



FACILITY CONDITION ASSESSMENT

Paredes MS | February 2022



Executive Summary

Paredes MS is located at 10100 S Mary Moore Searight Dr in Austin, Texas. The oldest building is 20 years old (at time of 2020 assessment). It comprises 150,100 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 \$7,844,842. 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 Paredes MS the ten-year need is \$21,001,110.

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 Paredes MS facility has a 5-year FCA score of 71.23%.

Summary of Findings

The table below summarizes the condition findings at Paredes MS

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	\$1,244,561	\$564,936	\$710,997	\$1,809,497	\$2,520,494	\$0	
Permanent Building(s)								
061A	Stand-Alone Classroom Building (includes Library)	\$4,416,284	\$4,677,615	\$974,350	\$9,093,899	\$10,068,249	\$26,233,440	65.33%
061B	Administrative Building	\$275,498	\$232,023	\$158,963	\$507,521	\$666,484	\$1,970,997	74.25%
061C	Health Services, Life Skills	\$181,430	\$159,510	\$93,659	\$340,940	\$434,599	\$1,324,725	74.26%
061D	Stand-Alone Cafeteria	\$352,394	\$682,292	\$942,823	\$1,034,686	\$1,977,509	\$5,656,073	81.71%
061E	Stand-Alone Band Hall	\$396,140	\$459,467	\$190,760	\$855,607	\$1,046,367	\$2,979,154	71.28%
061F	Stand-Alone Gym	\$978,535	\$1,169,625	\$2,139,248	\$2,148,160	\$4,287,408	\$16,721,560	87.15%
Sub Total for Permanent Building(s):		\$6,600,281	\$7,380,532	\$4,499,803	\$13,980,813	\$18,480,616	\$54,885,941	
Total for Site:		\$7,844,842	\$7,945,468	\$5,210,800	\$15,790,310	\$21,001,110	\$54,885,941	71.23%

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	\$6,173	\$265,458	\$967,111	\$1,238,741	15.79 %
Roofing	\$2,211,797	\$0	\$0	\$0	\$0	\$2,211,797	28.19 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$122,505	\$19,224	\$18,792	\$108,820	\$269,341	3.43 %
Interior	\$0	\$0	\$134,261	\$475,252	\$313,175	\$922,688	11.76 %
Mechanical	\$0	\$2,791,737	\$0	\$0	\$0	\$2,791,737	35.59 %
Electrical	\$0	\$0	\$123,032	\$0	\$0	\$123,032	1.57 %
Plumbing	\$0	\$1,264	\$0	\$0	\$0	\$1,264	0.02 %
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	\$261,106	\$25,135	\$286,242	3.65 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$2,211,797	\$2,915,505	\$282,691	\$1,020,608	\$1,414,240	\$7,844,842	

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

Mechanical	-	\$2,791,737
Roofing	-	\$2,211,797
Site	-	\$1,238,741

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

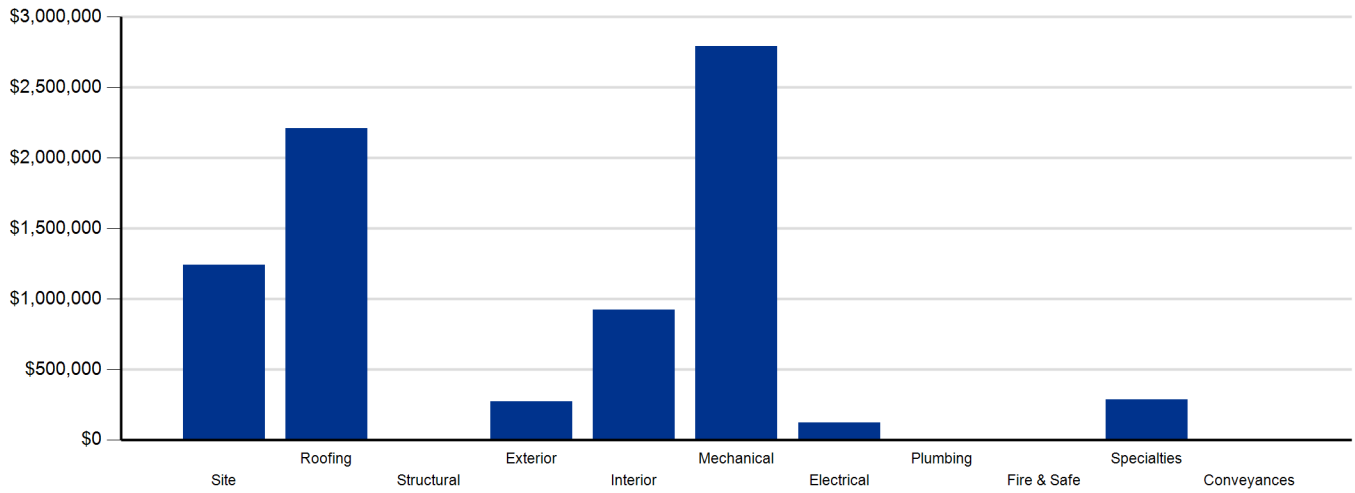


Figure 1: System Deficiencies

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	\$564,936	\$564,936
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$124	\$0	\$0	\$0	\$485,145	\$485,269
Interior	\$0	\$89,729	\$561,112	\$813,585	\$1,121,656	\$2,586,082
Mechanical	\$397,358	\$0	\$757,565	\$0	\$925,865	\$2,080,788
Electrical	\$0	\$2,705	\$0	\$0	\$4,166	\$6,871
Plumbing	\$0	\$0	\$335,457	\$3,184	\$847,968	\$1,186,609
Fire and Life Safety	\$0	\$0	\$0	\$0	\$13,736	\$13,736
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$293,307	\$747,888	\$1,041,195
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$397,482	\$92,434	\$1,654,134	\$1,110,076	\$4,711,360	\$7,965,486

