



FACILITY CONDITION ASSESSMENT

Anderson HS | February 2022



Executive Summary

Anderson HS is located at 8403 Mesa Dr. in Austin, Texas. The oldest building is 47 years old (at time of 2020 assessment). It comprises 335,707 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 \$19,360,115. 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 Anderson HS the ten-year need is \$37,695,398.

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 Anderson HS facility has a 5-year FCA score of 76.31%.

Summary of Findings

The table below summarizes the condition findings at Anderson HS

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	\$3,601,127	\$1,562,881	\$796,457	\$5,164,008	\$5,960,465	\$0	
Permanent Building(s)								
009A	Main building includes Administration Offices & Classrooms	\$9,317,021	\$1,385,947	\$5,440,586	\$10,702,968	\$16,143,554	\$49,144,280	78.22%
009B	Classrooms, Band Hall, Cafeteria, Theater, Gym, & Main Mechanical	\$5,867,799	\$1,527,958	\$5,661,315	\$7,395,757	\$13,057,072	\$41,944,930	82.37%
009C	Stand-Alone Library	\$455,189	\$459,955	\$493,485	\$915,144	\$1,408,629	\$5,335,149	82.85%
009D	Stand-Alone Classroom Building (Science)	\$109,158	\$153,239	\$603,762	\$262,397	\$866,159	\$3,266,167	91.97%
009E	Advanced Technology Center	\$9,126	\$111,348	\$128,482	\$120,474	\$248,956	\$3,837,566	96.86%
009F	Stand-Alone Restrooms	\$695	\$0	\$9,868	\$695	\$10,563	\$138,876	99.50%
Sub Total for Permanent Building(s):		\$15,758,988	\$3,638,447	\$12,337,498	\$19,397,435	\$31,734,933	\$103,666,969	
Total for Site:		\$19,360,115	\$5,201,328	\$13,133,955	\$24,561,443	\$37,695,398	\$103,666,969	76.31%

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	\$553,187	\$439,619	\$2,595,412	\$3,588,217	18.56 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.07 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$284,778	\$1,273,656	\$237,027	\$1,795,461	9.28 %
Mechanical	\$0	\$92,879	\$25,213	\$16,785	\$7,639	\$142,515	0.74 %
Electrical	\$0	\$769,728	\$6,527,802	\$0	\$0	\$7,297,530	37.74 %
Plumbing	\$0	\$0	\$0	\$21,312	\$0	\$21,312	0.11 %
Fire and Life Safety	\$1,238,748	\$0	\$0	\$0	\$0	\$1,238,748	6.41 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$3,579,150	\$0	\$3,579,150	18.51 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,662,352	\$1,662,352	8.60 %
Total:	\$1,251,658	\$862,607	\$7,390,979	\$5,330,521	\$4,502,429	\$19,338,194	

