



FACILITY CONDITION ASSESSMENT

Ortega ES | February 2022



Executive Summary

Ortega ES is located at 1135 Garland Ave in Austin, Texas. The oldest building is 61 years old (at time of 2020 assessment). It comprises 47,772 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 \$2,783,311. 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 Ortega ES the ten-year need is \$8,852,229.

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 Ortega ES facility has a 5-year FCA score of 56.70%.

Summary of Findings

The table below summarizes the condition findings at Ortega 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	\$881,831	\$403,993	\$122,174	\$1,285,824	\$1,407,998	\$0	
Permanent Building(s)								
126A	Main building includes Administration Offices, Classrooms, & Gym.	\$1,486,128	\$1,547,535	\$125,896	\$3,033,663	\$3,159,559	\$6,274,220	51.65%
126B	Stand-Alone Classroom Building	\$371,376	\$1,755,957	\$1,278,781	\$2,127,333	\$3,406,114	\$6,865,650	69.01%
126C	Stand-Alone Cafeteria	\$37,649	\$147,575	\$373,725	\$185,224	\$558,949	\$2,003,564	90.76%
PS037	Family Resource Center (Brick House)	\$6,327	\$223,224	\$90,058	\$229,551	\$319,609	\$703,740	67.38%
Sub Total for Permanent Building(s):		\$1,901,480	\$3,674,291	\$1,868,460	\$5,575,771	\$7,444,231	\$15,847,174	
Total for Site:		\$2,783,311	\$4,078,284	\$1,990,634	\$6,861,595	\$8,852,229	\$15,847,174	56.70%

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	\$881,831	\$881,831	31.68 %
Roofing	\$1,274,466	\$0	\$0	\$0	\$0	\$1,274,466	45.79 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$241,236	\$0	\$0	\$0	\$241,236	8.67 %
Interior	\$0	\$0	\$13,441	\$60,070	\$52,798	\$126,309	4.54 %
Mechanical	\$0	\$79,993	\$0	\$88,250	\$61,966	\$230,210	8.27 %
Electrical	\$0	\$18,364	\$0	\$0	\$0	\$18,364	0.66 %
Plumbing	\$0	\$0	\$1,306	\$0	\$0	\$1,306	0.05 %
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	\$9,589	\$0	\$9,589	0.34 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,274,466	\$339,593	\$14,747	\$157,909	\$996,595	\$2,783,311	

