



FACILITY CONDITION ASSESSMENT

Pillow ES | February 2022



Executive Summary

Pillow ES is located at 3025 Crosscreek Dr in Austin, Texas. The oldest building is 51 years old (at time of 2020 assessment). It comprises 55,701 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,368,032. 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 Pillow ES the ten-year need is \$10,527,055.

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 Pillow ES facility has a 5-year FCA score of 55.52%.

Summary of Findings

The table below summarizes the condition findings at Pillow ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,400,836	\$303,045	\$0	\$1,703,881	\$1,703,881	\$0	
Permanent Building(s)								
151A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,967,196	\$2,464,878	\$2,391,100	\$6,432,074	\$8,823,174	\$18,291,650	64.84%
Sub Total for Permanent Building(s):		\$3,967,196	\$2,464,878	\$2,391,100	\$6,432,074	\$8,823,174	\$18,291,652	
Total for Site:		\$5,368,032	\$2,767,923	\$2,391,100	\$8,135,955	\$10,527,055	\$18,291,652	55.52%

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	\$16,478	\$0	\$1,377,903	\$1,394,381	25.98 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.12 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$292,338	\$874,865	\$49,918	\$1,217,121	22.67 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$92,913	\$1,122,329	\$0	\$0	\$1,215,242	22.64 %
Plumbing	\$0	\$0	\$38,225	\$0	\$0	\$38,225	0.71 %
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	\$204,574	\$0	\$204,574	3.81 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,292,034	\$1,292,034	24.07 %
Total:	\$6,455	\$92,913	\$1,469,371	\$1,079,439	\$2,719,854	\$5,368,032	

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

Site	-	\$1,394,381
Interior	-	\$1,217,121
Electrical	-	\$1,215,242

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

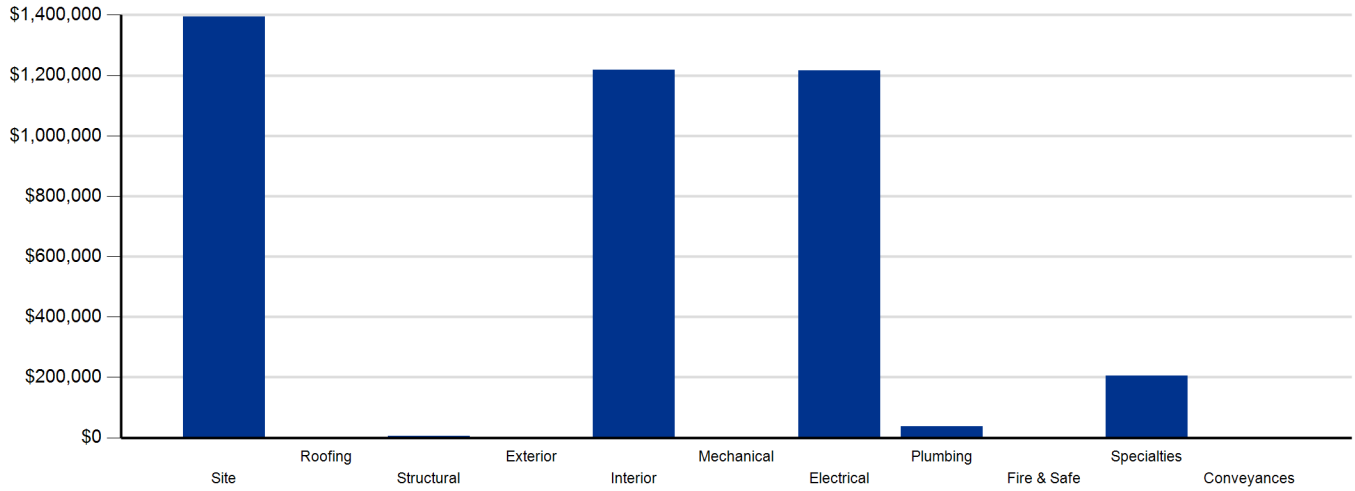


Figure 1: System Deficiencies

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	\$82,595	\$185,697	\$268,292
Roofing	\$0	\$0	\$0	\$0	\$34,753	\$34,753
Exterior	\$0	\$677,305	\$0	\$0	\$3,979	\$681,284
Interior	\$0	\$0	\$0	\$0	\$201,502	\$201,502
Mechanical	\$0	\$0	\$36,821	\$31,818	\$143,423	\$212,062
Electrical	\$0	\$0	\$0	\$57,443	\$123,048	\$180,491
Plumbing	\$0	\$0	\$58,983	\$333,608	\$0	\$392,591
Fire and Life Safety	\$0	\$0	\$0	\$128,208	\$668,740	\$796,948
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$677,305	\$95,804	\$633,672	\$1,361,142	\$2,767,923

