AUSTIN
Independent School District

FACILITY CONDITION ASSESSMENT

Rodriguez ES | **February 2022**

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Executive Summary

Rodriguez ES is located at 4400 Franklin Park Dr in Austin, Texas. The oldest building is 21 years old (at time of 2020 assessment). It comprises 83,037 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 $1,858,332. 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 Rodriguez ES the ten-year need is $10,409,345.

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 Rodriguez ES facility has a 5-year FCA score of 63.71%.

Summary of Findings

The table below summarizes the condition findings at Rodriguez 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	$531,524	$857,199	$0	$1,388,723	$1,388,723	$0	
Permanent Building(s)								
174A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$1,264,676	$6,637,904	$471,457	$7,902,580	$8,374,037	$23,983,310	67.05%
174B	Stand-Alone Classroom Building	$62,132	$541,871	$42,582	$604,003	$646,585	$3,285,214	81.61%
	Sub Total for Permanent Building(s):	***$1,326,808***	***$7,179,775***	***$514,039***	***$8,506,583***	***$9,020,622***	***$27,268,522***	
	Total for Site:	**$1,858,332**	**$8,036,974**	**$514,039**	**$9,895,306**	**$10,409,345**	**$27,268,522**	**63.71%**

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$0	$531,524	$531,524	28.60 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$0	$0	$0	$0	0.00 %
Mechanical	$0	$612,759	$102,846	$36,575	$0	$752,180	40.48 %
Electrical	$0	$0	$0	$0	$0	$0	0.00 %
Plumbing	$0	$3,792	$6,384	$29,405	$0	$39,580	2.13 %
Fire and Life Safety	$535,048	$0	$0	$0	$0	$535,048	28.79 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$535,048	$616,550	$109,230	$65,980	$531,524	$1,858,332	

