



# FACILITY CONDITION ASSESSMENT

*Blanton ES* | February 2022



## Executive Summary

Blanton ES is located at 5408 Westminster Dr in Austin, Texas. The oldest building is 56 years old (at time of 2020 assessment). It comprises 71,817 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 \$5,565,357. 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 Blanton ES the ten-year need is \$14,125,490.

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 Blanton ES facility has a 5-year FCA score of 42.93%.

## Summary of Findings

The table below summarizes the condition findings at Blanton 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
<b>Exterior Site</b>								
	Exterior Site	\$841,929	\$421,147	\$0	\$1,263,076	\$1,263,076	\$0	
<b>Permanent Building(s)</b>								
106A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$4,499,149	\$6,808,468	\$118,663	\$11,307,617	\$11,426,280	\$18,563,890	39.09%
106B	Stand-Alone Gym	\$27,888	\$323,373	\$75,291	\$351,261	\$426,552	\$1,681,974	79.12%
106C	Stand-Alone Classroom Building	\$189,844	\$578,929	\$226,688	\$768,773	\$995,461	\$3,751,528	79.51%
106D	Greenhouse	\$6,547	\$7,574	\$0	\$14,121	\$14,121	\$18,506	23.70%
<b>Sub Total for Permanent Building(s):</b>		<b>\$4,723,428</b>	<b>\$7,718,344</b>	<b>\$420,642</b>	<b>\$12,441,772</b>	<b>\$12,862,414</b>	<b>\$24,015,896</b>	
<b>Total for Site:</b>		<b>\$5,565,357</b>	<b>\$8,139,491</b>	<b>\$420,642</b>	<b>\$13,704,848</b>	<b>\$14,125,490</b>	<b>\$24,015,896</b>	<b>42.93%</b>

## 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	\$59,108	\$0	\$776,365	\$835,474	15.01 %
Roofing	\$1,661,477	\$0	\$0	\$0	\$0	\$1,661,477	29.85 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.12 %
Exterior	\$0	\$189,977	\$0	\$0	\$0	\$189,977	3.41 %
Interior	\$0	\$0	\$103,775	\$530,576	\$61,679	\$696,030	12.51 %
Mechanical	\$0	\$267,145	\$0	\$0	\$0	\$267,145	4.80 %
Electrical	\$0	\$74,966	\$0	\$5,774	\$0	\$80,741	1.45 %
Plumbing	\$0	\$1,264	\$49,187	\$7,694	\$0	\$58,144	1.04 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$26,406	\$0	\$26,406	0.47 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,743,508	\$1,743,508	31.33 %
<b>Total:</b>	\$1,667,932	\$533,352	\$212,070	\$570,450	\$2,581,553	\$5,565,357	