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	\$564,936	\$0	\$0	\$0	\$0	\$715,759	\$715,759	\$1,280,695
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$485,269	\$0	\$5,252	\$15,282	\$65,820	\$358,796	\$445,150	\$930,419
Interior	\$2,586,082	\$98,814	\$0	\$320,563	\$602,389	\$196,774	\$1,218,540	\$3,804,622
Mechanical	\$2,080,788	\$0	\$0	\$4,313	\$0	\$135,413	\$139,726	\$2,220,514
Electrical	\$6,871	\$0	\$0	\$0	\$0	\$0	\$0	\$6,871
Plumbing	\$1,186,609	\$0	\$0	\$233,041	\$0	\$1,857,986	\$2,091,027	\$3,277,636
Fire and Life Safety	\$13,736	\$0	\$0	\$0	\$223,560	\$0	\$223,560	\$237,296
Conveyances	\$0	\$0	\$0	\$0	\$0	\$15,969	\$15,969	\$15,969
Specialties	\$1,041,195	\$0	\$0	\$422,380	\$0	\$0	\$422,380	\$1,463,575
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,965,486	\$98,814	\$5,252	\$995,579	\$891,769	\$3,280,697	\$5,272,111	\$13,237,597

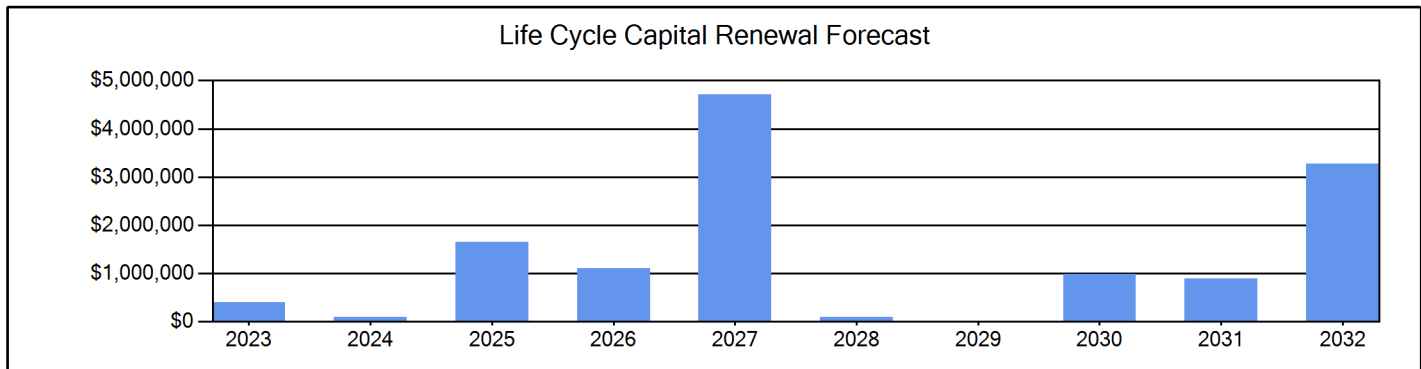


Figure 2: Ten Year Capital Renewal Forecast

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 \$54,885,941. For planning purposes, the total 5-year need at the Paredes MS is \$15,790,310 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Paredes MS facility has a 5-year FCA of 71.23%.

