



FACILITY CONDITION ASSESSMENT

Blackshear ES | February 2022



Executive Summary

Blackshear ES is located at 1712 E 11th St in Austin, Texas. The oldest building is 117 years old (at time of 2020 assessment). It comprises 70,610 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 \$3,456,850. 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 Blackshear ES the ten-year need is \$15,284,531.

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 Blackshear ES facility has a 5-year FCA score of 59.86%.

Summary of Findings

The table below summarizes the condition findings at Blackshear 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	\$1,363,927	\$268,895	\$0	\$1,632,822	\$1,632,822	\$0	
Permanent Building(s)								
105A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,092,922	\$5,582,421	\$5,976,365	\$7,675,343	\$13,651,708	\$23,187,620	66.90%
Sub Total for Permanent Building(s):		\$2,092,922	\$5,582,421	\$5,976,365	\$7,675,343	\$13,651,708	\$23,187,618	
Total for Site:		\$3,456,850	\$5,851,316	\$5,976,365	\$9,308,166	\$15,284,531	\$23,187,618	59.86%

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	\$82,548	\$1,281,379	\$1,363,927	39.46 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$44,477	\$4,983	\$0	\$0	\$49,460	1.43 %
Interior	\$0	\$0	\$63,770	\$328,834	\$0	\$392,604	11.36 %
Mechanical	\$0	\$574,613	\$120,095	\$23,441	\$2,479	\$720,628	20.85 %
Electrical	\$0	\$0	\$289,323	\$0	\$0	\$289,323	8.37 %
Plumbing	\$0	\$5,212	\$0	\$19,078	\$0	\$24,289	0.70 %
Fire and Life Safety	\$528,599	\$0	\$0	\$0	\$0	\$528,599	15.29 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$88,019	\$0	\$88,019	2.55 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$528,599	\$624,301	\$478,172	\$541,919	\$1,283,858	\$3,456,850	

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

Site	-	\$1,363,927
Mechanical	-	\$720,628
Fire and Life Safety	-	\$528,599

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

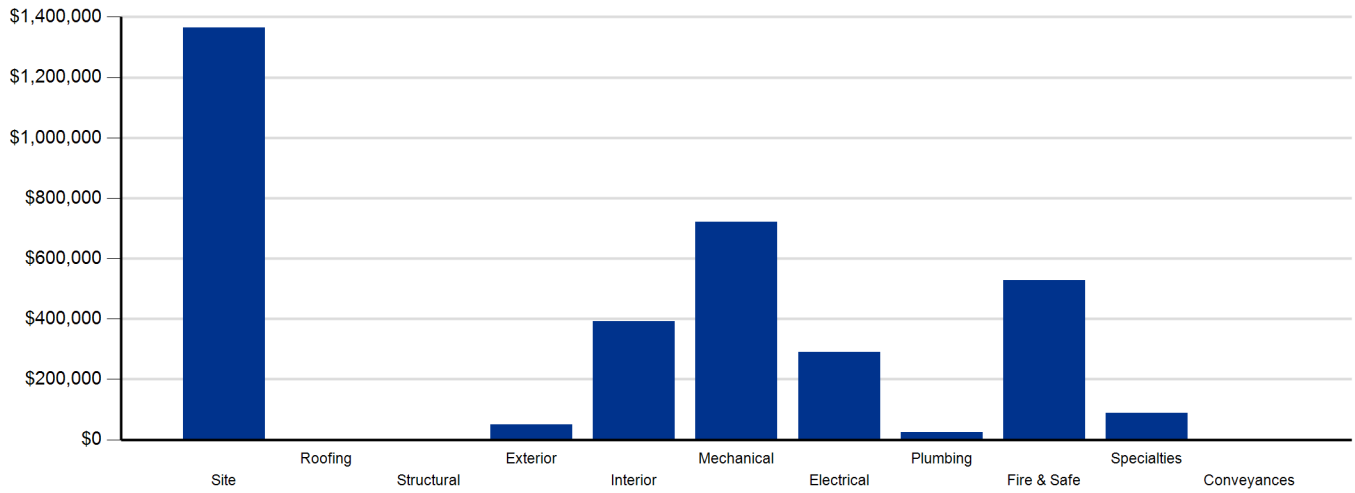


Figure 1: System Deficiencies

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	\$119,973	\$0	\$98,406	\$44,696	\$263,075
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$12,507	\$428,632	\$0	\$1,850,874	\$2,292,013
Interior	\$0	\$386,753	\$409,407	\$488,164	\$270,044	\$1,554,368
Mechanical	\$0	\$0	\$213,815	\$0	\$576,505	\$790,320
Electrical	\$0	\$0	\$0	\$23,855	\$267,383	\$291,238
Plumbing	\$0	\$0	\$0	\$213,800	\$74,370	\$288,170
Fire and Life Safety	\$0	\$0	\$0	\$162,522	\$0	\$162,522
Conveyances	\$0	\$0	\$0	\$0	\$15,969	\$15,969
Specialties	\$0	\$0	\$0	\$193,641	\$0	\$193,641
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$519,233	\$1,051,854	\$1,180,388	\$3,099,841	\$5,851,316

