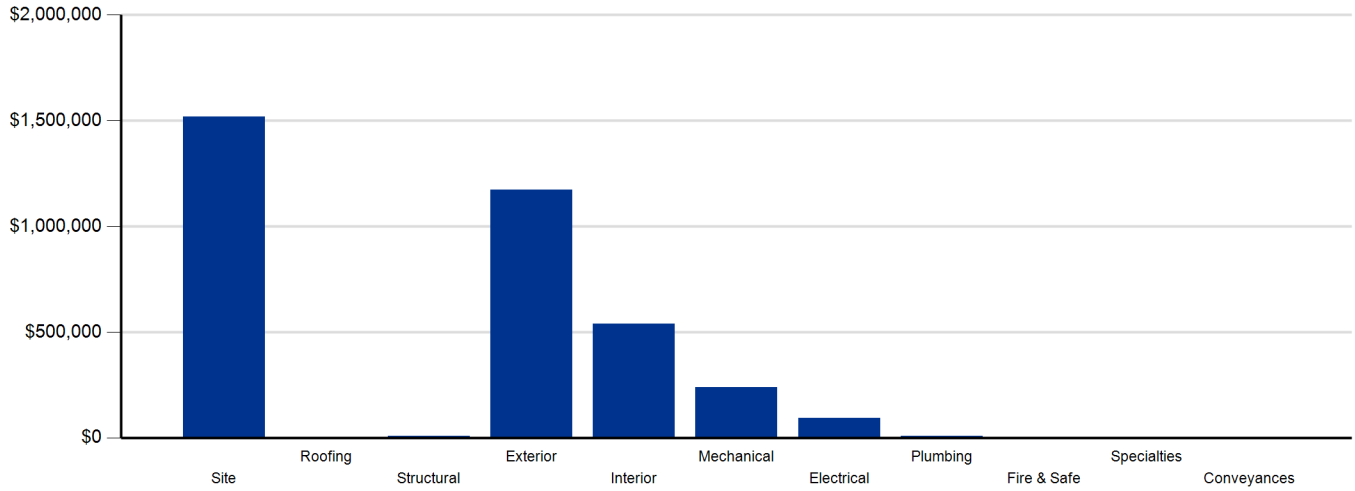


Figure 1: System Deficiencies

## 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	\$0	\$28,130	\$28,130
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$310,624	\$310,624
Interior	\$0	\$0	\$0	\$0	\$1,847,564	\$1,847,564
Mechanical	\$0	\$1,066,198	\$11,758	\$40,601	\$382,048	\$1,500,605
Electrical	\$0	\$0	\$0	\$23,279	\$12,498	\$35,777
Plumbing	\$0	\$0	\$0	\$0	\$524,805	\$524,805
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$220,047	\$220,047
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$1,066,198</b>	<b>\$11,758</b>	<b>\$63,880</b>	<b>\$3,325,716</b>	<b>\$4,467,552</b>

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	\$28,130	\$0	\$0	\$0	\$0	\$65,799	\$65,799	\$93,929
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$310,624	\$0	\$0	\$0	\$0	\$0	\$0	\$310,624
Interior	\$1,847,564	\$0	\$0	\$0	\$0	\$20,333	\$20,333	\$1,867,897
Mechanical	\$1,500,605	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,605
Electrical	\$35,777	\$0	\$0	\$0	\$0	\$868,276	\$868,276	\$904,053
Plumbing	\$524,805	\$0	\$0	\$0	\$0	\$6,384	\$6,384	\$531,189
Fire and Life Safety	\$0	\$0	\$0	\$0	\$78,029	\$0	\$78,029	\$78,029
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$220,047	\$0	\$0	\$0	\$0	\$0	\$0	\$220,047
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$4,467,552</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,029</b>	<b>\$960,792</b>	<b>\$1,038,821</b>	<b>\$5,506,373</b>