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

Electrical	-	\$7,297,530
Site	-	\$3,588,217
Specialties	-	\$3,579,150

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

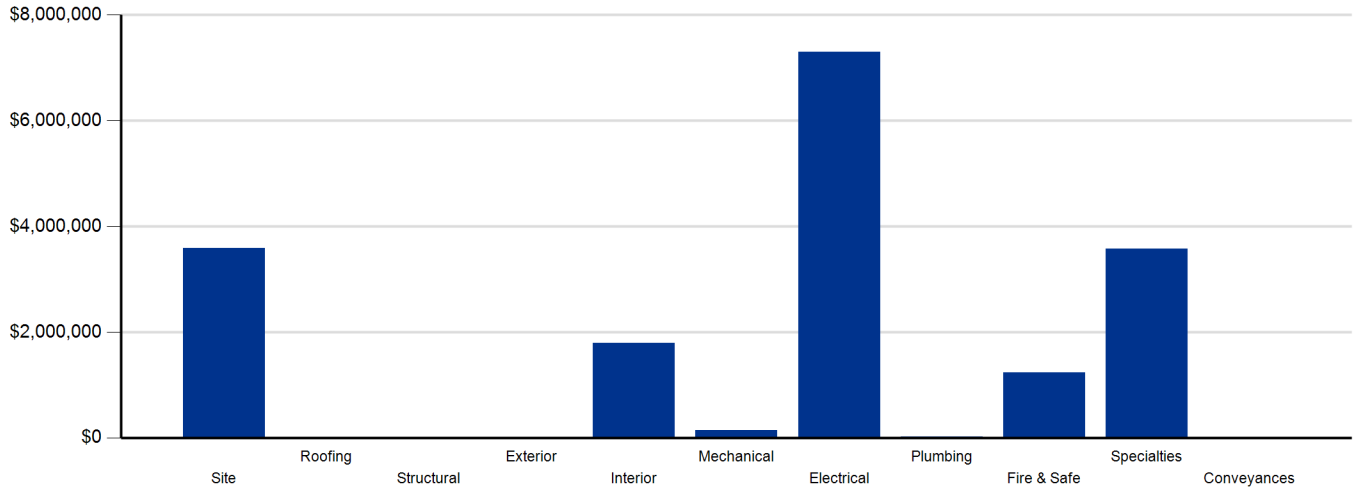


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$1,562,881	\$1,562,881
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$806,340	\$122,719	\$32,264	\$730,421	\$1,691,744
Mechanical	\$0	\$141,056	\$208,353	\$365,825	\$582,927	\$1,298,161
Electrical	\$0	\$0	\$0	\$2,706	\$0	\$2,706
Plumbing	\$0	\$2,202	\$123,540	\$47,268	\$0	\$173,010
Fire and Life Safety	\$0	\$0	\$22,660	\$22,893	\$0	\$45,553
Conveyances	\$0	\$0	\$0	\$98,739	\$47,907	\$146,646
Specialties	\$0	\$0	\$0	\$0	\$475,301	\$475,301
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$949,598	\$477,272	\$569,695	\$3,399,437	\$5,396,002

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	\$1,562,881	\$307,523	\$0	\$419,098	\$0	\$0	\$726,621	\$2,289,502
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$116,389	\$116,389	\$116,389
Interior	\$1,691,744	\$1,377,954	\$0	\$678,729	\$1,303,790	\$428,976	\$3,789,449	\$5,481,193
Mechanical	\$1,298,161	\$0	\$0	\$3,467,713	\$0	\$3,903,891	\$7,371,604	\$8,669,765
Electrical	\$2,706	\$0	\$0	\$156,053	\$0	\$194,893	\$350,946	\$353,652
Plumbing	\$173,010	\$0	\$0	\$635,677	\$0	\$242,650	\$878,327	\$1,051,337
Fire and Life Safety	\$45,553	\$25,423	\$0	\$0	\$8,281	\$0	\$33,704	\$79,257
Conveyances	\$146,646	\$0	\$0	\$0	\$0	\$0	\$0	\$146,646
Specialties	\$475,301	\$0	\$0	\$0	\$0	\$361,470	\$361,470	\$836,771
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,396,002	\$1,710,900	\$0	\$5,357,270	\$1,312,071	\$5,248,269	\$13,628,510	\$19,024,512

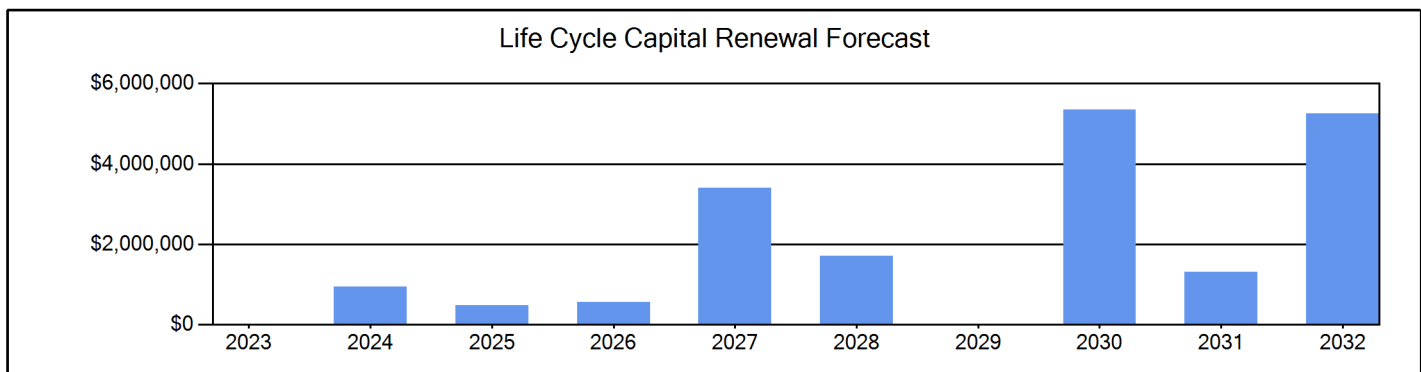


Figure 2: Ten Year Capital Renewal Forecast

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 \$103,666,969. For planning purposes, the total 5-year need at the Anderson HS is \$24,561,443 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Anderson HS facility has a 5-year FCA of 76.31%.