5-Year Need vs. Replacement

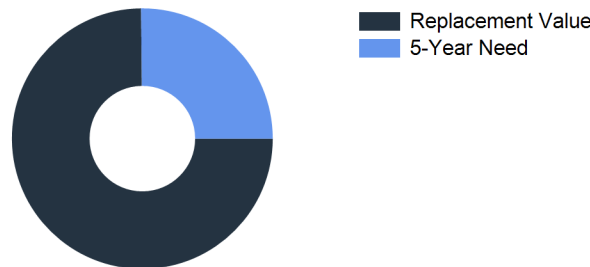


Figure 3: 5-Year FCA

Paredes MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: faults in sidewalk Location: sidewalk leading to track	Capital Renewal	960	SF	3	\$6,173	765
Asphalt Paving Resurfacing Note: cracks and weathering of asphalt pavement located in northeast and western areas of the site Location: north and eastern drive aisles	Deferred Maintenance	25,700	SF	4	\$106,895	761
Exterior Basketball Goal Replacement Note: replace six (6) basketball nets Location: basketball goals	Capital Renewal	6	Ea.	4	\$39,920	757
Fencing Replacement (8' - 10' high Chain Link Fence) Note: approximately Location: southwest of tennis courts	Capital Renewal	20	LF	4	\$1,567	755
Gravel Paving Replacement Note: needs resurfacing Location: faculty parking lot north of tennis court	Capital Renewal	22	CAR	4	\$4,762	762
Track Repair Note: missing two (2) soccer nets on goals in center of track Location: center of track	Deferred Maintenance	2	Ea.	4	\$112,314	759
Exterior Basketball Goal Repair Note: Repair pavement for four (4) basketball courts. Restripe backboards. Location: basketball goals	Deferred Maintenance	4	Ea.	5	\$2,582	756
Paving Restriping Note: faded pavement striping in driveways and parking lots around school Location: east and west areas of site	Deferred Maintenance	40	CAR	5	\$1,330	764
PROGRAM DEFICIENCIES	ADA Compliance	253,089	EACH	5	\$434,549	2300
Note: SECTION TWO: PROGRAM DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 8 (Building D)10,314.90\$ Estimated Construction Cost for Floor Plan Area 9 (Building E)25,408.88\$ Estimated Construction Cost for Floor Plan Area 10 (Building E)19,437.42\$ Estimated Construction Cost for Floor Plan Area 11 (Building F)24,545.65\$ Estimated Construction Cost for Floor Plan Area 12 (Building F)24,066.40\$ Estimated Construction Cost for Floor Plan Area 13 (x3 locations) (Building A)2,444.18\$ Estimated Construction Cost for Floor Plan Area 14 (Building A)14,992.86\$ Estimated Construction Cost for Floor Plan Area 15 (Building A)6,417.16\$ Estimated Construction Cost for Floor Plan Area 16 (Building A)17,331.60\$ Estimated Construction Cost for Floor Plan Area 17 (Building A)23,480.37\$ Estimated Construction Cost for Floor Plan Area 18 (Building F)44,772.69\$ Estimated Construction Cost for Floor Plan Area 19 (Building A)39,876.48\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1253,088.57\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements253,088.57						
PUBLIC DEFICIENCIES	ADA Compliance	152,309	EACH	5	\$261,512	2299
Note: SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A24,537.60\$ Estimated Construction Cost for Site Plan Area B34,290.34\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 158,827.94\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 (Building B)9,576.95\$ Estimated Construction Cost for Floor Plan Area 2 (Building B)7,457.13\$ Estimated Construction Cost for Floor Plan Area 3 (Building D)10,022.08\$ Estimated Construction Cost for Floor Plan Area 4 (Building D)11,829.81\$ Estimated Construction Cost for Floor Plan Area 5 (Building D)22,802.72\$ Estimated Construction Cost for Floor Plan Area 6 (Building F)24,223.21\$ Estimated Construction Cost for Floor Plan Area 7 (Building F)7,569.27\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 193,481.16\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements152,309.10						
Small Bench Replacement Note: unstable seating for the bench located adjacent to the track Location: adjacent to the track	Deferred Maintenance	1	Ea.	5	\$2,067	768
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	150,967	EACH	5	\$259,207	2301
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area C11,572.35\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 111,572.35\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 20 (Building C)17,823.31\$ Estimated Construction Cost for Floor Plan Area 21 (Building F)33,254.10\$ Estimated Construction Cost for Floor Plan Area 22 (Building F)38,235.81\$ Estimated Construction Cost for Floor Plan Area 23 (Building A)9,939.65\$ Estimated Construction Cost for Floor Plan Area 24 (x2 locations) (Building A)40,141.98\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1139,394.85\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements150,967.20						

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	4	Ea.	5	\$5,680	758
Note: Weathering tennis court pavement; courts need to be restriped. Repair two (2) tennis court entrance gates.						
Location: tennis courts						
Tree Trimming	Deferred Maintenance	1	Ea.	5	\$183	766
Note: Trees and bushes have encroached the driveway and sidewalk off of S Mary Moore Searight Drive. Trees and bushes are leaning against the fence enclosing the pond and the barbed wire fence along the north edge of the site, causing holes and breakages in chain link.						
Location: driveway, sidewalk, around fences						
Sub Total for System		14 items		\$1,238,741		

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Replacement	Capital Renewal	1	Ea.	3	\$5,820	754
Note: pole foundation is breaking down						
Location: southwest of pond						
Sub Total for System		1 items		\$5,820		
Sub Total for School and Site Level		15 items		\$1,244,561		

Building: 061A - Stand-Alone Classroom Building (includes Library)
Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	36,090	EACH	1	\$36,089	2296
AISD ROOFING P3	Capital Renewal	622,233	EACH	1	\$622,219	2297
AISD ROOFING P4	Capital Renewal	1,553,523	EACH	1	\$1,553,489	2298
Sub Total for System		3 items		\$2,211,797		

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	1078
Exterior Metal Door Repainting	Deferred Maintenance	22	Door	3	\$2,528	1079
Note: damaged						
Steel Window Repair	Deferred Maintenance	1	Ea.	3	\$1,414	1077
Note: missing window stop						
Stucco Exterior Repair	Deferred Maintenance	2,070	SF Wall	3	\$12,260	1074
Note: 2,000 SF of cement is one coating on foundation; 70 SF of stucco repair above lobby north and south						
Concrete/CMU Exterior Repair	Deferred Maintenance	15	LF	4	\$222	1071
Note: cracks						
Location: northside						
Exterior Cleaning	Deferred Maintenance	15,000	SF Wall	5	\$58,093	1076
Note: mold, dirt						
Location: all sides						
Exterior Painting	Capital Renewal	5,400	SF Wall	5	\$7,041	1075
Note: awning steel supports 1,800 SF, window and door 3,600 SF; paint peeling and faded						
Sub Total for System		7 items		\$85,264		

