AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

St. Elmo ES | **February 2022**

Executive Summary

St. Elmo ES is located at 600 W St Elmo Rd in Austin, Texas. The oldest building is 60 years old (at time of 2020 assessment). It comprises 48,922 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 $3,842,431. 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 St. Elmo ES the ten-year need is $7,469,504.

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 St. Elmo ES facility has a 5-year FCA score of 56.69%.

Summary of Findings

The table below summarizes the condition findings at St. Elmo 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	$902,722	$320,312	$122,098	$1,223,034	$1,345,132	$0	
Permanent Building(s)								
136A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$2,939,709	$2,794,681	$389,982	$5,734,390	$6,124,372	$16,065,500	64.31%
	Sub Total for Permanent Building(s):	***$2,939,709***	***$2,794,681***	***$389,982***	***$5,734,390***	***$6,124,372***	***$16,065,496***	
	Total for Site:	**$3,842,431**	**$3,114,993**	**$512,080**	**$6,957,424**	**$7,469,504**	**$16,065,496**	**56.69%**

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	$4,531	$6,653	$657,894	$669,078	17.41 %
Roofing	$1,220,888	$0	$0	$0	$0	$1,220,888	31.77 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$654,208	$6,714	$21,411	$0	$682,334	17.76 %
Interior	$0	$0	$182,539	$30,967	$0	$213,506	5.56 %
Mechanical	$0	$122,067	$23,121	$6,850	$0	$152,038	3.96 %
Electrical	$0	$0	$260,722	$0	$0	$260,722	6.79 %
Plumbing	$0	$3,792	$0	$0	$0	$3,792	0.10 %
Fire and Life Safety	$358,413	$0	$0	$0	$0	$358,413	9.33 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$281,660	$0	$281,660	7.33 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$1,579,301	$780,067	$477,628	$347,541	$657,894	$3,842,431	

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

Roofing	-	$1,220,888
Exterior	-	$682,334
Site	-	$669,078

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

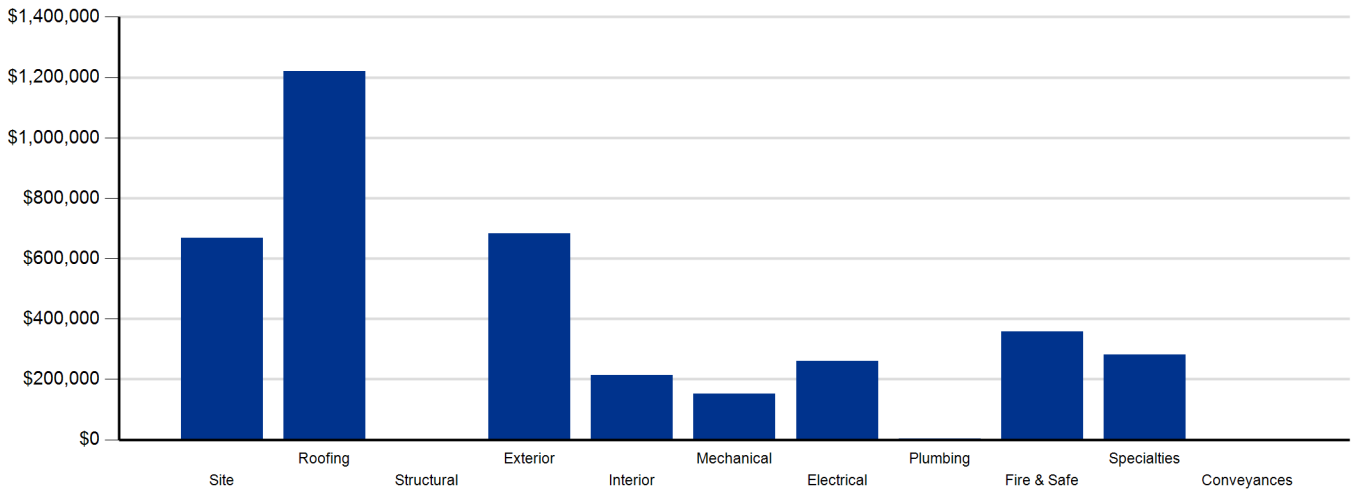

Figure 1: System Deficiencies

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	$0	$0	$0	$320,312	$320,312
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$0	$46,379	$0	$46,379
Mechanical	$0	$0	$446,640	$0	$370,614	$817,254
Electrical	$0	$0	$50,955	$0	$1,145,714	$1,196,669
Plumbing	$0	$0	$0	$439,316	$97,911	$537,227
Fire and Life Safety	$0	$0	$112,605	$0	$84,547	$197,152
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$610,200**	**$485,695**	**$2,019,098**	**$3,114,993**

