



FACILITY CONDITION ASSESSMENT

Barrington ES | February 2022



Executive Summary

Barrington ES is located at 400 Cooper Dr in Austin, Texas. The oldest building is 51 years old (at time of 2020 assessment). It comprises 79,689 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,614,797. 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 Barrington ES the ten-year need is \$13,153,434.

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 Barrington ES facility has a 5-year FCA score of 56.84%.

Summary of Findings

The table below summarizes the condition findings at Barrington ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,103,389	\$745,268	\$118,966	\$1,848,657	\$1,967,623	\$0	
Permanent Building(s)								
149A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,899,774	\$4,553,680	\$999,451	\$8,453,454	\$9,452,905	\$16,712,430	49.42%
149B	Stand-Alone Classroom Building (includes Library)	\$611,635	\$108,396	\$329,653	\$720,031	\$1,049,684	\$5,255,226	86.30%
149D	Stand-Alone Classroom Building	\$0	\$271,285	\$411,938	\$271,285	\$683,223	\$4,201,422	93.54%
Sub Total for Permanent Building(s):		\$4,511,409	\$4,933,361	\$1,741,042	\$9,444,770	\$11,185,812	\$26,169,073	
Total for Site:		\$5,614,797	\$5,678,629	\$1,860,008	\$11,293,426	\$13,153,434	\$26,169,073	56.84%

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	\$1,103,389	\$1,103,389	19.70 %
Roofing	\$1,885,750	\$0	\$0	\$0	\$0	\$1,885,750	33.67 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$345	\$0	\$0	\$345	0.01 %
Interior	\$0	\$0	\$199,711	\$440,985	\$117,901	\$758,596	13.55 %
Mechanical	\$0	\$0	\$8,036	\$0	\$3,718	\$11,754	0.21 %
Electrical	\$0	\$176,500	\$1,380,975	\$0	\$0	\$1,557,475	27.81 %
Plumbing	\$0	\$0	\$6,384	\$2,565	\$0	\$8,948	0.16 %
Fire and Life Safety	\$273,926	\$0	\$0	\$0	\$0	\$273,926	4.89 %
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:	\$2,159,676	\$176,500	\$1,595,450	\$443,550	\$1,225,007	\$5,600,184	