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

Mechanical	-	$752,180
Fire and Life Safety	-	$535,048
Site	-	$531,524

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

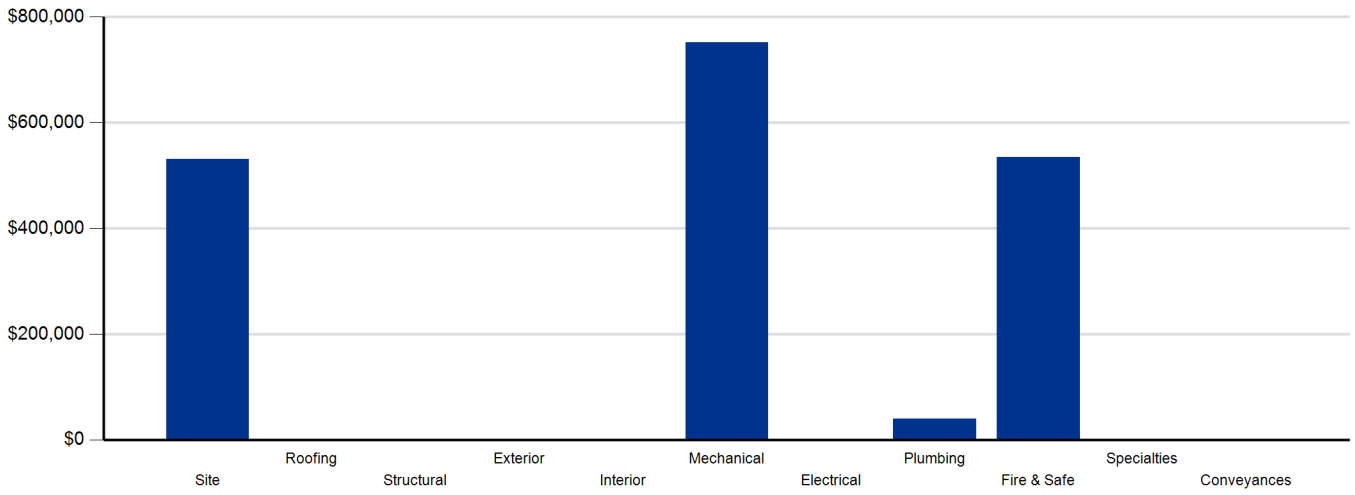

Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Total 1-5
Site	$0	$43,780	$0	$422,923	$343,939	$810,642
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$28,129	$35,821	$43,082	$400,285	$507,317
Interior	$0	$589,495	$248,330	$679,427	$664,814	$2,182,066
Mechanical	$0	$2,187,658	$86,205	$0	$587,042	$2,860,905
Electrical	$0	$46,557	$0	$59,005	$190,865	$296,427
Plumbing	$0	$0	$0	$332,009	$281,378	$613,387
Fire and Life Safety	$0	$0	$0	$0	$290,929	$290,929
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$105,622	$369,679	$475,301
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$2,895,619**	**$370,356**	**$1,642,068**	**$3,128,931**	**$8,036,974**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	**Total 6-10**	**Total 1-10**
Site	$810,642	$0	$0	$0	$0	$0	$0	$810,642
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$507,317	$0	$0	$0	$28,129	$0	$28,129	$535,446
Interior	$2,182,066	$7,606	$0	$0	$271,656	$127,854	$407,116	$2,589,182
Mechanical	$2,860,905	$0	$0	$78,794	$0	$37,861	$116,655	$2,977,560
Electrical	$296,427	$0	$0	$0	$0	$0	$0	$296,427
Plumbing	$613,387	$0	$0	$0	$0	$36,398	$36,398	$649,785
Fire and Life Safety	$290,929	$0	$0	$0	$0	$0	$0	$290,929
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$475,301	$0	$0	$0	$0	$0	$0	$475,301
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$8,036,974**	**$7,606**	**$0**	**$78,794**	**$299,785**	**$202,113**	**$588,298**	**$8,625,272**

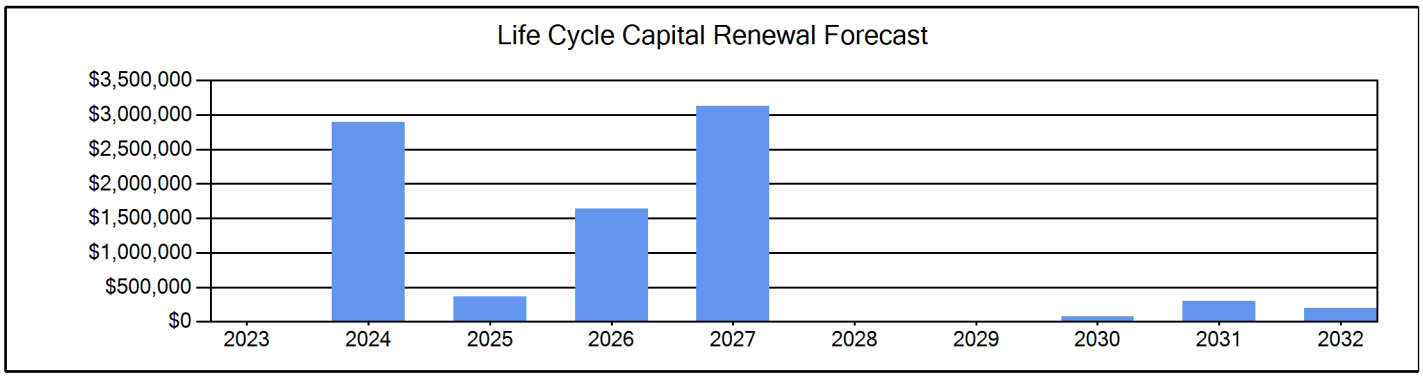

Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

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

FCAS = 100 – (Total Repair Cost/ Replacement Cost)

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Austin area. The estimated replacement cost for this facility is $27,268,522. For planning purposes, the total 5-year need at the Rodriguez ES is $9,895,306 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Rodriguez ES facility has a 5-year FCA of 63.71%.