5-Year Need vs. Replacement

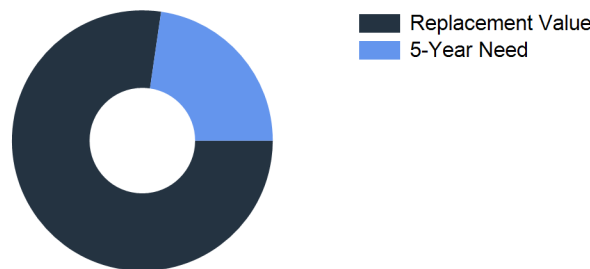


Figure 3: 5-Year FCA

Anderson HS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	83,208	SF	3	\$535,063	3830
Note: Asphalt is around majority of site. Potholes and weathered pavement on drive aisles and driveway entrances. Majority of site drives need resurfacing.						
Concrete Walks Replacement	Capital Renewal	1,600	SF	3	\$18,124	3832
Note: Sidewalk concrete is faulting and subsiding, creating tripping hazards in various areas around school campus.						
Asphalt Paving Replacement	Capital Renewal	55	CAR	4	\$79,794	3828
Note: Pavement needs replacement mainly in the parking lot on Cima Serena Drive, due to potholes and extreme weathering.						
Asphalt Paving Resurfacing	Deferred Maintenance	11,200	SF	4	\$46,585	3827
Note: Tennis court pavement has numerous cracks and faults. Courts should be resurfaced and restriped.						
Asphalt Paving Resurfacing	Deferred Maintenance	74,964	SF	4	\$311,802	3829
Note: Approximately 60% of all pavement around the school needs resurfacing.						
Site Drainage Regrading	Deferred Maintenance	1,000	SF	4	\$1,438	3831
Note: Trench drain in tennis court is full of sediment/leaves preventing drainage function.						
Backstop Repair	Deferred Maintenance	5	Ea.	5	\$7,601	3825
Note: Restripe and replace nets for soccer field at center of track						
Exterior Basketball Goal Repair	Deferred Maintenance	2	Ea.	5	\$1,291	3826
Note: Repaint two (2) backboards and replace both nets.						
PROGRAM DEFICIENCIES	ADA Compliance	1,097,508	EACH	5	\$1,884,400	4146
PUBLIC DEFICIENCIES	ADA Compliance	218,804	EACH	5	\$375,682	4145
Site Signage Replacement	Capital Renewal	3	Ea.	5	\$724	3833
Note: Missing near the science building						
Small Bench Replacement	Deferred Maintenance	1	Ea.	5	\$2,067	3835
Note: Unstable bench near baseball field						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	187,228	EACH	5	\$321,467	4147
Tree Trimming	Deferred Maintenance	10	Ea.	5	\$1,833	3834
Note: Section of the 4'-6' chain link fence located on the eastern side of the property and athletic field is heavily wooded with no access to properly assess the condition of the fence.						
Wheel Stop Replacement	Deferred Maintenance	2	Ea.	5	\$347	3836
Note: Broken down in parking lot on Mesa Drive and Steck Avenue						
Sub Total for System		15	items		\$3,588,217	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6950
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
Sub Total for System		1	items		\$12,910	
Sub Total for School and Site Level		16	items		\$3,601,127	