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	46	Door	3	\$86,278	1068
Location: various						
Acoustical Ceiling Tile Replacement	Capital Renewal	15,977	SF	4	\$53,950	1058
Note: broken/sagging/stained						
Location: various						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement Note: worn at high traffic area Location: office, library	Capital Renewal	6,090	SF	4	\$77,100	1061
Metal Interior Door Replacement Note: end of life Location: mech. room	Capital Renewal	1	Door	4	\$2,894	1066
Toilet Partition Replacement Note: broken/excessive repairs Location: various restrooms	Capital Renewal	20	Stall	4	\$40,330	1062
Vinyl Composition Tile Replacement Note: broken/color match worn	Capital Renewal	15,977	SF	4	\$130,655	1064
Interior Ceiling Repainting Note: peeling/bad color match/missing Location: various	Deferred Maintenance	39,142	SF	5	\$81,517	1059
Interior Door Repainting	Deferred Maintenance	4	Door	5	\$178	1065
Interior Door Repainting Note: chipped Location: various	Deferred Maintenance	48	Door	5	\$2,142	1069
Interior Door Repair Note: chipped/needs adjustment	Deferred Maintenance	4	Door	5	\$2,582	1067
Interior Wall Repainting Note: peeling/bad color match/missing Location: various	Deferred Maintenance	39,142	SF Wall	5	\$87,924	1060
Sub Total for System		11	items		\$565,550	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis) Note: replace with new units	Capital Renewal	79,885	SF	2	\$632,086	1084
Heat Pump HVAC Component Replacement Note: dual package systems installed during original construction, 21 years old, needs replacement Location: classrooms	Capital Renewal	48	Ea.	2	\$353,207	1081
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace with new unit	Capital Renewal	79,885	SF	2	\$142,848	1082
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace with new unit	Capital Renewal	79,885	SF	2	\$339,833	1083
Sub Total for System		4	items		\$1,467,974	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: not installed	Functional Deficiency	79,885	SF	3	\$62,383	1080
Sub Total for System		1	items		\$62,383	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting Note: surface rust/scratches; recommend prep and paint to extend the life of the hall lockers	Deferred Maintenance	1,204	Ea.	5	\$23,315	1070
Sub Total for System		1	items		\$23,315	
Sub Total for Building 061A - Stand-Alone Classroom Building (includes Library)		27	items		\$4,416,284	

Building: 061B - Administrative Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF) Note: paint all window frames and doors, awning supports; paint peeling SW	Capital Renewal	1,200	SF	4	\$2,101	2630
Exterior Cleaning Note: mold and dirt Location: sw corner of south wall	Deferred Maintenance	1,000	SF Wall	5	\$3,873	1089
Sub Total for System		2 items			\$5,974	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: delaminated knipped (cor7)	Capital Renewal	1	Door	3	\$1,876	1087
Acoustical Ceiling Tile Replacement	Capital Renewal	600	SF	4	\$2,026	1085
Carpet Flooring Replacement Note: high traffic areas worn Location: office/corridor	Capital Renewal	2,700	SF	4	\$34,182	1086
Sub Total for System		3 items			\$38,084	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: condensing units cu-10, 11, 12, 13 require replacement to to damage and age	Capital Renewal	4	Ea.	2	\$25,690	1092
Air Handler HVAC Component Replacement Note: replace due to age	Capital Renewal	4	Ea.	2	\$116,058	1095
Ductwork Replacement (SF Basis) Note: replace due to age	Capital Renewal	6,001	SF	2	\$47,483	1096
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace due to age	Capital Renewal	6,001	SF	2	\$10,731	1093
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace due to age	Capital Renewal	6,001	SF	2	\$25,528	1094
Sub Total for System		5 items			\$225,490	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: not installed	Functional Deficiency	6,001	SF	3	\$4,686	1090
Sub Total for System		1 items			\$4,686	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	1091
Sub Total for System		1 items			\$1,264	
Sub Total for Building 061B - Administrative Building		12 items			\$275,498	

Building: 061C - Health Services, Life Skills
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting Location: all exterior metal doors	Deferred Maintenance	3	Door	3	\$345	1100
Exterior Painting (Bldg SF) Note: walls, window frames, doors	Capital Renewal	200	SF	4	\$350	2629
Sub Total for System		2 items			\$695	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement Note: worn/discolored Location: restrooms, hallway	Capital Renewal	726	SF	4	\$5,937	1098

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting	Deferred Maintenance	4,033	SF Wall	5	\$9,059	1097
Note: entire building requires wall paint due to heavy wear						
Sub Total for System		2	items		\$14,996	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	3	Ea.	2	\$19,268	1102
Note: replace due to age						
Air Handler HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$87,043	1105
Note: replace due to age						
Ductwork Replacement (SF Basis)	Capital Renewal	4,033	SF	2	\$31,911	1106
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	4,033	SF	2	\$7,212	1103
Note: replace due to age						
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	4,033	SF	2	\$17,157	1104
Note: replace due to age						
Sub Total for System		5	items		\$162,590	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	4,033	SF	3	\$3,149	1101
Note: not installed						
Sub Total for System		1	items		\$3,149	
Sub Total for Building 061C - Health Services, Life Skills		10	items		\$181,430	

Building: 061D - Stand-Alone Cafeteria
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,969	1114
Location: north vestibule						
Exterior Metal Door Repainting	Deferred Maintenance	13	Door	3	\$1,494	1115
Note: rust, deterioration, peeling, faded						
Location: north vestibule						
Exterior Painting (Bldg SF)	Capital Renewal	5,150	SF	4	\$9,016	1113
Note: paint windows and doors - 2,600 SF awning, 50 SF steel, 2,500 SF metal siding						
Sub Total for System		3	items		\$14,479	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	4	Door	3	\$7,502	1112
Note: chipped/delaminated						
Location: various						
Acoustical Ceiling Tile Replacement	Capital Renewal	1,585	SF	4	\$5,352	1107
Metal Interior Door Replacement	Capital Renewal	1	Door	4	\$2,894	1111
Note: end of life						
Location: sprink2 room						
Vinyl Composition Tile Replacement	Capital Renewal	3,646	SF	4	\$29,816	1110
Note: broken/chipped/worn						
Interior Ceiling Repainting	Deferred Maintenance	2,378	SF	5	\$4,952	1108
Note: peeling/flaking						
Location: various						
Interior Wall Repainting	Deferred Maintenance	6,341	SF Wall	5	\$14,244	1109
Note: peeling/chipped off (various)						
Sub Total for System		6	items		\$64,760	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: replace due to age	Capital Renewal	7	Ea.	2	\$44,958	1117
Air Handler HVAC Component Replacement Note: replace system due to age (air handling units 20, 21, 22, 23, 24 with condensing units)	Capital Renewal	5	Ea.	2	\$215,817	1118
Sub Total for System		2	items		\$260,775	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: not installed	Functional Deficiency	15,853	SF	3	\$12,380	1116
Sub Total for System		1	items		\$12,380	
Sub Total for Building 061D - Stand-Alone Cafeteria		12	items		\$352,394	

