



FACILITY CONDITION ASSESSMENT

Walnut Creek ES | February 2022



Executive Summary

Walnut Creek ES is located at 401 W Braker Ln in Austin, Texas. The oldest building is 59 years old (at time of 2020 assessment). It comprises 79,223 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 \$3,596,646. 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 Walnut Creek ES the ten-year need is \$10,155,200.

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 Walnut Creek ES facility has a 5-year FCA score of 70.05%.

Summary of Findings

The table below summarizes the condition findings at Walnut Creek 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	\$369,834	\$672,216	\$32,014	\$1,042,050	\$1,074,064	\$0	
Permanent Building(s)								
141A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,735,551	\$1,965,882	\$679,478	\$4,701,433	\$5,380,911	\$14,686,920	67.99%
141B	Classroom Addition (attached)	\$491,260	\$1,556,002	\$1,652,962	\$2,047,262	\$3,700,224	\$11,329,130	81.93%
Sub Total for Permanent Building(s):		\$3,226,811	\$3,521,884	\$2,332,440	\$6,748,695	\$9,081,135	\$26,016,042	
Total for Site:		\$3,596,646	\$4,194,100	\$2,364,454	\$7,790,746	\$10,155,200	\$26,016,042	70.05%

Approach and Methodology

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

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

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

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

Facility Deficiency Priority Levels

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

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

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

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

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

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

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$369,834	\$369,834	10.30 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$409,384	\$0	\$0	\$0	\$409,384	11.41 %
Interior	\$0	\$0	\$91,349	\$343,424	\$113,108	\$547,881	15.26 %
Mechanical	\$0	\$70,441	\$59,211	\$103,792	\$0	\$233,445	6.50 %
Electrical	\$0	\$169,977	\$781,154	\$0	\$0	\$951,131	26.50 %
Plumbing	\$0	\$4,041	\$483,939	\$174,049	\$0	\$662,029	18.44 %
Fire and Life Safety	\$415,635	\$0	\$0	\$0	\$0	\$415,635	11.58 %
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:	\$415,635	\$653,843	\$1,415,653	\$621,265	\$482,943	\$3,589,339	