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

Roofing	-	\$1,885,750
Electrical	-	\$1,557,475
Site	-	\$1,103,389

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

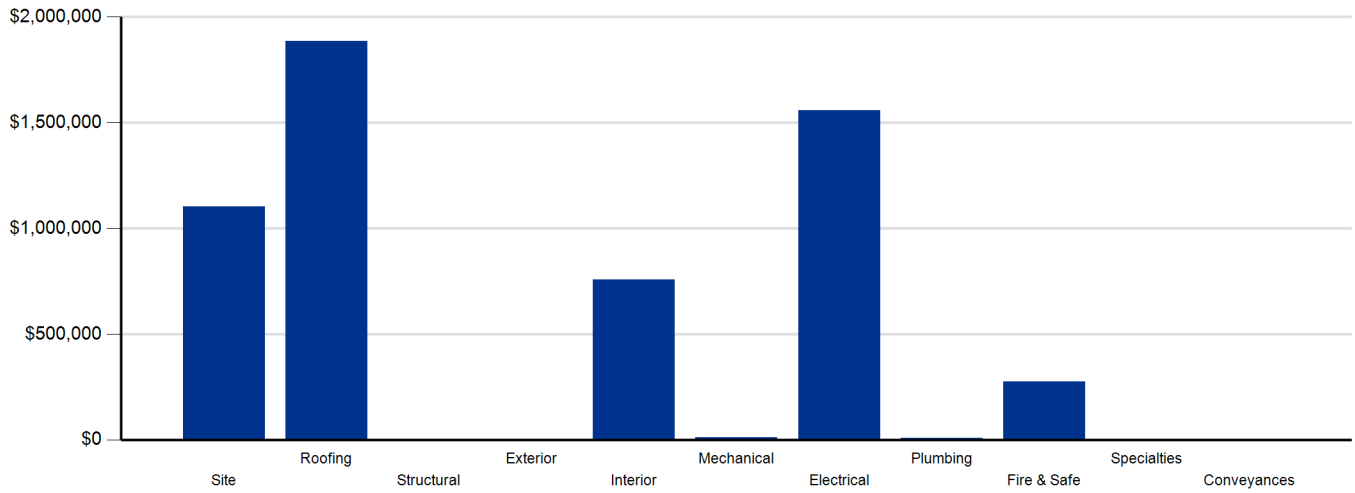


Figure 1: System Deficiencies

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	\$128,609	\$0	\$0	\$593,422	\$722,031
Roofing	\$0	\$0	\$0	\$0	\$23,237	\$23,237
Exterior	\$3,164	\$62,838	\$57,001	\$55,566	\$1,795	\$180,364
Interior	\$0	\$299,887	\$51,556	\$0	\$404,640	\$756,083
Mechanical	\$28,763	\$145,040	\$657,277	\$0	\$533,853	\$1,364,933
Electrical	\$0	\$0	\$0	\$22,582	\$147,007	\$169,589
Plumbing	\$0	\$0	\$36,162	\$0	\$2,131,952	\$2,168,114
Fire and Life Safety	\$0	\$0	\$27,181	\$29,446	\$0	\$56,627
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$237,651	\$237,651
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$31,927	\$636,374	\$829,177	\$107,594	\$4,073,557	\$5,678,629

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	\$722,031	\$0	\$0	\$0	\$0	\$118,966	\$118,966	\$840,997
Roofing	\$23,237	\$0	\$0	\$0	\$0	\$0	\$0	\$23,237
Exterior	\$180,364	\$0	\$23,814	\$0	\$3,164	\$8,710	\$35,688	\$216,052
Interior	\$756,083	\$0	\$53,780	\$119,394	\$356,682	\$156,684	\$686,540	\$1,442,623
Mechanical	\$1,364,933	\$0	\$0	\$304,386	\$0	\$491,450	\$795,836	\$2,160,769
Electrical	\$169,589	\$0	\$0	\$0	\$0	\$245,020	\$245,020	\$414,609
Plumbing	\$2,168,114	\$0	\$0	\$3,174	\$0	\$6,384	\$9,558	\$2,177,672
Fire and Life Safety	\$56,627	\$0	\$0	\$0	\$0	\$0	\$0	\$56,627
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$237,651	\$0	\$0	\$79,217	\$0	\$0	\$79,217	\$316,868
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,678,629	\$0	\$77,594	\$506,171	\$359,846	\$1,027,214	\$1,970,825	\$7,649,454

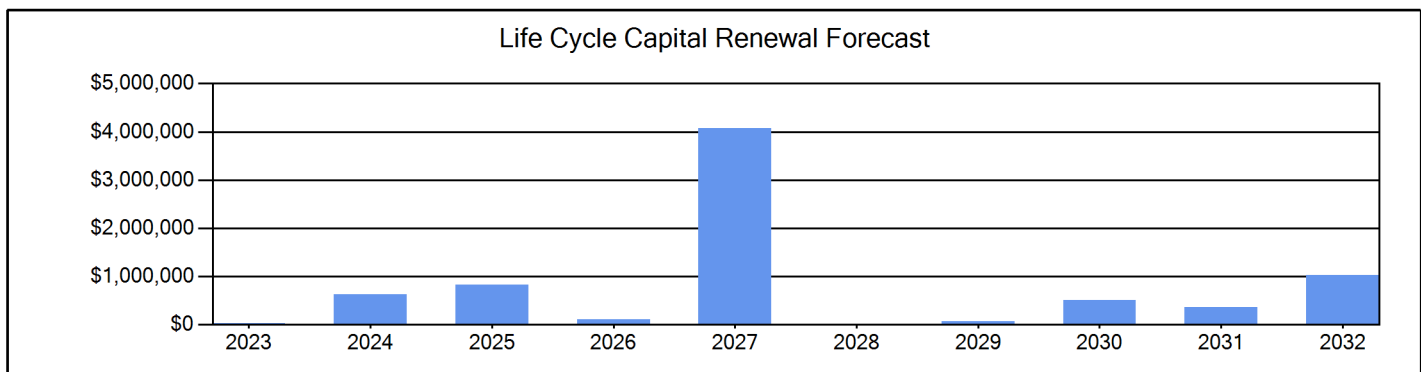


Figure 2: Ten Year Capital Renewal Forecast

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 \$26,169,073. For planning purposes, the total 5-year need at the Barrington ES is \$11,293,426 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Barrington ES facility has a 5-year FCA of 56.84%.