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	\$268,292	\$0	\$0	\$0	\$0	\$0	\$0	\$268,292
Roofing	\$34,753	\$0	\$0	\$0	\$0	\$0	\$0	\$34,753
Exterior	\$681,284	\$0	\$0	\$0	\$0	\$0	\$0	\$681,284
Interior	\$201,502	\$0	\$49,918	\$26,332	\$0	\$139,183	\$215,433	\$416,935
Mechanical	\$212,062	\$0	\$0	\$3,004	\$0	\$134,778	\$137,782	\$349,844
Electrical	\$180,491	\$0	\$0	\$0	\$0	\$0	\$0	\$180,491
Plumbing	\$392,591	\$16,148	\$0	\$0	\$0	\$2,138,925	\$2,155,073	\$2,547,664
Fire and Life Safety	\$796,948	\$0	\$0	\$0	\$0	\$0	\$0	\$796,948
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$79,217	\$79,217	\$79,217
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,767,923	\$16,148	\$49,918	\$29,336	\$0	\$2,492,103	\$2,587,505	\$5,355,428

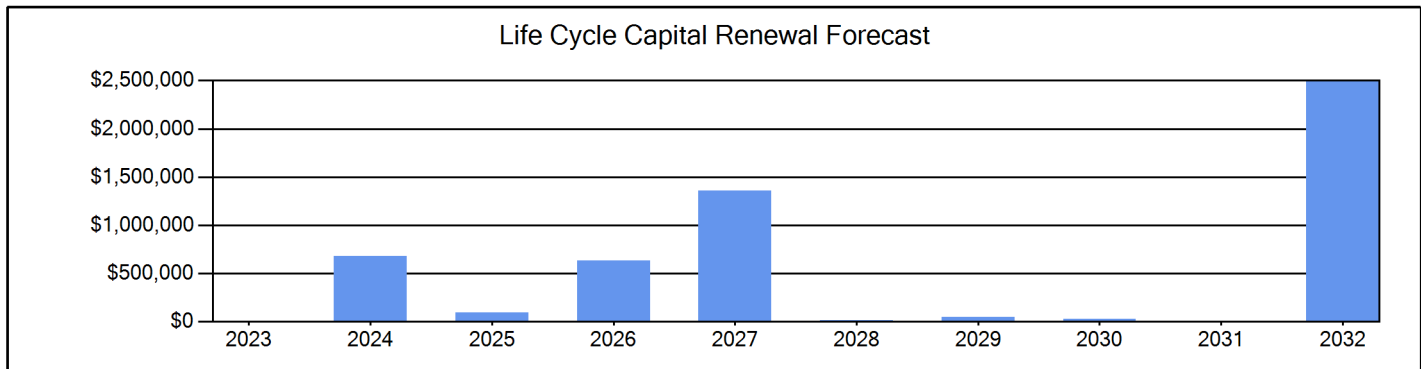


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$18,291,652. For planning purposes, the total 5-year need at the Pillow ES is \$8,135,955 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Pillow ES facility has a 5-year FCA of 55.52%.

5-Year Need vs. Replacement

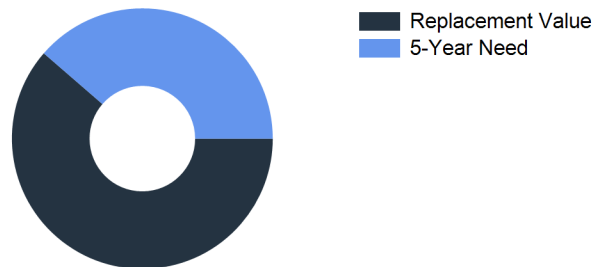


Figure 3: 5-Year FCA

Pillow ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Driveways Replacement	Capital Renewal	1,320	SF	3	\$16,478	4801
Note: Aged and beyond life expectancy.						
PROGRAM DEFICIENCIES	ADA Compliance	491,693	EACH	5	\$844,227	4803
PUBLIC DEFICIENCIES	ADA Compliance	252,815	EACH	5	\$434,078	4802
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	58,007	EACH	5	\$99,597	4804
	Sub Total for System	4	items		\$1,394,381	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6581
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	1	items		\$6,455	
	Sub Total for School and Site Level	5	items		\$1,400,836	