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

Electrical	-	\$951,131
Plumbing	-	\$662,029
Interior	-	\$547,881

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

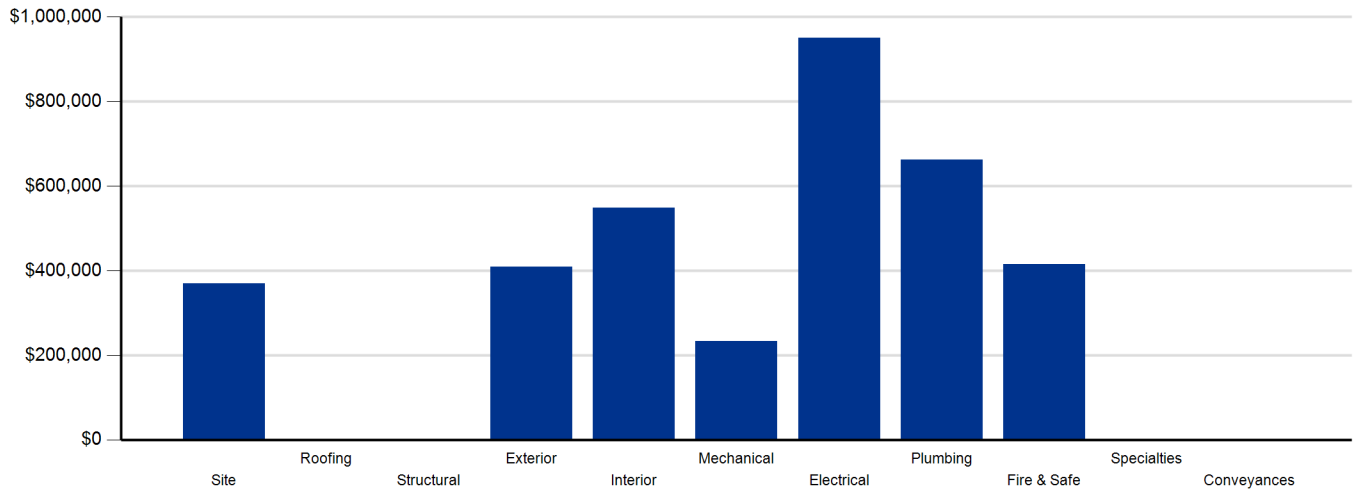


Figure 1: System Deficiencies

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	\$138,855	\$510,082	\$648,937
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$7,414	\$7,414
Interior	\$0	\$144,286	\$0	\$0	\$127,270	\$271,556
Mechanical	\$69,202	\$0	\$0	\$0	\$1,339,249	\$1,408,451
Electrical	\$24,421	\$0	\$0	\$0	\$80,927	\$105,348
Plumbing	\$7,971	\$0	\$0	\$0	\$1,550,782	\$1,558,753
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$193,641	\$0	\$0	\$193,641
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$101,594	\$144,286	\$193,641	\$138,855	\$3,615,724	\$4,194,100

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	\$648,937	\$0	\$0	\$0	\$0	\$0	\$0	\$648,937
Roofing	\$0	\$0	\$0	\$0	\$0	\$32,014	\$32,014	\$32,014
Exterior	\$7,414	\$0	\$143,607	\$0	\$0	\$0	\$143,607	\$151,021
Interior	\$271,556	\$1,098,852	\$0	\$0	\$158,040	\$159,181	\$1,416,073	\$1,687,629
Mechanical	\$1,408,451	\$0	\$0	\$0	\$0	\$111,090	\$111,090	\$1,519,541
Electrical	\$105,348	\$701,013	\$0	\$25,851	\$0	\$205,012	\$931,876	\$1,037,224
Plumbing	\$1,558,753	\$0	\$0	\$0	\$0	\$6,425	\$6,425	\$1,565,178
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$193,641	\$52,811	\$0	\$0	\$0	\$0	\$52,811	\$246,452
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,194,100	\$1,852,676	\$143,607	\$25,851	\$158,040	\$513,722	\$2,693,896	\$6,887,996

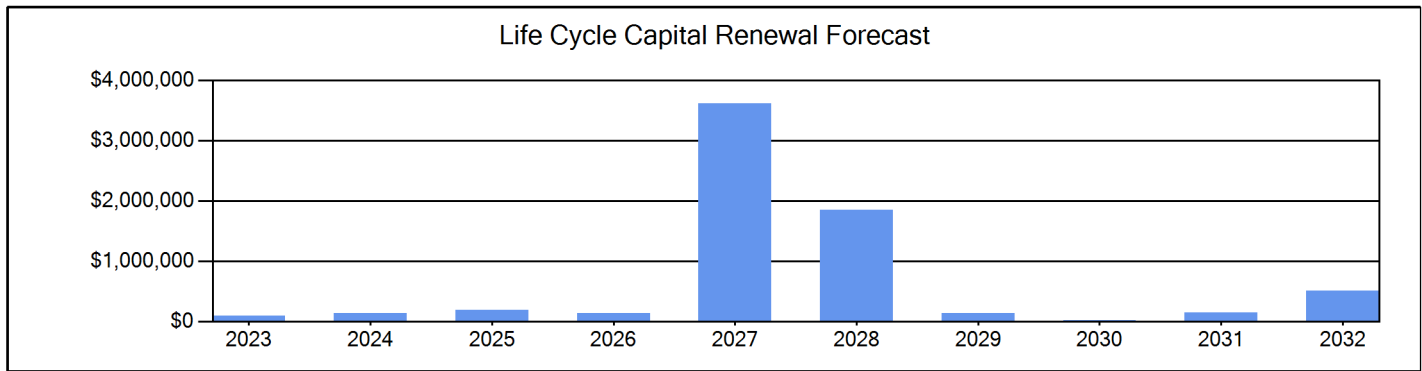


Figure 2: Ten Year Capital Renewal Forecast

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 \$26,016,042. For planning purposes, the total 5-year need at the Walnut Creek ES is \$7,790,746 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Walnut Creek ES facility has a 5-year FCA of 70.05%.