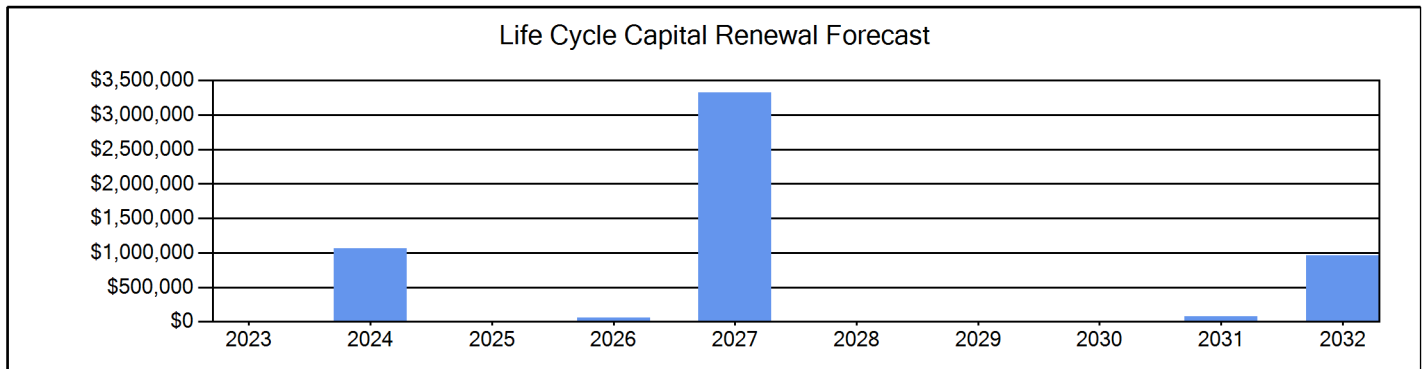


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$14,785,967. For planning purposes, the total 5-year need at the Maplewood ES is \$8,548,800 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Maplewood ES facility has a 5-year FCA of 42.18%.

**5-Year Need vs. Replacement**

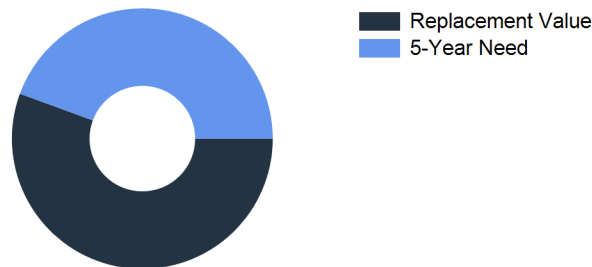


Figure 3: 5-Year FCA



## Maplewood ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	487,995	EACH	5	\$837,878	3816
PUBLIC DEFICIENCIES	ADA Compliance	265,927	EACH	5	\$456,592	3815
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	130,707	EACH	5	\$224,421	3817
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,518,891</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6646

**Note:** Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD

<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$6,455</b>
<b>Sub Total for School and Site Level</b>	<b>4</b>	<b>items</b>	<b>\$1,525,346</b>

### Building: 122A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	174	SF	2	\$17,352	3819
Brick Exterior Replacement (Bldg SF)	Capital Renewal	40,335	SF	2	\$1,133,195	4244
Metal Panel Exterior Replacement (Bldg SF)	Capital Renewal	4,482	SF	2	\$16,010	3818
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,166,558</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	68	Door	3	\$100,953	4245
Interior Door Replacement	Capital Renewal	68	Door	3	\$127,541	3820
Acoustical Ceiling Tile Replacement	Capital Renewal	3,409	SF	4	\$11,511	4236
<b>Location:</b> Building Wide						
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	20,168	SF	4	\$140,525	4234
Ceiling Grid Replacement	Capital Renewal	3,409	SF	4	\$14,196	4235
Ceramic Tile Flooring Replacement	Capital Renewal	1,700	SF	4	\$30,034	4240
<b>Note:</b> Beyond useful life						
<b>Location:</b> Building Wide						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	1,700	SF	4	\$14,113	4241
<b>Note:</b> Beyond useful life						
<b>Location:</b> Building Wide						
Stone/Quarry Flooring Replacement	Capital Renewal	2,260	SF	4	\$61,781	4242
<b>Note:</b> Beyond useful life						
<b>Location:</b> Kitchen						
Interior Wall Repainting (Bldg SF)	Capital Renewal	8,482	SF	5	\$38,007	4243
<b>Location:</b> Building Wide						
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$538,662</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$11,586	3685
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	3686
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	3821
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	\$938	3682
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	18	Ea.	2	\$102,848	3683
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$3,390	3684
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$64,260	3687