5-Year Need vs. Replacement

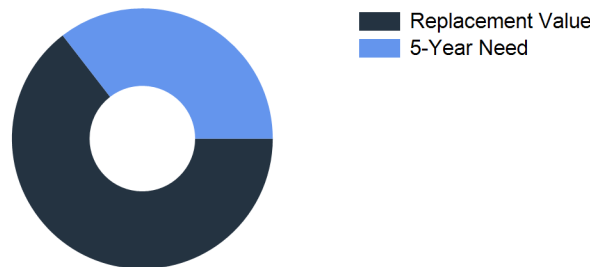


Figure 3: 5-Year FCA

Barrington ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	68	CAR	5	\$2,261	4868
Note: Pavement striping deficiency Location: Northeast Parking lot						
PROGRAM DEFICIENCIES	ADA Compliance	466,003	EACH	5	\$800,118	5722
PUBLIC DEFICIENCIES	ADA Compliance	136,223	EACH	5	\$233,892	5721
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	39,090	EACH	5	\$67,117	5723
Sub Total for System		4	items		\$1,103,389	
Sub Total for School and Site Level		4	items		\$1,103,389	

Building: 149A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	34,657	EACH	1	\$34,656	5725
AISD ROOFING P2	Capital Renewal	25,333	EACH	1	\$25,332	5726
AISD ROOFING P3	Capital Renewal	1,361,448	EACH	1	\$1,361,418	5727
AISD ROOFING P4	Capital Renewal	294,321	EACH	1	\$294,315	5728
AISD ROOFING P5	Capital Renewal	170,032	EACH	1	\$170,028	5729
Sub Total for System		5	items		\$1,885,750	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	2,545	SF	3	\$39,044	4988
Note: End of life - Gym						
Interior Door Hardware Replacement	Capital Renewal	40	Door	3	\$59,384	4993
Note: Replace with door change						
Interior Door Replacement	Capital Renewal	40	Door	3	\$75,024	4992
Note: End of life - numerous areas						
Acoustical Ceiling Tile Replacement	Capital Renewal	15,268	SF	4	\$51,556	4985
Note: Damaged Corridors & Classrooms						
Carpet Flooring Replacement	Capital Renewal	5,178	SF	4	\$65,554	4989
Note: Stained, worn						
Ceramic Tile Flooring Replacement	Capital Renewal	2,035	SF	4	\$35,953	4990
Note: Damaged beyond repair (restroom)						
Vinyl Composition Tile Replacement	Capital Renewal	17,812	SF	4	\$145,661	4991
Note: End of life classroom & corridor						
Interior Ceiling Repainting	Deferred Maintenance	6,089	SF	5	\$12,681	4986
Note: Flaking, peeling						
Interior Wall Repainting	Deferred Maintenance	22,900	SF Wall	5	\$51,440	4987
Note: Peeling, Stained Corridors & classroom restrooms.						
Sub Total for System		9	items		\$536,298	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	4980
Note: Age/roof						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4981
Note: Fan motor in mezz. mech room						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4982
Note: CU-01 in courtyard near room 109						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4983
Note: Air compressor in ext mech room near gym						
Sub Total for System		4	items		\$11,754	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$75,780	4998
Note: 300 KVA						
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$14,575	4999
Exterior Liquid Filled Transformer Replacement	Capital Renewal	1	Ea.	2	\$47,520	5007
Note: #220138						
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$11,128	5000
Note: PNL IPZA has exposed bus due to a missing breaker (photo 854). Elect gear does not have nec safety PPE/are flash labelling. (typ)						
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$27,498	5001
Note: Washing machine in front of PNL IPZD (near rm 201) is non-compliant with NGC clear space reqt & introduces a possible water hazard in the vicinity of the PNL (photo 180)						
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	\$12,498	5008
Exterior Mounted Building Lighting Replacement	Capital Renewal	29	Ea.	3	\$26,150	5009
Interior Power Wiring Replacement	Deferred Maintenance	50,892	SF	3	\$60,444	5011
Lighting Fixtures Replacement	Capital Renewal	50,892	SF	3	\$933,285	5010
Public Address System Replacement, Non-main Building	Deferred Maintenance	50,892	SF	3	\$36,025	5002
Sub Total for System		10	items		\$1,244,903	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	4978
Note: Age/Ext Mech room near gym						
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	4979
Note: Out of service/teachers lounge near room 202						
Sub Total for System		2	items		\$8,948	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5006
Fire Alarm Replacement	Capital Renewal	50,892	SF	1	\$80,807	5005
Security Alarm Replacement	Capital Renewal	50,892	SF	1	\$117,139	5004
Sub Total for System		3	items		\$204,814	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5003
Sub Total for System		1	items		\$7,307	
Sub Total for Building 149A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		34	items		\$3,899,774	