Building: 151A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	87	Door	3	\$129,161	4818
Interior Door Replacement	Capital Renewal	87	Door	3	\$163,177	4799
Note: Aged and beyond life expectancy.						
Acoustical Ceiling Tile Replacement	Capital Renewal	41,218	SF	4	\$139,183	4790
Note: Aged and beyond life expectancy.						
Ceiling Grid Replacement	Capital Renewal	41,218	SF	4	\$171,642	4791
Note: Aged and beyond life expectancy.						
Ceramic Tile Flooring Replacement	Capital Renewal	557	SF	4	\$9,841	4796
Note: Aged and beyond life expectancy.						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	836	SF	4	\$6,940	4793
Note: Aged and beyond life expectancy.						
Interior Wood Wall Replacement (LC)	Capital Renewal	11,140	SF	4	\$174,698	4792
Note: Aged and beyond life expectancy.						
Vinyl Composition Tile Replacement	Capital Renewal	36,205	SF	4	\$296,074	4798
Note: Aged and beyond life expectancy.						
Vinyl/Fabric Wall Covering Replacement	Capital Renewal	11,140	SF	4	\$52,492	4794
Note: Aged and beyond life expectancy.						
Wood Flooring Replacement	Capital Renewal	1,114	SF	4	\$23,995	4797
Note: Aged and beyond life expectancy.						
Interior Wall Repainting (Bldg SF)	Capital Renewal	11,140	SF	5	\$49,918	4795
Note: Aged and beyond life expectancy.						
	Sub Total for System	11	items		\$1,217,121	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$11,838	4806
Note: Aged and beyond life expectancy.						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$5,564	4808
Note: Aged and beyond life expectancy.						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$10,999	4809
Note: Aged and beyond life expectancy.						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$13,377	4810
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$37,490	4811

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Replacement Note: Aged and beyond life expectancy.	Capital Renewal	1	Ea.	2	\$13,645	4805
Canopy Lighting Replacement Note: Aged and beyond life expectancy.	Capital Renewal	8	Ea.	3	\$16,664	4813
Exterior Mounted Building Lighting Replacement Note: Aged and beyond life expectancy.	Capital Renewal	20	Ea.	3	\$18,035	4814
Interior Power Wiring Replacement Note: Aged and beyond life expectancy.	Deferred Maintenance	55,701	SF	3	\$66,155	4815
Lighting Fixtures Replacement Note: Aged and beyond life expectancy.	Capital Renewal	55,701	SF	3	\$1,021,475	4812
Sub Total for System		10	items		\$1,215,242	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement Note: Aged and beyond life expectancy.	Capital Renewal	1	Ea.	3	\$3,652	4816
Gas Water Heater Replacement Note: Aged and beyond life expectancy.	Capital Renewal	1	Ea.	3	\$3,652	4817
Sanitary Sewer Piping Replacement Note: Likely original and past life expectancy.	Capital Renewal	27,851	SF	3	\$30,921	4819
Sub Total for System		3	items		\$38,225	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement Note: Aged and beyond life expectancy.	Capital Renewal	4	Ea.	4	\$2,131	4800
Replace Cabinetry In Classes/Labs Note: Aged and beyond life expectancy.	Capital Renewal	23	Room	4	\$202,443	4807
Sub Total for System		2	items		\$204,574	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 1 IS	Deferred Maintenance	24,359	Ea.	5	\$28,618	6582
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - repair soil retainers - 1575 LF	Deferred Maintenance	35,076	Ea.	5	\$41,209	6583
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 54247 SF	Deferred Maintenance	234,074	Ea.	5	\$275,002	6584
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 5 EA	Deferred Maintenance	34,798	Ea.	5	\$40,882	6585
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - mild honeycombing repair - 54247 GSF	Deferred Maintenance	75,508	Ea.	5	\$88,711	6586
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - mild honeycombing repair - 54247 GSF	Deferred Maintenance	75,508	Ea.	5	\$88,711	6587
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair pipe penetrations & spalling - 54247 GSF	Deferred Maintenance	528,553	Ea.	5	\$620,971	6588
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - insulatoin - 1 IS	Deferred Maintenance	91,867	Ea.	5	\$107,930	6589
Sub Total for System		8	items		\$1,292,034	
Sub Total for Building 151A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		34	items		\$3,967,196	
Total for Campus		39	items		\$5,368,032	