Building: 009A - Main building includes Administration Offices & Classrooms

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	62	Door	3	\$92,046	5790
Note: to be replaced with door install						
Interior Door Replacement	Capital Renewal	32	Door	3	\$60,019	5789
Note: end of product life						
Location: corridor and classes						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: corroded, sagging grid, damaged tiles	Capital Renewal	33,672	SF	4	\$113,702	5781
Metal Interior Door Replacement Note: damaged beyond repair Location: corridor	Capital Renewal	30	Door	4	\$86,815	5788
Toilet Partition Replacement Note: end of life Location: restrooms	Capital Renewal	38	Stall	4	\$76,626	5786
Vinyl Composition Tile Replacement Note: damaged beyond repair Location: halls and classes	Capital Renewal	58,926	SF	4	\$481,880	5787
Interior Ceiling Repainting Note: peeling, flaking, stained Location: hall and classes	Deferred Maintenance	38,926	SF	5	\$81,067	5785
Sub Total for System		7 items			\$992,155	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement Note: age Location: roof near library	Capital Renewal	3	Ea.	2	\$72,708	5690
Large Diameter Exhausts/Hoods Replacement Note: age Location: roof	Capital Renewal	1	Ea.	3	\$8,036	5691
Sub Total for System		2 items			\$80,744	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	9	Ea.	2	\$65,587	5844
Electrical Transformer Replacement	Capital Renewal	5	Ea.	2	\$27,594	5846
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$11,838	5848
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	5850
Panelboard Replacement Note: panles PIA and PIB (electrical room in admin) are approximately 2 feet from water source (sink). Electrical gear does not have necessary safety ppe/arc strike labeling	Capital Renewal	8	Ea.	2	\$43,996	5854
Panelboard Replacement	Capital Renewal	16	Ea.	2	\$44,512	5855
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	5856
Panelboard Replacement Note: panel TPIA has exposed buss due to missing breaker. panels LA and LAA have exposed buss due to missing breakers	Capital Renewal	6	Ea.	2	\$56,234	5857
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$6,688	5858
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$36,444	5859
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	5841
Exterior Mounted Building Lighting Replacement	Capital Renewal	11	Ea.	3	\$9,919	5866
Interior Power Wiring Replacement	Deferred Maintenance	168,360	SF	3	\$199,959	5868
Lighting Fixtures Replacement	Capital Renewal	168,360	SF	3	\$3,087,477	5867
Lightning Protection System Installation Note: no lightning protection installed	Functional Deficiency	168,360	SF	3	\$131,475	5865
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5860
Sub Total for System		16 items			\$3,777,811	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory Note: broken Location: room 115 (3), room 114 (1), room 104 (3)	Capital Renewal	7	Ea.	4	\$17,951	5688
Sub Total for System		1 items			\$17,951	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5864
Fire Alarm Replacement	Capital Renewal	168,360	SF	1	\$267,325	5863
Security Alarm Replacement	Capital Renewal	168,360	SF	1	\$387,517	5862
Sub Total for System		3	items		\$661,710	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5861
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	5,662	Ea.	4	\$3,016,407	5791
Note: end of product life						
Location: hallways						
Sub Total for System		1	items		\$3,016,407	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	171,841	Ea.	5	\$201,888	6951
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 61728 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	266,354	Ea.	5	\$312,926	6952
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 61728 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	\$147,177	6953
Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipes, hangers and insulation, repair brken pipe - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	85,921	Ea.	5	\$100,944	6954
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing - 61728 SF						
Sub Total for System		4	items		\$762,935	
Sub Total for Building 009A - Main building includes Administration Offices & Classrooms		35	items		\$9,317,021	