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

Roofing	-	\$1,274,466
Site	-	\$881,831
Exterior	-	\$241,236

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

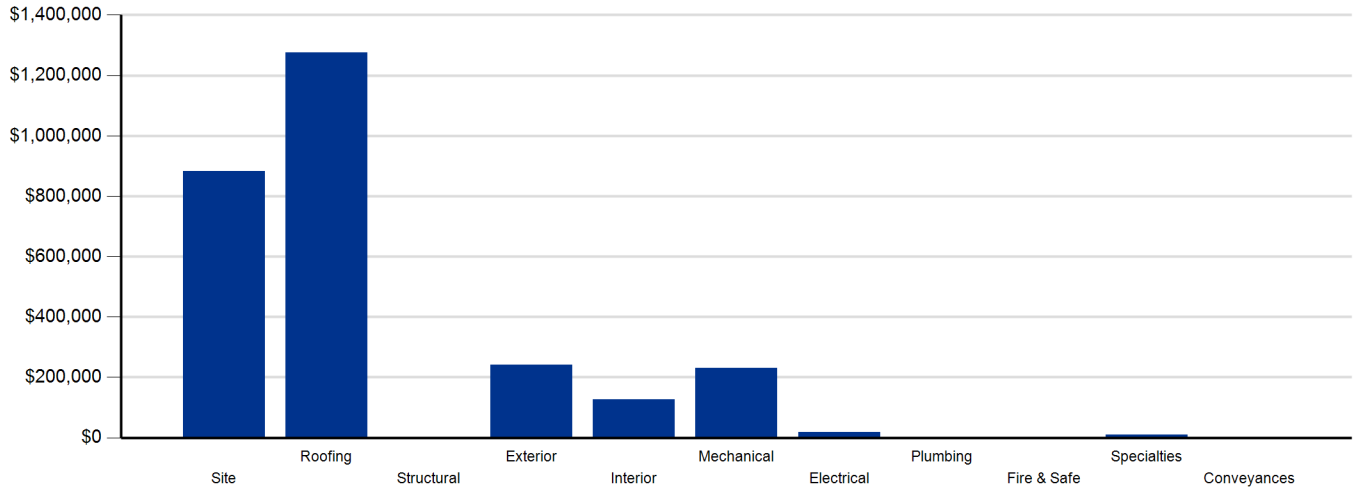


Figure 1: System Deficiencies

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	\$54,928	\$0	\$0	\$0	\$349,065	\$403,993
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$245,321	\$0	\$0	\$0	\$245,321
Interior	\$0	\$0	\$239,674	\$154,781	\$554,976	\$949,431
Mechanical	\$0	\$767,143	\$0	\$95,040	\$77,897	\$940,080
Electrical	\$3,607	\$39,281	\$5,500	\$47,607	\$41,858	\$137,853
Plumbing	\$0	\$0	\$3,399	\$177,059	\$828,187	\$1,008,645
Fire and Life Safety	\$0	\$0	\$0	\$0	\$33,195	\$33,195
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$26,406	\$333,360	\$359,766
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$58,535	\$1,051,745	\$248,573	\$500,893	\$2,218,538	\$4,078,284

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	\$403,993	\$0	\$0	\$0	\$0	\$122,174	\$122,174	\$526,167
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$245,321	\$0	\$0	\$6,327	\$0	\$6,871	\$13,198	\$258,519
Interior	\$949,431	\$0	\$83,549	\$33,825	\$0	\$72,676	\$190,050	\$1,139,481
Mechanical	\$940,080	\$0	\$0	\$0	\$0	\$21,451	\$21,451	\$961,531
Electrical	\$137,853	\$0	\$6,249	\$0	\$0	\$497,201	\$503,450	\$641,303
Plumbing	\$1,008,645	\$0	\$0	\$1,264	\$0	\$1,136,457	\$1,137,721	\$2,146,366
Fire and Life Safety	\$33,195	\$0	\$0	\$0	\$8,917	\$0	\$8,917	\$42,112
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$359,766	\$0	\$0	\$0	\$0	\$0	\$0	\$359,766
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,078,284	\$0	\$89,798	\$41,416	\$8,917	\$1,856,830	\$1,996,961	\$6,075,245