Building: 149B - Stand-Alone Classroom Building (includes Library)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	3	Door	3	\$345	4984
Note: Aged/weathered						
Sub Total for System		1	items		\$345	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Beyond repair/corridor & classrooms	Capital Renewal	14	Door	3	\$26,258	4997
Carpet Flooring Replacement Note: Currently under construction	Capital Renewal	4,001	SF	4	\$50,653	4995
Vinyl Composition Tile Replacement	Capital Renewal	11,202	SF	4	\$91,607	4996
Interior Wall Repainting (Bldg SF)	Capital Renewal	12,002	SF	5	\$53,780	4994
Sub Total for System		4 items			\$222,299	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	5017
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	\$3,607	5018
Lighting Fixtures Replacement	Capital Renewal	16,003	SF	3	\$293,472	5019
Public Address System Replacement, Non-main Building	Deferred Maintenance	16,003	SF	3	\$11,328	5012
Sub Total for System		4 items			\$312,573	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5016
Fire Alarm Replacement	Capital Renewal	16,003	SF	1	\$25,410	5015
Security Alarm Replacement	Capital Renewal	16,003	SF	1	\$36,834	5014
Sub Total for System		3 items			\$69,112	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5013
Sub Total for System		1 items			\$7,307	
Sub Total for Building 149B - Stand-Alone Classroom Building (includes Library)		13 items			\$611,635	
Total for Campus		51 items			\$5,614,797	

Buildings with no reported deficiencies

149D - Stand-Alone Classroom Building

Barrington ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	20,000	SF	\$128,609	2
Fences and Gates	Fencing - Chain Link (4 Ft)	300	LF	\$14,159	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,500	LF	\$195,862	5
Fences and Gates	Fencing - Ornamental, Iron	360	LF	\$28,252	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Fences and Gates	Fencing - Chain Link (4 Ft)	2,389	LF	\$112,754	5
Fences and Gates	Fencing - Ornamental, Iron	300	LF	\$23,543	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Parking Lot Pavement	Asphalt	87	CAR	\$126,220	5
Roadway Pavement	Asphalt Driveways	1,260	SF	\$8,102	5
Roadway Pavement	Concrete Driveways	212	SF	\$2,647	5
Pedestrian Pavement	Sidewalks - Concrete	1,310	SF	\$14,839	5
Parking Lot Pavement	Asphalt	82	CAR	\$118,966	10
Sub Total for System		13	items	\$840,996	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	458	SF	\$23,237	5
Sub Total for System		1	items	\$23,237	
Sub Total for Building -		14	items	\$864,233	

Building: 149A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	1
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	2,545	SF	\$61,542	2
Exterior Operating Windows	Aluminum - Windows per SF	13	SF	\$1,296	2
Exterior Operating Windows	Aluminum - Windows per SF	14	SF	\$1,396	3
Exterior Entrance Doors	Steel - Insulated and Painted	12	Door	\$44,484	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	14	Door	\$55,566	4
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	9
Sub Total for System		7	items	\$170,611	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	38,169	SF	\$171,032	2
Carpeting	Carpet	10,178	SF	\$128,855	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	15,268	SF	\$51,556	3
Suspended Plaster and	Painted ceilings	10,178	SF	\$21,197	5
Compartments and Cubicles	Toilet Partitions	9	Stall	\$18,148	5
Wood Flooring	Wood Flooring - All Types	509	SF	\$10,964	5
Interior Swinging Doors	Metal Door (Steel)	12	Door	\$34,726	5
Interior Swinging Doors	Wooden Door	25	Door	\$46,890	5
Interior Door Supplementary Components	Door Hardware	37	Door	\$54,930	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,357	SF	\$68,741	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	38,169	SF	\$171,032	9
Resilient Flooring	Vinyl Composition Tile Flooring	12,723	SF	\$104,045	9
Carpeting	Carpet	10,178	SF	\$128,855	10
Tile Flooring	Quarry Tile	1,018	SF	\$27,829	10
Sub Total for System		14	items	\$1,038,801	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	1
HVAC Air Distribution	AHU 20,000 CFM Interior	1	Ea.	\$145,040	2
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	1	Ea.	\$275,717	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 10,000 CFM Interior	3	Ea.	\$257,876	3
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	3
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	3
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	5
Decentralized Cooling	Heat Pump (5 Ton)	9	Ea.	\$109,215	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	5
HVAC Air Distribution	AHU 20,000 CFM Interior	2	Ea.	\$290,079	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	5
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	2	Ea.	\$83,203	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	50,892	SF	\$78,748	8
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Other HVAC Distribution Systems	VFD (10 HP)	1	Ea.	\$5,707	8
Air Distribution	Energy Recovery Unit (10,000 CFM)	1	Ea.	\$27,087	10
Facility Hydronic Distribution	4-Pipe System	50,892	SF	\$123,142	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	10
Sub Total for System		22	items	\$1,838,185	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	5
	Note: 1999				
Power Distribution	Motor Controller (Loads)	8	Ea.	\$14,696	5
	Note: 1999				
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
	Note: 1999				
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Sub Total for System		4	items	\$100,565	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$10,865	3
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	3
Domestic Water Equipment	Gas Piping System (BldgSF)	50,892	SF	\$1,764,694	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	50,892	SF	\$182,892	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	50,892	SF	\$56,502	5
Plumbing Fixtures	Restroom Lavatory	16	Ea.	\$43,461	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	5
Plumbing Fixtures	Toilets	15	Ea.	\$75,891	5
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Sub Total for System		11	items	\$2,173,701	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	27	Room	\$237,651	5
Sub Total for System		1	items	\$237,651	
Sub Total for Building 149A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		59	items	\$5,559,513	