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	$320,312	$0	$0	$0	$22,348	$90,618	$112,966	$433,278
Roofing	$0	$0	$9,132	$0	$0	$0	$9,132	$9,132
Exterior	$0	$0	$21,412	$0	$0	$0	$21,412	$21,412
Interior	$46,379	$0	$0	$30,968	$0	$0	$30,968	$77,347
Mechanical	$817,254	$0	$0	$222,728	$0	$280,427	$503,155	$1,320,409
Electrical	$1,196,669	$0	$0	$0	$0	$0	$0	$1,196,669
Plumbing	$537,227	$0	$0	$0	$0	$3,792	$3,792	$541,019
Fire and Life Safety	$197,152	$0	$0	$0	$0	$0	$0	$197,152
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$3,114,993**	**$0**	**$30,544**	**$253,696**	**$22,348**	**$374,837**	**$681,425**	**$3,796,418**

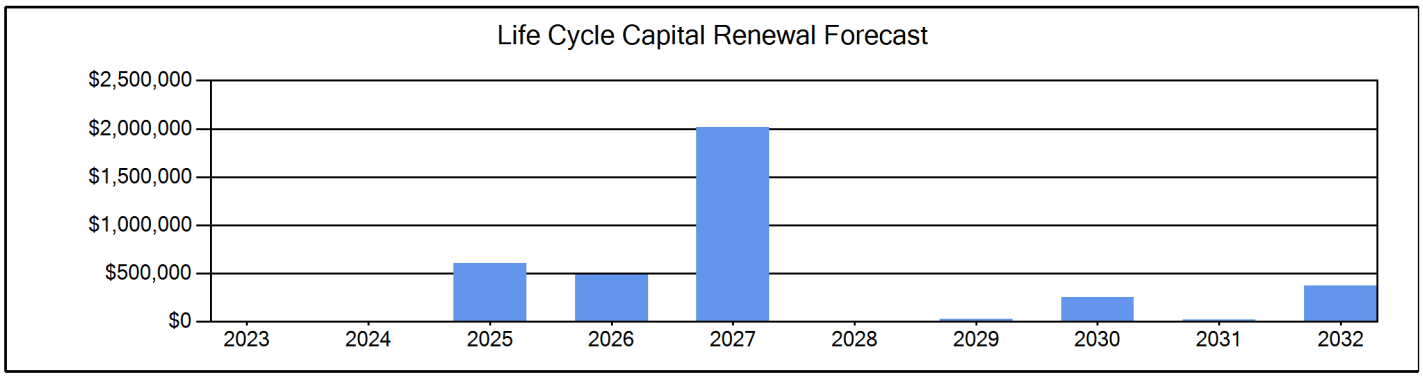

Figure 2: Ten Year Capital Renewal Forecast

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 $16,065,496. For planning purposes, the total 5-year need at the St. Elmo ES is $6,957,424 (Life Cycle Years 1-5 plus the FCA deficiency cost). The St. Elmo ES facility has a 5-year FCA of 56.69%.