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

Roofing	-	\$1,661,477
Site	-	\$835,474
Interior	-	\$696,030

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

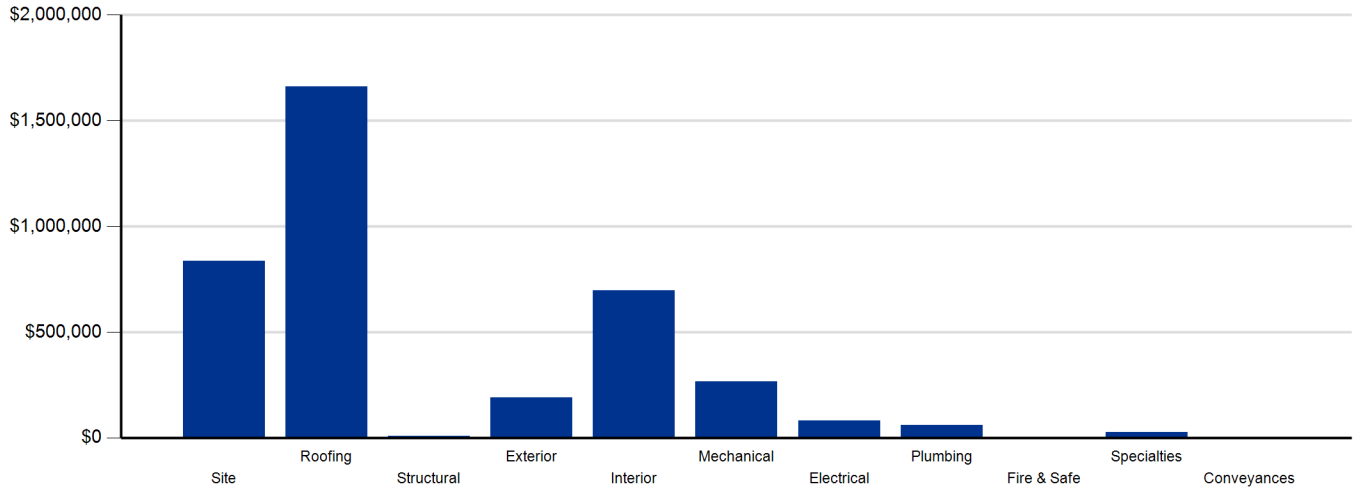


Figure 1: System Deficiencies

## 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	\$421,147	\$421,147
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$40,777	\$0	\$338,416	\$14,828	\$394,021
Interior	\$0	\$50,953	\$0	\$470,949	\$1,169,886	\$1,691,788
Mechanical	\$0	\$247,046	\$0	\$84,358	\$532,859	\$864,263
Electrical	\$0	\$0	\$0	\$6,871	\$1,325,630	\$1,332,501
Plumbing	\$0	\$0	\$197,842	\$169,115	\$2,400,885	\$2,767,842
Fire and Life Safety	\$0	\$0	\$0	\$0	\$304,273	\$304,273
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$352,075	\$0	\$0	\$88,019	\$440,094
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$690,851</b>	<b>\$197,842</b>	<b>\$1,069,709</b>	<b>\$6,257,527</b>	<b>\$8,215,929</b>

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	\$421,147	\$0	\$0	\$0	\$0	\$0	\$0	\$421,147
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$394,021	\$0	\$0	\$0	\$0	\$62,828	\$62,828	\$456,849
Interior	\$1,691,788	\$0	\$8,833	\$0	\$0	\$251,148	\$259,981	\$1,951,769
Mechanical	\$864,263	\$0	\$0	\$0	\$0	\$84,923	\$84,923	\$949,186
Electrical	\$1,332,501	\$0	\$0	\$0	\$0	\$66,458	\$66,458	\$1,398,959
Plumbing	\$2,767,842	\$0	\$0	\$0	\$0	\$16,497	\$16,497	\$2,784,339
Fire and Life Safety	\$304,273	\$0	\$0	\$0	\$0	\$0	\$0	\$304,273
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$440,094	\$0	\$0	\$0	\$0	\$0	\$0	\$440,094
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$8,215,929</b>	<b>\$0</b>	<b>\$8,833</b>	<b>\$0</b>	<b>\$0</b>	<b>\$481,854</b>	<b>\$490,687</b>	<b>\$8,706,616</b>