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	\$263,075	\$0	\$0	\$0	\$0	\$0	\$0	\$263,075
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$2,292,013	\$0	\$0	\$6,327	\$6,180	\$31,549	\$44,056	\$2,336,069
Interior	\$1,554,368	\$44,690	\$0	\$0	\$155,426	\$925,436	\$1,125,552	\$2,679,920
Mechanical	\$790,320	\$0	\$0	\$0	\$0	\$720,313	\$720,313	\$1,510,633
Electrical	\$291,238	\$0	\$0	\$54,006	\$0	\$1,138,988	\$1,192,994	\$1,484,232
Plumbing	\$288,170	\$0	\$0	\$75,863	\$0	\$2,800,043	\$2,875,906	\$3,164,076
Fire and Life Safety	\$162,522	\$139,586	\$0	\$0	\$0	\$0	\$139,586	\$302,108
Conveyances	\$15,969	\$197,479	\$0	\$0	\$0	\$0	\$197,479	\$213,448
Specialties	\$193,641	\$0	\$0	\$0	\$0	\$0	\$0	\$193,641
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,851,316	\$381,755	\$0	\$136,196	\$161,606	\$5,616,329	\$6,295,886	\$12,147,202

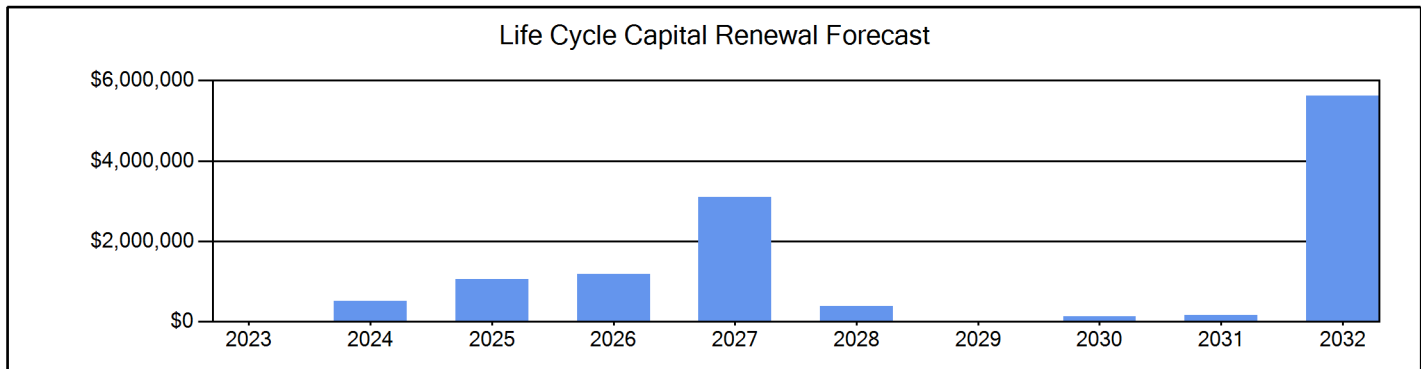


Figure 2: Ten Year Capital Renewal Forecast

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 \$23,187,618. For planning purposes, the total 5-year need at the Blackshear ES is \$9,308,166 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Blackshear ES facility has a 5-year FCA of 59.86%.

5-Year Need vs. Replacement

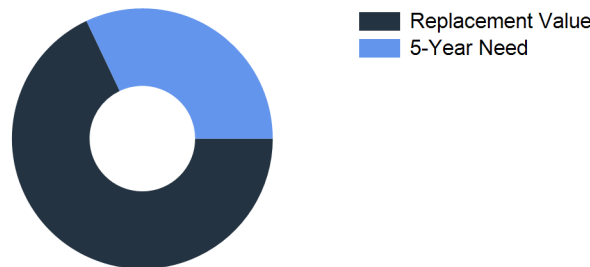


Figure 3: 5-Year FCA

Blackshear ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	45	CAR	4	\$65,286	4595
Concrete Paving Replacement	Capital Renewal	7	CAR	4	\$17,262	4596
PROGRAM DEFICIENCIES	ADA Compliance	435,227	EACH	5	\$747,276	4605
PUBLIC DEFICIENCIES	ADA Compliance	151,628	EACH	5	\$260,342	4604
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	159,443	EACH	5	\$273,761	4606
Sub Total for System		5	items		\$1,363,927	
Sub Total for School and Site Level		5	items		\$1,363,927	