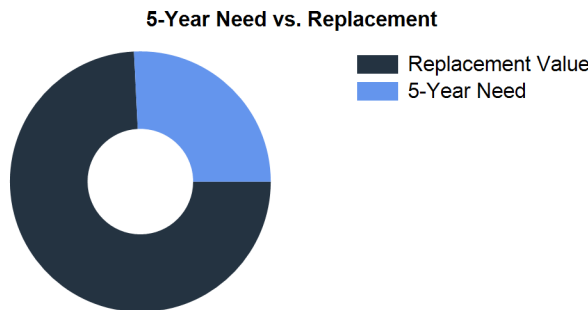


Figure 3: 5-Year FCA

Walnut Creek ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	109	CAR	5	\$3,625	6012
Location: Parking Lots						
PROGRAM DEFICIENCIES	ADA Compliance	120,978	EACH	5	\$207,717	4453
PUBLIC DEFICIENCIES	ADA Compliance	65,615	EACH	5	\$112,660	4452
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	26,694	EACH	5	\$45,833	4454
Sub Total for System		4	items		\$369,834	
Sub Total for School and Site Level		4	items		\$369,834	

Building: 141A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,024	SF	2	\$9,574	4690
Note: replace 96 of the windows						
Location: Located on north side of building.						
Aluminum Window Replacement	Capital Renewal	216	SF	2	\$21,541	6419
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	15,643	SF	2	\$378,269	6418
Sub Total for System		3	items		\$409,384	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	35	Door	3	\$51,961	4702
Note: The door hardware is deteriorated an inoperable.						
Interior Door Replacement	Capital Renewal	21	Door	3	\$39,388	4701
Note: The doors are deteriorated and no longer operate.						
Acoustical Ceiling Tile Replacement	Capital Renewal	2,236	SF	4	\$7,550	4693
Note: FRP tiles are at end of their life.						
Ceramic Tile Flooring Replacement	Capital Renewal	2,236	SF	4	\$39,504	4698
Note: The tiles are chipped and broken in the restrooms.						
Exposed Ceiling Replacement	Capital Renewal	7,603	SF	4	\$6,576	6420
Interior Wood Wall Replacement (LC)	Capital Renewal	6,260	SF	4	\$98,170	4695
Note: The wood panels are pulling apart.						
Metal Interior Door Replacement	Capital Renewal	8	Door	4	\$23,151	4700
Note: The doors are at the end of their life.						
Toilet Partition Replacement	Capital Renewal	11	Stall	4	\$22,181	4697
Note: The partitions are at the end of their life.						
Vinyl Composition Tile Replacement	Capital Renewal	17,889	SF	4	\$146,291	4699
Note: The tiles are chipped and broken.						
Interior Ceiling Repainting	Deferred Maintenance	5,814	SF	5	\$12,108	6453
Interior Wall Repainting (Bldg SF)	Capital Renewal	22,540	SF	5	\$101,000	4696
Note: The finsh is peeling and chipped.						
Sub Total for System		11	items		\$547,881	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$11,371	6425
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$9,435	6426
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	6422
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$40,181	6423
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	\$5,879	6424
Ceiling Exhaust Fan Replacement	Capital Renewal	8	Ea.	4	\$3,894	6421