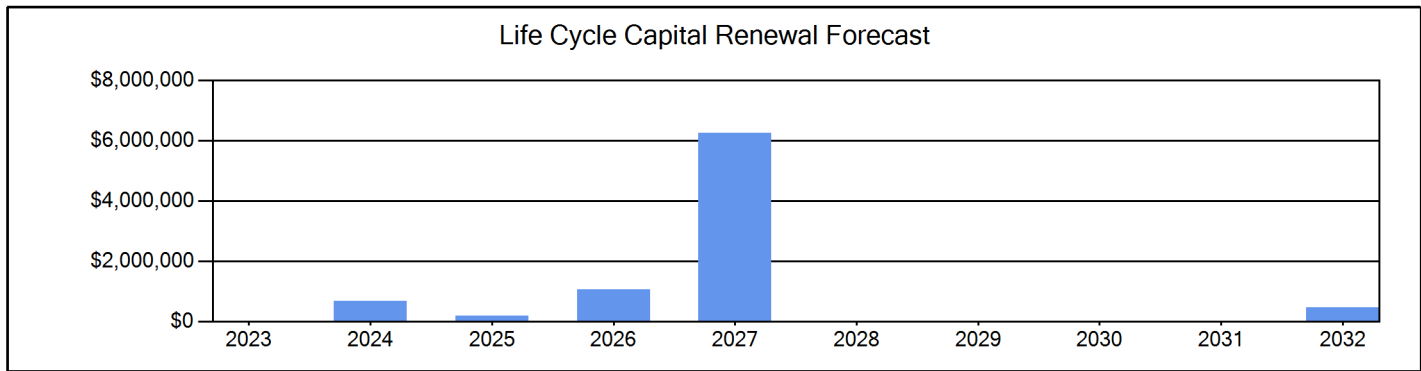


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$24,015,896. For planning purposes, the total 5-year need at the Blanton ES is \$13,704,848 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Blanton ES facility has a 5-year FCA of 42.93%.

5-Year Need vs. Replacement

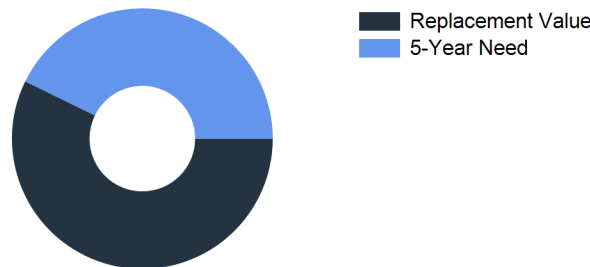


Figure 3: 5-Year FCA



## Blanton ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	5,750	SF	3	\$36,975	4144
Concrete Walks Replacement	Capital Renewal	1,954	SF	3	\$22,133	4300
PROGRAM DEFICIENCIES	ADA Compliance	169,058	EACH	5	\$290,269	4074
PUBLIC DEFICIENCIES	ADA Compliance	213,122	EACH	5	\$365,926	4073
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	69,989	EACH	5	\$120,170	4075
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$835,474</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6828

**Note:** Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD

<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$6,455</b>
<b>Sub Total for School and Site Level</b>	<b>6</b>	<b>items</b>	<b>\$841,929</b>

### Building: 106A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	1,499,262	EACH	1	\$1,576,775	4076
AISD ROOFING P2	Capital Renewal	55,085	EACH	1	\$57,933	4077
AISD ROOFING P4	Capital Renewal	25,453	EACH	1	\$26,769	4078
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,661,477</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	6,529	SF	2	\$183,430	4314
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$183,430</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	\$2,969	4308
Interior Door Hardware Replacement	Capital Renewal	26	Door	3	\$38,600	4309
Interior Door Replacement	Capital Renewal	26	Door	3	\$48,766	4307
Acoustical Ceiling Tile Replacement	Capital Renewal	6,744	SF	4	\$22,773	4305
Ceiling Grid Replacement	Capital Renewal	6,744	SF	4	\$28,084	4304
Interior Wood Wall Replacement (LC)	Capital Renewal	19,785	SF	4	\$310,270	4312
Metal Interior Door Replacement	Capital Renewal	2	Door	4	\$5,788	4306
Stone/Quarry Flooring Replacement	Capital Renewal	2,827	SF	4	\$77,281	4310
Vinyl Composition Tile Replacement	Capital Renewal	8,266	SF	4	\$67,597	4311
Interior Ceiling Repainting	Deferred Maintenance	4,959	SF	5	\$10,328	4303
Interior Wall Repainting (Bldg SF)	Capital Renewal	8,265	SF	5	\$37,035	4313
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$649,489</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	4128
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	4130
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$12,845	4131
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,817	4132
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	\$32,565	4127