Building: 105A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	48	SF	2	\$4,787	4598
Metal Exterior Door Replacement	Capital Renewal	9	Door	2	\$33,363	4599
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,327	4600
Brick Exterior Repair	Deferred Maintenance	400	SF Wall	3	\$4,983	4597
Sub Total for System		4	items		\$49,460	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	34	Door	3	\$63,770	4592
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	7,061	SF	4	\$49,199	4590
Location: Classroom and cafeteria						
Stone/Quarry Flooring Replacement	Capital Renewal	7,061	SF	4	\$193,025	4591
Location: Kitchen						
Vinyl Composition Tile Replacement	Capital Renewal	10,591	SF	4	\$86,610	4593
Location: Classrooms						
Sub Total for System		4	items		\$392,604	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	4579
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	4580
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$97,435	4568
Location: Boiler room						
Exterior Chiller Replacement	Capital Renewal	1	Ea.	2	\$159,111	4571
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4572
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	4573
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	4574
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4575
Steam/Hot Water Radiant Heater Replacement	Capital Renewal	4	Ea.	2	\$7,720	4569
Location: Cafe						
Air Compressor Replacement	Capital Renewal	1	Ea.	3	\$3,342	4570
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	4577
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$14,381	4578
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$20,116	4576
Kitchen Air/Exhaust Installation	Functional Deficiency	1	Ea.	3	\$42,580	4581
Note: Dish washer exhaust is missing						
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	4586
Location: Kitchen						
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	4582

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	\$8,888	4640
Ceiling Exhaust Fan Replacement	Capital Renewal	19	Ea.	4	\$9,247	4584
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	3	Ea.	4	\$14,194	4583
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4588
Note: Supply fan						
Location: Roof						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4589
Note: Vent set						
Location: Basement						
Sub Total for System		21	items		\$720,628	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	11	Ea.	3	\$22,913	4560
Note: Clouded or missing bezel, or broken						
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	4561
Lighting Fixtures Replacement	Capital Renewal	8,500	SF	3	\$155,878	4562
Lightning Protection System Installation	Functional Deficiency	70,609	SF	3	\$55,140	4559
Public Address System Replacement, Non-main Building	Deferred Maintenance	70,609	SF	3	\$49,983	4558
Sub Total for System		5	items		\$289,323	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	4563
Location: Janitor closet CC200						
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	4564
Location: Janitors closet - kitchen						
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	4565
Location: Janitors closet						
Custodial Mop Or Service Sink Replacement	Capital Renewal	6	Ea.	4	\$4,775	4566
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	6	Ea.	4	\$14,303	4567
Sub Total for System		5	items		\$24,289	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	70,609	SF	1	\$517,297	4585
Note: Missing						
Install New Kitchen Fire Suppression Hood	Functional Deficiency	1	Ea.	1	\$11,302	4587
Sub Total for System		2	items		\$528,599	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	10	Room	4	\$88,019	4594
Sub Total for System		1	items		\$88,019	
Sub Total for Building 105A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		42	items		\$2,092,922	
Total for Campus		47	items		\$3,456,850	

Blackshear 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	12,770	SF	\$82,117	2
Pedestrian Pavement	Sidewalks - Concrete	3,342	SF	\$37,856	2
Fences and Gates	Fencing - Chain Link (4 Ft)	2,085	LF	\$98,406	4
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Sub Total for System		4	items	\$263,074	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	1	Ea.	\$5,820	4
Sub Total for System		1	items	\$5,820	
Sub Total for Building -		5	items	\$268,894	