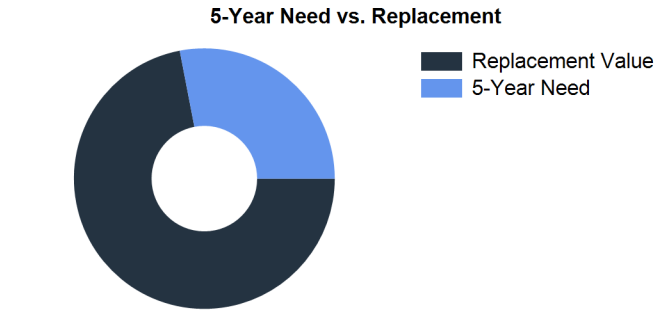

Figure 3: 5-Year FCA

Rodriguez ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	187,203	EACH	5	$321,424	4417
PUBLIC DEFICIENCIES	ADA Compliance	71,753	EACH	5	$123,199	4416
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	50,613	EACH	5	$86,902	4418
	Sub Total for System	**3**	**items**		**$531,524**	
	Sub Total for School and Site Level	**3**	**items**		**$531,524**	

Building: 174A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	41	Ea.	2	$365,213	4392
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	$48,088	4393
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	$12,135	4394
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	$8,908	4395
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$15,909	4396
Package Roof Top Unit Replacement	Capital Renewal	3	Ea.	2	$95,170	4398
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$46,828	4399
Energy Recovery Unit Replacement	Capital Renewal	3	Ea.	3	$60,347	4397
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	$22,383	4402
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	$21,097	4400
	Sub Total for System	**10**	**items**		**$696,079**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	$2,528	4386
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$6,384	4388
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	$3,184	4389
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	9	Ea.	4	$21,454	4390
	Sub Total for System	**4**	**items**		**$33,549**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	73,032	SF	1	$535,048	4401
Note: Missing						
	Sub Total for System	**1**	**items**		**$535,048**	
Sub Total for Building 174A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**15**	**items**		**$1,264,676**	

Building: 174B - Stand-Alone Classroom Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$4,747	4341
Fan Coil Unit Replacement	Capital Renewal	8	Ea.	2	$15,760	4342
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$20,116	4343
Location: Roof						
Existing Controls Are Obsolete	Capital Renewal	10,003	SF	4	$15,478	4340
	Sub Total for System	**4**	**items**		**$56,101**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,264	4338
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	2	Ea.	4	$4,768	4339
	Sub Total for System	**2**	**items**		**$6,031**	
	Sub Total for Building 174B - Stand-Alone Classroom Building	**6**	**items**		**$62,132**	
	Total for Campus	**24**	**items**		**$1,858,332**	

Rodriguez ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	3,865	SF	$43,780	2
Roadway Pavement	Asphalt Driveways	48,728	SF	$313,342	4
Roadway Pavement	Concrete Driveways	8,778	SF	$109,581	4
Fences and Gates	Fencing - Chain Link (4 Ft)	2,836	LF	$133,852	5
Playfield Areas	ES Playgrounds	2	Ea.	$44,696	5
Parking Lot Pavement	Asphalt	114	CAR	$165,391	5
	Sub Total for System	**6**	**items**	**$810,642**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	8	Ea.	$46,557	2
	Sub Total for System	**1**	**items**	**$46,557**	
	Sub Total for Building -	**7**	**items**	**$857,199**	

Building: 174A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	16,067	SF	$28,129	2
Exterior Operating Windows	Aluminum - Windows per SF	200	SF	$19,945	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	$15,876	3
Exterior Operating Windows	Aluminum - Windows per SF	1,680	SF	$167,541	5
Exterior Operating Windows	Aluminum - Windows per SF	320	SF	$31,913	5
Exterior Operating Windows	Aluminum - Windows per SF	240	SF	$23,934	5
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	$1,795	5
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	$32,312	5
Exterior Entrance Doors	Steel - Insulated and Painted	31	Door	$114,917	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	3,652	SF	$13,045	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	16,067	SF	$28,129	9
	Sub Total for System	**11**	**items**	**$477,536**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	51,122	SF	$229,074	2
Resilient Flooring	Vinyl Composition Tile Flooring	32,134	SF	$262,783	2
Wood Flooring	Wood Flooring - All Types	2,556	SF	$55,056	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	63,538	SF	$214,552	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	63,538	SF	$264,587	4
Carpeting	Carpet	5,112	SF	$64,719	4
Tile Flooring	Ceramic Tile	5,112	SF	$90,315	4
Interior Door Supplementary Components	Door Hardware	143	Door	$212,299	4
Compartments and Cubicles	Toilet Partitions	6	Stall	$12,099	5
Tile Flooring	Quarry Tile	6,573	SF	$179,684	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	3	Door	$10,863	5
Interior Swinging Doors	Metal Door (Steel)	14	Door	$40,513	5
Interior Swinging Doors	Wooden Door	126	Door	$236,326	5
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	$5,286	5
Suspended Plaster and	Painted ceilings	3,652	SF	$7,606	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	51,122	SF	$229,074	9
Tile Wall Finish	Ceramic Tile wall	7,303	SF	$60,628	10
Athletic Flooring	Athletic/Sport Flooring	4,382	SF	$67,226	10
	Sub Total for System	**18**	**items**	**$2,242,691**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	36	Ea.	$289,305	2
Hydronic Distribution Systems	Ground Source Loop Field Pipe	146	Ton	$1,898,353	2