Building: 061E - Stand-Alone Band Hall
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting Note: peeling, faded Location: all	Deferred Maintenance	10	Door	3	\$1,149	1128
Exterior Painting (Bldg SF) Note: mold and dirt Location: north and east walls	Capital Renewal	2,457	SF	4	\$4,302	1127
Exterior Painting (Bldg SF) Note: metal siding stain - faded; south and east walls; 0 life on window paint	Capital Renewal	1,600	SF	4	\$2,801	2628
Sub Total for System		3	items		\$8,252	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	\$2,969	1125
Interior Door Replacement Note: delaminated Location: choir room	Capital Renewal	4	Door	3	\$7,502	1123
Interior Door Replacement Note: difficult to operate Location: boy's restroom, band room, orchestra room	Capital Renewal	3	Door	3	\$5,627	1124
Acoustical Ceiling Tile Replacement Note: holes/chipped/sagging	Capital Renewal	907	SF	4	\$3,063	1119
Vinyl Composition Tile Replacement Note: worn/end of life Location: corridors	Capital Renewal	1,632	SF	4	\$13,346	1122
Interior Ceiling Repainting Note: faded/stained	Deferred Maintenance	454	SF	5	\$946	1120
Interior Wall Repainting (Bldg SF) Note: scuffs/peeling Location: various	Capital Renewal	1,815	SF	5	\$8,133	1121
Sub Total for System		7	items		\$41,586	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: damage/age	Capital Renewal	6	Ea.	2	\$38,535	1130
Air Handler HVAC Component Replacement Note: replace due to age (1600 CFM)	Capital Renewal	6	Ea.	2	\$174,086	1133
Ductwork Replacement (SF Basis) Note: replace due to age	Capital Renewal	9,072	SF	2	\$71,782	1134
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace piping per age factor	Capital Renewal	9,072	SF	2	\$16,222	1131

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: replace piping per age factor	Capital Renewal	9,072	SF	2	\$38,593	1132
Sub Total for System		5	items		\$339,218	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: not installed	Functional Deficiency	9,072	SF	3	\$7,084	1129
Sub Total for System		1	items		\$7,084	
Sub Total for Building 061E - Stand-Alone Band Hall		16	items		\$396,140	

Building: 061F - Stand-Alone Gym
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: discolored and flaking Location: all	Capital Renewal	20	Door	2	\$74,140	1152
Steel Window Replacement Note: discoloration, surface rust	Capital Renewal	138	SF	2	\$19,874	1149
Steel Window Replacement Note: discoloration, surface rust	Capital Renewal	72	SF	2	\$10,407	1150
Steel Window Replacement Note: discoloration, surface rust	Capital Renewal	72	SF	2	\$10,407	1151
Stucco Exterior Repair Note: damaged Location: SE corner	Deferred Maintenance	6	SF Wall	3	\$36	1146
Exterior Cleaning Note: mold/dirt Location: all walls	Deferred Maintenance	10,000	SF Wall	5	\$38,729	1148
Exterior Painting Note: rust Location: windows	Capital Renewal	150	SF Wall	5	\$196	1147
Overhead Door Repainting Note: discolored	Deferred Maintenance	80	SF	5	\$888	1153
Sub Total for System		8	items		\$154,677	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: chipped/broken Location: various	Capital Renewal	12	Door	3	\$22,507	1142
Acoustical Ceiling Tile Replacement Note: broken/sagging/missing Location: various	Capital Renewal	3,525	SF	4	\$11,903	1135
Ceramic Tile Flooring Replacement Note: broken/loose Location: restrooms	Capital Renewal	1,410	SF	4	\$24,911	1139
Interior Toilet Partition Repair Note: rust/corrosion/inoperable Location: gym/dress rm	Deferred Maintenance	4	Ea.	4	\$8,066	1138
Vinyl Composition Tile Replacement Note: broken/cracked/chipped Location: various	Capital Renewal	3,525	SF	4	\$28,826	1140

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	5,288	SF	5	\$11,013	1136
Note: flaking/peeling/faded						
Interior Door Repainting	Deferred Maintenance	10	Door	5	\$446	1141
Interior Wall Repainting (Bldg SF)	Capital Renewal	20,094	SF	5	\$90,040	1137
Note: peeling/graffiti/scuffs						
Location: various						
Sub Total for System		8	items		\$197,712	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$49,683	1156
Note: Replace cooling tower, 40HP motor and all related appliances. Failing due to age.						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$39,626	2627
Note: Replace cooling tower; 40 HP motor and all related equipment. Failing due to age.						
Heat Pump HVAC Component Replacement	Capital Renewal	6	Ea.	2	\$144,265	1157
Note: Heat pump part of 5 stage system to be replaced due ot age; maintenance personnel complaints.						
Package DX Unit Replacement	Capital Renewal	6	Ea.	2	\$102,116	1158
Note: heat pump part of 5 stage system to be replaced due to age; maintenance personnel complaints.						
Sub Total for System		4	items		\$335,690	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	35,252	SF	3	\$27,529	1155
Note: not installed						
Sub Total for System		1	items		\$27,529	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	350	Seat	4	\$144,588	1145
Note: inoperable/splintered						
Location: North end of big gym bleachers are inoperable. Staff manually sets up when possible.						
Metal Gym Locker Replacement	Capital Renewal	240	Ea.	4	\$116,519	1144
Metal Student Locker Repainting	Deferred Maintenance	94	Ea.	5	\$1,820	1143
Note: scrateched/graffitti (cor 15)						
Sub Total for System		3	items		\$262,927	
Sub Total for Building 061F - Stand-Alone Gym		24	items		\$978,535	
Total for Campus		116	items		\$7,844,842	