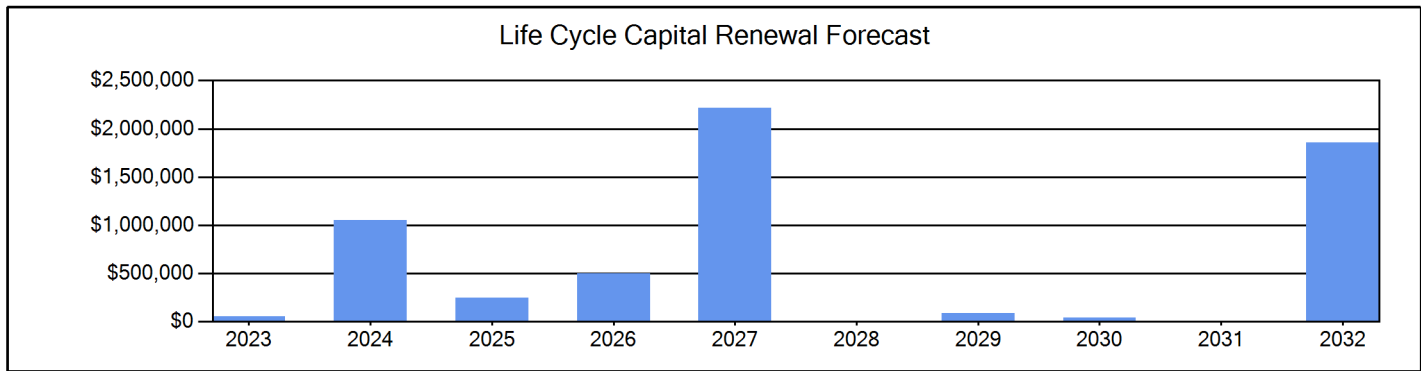


Figure 2: Ten Year Capital Renewal Forecast

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 \$15,847,174. For planning purposes, the total 5-year need at the Ortega ES is \$6,861,595 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Ortega ES facility has a 5-year FCA of 56.70%.

5-Year Need vs. Replacement

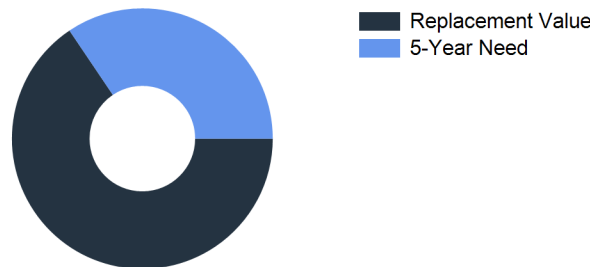


Figure 3: 5-Year FCA

Ortega ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	260,566	EACH	5	\$447,387	4140
PUBLIC DEFICIENCIES	ADA Compliance	158,295	EACH	5	\$271,789	4139
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	94,733	EACH	5	\$162,655	4141
Sub Total for System		3	items		\$881,831	
Sub Total for School and Site Level		3	items		\$881,831	

Building: 126A - Main building includes Administration Offices, Classrooms, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	11,232	EACH	1	\$11,813	4142
AISD ROOFING P2	Capital Renewal	1,200,582	EACH	1	\$1,262,653	4143
Sub Total for System		2	items		\$1,274,466	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	2,105	SF	2	\$59,139	4353
Metal Exterior Door Replacement	Capital Renewal	12	Door	2	\$44,484	4348
Sub Total for System		2	items		\$103,623	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceramic Tile Flooring Replacement	Capital Renewal	957	SF	4	\$16,908	4350
Vinyl Composition Tile Replacement	Capital Renewal	3,463	SF	4	\$28,319	4351
Interior Ceiling Repainting	Deferred Maintenance	3,284	SF	5	\$6,839	4349
Interior Wall Repainting (Bldg SF)	Capital Renewal	5,150	SF	5	\$23,077	4352
Sub Total for System		4	items		\$75,143	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	4088
Remove Abandoned Equipment	Deferred Maintenance	23	Ea.	5	\$28,504	4089
Sub Total for System		2	items		\$31,590	

Note: Wall units

Location: Classrooms

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	4087
Sub Total for System		1	items		\$1,306	
Sub Total for Building 126A - Main building includes Administration Offices, Classrooms, & Gym.		11	items		\$1,486,128	

Building: 126B - Stand-Alone Classroom Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	2,906	SF	2	\$83,095	4355
Metal Exterior Door Replacement	Capital Renewal	13	Door	2	\$48,191	4354
Sub Total for System		2	items		\$131,286	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	4	Door	3	\$5,938	4358
Interior Door Replacement	Capital Renewal	4	Door	3	\$7,502	4357
Vinyl Composition Tile Replacement	Capital Renewal	1,815	SF	4	\$14,843	4359

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	2,680	SF	5	\$5,581	4356
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,861	SF	5	\$17,301	4360
Sub Total for System		5	items		\$51,166	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	14	Ea.	2	\$79,993	4090
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	18	Ea.	4	\$85,165	4091
Remove Abandoned Equipment	Deferred Maintenance	18	Ea.	5	\$22,308	4092

Note: Wall units

Location: Classrooms

Sub Total for System 3 items \$187,466

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	4085

Sub Total for System 1 items \$1,459

Sub Total for Building 126B - Stand-Alone Classroom Building 11 items \$371,376

Building: 126C - Stand-Alone Cafeteria
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	9	Ea.	5	\$11,154	4093