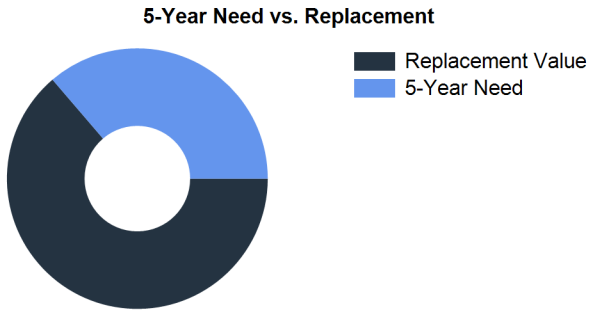

Figure 3: 5-Year FCA

St. Elmo ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	400	SF	3	$4,531	1362
Note: Cracked						
Exterior Basketball Goal Replacement	Capital Renewal	1	Ea.	4	$6,653	1360
Note: Hoop and netting						
Paving Restriping	Deferred Maintenance	104	CAR	5	$3,459	1361
Note: Staff parking lot						
PROGRAM DEFICIENCIES	ADA Compliance	134,310	EACH	5	$230,608	1633
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area D $ 10,357.17 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 $ 10,357.17 Interior Improvements Estimated Construction Cost for Floor Plan Area 4 $ 95,949.88 Estimated Construction Cost for Floor Plan Area 5 (REVISED - Partially Upgraded for TAS compliance) $ 8,060.99 Estimated Construction Cost for Floor Plan Area 6 $ 19,941.59 Estimated Construction Cost for Floor Plan Area 7 (REMOVED - Upgraded for TAS compliance) $ - Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 $ 123,952.45 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements $ 134,309.62						
Location: AISD ADA Report						
PUBLIC DEFICIENCIES	ADA Compliance	240,090	EACH	5	$412,230	1632
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A $ 2,863.42 Estimated Construction Cost for Site Plan Area B $ 1,849.52 Estimated Construction Cost for Site Plan Area C $ 161,047.17 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 $ 165,760.11 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 $ 12,411.04 Estimated Construction Cost for Floor Plan Area 2 $ 61,919.00 Estimated Construction Cost for Floor Plan Area 3 (REMOVED - Upgraded for TAS compliance) $ - Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 $ 74,330.05 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements $ 240,090.16						
Location: AISD ADA Report						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	8,984	EACH	5	$11,598	1634
Note: Interior Improvements Estimated Construction Cost for Floor Plan Area 8 $ 8,983.64 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 $ 8,983.64 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements $8,983.64						
Location: AISD ADA Report						
	Sub Total for System	**6**	**items**		**$669,078**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stadium Light Replacement	Capital Renewal	8	Ea.	3	$233,644	1359
Note: Damaged and old						
	Sub Total for System	**1**	**items**		**$233,644**	
	Sub Total for School and Site Level	**7**	**items**		**$902,722**	

Building: 136A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	254,951	EACH	1	$254,945	1814
AISD ROOFING P2	Capital Renewal	816,572	EACH	1	$816,554	1815
AISD ROOFING P3	Capital Renewal	107,407	EACH	1	$107,405	1816
AISD ROOFING P4	Capital Renewal	41,830	EACH	1	$41,829	1817
AISD ROOFING P5	Capital Renewal	155	EACH	1	$155	1818
	Sub Total for System	**5**	**items**		**$1,220,888**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	6,560	SF	2	$654,208	3520

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Repair	Deferred Maintenance	7	Door	3	$6,714	961
Note: Re-caulk doors						
Exterior Painting (Bldg SF)	Capital Renewal	12,230	SF	4	$21,411	1639
	Sub Total for System	**3**	**items**		**$682,334**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	80	Door	3	$118,769	3521
Interior Door Replacement	Capital Renewal	34	Door	3	$63,770	1644
Carpet Flooring Replacement	Capital Renewal	2,446	SF	4	$30,967	1643
	Sub Total for System	**3**	**items**		**$213,506**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	$29,014	1536
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	$41,601	1636
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	$41,601	1637
Fan Coil Unit Replacement	Capital Renewal	5	Ea.	2	$9,850	1355
Note: Past life cycle						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$23,121	1641
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$6,850	1640
	Sub Total for System	**6**	**items**		**$152,038**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	13	Ea.	3	$27,079	1350
Note: Mix of old and new lights.						
	Sub Total for System	**1**	**items**		**$27,079**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	3	Ea.	2	$3,792	1635
	Sub Total for System	**1**	**items**		**$3,792**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	48,922	SF	1	$358,413	1358
Note: Missing sprinkler system						
	Sub Total for System	**1**	**items**		**$358,413**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	32	Room	4	$281,660	3522
	Sub Total for System	**1**	**items**		**$281,660**	
Sub Total for Building 136A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**21**	**items**		**$2,939,709**	
	Total for Campus	**28**	**items**		**$3,842,431**	