Paredes MS - 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)	4,250	LF	\$200,589	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	785	LF	\$61,501	5
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	5
Parking Lot Pavement	Gravel	37	CAR	\$8,008	5
Parking Lot Pavement	Asphalt	61	CAR	\$88,499	10
Parking Lot Pavement	Gravel	22	CAR	\$4,762	10
Roadway Pavement	Asphalt Driveways	96,805	SF	\$622,498	10
Sub Total for System		7	items	\$1,280,694	
Sub Total for Building -		7	items	\$1,280,694	

Building: 061A - Stand-Alone Classroom Building (includes Library)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	576	SF	\$83,256	5
Exterior Operating Windows	Steel - Windows per SF	105	SF	\$15,177	5
Exterior Operating Windows	Steel - Windows per SF	126	SF	\$18,212	5
Exterior Entrance Doors	Steel - Insulated and Painted	28	Door	\$103,796	5
Exterior Operating Windows	Aluminum - Windows per SF	1,764	SF	\$175,918	10
Exterior Operating Windows	Aluminum - Windows per SF	240	SF	\$23,934	10
Exterior Operating Windows	Aluminum - Windows per SF	480	SF	\$47,869	10
Sub Total for System		7	items	\$468,163	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	28	Stall	\$56,462	2
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	15,977	SF	\$53,950	3
Suspended Plaster and	Painted ceilings	11,983	SF	\$24,956	3
Resilient Flooring	Vinyl Composition Tile Flooring	15,977	SF	\$130,655	3
Interior Swinging Doors	Wooden Door	98	Door	\$183,809	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	78,287	SF	\$350,798	4
Carpeting	Carpet	6,391	SF	\$80,911	4
Carpeting	Carpet	6,391	SF	\$80,911	4
Tile Flooring	Ceramic Tile	5,592	SF	\$98,795	5
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	5
Interior Swinging Doors	Wooden Door	74	Door	\$138,794	5
Interior Door Supplementary Components	Door Hardware	177	Door	\$262,776	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	47,931	SF	\$161,851	8
Resilient Flooring	Vinyl Composition Tile Flooring	47,931	SF	\$391,966	9
Sub Total for System		15	items	\$2,031,104	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (1 Ton)	54	Ea.	\$397,358	1
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	3	Ea.	\$62,838	3
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	1	Ea.	\$1,018	5
Air Distribution	Energy Recovery Unit (1,000 CFM)	2	Ea.	\$26,999	5
Note: trane energy recovery units (1) and greenheck energy recovery unit (1)					
HVAC Air Distribution	AHU 30,000 CFM Interior	5	Ea.	\$863,977	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	5
Sub Total for System		6	items	\$1,354,150	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	2
Sub Total for System		1	items	\$2,705	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	28	Ea.	\$76,056	3
Plumbing Fixtures	Toilets	33	Ea.	\$166,960	3
Plumbing Fixtures	Urinals	13	Ea.	\$17,605	3
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	79,885	SF	\$287,085	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	79,885	SF	\$88,691	5
Plumbing Fixtures	Classroom Lavatory	42	Ea.	\$107,709	5
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$6,607	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	Ea.	\$2,528	8
		Sub Total for System		9 items	\$756,424

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	79,885	SF	\$126,843	9
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	9
		Sub Total for System		2 items	\$154,315

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	2	Ea.	\$15,969	10
		Sub Total for System		1 items	\$15,969

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	1,204	Ea.	\$641,426	5
		Sub Total for System		1 items	\$641,426
Sub Total for Building 061A - Stand-Alone Classroom Building (includes Library)		42 items		\$5,424,255	

Building: 061B - Administrative Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,200	SF	\$2,101	7
Exterior Operating Windows	Aluminum - Windows per SF	304	SF	\$30,317	9
Exterior Operating Windows	Aluminum - Windows per SF	320	SF	\$31,913	9
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,590	9
Exterior Wall Veneer	Metal Panel - Bldg SF basis	120	SF	\$429	10
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	10
		Sub Total for System		6 items	\$98,005

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door	1	Door	\$1,876	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	600	SF	\$2,026	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,001	SF	\$26,890	4
Carpeting	Carpet	2,700	SF	\$34,182	4
Interior Door Supplementary Components	Door Hardware	19	Door	\$28,208	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	600	SF	\$2,499	5
Interior Swinging Doors	Wooden Door	8	Door	\$15,005	5
Interior Swinging Doors	Wooden Door	18	Door	\$33,761	5
Tile Flooring	Ceramic Tile	300	SF	\$5,300	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,341	SF	\$18,035	8
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	8
Resilient Flooring	Vinyl Composition Tile Flooring	2,940	SF	\$24,042	9
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	120	SF	\$104	10
		Sub Total for System		13 items	\$197,977

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	5
		Sub Total for System		1 items	\$4,166

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$16,298	3

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	3
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	6,001	SF	\$21,566	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	6,001	SF	\$6,662	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
		Sub Total for System		7 items	\$70,938

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	2	Ea.	\$13,736	5
Fire Detection and Alarm	Fire Alarm	6,001	SF	\$9,528	9
		Sub Total for System		2 items	\$23,264
		Sub Total for Building 061B - Administrative Building		29 items	\$394,351

Building: 061C - Health Services, Life Skills
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	200	SF	\$350	7
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$12,765	8
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	8
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	10
		Sub Total for System		4 items	\$26,630