Building: 009B - Classrooms, Band Hall, Cafeteria, Theater, Gym, & Main Mechanical
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	3,832	SF	3	\$58,788	5808
Note: end of product life						
Location: weight room						
Interior Door Hardware Replacement	Capital Renewal	22	Door	3	\$32,661	5819
Note: to be replaced with door install						
Interior Door Replacement	Capital Renewal	22	Door	3	\$41,263	5817
Note: end of product life						
Location: corridor and classes						
Acoustical Ceiling Tile Replacement	Capital Renewal	38,319	SF	4	\$129,394	5800
Note: corroded/sagging grid, damaged tiles						
Carpet Flooring Replacement	Capital Renewal	6,386	SF	4	\$80,848	5811
Note: damaged and worn in traffic areas						
Location: band and choir						
Toilet Partition Replacement	Capital Renewal	24	Stall	4	\$48,396	5806
Note: end of product life						
Location: restrooms						
Vinyl Composition Tile Replacement	Capital Renewal	19,159	SF	4	\$156,677	5812
Note: damaged beyond repair						
Location: halls and classes						
Interior Ceiling Repainting	Deferred Maintenance	19,159	SF	5	\$39,900	5801
Note: peeling, flaking, stained						
Location: hall and classes						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting	Deferred Maintenance	50,745	SF Wall	5	\$113,987	5805
Note: peeling, flaking, stained						
Location: hall and classes						
Sub Total for System		9	items		\$701,915	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5700
Note: age						
Location: condenser yard near theater						
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	5712
Note: age						
Location: courtyard between cafe and theater						
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	5701
Note: disassembled						
Location: room 90.38						
Duct Grill Replacement	Deferred Maintenance	10	Ea.	5	\$989	5718
Note: missing, broken						
Location: various locations						
Duct Register Replacement	Deferred Maintenance	10	Ea.	5	\$4,171	5716
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	5724
Note: air compressors						
Location: main mech						
Sub Total for System		6	items		\$30,846	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	3	Ea.	2	\$55,692	5875
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	5876
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$18,241	5871
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$14,575	5872
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,919	5873
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,519	5874
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	5883
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	5884
Exterior Liquid Filled Transformer Replacement	Capital Renewal	1	Ea.	2	\$47,520	5890
Note: #900589						
Motor Control Center Replacement	Capital Renewal	8	Ea.	2	\$14,696	5870
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	5877
Panelboard Replacement	Capital Renewal	6	Ea.	2	\$32,997	5878
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$13,910	5879
Note: LF, BG, K2, GG						
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$37,490	5880
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$27,782	5881
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$13,377	5882
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$84,797	5869
Canopy Lighting Replacement	Capital Renewal	57	Ea.	3	\$118,729	5892
Exterior Mounted Building Lighting Replacement	Capital Renewal	28	Ea.	3	\$25,249	5893
Interior Power Wiring Replacement	Deferred Maintenance	127,729	SF	3	\$151,702	5895
Lighting Fixtures Replacement	Capital Renewal	127,729	SF	3	\$2,342,364	5894
Lightning Protection System Installation	Functional Deficiency	127,729	SF	3	\$99,746	5891
Note: no lightning protection installed						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5885
Sub Total for System		23	items		\$3,158,537	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement Note: pipes eroding Location: training room	Capital Renewal	1	Ea.	4	\$796	5696
Replace classroom lavatory Note: cracked Location: weight room office	Capital Renewal	1	Ea.	4	\$2,565	5692
Sub Total for System		2	items		\$3,360	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5889
Fire Alarm Replacement	Capital Renewal	127,729	SF	1	\$202,810	5888
Security Alarm Replacement	Capital Renewal	127,729	SF	1	\$293,996	5887
Sub Total for System		3	items		\$503,675	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5886
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement Note: end of product life Location: locker rooms	Capital Renewal	724	Ea.	4	\$351,498	5820
Replace Cabinetry In Classes/Labs Note: Casework is beyond its expected useful life.	Capital Renewal	24	Room	4	\$211,245	6037
Sub Total for System		2	items		\$562,743	

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 LS	Deferred Maintenance	347,981	Ea.	5	\$408,826	6955
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 1 LS	Deferred Maintenance	264,465	Ea.	5	\$310,707	6956
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - 153112 - repair rusted pipe and insulation - 1 LS	Deferred Maintenance	153,112	Ea.	5	\$179,884	6957
Sub Total for System		3	items		\$899,417	
Sub Total for Building 009B - Classrooms, Band Hall, Cafeteria, Theater, Gym, & Main Mechanical		49	items		\$5,867,799	

Building: 009C - Stand-Alone Library
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: age - disassembled Location: roof	Capital Renewal	1	Ea.	2	\$13,749	5737
Energy Recovery Unit Replacement Note: disassembled, age Location: mezzanine	Capital Renewal	1	Ea.	3	\$17,176	5738
Sub Total for System		2	items		\$30,925	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	\$10,415	5902
Exterior Mounted Building Lighting Replacement	Capital Renewal	7	Ea.	3	\$6,312	5903
Lighting Fixtures Replacement	Capital Renewal	17,096	SF	3	\$313,516	5904
Lightning Protection System Installation	Functional Deficiency	17,096	SF	3	\$13,351	5901
Note: no lightning protection installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5896
Sub Total for System		5	items		\$343,594	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5900
Fire Alarm Replacement	Capital Renewal	17,096	SF	1	\$27,145	5899
Security Alarm Replacement	Capital Renewal	17,096	SF	1	\$39,350	5898
Sub Total for System		3	items		\$73,363	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5897
Sub Total for System		1	items		\$7,307	
Sub Total for Building 009C - Stand-Alone Library		11	items		\$455,189	

Building: 009D - Stand-Alone Classroom Building (Science)
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	19	Stall	4	\$38,313	5826
Note: end of product life						
Location: restrooms						
Vinyl Composition Tile Replacement	Capital Renewal	7,460	SF	4	\$61,006	5828
Note: end of product life						
Location: classrooms						
Interior Ceiling Repainting	Deferred Maintenance	995	SF	5	\$2,072	5825
Note: peeling, flaking, stained						
Location: restrooms						
Sub Total for System		3	items		\$101,391	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	9,946	SF	3	\$7,767	5905
Note: no lightning protection intalled						
Sub Total for System		1	items		\$7,767	
Sub Total for Building 009D - Stand-Alone Classroom Building (Science)		4	items		\$109,158	