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment  <b>Note:</b> Old AHU <b>Location:</b> crawlspace	Deferred Maintenance	1	Ea.	5	\$1,239	3688
Remove Abandoned Equipment  <b>Note:</b> Old pump <b>Location:</b> crawlspace	Deferred Maintenance	1	Ea.	5	\$1,239	3689
Remove Abandoned Equipment  <b>Note:</b> Old condensing unit <b>Location:</b> crawlspace	Deferred Maintenance	1	Ea.	5	\$1,239	3690
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>		<b>\$239,877</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement  <b>Note:</b> old age, highly corroded/exposed <b>Location:</b> on roof above library area	Capital Renewal	7	Ea.	2	\$12,859	3706
Panelboard Replacement  <b>Note:</b> obsolete manufacturer "I-T-E," panel "H,"	Capital Renewal	1	Ea.	2	\$5,500	3707
Panelboard Replacement  <b>Note:</b> obsolete manufacturer "I-T-E," panel "I"	Capital Renewal	1	Ea.	2	\$5,500	3708
2 X 4 Interior Fluorescent Lighting Replacement  <b>Note:</b> broken <b>Location:</b> 4 in cafeteria; 3 in gym	Capital Renewal	7	Ea.	3	\$3,068	3709
Interior Power Wiring Replacement	Deferred Maintenance	44,817	SF	3	\$53,229	3824
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$80,155</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	3822
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,384</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - correct water infiltration - 1 LS	Deferred Maintenance	43,651	Ea.	5	\$51,283	6640
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - repair exposed rebar - 1 EA	Deferred Maintenance	2,088	Ea.	5	\$2,453	6641
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> STRUCTURE, FOUNDATIONS - repair honeycombing & spalling - 44818 GSF	Deferred Maintenance	249,533	Ea.	5	\$293,164	6642
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> SUSPENDED FLOOR BEAMS - repair honeycombing, (1) location - 1 EA	Deferred Maintenance	4,176	Ea.	5	\$4,906	6643
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> STRUCTURE, BASEMENT WALLS - repair honeycombing, (1) location - 1 EA	Deferred Maintenance	4,176	Ea.	5	\$4,906	6644
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD  <b>Note:</b> SUSPENDED FLOOR SLABS - repair spalling & pipe penetrations through slab - 44818 GSF	Deferred Maintenance	124,766	Ea.	5	\$146,581	6645
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$503,294</b>	
<b>Sub Total for Building 122A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>34</b>	<b>items</b>		<b>\$2,534,929</b>	

**Building: 122B - Storage Building (old Boiler House) (Brick)**

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 2 @ 6x2	Capital Renewal	24	SF	2	\$2,393	3691
Exterior Cleaning	Deferred Maintenance	1,200	SF Wall	5	\$4,647	3692
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$7,041</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Obsolete manufactureer "I-T-E" panel "G"	Capital Renewal	1	Ea.	2	\$2,782	3704
Interior Power Wiring Replacement	Deferred Maintenance	571	SF	3	\$678	3823
Lighting Fixtures Replacement <b>Note:</b> lights do not work	Capital Renewal	571	SF	3	\$10,471	3705
	<b>Sub Total for System</b>	<b>3</b>	<b>items</b>		<b>\$13,932</b>	
	<b>Sub Total for Building 122B - Storage Building (old Boiler House) (Brick)</b>	<b>5</b>	<b>items</b>		<b>\$20,972</b>	
	<b>Total for Campus</b>	<b>43</b>	<b>items</b>		<b>\$4,081,248</b>	