Note: Wall units

Location: Stage and cafe

Sub Total for System 1 items \$11,154

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,905	4086

Sub Total for System 1 items \$16,905

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	18	Ea.	4	\$9,589	4361

Sub Total for System 1 items \$9,589

Sub Total for Building 126C - Stand-Alone Cafeteria 3 items \$37,649

Building: PS037 - Family Resource Center (Brick House)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,327	4084

Note: Deterioration

Sub Total for System 1 items \$6,327

Sub Total for Building PS037 - Family Resource Center (Brick House) 1 items \$6,327

Total for Campus 29 items \$2,783,311

Ortega ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Concrete Driveways	4,400	SF	\$54,928	1
Fences and Gates	Fencing - Chain Link (4 Ft)	500	LF	\$23,599	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,000	LF	\$156,690	5
Pedestrian Pavement	Sidewalks - Concrete	14,900	SF	\$168,776	5
Playfield Areas	ES Playgrounds	3	Ea.	\$67,044	10
Parking Lot Pavement	Asphalt	38	CAR	\$55,130	10
Sub Total for System		6	items	\$526,166	
Sub Total for Building -		6	items	\$526,166	

Building: 126A - Main building includes Administration Offices, Classrooms, & Gym.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	40	Door	\$75,024	3
Carpeting	Carpet	764	SF	\$9,672	4
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	4
Interior Door Supplementary Components	Door Hardware	42	Door	\$62,354	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,821	SF	\$15,912	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,821	SF	\$12,903	5
Suspended Plaster and	Painted ceilings	15,284	SF	\$31,830	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,150	SF	\$81,329	5
Resilient Flooring	Vinyl Composition Tile Flooring	11,463	SF	\$93,741	5
Tile Flooring	Ceramic Tile	3,057	SF	\$54,009	7
Tile Wall Finish	Ceramic Tile wall	955	SF	\$7,928	10
Athletic Flooring	Athletic/Sport Flooring	2,866	SF	\$43,968	10
Sub Total for System		12	items	\$494,458	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	3	Ea.	\$72,708	4
Exhaust Air	Interior Ceiling Exhaust Fan	5	Ea.	\$2,433	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	10
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Sub Total for System		5	items	\$111,042	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	1
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	19,105	SF	\$13,524	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	4
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Sub Total for System		6	items	\$55,382	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	3
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Equipment	Gas Piping System (BldgSF)	19,105	SF	\$662,471	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	19,105	SF	\$68,658	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	19,105	SF	\$21,211	5
Plumbing Fixtures	Classroom Lavatory	4	Ea.	\$10,258	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Sub Total for System		11	items	\$837,626	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	16	Room	\$140,830	5
Casework	Lockers	64	Ea.	\$34,096	5
Sub Total for System		2	items	\$174,926	
Sub Total for Building 126A - Main building includes Administration Offices, Classrooms, & Gym.		36	items	\$1,673,434	

Building: 126B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,836	SF	\$183,099	2
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$3,191	2
Sub Total for System		2	items	\$186,290	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	44	Door	\$82,526	3
Interior Door Supplementary Components	Door Hardware	44	Door	\$65,323	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	5,227	SF	\$17,766	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,227	SF	\$17,650	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	19,861	SF	\$88,996	5
Resilient Flooring	Vinyl Composition Tile Flooring	18,815	SF	\$153,864	5
Tile Flooring	Ceramic Tile	1,672	SF	\$29,540	7
Suspended Plaster and	Painted ceilings	15,680	SF	\$32,655	8
Tile Wall Finish	Ceramic Tile wall	1,045	SF	\$8,675	10
Sub Total for System		9	items	\$500,995	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	59	Ton	\$767,143	2
Note: Building has 85% Ground Source and 15% of RTU's. No Boilers or Chillers.					
Sub Total for System		1	items	\$767,143	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	1
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	20,906	SF	\$14,799	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	5
Lighting Fixtures	Light Fixtures (Bldg SF)	20,906	SF	\$383,386	10
Sub Total for System		5	items	\$412,790	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	4
Plumbing Fixtures	Toilets	19	Ea.	\$96,128	4
Plumbing Fixtures	Classroom Lavatory	18	Ea.	\$46,161	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	8
Domestic Water Equipment	Gas Piping System (BldgSF)	20,906	SF	\$724,921	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	20,906	SF	\$75,130	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	20,906	SF	\$23,210	10
Sub Total for System		9	items	\$975,891	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	20,906	SF	\$33,195	5
Sub Total for System		1	items	\$33,195	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	18	Room	\$158,434	5
			Sub Total for System	1 items	\$158,434
			Sub Total for Building 126B - Stand-Alone Classroom Building	28 items	\$3,034,738