Building: 009E - Advanced Technology Center
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	11,686	SF	3	\$9,126	5906
Note: no lightning protection installed						
Sub Total for System		1	items		\$9,126	
Sub Total for Building 009E - Advanced Technology Center		1	items		\$9,126	

Building: 009F - Stand-Alone Restrooms
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	890	SF	3	\$695	5907

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: no lightning protection installed						
	Sub Total for System	1	items		\$695	
	Sub Total for Building 009F - Stand-Alone Restrooms	1	items		\$695	
	Total for Campus	117	items		\$19,360,115	

Anderson HS - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	357	CAR	\$517,936	5
Roadway Pavement	Asphalt Driveways	162,500	SF	\$1,044,945	5
Playfield Areas	HS Athletic Components	1	Ea.	\$307,523	6
Fences and Gates	Fencing - Chain Link (4 Ft)	4,925	LF	\$232,447	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,380	LF	\$186,461	8
Pedestrian Pavement	Sidewalks - Gravel	308	SF	\$190	8
Sub Total for System		6	items	\$2,289,502	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	12	Ea.	\$69,836	8
Sub Total for System		1	items	\$69,836	
Sub Total for Building -		7	items	\$2,359,338	

Building: 009A - Main building includes Administration Offices & Classrooms

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	92,598	SF	\$414,925	2
Suspended Plaster and	Painted ceilings	58,926	SF	\$122,719	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	58,926	SF	\$198,979	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	16	Door	\$57,938	5
Carpeting	Carpet	8,418	SF	\$106,573	6
Tile Flooring	Ceramic Tile	25,254	SF	\$446,170	6
Interior Swinging Doors	Wooden Door	76	Door	\$142,546	6
Interior Swinging Doors	Metal Door (Steel)	48	Door	\$138,903	8
Interior Door Supplementary Components	Door Hardware	124	Door	\$184,091	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	92,598	SF	\$414,925	9
Resilient Flooring	Vinyl Composition Tile Flooring	42,090	SF	\$344,200	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	33,672	SF	\$113,702	10
Compartments and Cubicles	Toilet Partitions	38	Stall	\$76,626	10
Sub Total for System		13	items	\$2,762,297	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Exhaust Air	Roof Exhaust Fan - Large	8	Ea.	\$64,290	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	8
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	4	Ea.	\$14,206	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	\$48,472	8
Other HVAC Distribution Systems	VFD (15 HP)	10	Ea.	\$75,586	8
Other HVAC Distribution Systems	VFD (10 HP)	4	Ea.	\$22,829	8
HVAC Air Distribution	VAV Boxes / Terminal Device	168	Ea.	\$650,807	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	168,360	SF	\$454,105	10
Note: Converted to Tridium a couple of years ago.					
Facility Hydronic Distribution	4-Pipe System	168,360	SF	\$407,377	10
HVAC Air Distribution	AHU 20,000 CFM Interior	10	Ea.	\$1,450,397	10
Exhaust Air	Roof Exhaust Fan - Large	7	Ea.	\$56,254	10
Sub Total for System		14	items	\$3,284,535	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	3
Plumbing Fixtures	Classroom Lavatory	30	Ea.	\$76,935	3
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	4

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	4
Plumbing Fixtures	Toilets	6	Ea.	\$30,356	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	8
Plumbing Fixtures	Restroom Lavatory	39	Ea.	\$105,935	8
Plumbing Fixtures	Toilets	46	Ea.	\$232,732	8
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Plumbing Fixtures	Classroom Lavatory	44	Ea.	\$112,838	10
Sub Total for System				10 items	\$575,292

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	4
Elevators	Passenger elevator cab finishes	4	Ea.	\$31,938	5
Sub Total for System				2 items	\$130,678

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	30	Room	\$264,056	5
Sub Total for System				1 items	\$264,056
Sub Total for Building 009A - Main building includes Administration Offices & Classrooms		40 items		\$7,016,858	