Building: 149B - Stand-Alone Classroom Building (includes Library)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	3
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,795	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	6	Door	\$23,814	7
Sub Total for System		3	items	\$36,730	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Tile Flooring	Ceramic Tile	800	SF	\$14,134	5

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,002	SF	\$53,780	7
Carpeting	Carpet	4,001	SF	\$50,653	8
Sub Total for System		4	items	\$130,143	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	1	Ea.	\$20,946	3
	Note: Disassembled				
Central Cooling	Chiller - Outdoor Air Cooled (70 Tons)	1	Ea.	\$97,500	8
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	10
	Note: Indoor AHU potentially additional AHUs, mechanical mezzanine partially inaccessible due to water damage.				
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
Sub Total for System		4	items	\$247,568	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	5
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	5
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Sub Total for System		6	items	\$46,442	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Sub Total for System		2	items	\$2,382	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	9	Room	\$79,217	8
Sub Total for System		1	items	\$79,217	
Sub Total for Building 149B - Stand-Alone Classroom Building (includes Library)		20	items	\$542,482	

Building: 149D - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	13	SF	\$1,296	10
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
Sub Total for System		2	items	\$8,710	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,514	SF	\$38,880	5
Suspended Plaster and	Painted ceilings	1,279	SF	\$2,664	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,315	SF	\$37,259	5
Carpeting	Carpet	1,919	SF	\$24,295	5
Tile Flooring	Ceramic Tile	896	SF	\$15,830	5
Interior Swinging Doors	Wooden Door	39	Door	\$73,148	5
Resilient Flooring	Vinyl Composition Tile Flooring	9,979	SF	\$81,605	9
Sub Total for System		7	items	\$273,681	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	8	Ea.	\$28,412	8
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$40,181	10
Sub Total for System		3	items	\$75,015	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	15	Ea.	\$13,526	4

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	12,793	SF	\$9,056	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	10
Lighting Fixtures	Light Fixtures (Bldg SF)	12,793	SF	\$234,605	10
Sub Total for System		4	items	\$267,602	

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	12,793	SF	\$20,313	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	12,793	SF	\$29,446	4
Sub Total for System		3	items	\$56,627	
Sub Total for Building 149D - Stand-Alone Classroom Building		20	items	\$683,222	
Total for: Barrington ES		113	items	\$7,649,450	

Supporting Photos

General Site Photos



Rusted water heater piping



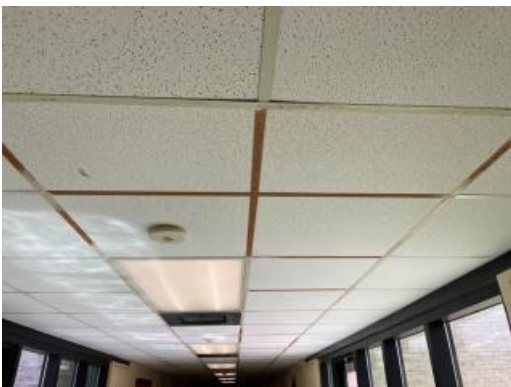
Obstructed electrical panel



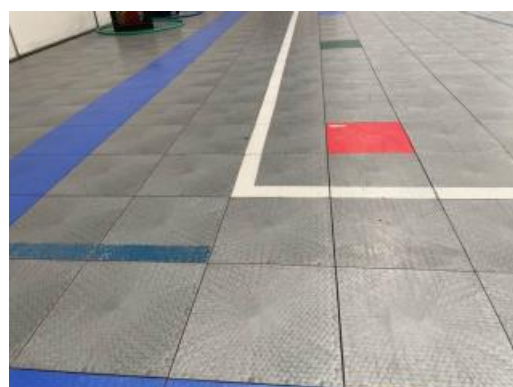
Classroom sink not working



Parking lot missing striping



Ceiling grid corroded and damaged.



Gym flooring at end of life



Restroom acoustic ceiling tiles past useful life



Vinyl composition tile flooring beyond useful life