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	6427
Sub Total for System		7	items		\$88,801	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$36,483	6438
Exterior Liquid Filled Transformer Replacement	Capital Renewal	1	Ea.	2	\$47,520	6437
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$8,471	6433
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$23,470	6434
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$15,646	6435
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	6436
Canopy Lighting Replacement	Capital Renewal	15	Ea.	3	\$31,245	6431
Exterior Mounted Building Lighting Replacement	Capital Renewal	10	Ea.	3	\$9,017	6430
Interior Power Wiring Replacement	Deferred Maintenance	44,723	SF	3	\$53,117	6432
Lighting Fixtures Replacement	Capital Renewal	35,778	SF	3	\$656,116	3097
Note: Approximately 80% of facility has lights that were installed in 1961.						
Public Address System Replacement, Non-main Building	Deferred Maintenance	44,723	SF	3	\$31,658	6428
Sub Total for System		11	items		\$951,131	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	44,723	SF	3	\$160,722	6447
Sanitary Sewer Piping Replacement	Capital Renewal	44,723	SF	3	\$49,653	6448
Toilet Replacement	Capital Renewal	27	Ea.	3	\$136,603	6445
Urinal Replacement	Capital Renewal	4	Ea.	3	\$5,417	6446
Custodial Mop Or Service Sink Replacement	Capital Renewal	5	Ea.	4	\$3,979	6444
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	6440
Refrigerated Water Cooler Replacement	Capital Renewal	3	Ea.	4	\$6,607	6441
Refrigerated Water Cooler Replacement	Capital Renewal	3	Ea.	4	\$6,607	6442
Replace classroom lavatory	Capital Renewal	16	Ea.	4	\$41,032	6439
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	16	Ea.	4	\$43,461	6443
Sub Total for System		10	items		\$456,465	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	6450
Fire Alarm Replacement	Capital Renewal	44,723	SF	1	\$71,012	6449
Fire Sprinkler System Replacement (SF Basis)	Capital Renewal	9,000	SF	1	\$93,763	6451
Security Alarm Replacement	Capital Renewal	44,723	SF	1	\$102,940	6452
Sub Total for System		4	items		\$274,582	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	6429
Sub Total for System		1	items		\$7,307	
Sub Total for Building 141A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		47	items		\$2,735,551	

Building: 141B - Classroom Addition (attached)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	24	Ea.	2	\$49,635	6417
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	6416
Existing Controls Are Obsolete	Capital Renewal	34,498	SF	4	\$93,049	6415
Sub Total for System		3	items		\$144,643	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$4,041	6409
Toilet Replacement	Capital Renewal	26	Ea.	3	\$131,544	6414
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	6413
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	6411
Replace classroom lavatory	Capital Renewal	24	Ea.	4	\$61,548	6410
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	6412
Sub Total for System		6	items		\$205,564	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement Note: Beyond useful life	Capital Renewal	1	Ea.	1	\$6,868	6406
Fire Alarm Replacement Note: Beyond useful life Location: Entire wing	Capital Renewal	34,499	SF	1	\$54,778	6405
Security Alarm Replacement Note: Beyond useful life	Capital Renewal	34,499	SF	1	\$79,407	6404
Sub Total for System		3	items		\$141,053	
Sub Total for Building 141B - Classroom Addition (attached)		12	items		\$491,260	
Total for Campus		63	items		\$3,596,646	

Walnut Creek 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)	2,942	LF	\$138,855	4
Playfield Areas	ES Playgrounds	4	Ea.	\$89,391	5
Parking Lot Pavement	Asphalt	109	CAR	\$158,137	5
Roadway Pavement	Asphalt Driveways	24,166	SF	\$155,398	5
Pedestrian Pavement	Sidewalks - Concrete	9,460	SF	\$107,156	5
Sub Total for System		5	items	\$648,937	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	631	SF	\$32,014	10
Sub Total for System		1	items	\$32,014	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	4	Ea.	\$23,279	5
Sub Total for System		1	items	\$23,279	
Sub Total for Building -		7	items	\$704,229	

Building: 141A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	32,200	SF	\$144,286	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,125	SF	\$67,957	6
Carpeting	Carpet	6,708	SF	\$84,924	6
Resilient Flooring	Vinyl Composition Tile Flooring	9,392	SF	\$76,805	6
Interior Swinging Doors	Wooden Door	40	Door	\$75,024	6
Interior Door Supplementary Components	Door Hardware	44	Door	\$65,323	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	32,200	SF	\$144,286	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,236	SF	\$7,550	10
Suspended Plaster and	Painted ceilings	5,814	SF	\$12,108	10
Compartments and Cubicles	Toilet Partitions	14	Stall	\$28,231	10
Athletic Flooring	Athletic/Sport Flooring	5,366	SF	\$82,322	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	4	Door	\$14,485	10
Sub Total for System		12	items	\$803,301	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	44,723	SF	\$69,202	1
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Note: This is a 1.5 HP pump.					
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		3	items	\$87,243	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	6
Note: Transformers appear to be part of a 1999 electrical modification.					
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	6
Power Distribution	Panelboard - 120/208 225A	5	Ea.	\$27,498	6
Note: These panels arent locked.					
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	6
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	6
Note: The panel is not locked.					
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	6
Lighting Fixtures	Light Fixtures (Bldg SF)	8,945	SF	\$164,038	10
Note: Approximately 20% of facility has lights that were installed in 2011.					
Sub Total for System		7	items	\$232,390	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	1
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	1
Domestic Water Equipment	Gas Piping System (BldgSF)	44,723	SF	\$1,550,782	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
Sub Total for System		4	items	\$1,561,136	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	22	Room	\$193,641	3
Sub Total for System		1	items	\$193,641	
Sub Total for Building 141A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		27	items	\$2,877,711	