Building: 105A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	3,530	SF	\$6,180	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	2
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,984	3
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$7,180	3
Exterior Operating Windows	Aluminum - Windows per SF	480	SF	\$47,869	3
Exterior Operating Windows	Aluminum - Windows per SF	2,088	SF	\$208,230	3
Exterior Operating Windows	Aluminum - Windows per SF	1,152	SF	\$114,885	3
Exterior Entrance Doors	Steel - Insulated and Painted	12	Door	\$44,484	3
Exterior Wall Veneer	Brick - Bldg SF basis	63,548	SF	\$1,785,354	5
Exterior Operating Windows	Aluminum - Windows per SF	585	SF	\$58,340	5
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$7,180	5
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	8
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	3,530	SF	\$6,180	9
Exterior Wall Veneer	Metal Panel - Bldg SF basis	7,061	SF	\$25,222	10
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	10
Sub Total for System		15	items	\$2,336,071	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	14,122	SF	\$58,807	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,122	SF	\$47,686	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	28,244	SF	\$126,559	2
Compartments and Cubicles	Toilet Partitions	16	Stall	\$32,264	2
Carpeting	Carpet	3,530	SF	\$44,690	2
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$17,363	2
Interior Door Supplementary Components	Door Hardware	40	Door	\$59,384	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	38,835	SF	\$131,136	3
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	3,530	SF	\$24,596	3
Suspended Plaster and	Painted ceilings	2,118	SF	\$4,411	3
Resilient Flooring	Vinyl Composition Tile Flooring	21,183	SF	\$173,228	3
Wood Flooring	Wood Flooring - All Types	3,530	SF	\$76,036	3
Wall Coverings	Vinyl/Fabric Wall Covering	21,183	SF	\$99,815	4
Interior Swinging Doors	Wooden Door	114	Door	\$213,818	4
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	4
Interior Door Supplementary Components	Door Hardware	114	Door	\$169,245	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	38,835	SF	\$161,718	5
Athletic Flooring	Athletic/Sport Flooring	7,061	SF	\$108,326	5
Carpeting	Carpet	3,530	SF	\$44,690	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	28,244	SF	\$126,559	9
Resilient Flooring	Vinyl Composition Tile Flooring	3,530	SF	\$28,867	9
Tile Wall Finish	Ceramic Tile wall	7,061	SF	\$58,619	10

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	14,122	SF	\$475,756	10
Carpeting	Carpet	3,530	SF	\$44,690	10
Flooring Treatment	Concrete Floor - Finished	10,591	SF	\$346,371	10
Sub Total for System		25	items	\$2,679,924	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	70,609	SF	\$190,448	3
Other HVAC Distribution Systems	VFD (10 HP)	2	Ea.	\$11,415	3
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	3
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	3
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$17,815	5
HVAC Air Distribution	Ductwork (Bldg.SF)	70,609	SF	\$558,690	5
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	10
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	10
Facility Hydronic Distribution	2-Pipe System (Cold)	70,609	SF	\$126,261	10
Facility Hydronic Distribution	2-Pipe Water System (Hot)	70,609	SF	\$300,373	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		13	items	\$1,510,633	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	20	Ea.	\$18,035	4
Electrical Service	Switchgear - Main Dist Panel (800 Amps)	1	Ea.	\$13,645	5
Electrical Service	Transformer (500 KVA)	1	Ea.	\$75,780	5
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	5
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$37,128	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$37,128	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Electrical Service	Transformer (75 KVA)	3	Ea.	\$21,862	5
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	8
Power Distribution	Panelboard - 120/208 225A	5	Ea.	\$27,498	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	8
Power Distribution	Panelboard - 120/240 100A	3	Ea.	\$12,707	8
Lighting Fixtures	Light Fixtures (Bldg SF)	62,109	SF	\$1,138,988	10
Sub Total for System		17	items	\$1,478,413	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	42	Ea.	\$212,494	4
Plumbing Fixtures	Classroom Lavatory	29	Ea.	\$74,370	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	8
Plumbing Fixtures	Restroom Lavatory	23	Ea.	\$62,475	8
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	8
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Gas Piping System (BldgSF)	70,609	SF	\$2,448,386	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	70,609	SF	\$253,750	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	70,609	SF	\$78,392	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	6	Ea.	\$14,303	10
Sub Total for System		14	items	\$3,164,075	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	70,609	SF	\$162,522	4
Fire Detection and Alarm	Fire Alarm	70,609	SF	\$112,114	6
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	6
Sub Total for System		3	items	\$302,108	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	2	Ea.	\$15,969	5
Elevators	Hydraulic (Passenger Elev)	2	Ea.	\$197,479	6
Sub Total for System		2	items	\$213,448	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	22	Room	\$193,641	4
Sub Total for System		1	items	\$193,641	
Sub Total for Building 105A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		90	items	\$11,878,313	
Total for: Blackshear ES		95	items	\$12,147,207	

Supporting Photos

General Site Photos



Quarry tile beyond useful life



Aged ceiling tiles



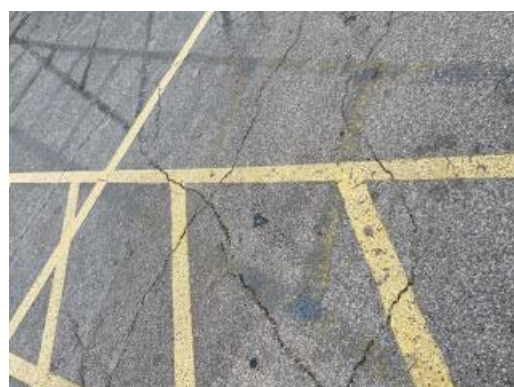
Stained brick wall



Cracked vinyl composition tile



Cracked concrete pavement



Asphalt paving



Stained ceiling tiles