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,941	SF	\$26,621	2
Interior Swinging Doors	Wooden Door	1	Door	\$1,876	2
Resilient Flooring	Vinyl Composition Tile Flooring	1,080	SF	\$8,832	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,881	SF	\$19,859	5
Tile Flooring	Ceramic Tile	120	SF	\$2,120	5
Interior Swinging Doors	Wooden Door	14	Door	\$26,258	5
Interior Door Supplementary Components	Door Hardware	25	Door	\$37,115	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,941	SF	\$26,621	9
Resilient Flooring	Vinyl Composition Tile Flooring	4,201	SF	\$34,355	9
		Sub Total for System		9 items	\$183,657

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	4,033	SF	\$31,911	5
		Note: replace due to age			
		Sub Total for System		1 items	\$31,911

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	2	Ea.	\$5,433	3
Plumbing Fixtures	Showers	1	Ea.	\$1,306	3
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	4,033	SF	\$14,494	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	4,033	SF	\$4,478	5
		Sub Total for System		6 items	\$32,033

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	4,033	SF	\$6,404	9
		Sub Total for System		1 items	\$6,404

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	9	Ea.	\$4,795	5
		Sub Total for System		1 items	\$4,795
		Sub Total for Building 061C - Health Services, Life Skills		22 items	\$285,429

Building: 061D - Stand-Alone Cafeteria
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	147	SF	\$21,248	5
Exterior Operating Windows	Steel - Windows per SF	392	SF	\$56,660	5
Exterior Operating Windows	Steel - Windows per SF	294	SF	\$42,495	5
Exterior Entrance Doors	Steel - Insulated and Painted	13	Door	\$48,191	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2,854	SF	\$10,195	10
Sub Total for System		5	items	\$178,789	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,378	SF	\$4,952	3
Suspended Plaster and	Painted ceilings	2,378	SF	\$4,952	3
Suspended Plaster and	Painted ceilings	2,378	SF	\$4,952	3
Resilient Flooring	Vinyl Composition Tile Flooring	3,646	SF	\$29,816	3
Interior Swinging Doors	Wooden Door	4	Door	\$7,502	3
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,585	SF	\$5,352	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,585	SF	\$6,600	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	14,743	SF	\$66,062	5
Tile Flooring	Ceramic Tile	793	SF	\$14,010	5
Tile Flooring	Quarry Tile	2,378	SF	\$65,007	5
Interior Swinging Doors	Wooden Door	19	Door	\$35,636	5
Interior Coiling Doors	Interior Overhead Doors	4	Ea.	\$21,146	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,097	SF	\$37,472	8
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	8
Interior Door Supplementary Components	Door Hardware	29	Door	\$43,054	8
Resilient Flooring	Vinyl Composition Tile Flooring	7,927	SF	\$64,825	9
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	793	SF	\$686	10
Wood Flooring	Wood Flooring - All Types	793	SF	\$17,081	10
Sub Total for System		19	items	\$437,788	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	5	Ea.	\$32,113	3
HVAC Air Distribution	AHU 5,000 CFM Interior	5	Ea.	\$215,817	3
HVAC Air Distribution	Ductwork (Bldg.SF)	15,853	SF	\$125,436	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	2-Pipe System (Cold)	15,853	SF	\$28,348	10
Facility Hydronic Distribution	2-Pipe Water System (Hot)	15,853	SF	\$67,439	10
Sub Total for System		6	items	\$473,466	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 500 Gallon	1	Ea.	\$25,118	5
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$13,581	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	5
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2	Ea.	\$7,304	8
Note: 1/6HP HW circ. pump. 120V - 1 to remain					
Domestic Water Equipment	Gas Piping System (BldgSF)	15,853	SF	\$549,707	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	15,853	SF	\$56,971	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	15,853	SF	\$17,600	10
Sub Total for System		11	items	\$718,852	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	15,853	SF	\$25,172	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$32,040	
Sub Total for Building 061D - Stand-Alone Cafeteria		43	items	\$1,840,935	

Building: 061E - Stand-Alone Band Hall
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	128	SF	\$18,501	5
Exterior Operating Windows	Steel - Windows per SF	24	SF	\$3,469	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,600	SF	\$2,801	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,089	SF	\$3,890	10
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	10
Sub Total for System		5	items	\$65,732	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	907	SF	\$3,063	3
Suspended Plaster and	Painted ceilings	454	SF	\$946	3
Resilient Flooring	Vinyl Composition Tile Flooring	1,633	SF	\$13,354	3
Interior Swinging Doors	Wooden Door	3	Door	\$5,627	3
Interior Door Supplementary Components	Door Hardware	25	Door	\$37,115	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	907	SF	\$3,777	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,072	SF	\$40,651	5
Tile Flooring	Ceramic Tile	181	SF	\$3,198	5
Wood Flooring	Wood Flooring - All Types	454	SF	\$9,779	5
Carpeting	Carpet	454	SF	\$5,748	6
Interior Swinging Doors	Wooden Door	23	Door	\$43,139	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,258	SF	\$24,508	8
Resilient Flooring	Vinyl Composition Tile Flooring	6,350	SF	\$51,928	9
Sub Total for System		13	items	\$242,833	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 2,000 CFM Interior	6	Ea.	\$174,086	3
HVAC Air Distribution	Ductwork (Bldg.SF)	9,072	SF	\$71,782	3
Sub Total for System		2	items	\$245,868	

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	3	Ea.	\$8,149	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	3
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,072	SF	\$10,072	10
Sub Total for System		6	items	\$32,602	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,072	SF	\$14,405	9
Sub Total for System		1	items	\$14,405	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$17,604	5
Casework	Lockers, Gym	70	Ea.	\$33,985	5
Sub Total for System		2	items	\$51,588	
Sub Total for Building 061E - Stand-Alone Band Hall		29	items	\$653,027	