Building: 009B - Classrooms, Band Hall, Cafeteria, Theater, Gym, & Main Mechanical
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	70,251	SF	\$314,789	2
Compartments and Cubicles	Toilet Partitions	38	Stall	\$76,626	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	51,092	SF	\$172,525	5
Wall Coverings	FRP Wall Finish	2,555	SF Wall	\$19,439	5
Tile Flooring	Ceramic Tile	19,159	SF	\$338,488	6
Tile Flooring	Quarry Tile	2,555	SF	\$69,845	6
Interior Swinging Doors	Wooden Door	38	Door	\$71,273	6
Carpeting	Carpet	6,386	SF	\$80,848	8
Interior Swinging Doors	Metal Door (Steel)	19	Door	\$54,983	8
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	8
Interior Door Supplementary Components	Door Hardware	57	Door	\$84,623	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	70,251	SF	\$314,789	9
Resilient Flooring	Vinyl Composition Tile Flooring	25,546	SF	\$208,908	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	38,319	SF	\$129,394	10
Suspended Plaster and	Painted ceilings	19,159	SF	\$39,900	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	8	Door	\$28,969	10
Sub Total for System				16 items	\$2,015,972

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$9,494	2
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	2
Decentralized Cooling	Ductless Split System (3 Ton)	2	Ea.	\$10,849	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$57,706	3
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	3
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	8	Ea.	\$79,782	4
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	\$2,068	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	4
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	2	Ea.	\$30,531	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	Ea.	\$93,655	4
Heat Generation	Boiler - Cast Iron - Water (765 MBH)	1	Ea.	\$32,565	5
Central Cooling	Chiller - Outdoor Air Cooled (70 Tons)	1	Ea.	\$97,500	5
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	5
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$40,181	5
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	5
Heat Generation	Boiler - Cast Iron - Water (3264 MBH)	4	Ea.	\$310,218	8
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	\$938	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	127,729	SF	\$344,514	8
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	8
Central Cooling	Cooling Tower - Metal (750 Tons)	1	Ea.	\$105,407	8
Central Cooling	Chiller - Indoor Water Cooled (50 Tons)	1	Ea.	\$68,110	8
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	1	Ea.	\$366,479	8
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$5,425	8
Other HVAC Distribution Systems	VFD (5 HP)	5	Ea.	\$21,966	8
Other HVAC Distribution Systems	VFD (10 HP)	3	Ea.	\$17,122	8
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	8
Decentralized Cooling	Window Units	2	Ea.	\$6,171	8
Other HVAC Distribution Systems	VFD (20 HP)	2	Ea.	\$17,635	8
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	8
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	1	Ea.	\$46,828	8
Note: on inaccessible roof - tons and remaining life are assumed					
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	8
HVAC Air Distribution	VAV Boxes / Terminal Device	130	Ea.	\$503,601	8
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$57,706	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	8
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$57,706	8
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$227,713	8
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	8
Air Distribution	Energy Recovery Unit (6,000 CFM)	1	Ea.	\$20,116	10
Facility Hydronic Distribution	4-Pipe System	127,729	SF	\$309,063	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
HVAC Air Distribution	AHU 5,000 CFM Interior	3	Ea.	\$129,490	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	10
HVAC Air Distribution	AHU 10,000 CFM Interior	3	Ea.	\$257,876	10
HVAC Air Distribution	AHU 20,000 CFM Interior	2	Ea.	\$290,079	10
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	10
Exhaust Air	Roof Exhaust Fan - Large	18	Ea.	\$144,652	10
Exhaust Air	Wall Exhaust Fan	5	Ea.	\$23,657	10
		Sub Total for System	56 items	\$4,684,314	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	8
Note: 1999					
		Sub Total for System	1 items	\$5,564	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	2
Plumbing Fixtures	Classroom Lavatory	6	Ea.	\$15,387	3
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	3
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1	Ea.	\$13,791	3
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	4
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	8
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	5	Ea.	\$68,957	8
Plumbing Fixtures	Sink - Service / Mop Sink	7	Ea.	\$5,571	8
Plumbing Fixtures	Toilets	37	Ea.	\$187,197	8
Plumbing Fixtures	Classroom Lavatory	14	Ea.	\$35,903	10
		Sub Total for System	11 items	\$353,256	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	2	Ea.	\$15,969	5
Sub Total for System		1	items	\$15,969	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	24	Room	\$211,245	5
Fixed Multiple Seating	Bleachers	875	Seat	\$361,470	10
Sub Total for System		2	items	\$572,715	
Sub Total for Building 009B - Classrooms, Band Hall, Cafeteria, Theater, Gym, & Main Mechanical		87	items	\$7,647,790	