Pillow 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)	1,750	LF	\$82,595	4
Parking Lot Pavement	Asphalt	48	CAR	\$69,639	5
Pedestrian Pavement	Sidewalks - Concrete	6,300	SF	\$71,362	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Sub Total for System			4 items	\$268,291	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	685	SF	\$34,753	5
Sub Total for System			1 items	\$34,753	
Sub Total for Building -			5 items	\$303,044	

Building: 151A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	30	Door	\$111,210	2
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	2
Exterior Operating Windows	Aluminum - Windows per SF	4,080	SF	\$406,886	2
Exterior Operating Windows	Steel - Windows per SF	144	SF	\$20,814	2
Exterior Operating Windows	Steel - Windows per SF	900	SF	\$130,088	2
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,114	SF	\$3,979	5
Sub Total for System			6 items	\$681,284	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	6,684	SF	\$13,920	5
Interior Swinging Doors	Metal Door (Steel)	13	Door	\$37,620	5
Interior Door Supplementary Components	Door Hardware	20	Door	\$29,692	5
Carpeting	Carpet	5,570	SF	\$70,517	5
Tile Flooring	Quarry Tile	1,114	SF	\$30,453	5
Interior Door Supplementary Components	Door Hardware	13	Door	\$19,300	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,140	SF	\$49,918	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,798	SF	\$26,332	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	41,218	SF	\$139,183	10
Sub Total for System			9 items	\$416,934	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	4
Heat Generation	Boiler - Electric (205 MBH)	2	Ea.	\$33,242	5
Central Cooling	Cooling Tower - Metal (170 Tons)	1	Ea.	\$51,387	5
Other HVAC Distribution Systems	VFD (10 HP)	3	Ea.	\$17,122	5
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	5
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$7,839	5
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	8
Facility Hydronic Distribution	4-Pipe System	55,701	SF	\$134,778	10
Sub Total for System			12 items	\$349,845	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	PA Communications (Bldg.SF)	55,701	SF	\$57,443	4
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$33,810	5
Electrical Service	Transformer (30 KVA)	2	Ea.	\$11,038	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	5
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	5
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	5
Power Distribution	Panelboard - 120/240 225A	3	Ea.	\$23,470	5
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$24,683	5
Sub Total for System		8	items	\$180,492	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	23	Ea.	\$58,983	3
Plumbing Fixtures	Restroom Lavatory	37	Ea.	\$100,503	4
Plumbing Fixtures	Sink - Service / Mop Sink	7	Ea.	\$5,571	4
Plumbing Fixtures	Showers	2	Ea.	\$2,613	4
Plumbing Fixtures	Toilets	39	Ea.	\$197,316	4
Plumbing Fixtures	Urinals	9	Ea.	\$12,188	4
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	4
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	16	Ea.	\$14,056	6
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	6
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	10
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	10
Domestic Water Equipment	Gas Piping System (BldgSF)	55,701	SF	\$1,931,447	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	55,701	SF	\$200,174	10
Sub Total for System		13	items	\$2,547,664	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	55,701	SF	\$128,208	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	55,701	SF	\$580,297	5
Fire Detection and Alarm	Fire Alarm	55,701	SF	\$88,443	5
Sub Total for System		3	items	\$796,948	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	9	Room	\$79,217	10
Sub Total for System		1	items	\$79,217	
Sub Total for Building 151A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		52	items	\$5,052,384	
Total for: Pillow ES		57	items	\$5,355,429	

Supporting Photos

General Site Photos



Canopy for outside area



Interior wall presents wear



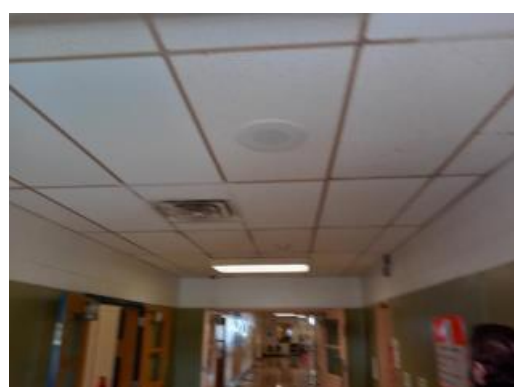
Supply fan is past useful life



Electrical panel is well worn



Roof and exhaust present wear



Acoustical ceiling tile presents age



Ceramic tile is cracked



Outdated acoustical ceiling tiles and grid