Note: Bldg A is 60% Ground Source, No Chillers or Boilers. Building B is 0% Ground Source and 100% AHU

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	43,819	SF	$67,803	3
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	$5,223	3
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	$13,179	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	$4,313	5
HVAC Air Distribution	Ductwork (Bldg.SF)	73,032	SF	$577,862	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	29,213	SF	$78,794	8
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	$22,383	10
	Sub Total for System	**9**	**items**	**$2,957,215**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	73,032	SF	$51,698	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	$7,307	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	18	Ea.	$16,231	5
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	$68,027	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	$17,802	5
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	$33,810	5
Power Distribution	Panelboard - 120/208 225A	4	Ea.	$21,998	5
Power Distribution	Panelboard - 120/208 225A	6	Ea.	$32,997	5
	Sub Total for System	**8**	**items**	**$249,871**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	$2,092	4
Plumbing Fixtures	Restroom Lavatory	13	Ea.	$35,312	4
Plumbing Fixtures	Toilets	48	Ea.	$242,851	4
Plumbing Fixtures	Urinals	2	Ea.	$2,708	4
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 1,300 Gallon	1	Ea.	$50,573	5
Plumbing Fixtures	Classroom Lavatory	82	Ea.	$210,289	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	Ea.	$2,528	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	$6,384	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	9	Ea.	$21,454	10
	Sub Total for System	**9**	**items**	**$574,190**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	73,032	SF	$168,099	5
Fire Detection and Alarm	Fire Alarm	73,032	SF	$115,962	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	$6,868	5
	Sub Total for System	**3**	**items**	**$290,929**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	42	Room	$369,679	5
	Sub Total for System	**1**	**items**	**$369,679**	
Sub Total for Building 174A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**59**	**items**	**$7,162,111**	

Building: 174B - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	384	SF	$38,295	4
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	$4,787	4
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	$14,828	5
	Sub Total for System	**3**	**items**	**$57,910**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,503	SF	$42,582	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,003	SF	$33,778	3
Interior Door Supplementary Components	Door Hardware	32	Door	$47,507	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	10,003	SF	$41,655	5
Tile Flooring	Ceramic Tile	500	SF	$8,834	5
Resilient Flooring	Vinyl Composition Tile Flooring	8,503	SF	$69,535	5

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wooden Door		32	Door	$60,019	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		9,503	SF	$42,582	9
		Sub Total for System	**8**	**items**	**$346,492**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan		10	Ea.	$4,867	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)		10,003	SF	$15,478	10
		Sub Total for System	**2**	**items**	**$20,345**	

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		1	Ea.	$796	4
Plumbing Fixtures	Toilets		9	Ea.	$45,534	4
Plumbing Fixtures	Classroom Lavatory		8	Ea.	$20,516	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		1	Ea.	$1,264	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		2	Ea.	$4,768	10
		Sub Total for System	**6**	**items**	**$75,594**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		12	Room	$105,622	4
		Sub Total for System	**1**	**items**	**$105,622**	
		Sub Total for Building 174B - Stand-Alone Classroom Building	**20**	**items**	**$605,964**	
		Total for: Rodriguez ES	**86**	**items**	**$8,625,274**	

Supporting Photos

General Site Photos

Typical RTU

Cracked sidewalk

Mop sink is damaged

Vinyl composite tile needs replacement

RTU reaching the end of its useful life

Main Entry

Well used drinking fountain

Theater stage

Kitchen exhaust hood

Gymnasium roof structure