Building: 141B - Classroom Addition (attached)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Operating Windows	Aluminum - Windows per SF	1,440	SF	\$143,607	7
Sub Total for System		2	items	\$151,021	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	4,485	SF	\$9,340	5
Carpeting	Carpet	9,315	SF	\$117,930	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	24,149	SF	\$100,562	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	24,149	SF	\$81,545	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	31,739	SF	\$142,220	6
Tile Flooring	Ceramic Tile	1,725	SF	\$30,476	6
Resilient Flooring	Vinyl Composition Tile Flooring	21,044	SF	\$172,092	6
Interior Swinging Doors	Wooden Door	57	Door	\$106,909	6
Interior Door Supplementary Components	Door Hardware	64	Door	\$95,015	6
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	5,865	SF	\$5,073	9
Interior Swinging Doors	Metal Door (Steel)	3	Door	\$8,681	9
Interior Swinging Doors	Storefront door (Aluminum/Glass)	4	Door	\$14,485	10
Sub Total for System		12	items	\$884,328	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	103	Ton	\$1,339,249	5
Note: Building B has 24 fan coils and 5 pkg units					
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	34,498	SF	\$93,049	10
Sub Total for System		2	items	\$1,432,298	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	34,499	SF	\$24,421	1
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	5
Lighting Fixtures	Light Fixtures (Bldg SF)	34,499	SF	\$632,661	6
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	8
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	8
Power Distribution	Power Wiring	34,499	SF	\$40,974	10
Sub Total for System		9	items	\$781,556	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 66 gallon	1	Ea.	\$4,041	10
Note: This a 60 Gallon water heater.					
Sub Total for System		1	items	\$4,041	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$52,811	6
	Sub Total for System	1	items	\$52,811	
	Sub Total for Building 141B - Classroom Addition (attached)	27	items	\$3,306,055	
	Total for: Walnut Creek ES	61	items	\$6,887,995	

Supporting Photos

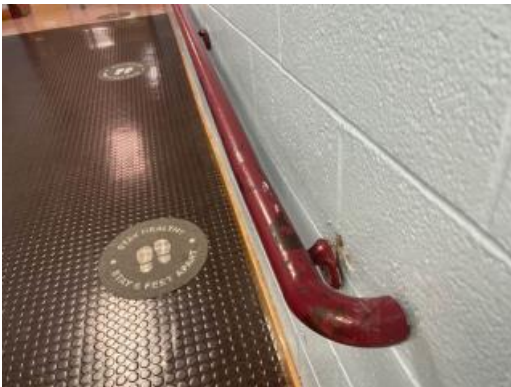
General Site Photos



Corridor ADA ramp corners are lifting and numerous tiles are heavily worn



Incomplete grading & drainage for the water intrusion into the hallways



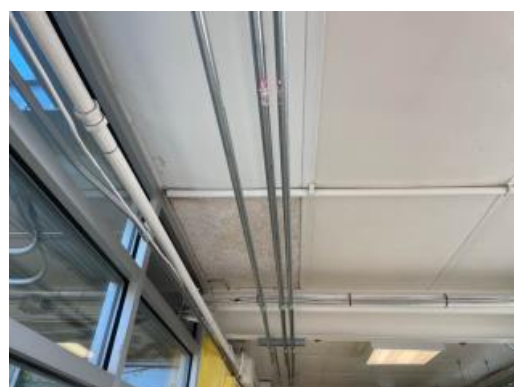
Ramp handrail into cafeteria has a life safety issue



Vinyl composite tile flooring at end of life



Restroom tile flooring needs finishing or replacement



Torn and stained ceiling tiles



Electrical Distribution Panel at the end of life



Worn electrical panel



Unit ventilators at end of life