Building: 061F - Stand-Alone Gym
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	71	SF	\$124	1
Exterior Entrance Doors	Steel - Insulated and Painted	20	Door	\$74,140	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	71	SF	\$124	8
Exterior Operating Windows	Steel - Windows per SF	72	SF	\$10,407	10
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	10
Sub Total for System		5	items	\$93,103	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,525	SF	\$11,903	3
Suspended Plaster and	Painted ceilings	5,288	SF	\$11,013	3
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	3
Interior Swinging Doors	Wooden Door	12	Door	\$22,507	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	33,489	SF	\$150,062	4
Tile Flooring	Ceramic Tile	1,410	SF	\$24,911	4
Tile Flooring	Ceramic Tile	1,410	SF	\$24,911	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,525	SF	\$14,679	5
Interior Swinging Doors	Wooden Door	40	Door	\$75,024	5
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	5
Interior Door Supplementary Components	Door Hardware	53	Door	\$78,684	5
Carpeting	Carpet	3,525	SF	\$44,627	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,050	SF	\$23,806	8
Resilient Flooring	Vinyl Composition Tile Flooring	1,058	SF	\$8,652	9
Athletic Flooring	Athletic/Sport Flooring	1,763	SF	\$27,047	10
Wood Flooring	Wood Flooring - All Types	7,050	SF	\$151,856	10
Sub Total for System		16	items	\$711,265	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	1	Ea.	\$20,946	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	35,252	SF	\$54,547	3
Central Cooling	Cooling Tower - Metal (100 Tons)	1	Ea.	\$39,626	10
Sub Total for System		3	items	\$115,119	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Potable-Water Storage Tanks	Water Storage Tank - 750 Gallon	2	Ea.	\$55,382	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	35,252	SF	\$126,686	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	35,252	SF	\$39,138	5
Plumbing Fixtures	Restroom Lavatory	14	Ea.	\$38,028	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	8
Plumbing Fixtures	Showers	59	Ea.	\$77,081	8
Plumbing Fixtures	Toilets	19	Ea.	\$96,128	8
Plumbing Fixtures	Urinals	5	Ea.	\$6,771	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
Domestic Water Equipment	Gas Piping System (BldgSF)	35,252	SF	\$1,222,372	10
Sub Total for System		10	items	\$1,666,788	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		1	items	\$6,868	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Bleachers	710	Seat	\$293,307	4
Casework	Lockers	94	Ea.	\$50,078	5
Casework	Lockers, Gym	870	Ea.	\$422,380	8
Sub Total for System		3	items	\$765,765	
Sub Total for Building 061F - Stand-Alone Gym		38	items	\$3,358,908	
Total for: Paredes MS		210	items	\$13,237,598	

Supporting Photos

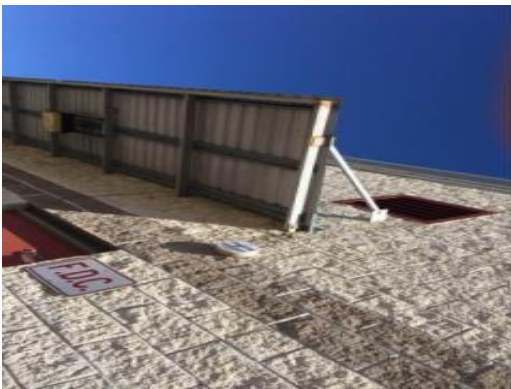
General Site Photos



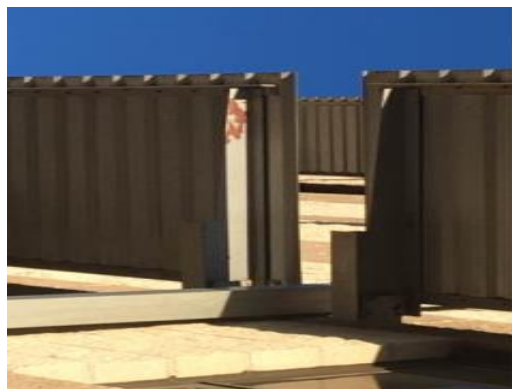
Awning steel rusting



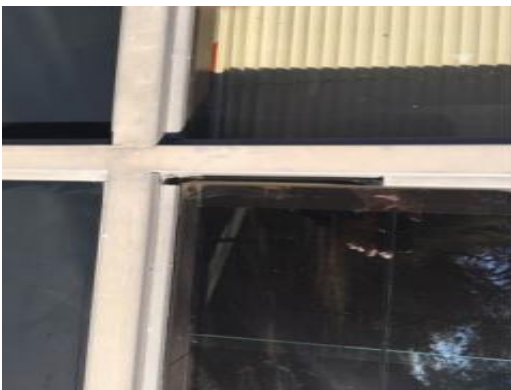
Damaged stucco, southeast corner.



Awning support steel surface rusting



Awning support steel paint peeling and surface rusting



Window frame missing glazing stop, repair. Grade level south side.



COR7- Acoustic ceiling grid sagging along with chipped tiles.



Walls painting peeling



Stained ceiling tiles



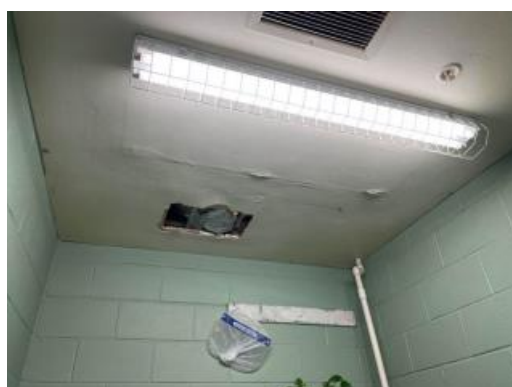
Damaged vinyl composite tiles



Rusting metal window frame



Warped ceiling tiles



Walls and ceiling paint peeling