St. Elmo 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)	2,500	LF	$117,993	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	80	LF	$6,268	5
Fences and Gates	Fencing - Ornamental, Iron	360	LF	$28,252	5
Parking Lot Pavement	Asphalt	113	CAR	$163,941	5
Roadway Pavement	Asphalt Driveways	600	SF	$3,858	5
Playfield Areas	ES Playgrounds	1	Ea.	$22,348	9
Pedestrian Pavement	Sidewalks - Concrete	8,000	SF	$90,618	10
	Sub Total for System	**7**	**items**	**$433,278**	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	180	SF	$9,132	7
	Sub Total for System	**1**	**items**	**$9,132**	
	Sub Total for Building -	**8**	**items**	**$442,410**	

Building: 136A - 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	12,231	SF	$21,412	7
	Sub Total for System	**1**	**items**	**$21,412**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	23	Stall	$46,379	4
Carpeting	Carpet	2,446	SF	$30,968	8
	Sub Total for System	**2**	**items**	**$77,347**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	1	Ea.	$6,423	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	2	Ea.	$23,173	3
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	$8,908	3
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	$8,908	3
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	$12,135	3
HVAC Air Distribution	Ductwork (Bldg.SF)	48,922	SF	$387,093	3
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	$102,018	5
Facility Hydronic Distribution	4-Pipe System	48,922	SF	$118,375	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	$29,014	5
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	$58,029	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	$3,919	5
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	$32,145	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	$4,731	5
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	$22,383	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	$31,818	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	4	Ea.	$63,637	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	8	Ea.	$127,273	8
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1	Ea.	$41,601	10
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1	Ea.	$41,601	10
Heating System Supplementary Components	Controls - Pneumatic (Bldg.SF)	48,922	SF	$167,254	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	$6,850	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	$23,121	10
	Sub Total for System	**22**	**items**	**$1,320,409**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	48,922	SF	$34,631	3
Distributed Systems	Public Address System Head End Unit	1	Ea.	$7,307	3

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	$9,017	3
Power Distribution	Distribution Panels (600 Amps)	2	Ea.	$35,605	5
Power Distribution	Distribution Panels (400 Amps)	3	Ea.	$50,715	5
Power Distribution	Panelboard - 120/208 225A	5	Ea.	$27,498	5
Power Distribution	Panelboard - 120/208 100A	3	Ea.	$8,346	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	$12,342	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	$5,500	5
Power Distribution	Panelboard - 120/240 100A	1	Ea.	$4,236	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	$7,823	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	$38,387	5
Lighting Fixtures	Light Fixtures (Bldg SF)	48,922	SF	$897,158	5
Power Distribution	Power Wiring	48,922	SF	$58,104	5
	Sub Total for System	**14**	**items**	**$1,196,668**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	$2,135	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	48,922	SF	$175,812	4
Plumbing Fixtures	Restroom Lavatory	17	Ea.	$46,177	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	$2,388	4
Plumbing Fixtures	Toilets	33	Ea.	$166,960	4
Plumbing Fixtures	Urinals	5	Ea.	$6,771	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	9	Ea.	$21,454	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	$17,619	4
Plumbing Fixtures	Classroom Lavatory	17	Ea.	$43,596	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	48,922	SF	$54,315	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	3	Ea.	$3,792	10
	Sub Total for System	**11**	**items**	**$541,019**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	48,922	SF	$112,605	3
Fire Detection and Alarm	Fire Alarm	48,922	SF	$77,679	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	$6,868	5
	Sub Total for System	**3**	**items**	**$197,152**	
Sub Total for Building 136A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**53**	**items**	**$3,354,007**	
	Total for: St. Elmo ES	**61**	**items**	**$3,796,417**	

Supporting Photos

General Site Photos

Damaged window frame

Exterior windows at end of life

Damaged chain link fence

Damaged basketball net

Cracked concrete sidewalk

Cracked asphalt paving