Building: 009C - Stand-Alone Library
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	644	SF	\$93,085	10
Exterior Operating Windows	Steel - Windows per SF	23	SF	\$3,324	10
Exterior Operating Windows	Steel - Windows per SF	10	SF	\$1,445	10
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	10
Sub Total for System		4	items	\$116,390	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	15,386	SF	\$51,955	5
Suspended Plaster and	Painted ceilings	1,710	SF	\$3,561	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,096	SF	\$76,606	5
Carpeting	Carpet	13,677	SF	\$173,153	6
Tile Flooring	Ceramic Tile	855	SF	\$15,106	6
Interior Door Supplementary Components	Door Hardware	14	Door	\$20,785	8
Resilient Flooring	Vinyl Composition Tile Flooring	2,564	SF	\$20,968	9
Sub Total for System		7	items	\$362,133	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	2
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	5	Ea.	\$32,113	2
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	3	Ea.	\$29,918	2
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$19,945	2
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	6	Ea.	\$38,535	4
HVAC Air Distribution	AHU 2,000 CFM Interior	3	Ea.	\$87,043	5
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	17,096	SF	\$46,112	8
Sub Total for System		8	items	\$373,945	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	8
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	8
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	8
Power Distribution	Panelboard - 277/480 600A	1	Ea.	\$18,222	8
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	8
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	8
Sub Total for System		7	items	\$80,653	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	8
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	8
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	8
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Sub Total for System		4	items	\$20,318	
Sub Total for Building 009C - Stand-Alone Library		30	items	\$953,439	

Building: 009D - Stand-Alone Classroom Building (Science)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,951	SF	\$30,225	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,951	SF	\$40,109	5
Interior Door Supplementary Components	Door Hardware	41	Door	\$60,869	8
Suspended Plaster and	Painted ceilings	995	SF	\$2,072	10
Compartments and Cubicles	Toilet Partitions	19	Stall	\$38,313	10
Sub Total for System		5	items	\$171,588	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	1	Ea.	\$20,946	5
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	5
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	\$938	8
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2	Ea.	\$12,845	8
Decentralized Cooling	Ductless Split System (3 Ton)	2	Ea.	\$10,849	8
Other HVAC Distribution Systems	VFD (10 HP)	1	Ea.	\$5,707	8
HVAC Air Distribution	VAV Boxes / Terminal Device	4	Ea.	\$15,495	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	9,946	SF	\$26,827	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	10
Exhaust Air	Roof Exhaust Fan - Large	9	Ea.	\$72,326	10
Sub Total for System		11	items	\$295,450	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	1	SF	\$1	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	6	Ea.	\$12,498	10
Lighting Fixtures	Light Fixtures (Bldg SF)	9,946	SF	\$182,395	10
Sub Total for System		4	items	\$197,599	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	8
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	8
Plumbing Fixtures	Classroom Lavatory	32	Ea.	\$82,064	10
Sub Total for System		4	items	\$87,197	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,946	SF	\$15,792	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	9,946	SF	\$22,893	4
Sub Total for System		3	items	\$45,553	
Sub Total for Building 009D - Stand-Alone Classroom Building (Science)		27	items	\$797,387	

Building: 009E - Advanced Technology Center
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	16	Stall	\$32,264	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,180	SF	\$27,622	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,753	SF	\$5,919	5
Suspended Plaster and	Painted ceilings	1,753	SF	\$3,651	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,349	SF	\$41,892	5
Carpeting	Carpet	1,169	SF	\$14,800	6
Interior Door Supplementary Components	Door Hardware	29	Door	\$43,054	8
Sub Total for System		7	items	\$169,201	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg,SF)	11,686	SF	\$31,520	8
Sub Total for System		1	items	\$31,520	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$7,693	10
Sub Total for System		3	items	\$13,685	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	11,686	SF	\$18,555	6
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	6
Sub Total for System		2	items	\$25,423	
Sub Total for Building 009E - Advanced Technology Center		13	items	\$239,829	

Building: 009F - Stand-Alone Restrooms

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
Sub Total for System		1	items	\$1,587	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	890	SF	\$1,413	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$8,281	
Sub Total for Building 009F - Stand-Alone Restrooms		3	items	\$9,868	
Total for: Anderson HS		207	items	\$19,024,509	

Supporting Photos

General Site Photos



Damaged asphalt driveway



Obstructed electrical panel



Cracked acoustical ceiling tile



Administration wall finish damaged



Acoustic ceiling and grid at end of life



Water damage and bowing on wood doors



Restroom partitions at end of life



Stained cafeteria corridor ceiling



Metal lockers at end of life



Wood doors at end of life



Acoustic ceiling tiles at end of life