Building: 126C - Stand-Alone Cafeteria
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	84	SF	\$8,377	2
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	2
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	10
			Sub Total for System	3 items	\$38,033

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	5	Door	\$9,378	3
Interior Door Supplementary Components	Door Hardware	5	Door	\$7,423	3
Suspended Plaster and	Painted ceilings	5,054	SF	\$10,525	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,774	SF	\$21,392	4
Tile Flooring	Ceramic Tile	281	SF	\$4,965	5
Resilient Flooring	Vinyl Composition Tile Flooring	3,370	SF	\$27,559	5
Suspended Plaster and	Painted ceilings	562	SF	\$1,170	8
Wood Flooring	Wood Flooring - All Types	562	SF	\$12,105	10
			Sub Total for System	8 items	\$94,518

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,460	10
			Sub Total for System	1 items	\$1,460

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	1
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	3
Packaged Generator Assemblies	Exterior Electrical Enclosure	1	Ea.	\$715	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	7
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	10
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	10
Lighting Fixtures	Light Fixtures (Bldg SF)	5,616	SF	\$102,989	10
			Sub Total for System	8 items	\$125,538

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Domestic Water Equipment	Gas Piping System (BldgSF)	5,616	SF	\$194,736	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,616	SF	\$20,182	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	5,616	SF	\$6,235	10
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$7,693	10
			Sub Total for System	5 items	\$235,231

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,616	SF	\$8,917	9
			Sub Total for System	1 items	\$8,917

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$17,604	4
			Sub Total for System	1 items	\$17,604
			Sub Total for Building 126C - Stand-Alone Cafeteria	27 items	\$521,301

Building: PS037 - Family Resource Center (Brick House)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	216	SF	\$21,541	2
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	8
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	10
Sub Total for System		4	items	\$34,195	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	2,142	SF	\$10,093	4
Carpeting	Carpet	107	SF	\$1,355	4
Interior Swinging Doors	Wooden Door	10	Door	\$18,756	4
Interior Door Supplementary Components	Door Hardware	10	Door	\$14,846	4
Suspended Plaster and	Painted ceilings	2,142	SF	\$4,461	5
Sub Total for System		5	items	\$49,511	

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
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	\$58,029	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2,142	SF	\$16,948	5
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5
Sub Total for System		4	items	\$81,886	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	2,142	SF	\$39,281	2
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Power Distribution	Power Wiring	2,142	SF	\$2,544	10
Sub Total for System		5	items	\$47,592	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	3
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	5
Domestic Water Equipment	Gas Piping System (BldgSF)	2,142	SF	\$74,274	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	2,142	SF	\$7,698	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	2,142	SF	\$2,378	10
Sub Total for System		8	items	\$97,622	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	4
Sub Total for System		1	items	\$8,802	
Sub Total for Building PS037 - Family Resource Center (Brick House)		27	items	\$319,608	
Total for: Ortega ES		124	items	\$6,075,246	

Supporting Photos

General Site Photos



Rooftop Condensers



Mini Split Condenser



Typical casework



Typical unit ventilator



Asphalt Drive shows wear



Sidewalks are worn



Metal Doors are rusted



Metal Door chipped at bottom