## Maplewood 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)	596	LF	\$28,130	5
Parking Lot Pavement	Asphalt	35	CAR	\$50,778	10
Roadway Pavement	Asphalt Driveways	2,336	SF	\$15,021	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$93,929</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	4	Ea.	\$23,279	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$23,279</b>	
<b>Sub Total for Building -</b>		<b>4</b>	<b>items</b>	<b>\$117,208</b>	

### Building: 122A - 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	90	SF	\$8,975	5
Exterior Operating Windows	Aluminum - Windows per SF	120	SF	\$11,967	5
Exterior Operating Windows	Aluminum - Windows per SF	1,449	SF	\$144,504	5
Exterior Operating Windows	Aluminum - Windows per SF	240	SF	\$23,934	5
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$70,433	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	10	Door	\$39,690	5
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$299,504</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	22,409	SF	\$75,670	5
Stone Facing	CMU Wall	16,227	SF	\$546,672	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	40,482	SF	\$181,397	5
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Carpeting	Carpet	2,241	SF	\$28,371	5
Resilient Flooring	Vinyl Composition Tile Flooring	40,335	SF	\$329,848	5
Interior Door Supplementary Components	Door Hardware	80	Door	\$118,769	5
Stone Facing	CMU Wall	16,227	SF	\$546,672	5
Resilient Flooring	Rubber Tile Flooring	1,345	SF	\$20,333	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$1,867,895</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	82	Ton	\$1,066,198	2
<b>Note:</b> 55% of Bldg A is Ground Source No Boiler, No Chillers and rest of building RTU's. Building B is Mechanical no HVAC					
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	3
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	1	Ea.	\$15,266	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	1	Ea.	\$13,749	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	4
HVAC Air Distribution	Ductwork (Bldg.SF)	44,817	SF	\$354,612	5
Exhaust Air	Roof Exhaust Fan - Small	14	Ea.	\$27,436	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$1,500,605</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	6	Ea.	\$12,498	5
Power Distribution	Motor Controller (Loads)	8	Ea.	\$14,696	10
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	10
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	10
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$7,214	10
Lighting Fixtures	Light Fixtures (Bldg SF)	44,817	SF	\$821,878	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$880,774</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	5
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	1	Ea.	\$2,179	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	44,817	SF	\$161,060	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	44,817	SF	\$49,757	5
Plumbing Fixtures	Classroom Lavatory	40	Ea.	\$102,580	5
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$35,312	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	5
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Plumbing Fixtures	Toilets	32	Ea.	\$161,900	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$531,190</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	44,817	SF	\$71,161	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$78,029</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	25	Room	\$220,047	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$220,047</b>	
<b>Sub Total for Building 122A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>44</b>	<b>items</b>	<b>\$5,378,044</b>	

**Building: 122B - Storage Building (old Boiler House) (Brick)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$11,121</b>	
<b>Sub Total for Building 122B - Storage Building (old Boiler House) (Brick)</b>		<b>1</b>	<b>items</b>	<b>\$11,121</b>	
<b>Total for: Maplewood ES</b>		<b>49</b>	<b>items</b>	<b>\$5,506,373</b>	

## Supporting Photos

### General Site Photos



Electric distribution panel beyond its useful life



Exposed ceiling



Single pane window is aged



Exterior aluminum windows are past useful life



DX unit beyond its useful life



Roof top unit is aged



Water heaters are reaching the end of their useful life



Electric unit heaters are beyond their useful life



Ceiling tile is damaged