**Note:** Temporary portable boiler in use, outside classroom wing. Plumbed into the non-functional boiler.

Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	11	Ea.	2	\$62,852	4129
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4133

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$64,260	4134
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$222,093</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	5	Ea.	2	\$9,185	4116
Panelboard Replacement <b>Location:</b> Main Mech	Capital Renewal	1	Ea.	2	\$2,782	4117
Panelboard Replacement <b>Location:</b> CC400	Capital Renewal	1	Ea.	2	\$2,782	4118
Panelboard Replacement <b>Location:</b> Stage	Capital Renewal	1	Ea.	2	\$2,782	4119
Panelboard Replacement <b>Location:</b> CC200	Capital Renewal	1	Ea.	2	\$5,500	4120
Panelboard Replacement <b>Location:</b> Kitchen	Capital Renewal	1	Ea.	2	\$5,500	4121
Panelboard Replacement <b>Location:</b> Admin storage	Capital Renewal	1	Ea.	2	\$5,500	4122
Switchgear Replacement	Capital Renewal	3	Ea.	2	\$40,936	4115
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	4	Ea.	4	\$1,136	4123
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	4	\$281	4124
Remove Abandoned Equipment <b>Note:</b> Panel housing "C/B Panel F" <b>Location:</b> KITMECH room	Deferred Maintenance	1	Ea.	4	\$4,357	4125
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$80,741</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory <b>Note:</b> Faucet not working <b>Location:</b> Library	Capital Renewal	1	Ea.	4	\$2,565	4126
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,565</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - Add crawlspace drainage, ventilation issues are being covered in D30-1 - 1 LS	Deferred Maintenance	125,273	Ea.	5	\$147,177	6829
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - increase ventilation - 1 LS	Deferred Maintenance	37,443	Ea.	5	\$43,990	6830
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> STANDARD FOUNDATIONS - repair minor spalling/honeycombing - 57100 GSF	Deferred Maintenance	198,167	Ea.	5	\$232,817	6831
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> SPECIAL FOUNDATIONS - repair minor spalling & corroded reinforcement - 57100 GSF	Deferred Maintenance	198,697	Ea.	5	\$233,439	6832
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> SUSPENDED FLOOR BEAMS - repair minor spalling & corroded reinforcement - 57100 GSF	Deferred Maintenance	198,697	Ea.	5	\$233,439	6833
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> SUSPENDED FLOOR SLABS - repair minor to significant spalling & corroded reinforcement - 57100 GSF	Deferred Maintenance	635,830	Ea.	5	\$747,006	6834
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair leaking pipes, replace rusting pipes, replace failed pipe hangers and rusty ones if needed - 1 LS	Deferred Maintenance	34,241	Ea.	5	\$40,228	6835
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	18,095	Ea.	5	\$21,259	6836

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Note:</b> CRAWL SPACE, EXPOSED DUCTWORK - repair torn insulation - 1 LS						
	<b>Sub Total for System</b>	<b>8</b>	<b>items</b>		<b>\$1,699,355</b>	
	<b>Sub Total for Building 106A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>	<b>43</b>	<b>items</b>		<b>\$4,499,149</b>	

**Building: 106B - Stand-Alone Gym**
**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4136
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$24,236</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$3,652	4135
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$3,652</b>	
	<b>Sub Total for Building 106B - Stand-Alone Gym</b>	<b>2</b>	<b>items</b>		<b>\$27,888</b>	

**Building: 106C - Stand-Alone Classroom Building**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	4	Door	3	\$5,938	4318
Interior Door Replacement	Capital Renewal	4	Door	3	\$7,502	4317
Acoustical Ceiling Tile Replacement	Capital Renewal	1,195	SF	4	\$4,035	4302
Ceiling Grid Replacement	Capital Renewal	1,195	SF	4	\$4,976	4301
Vinyl Composition Tile Replacement	Capital Renewal	1,195	SF	4	\$9,772	4320
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,195	SF	5	\$14,317	4322
	<b>Sub Total for System</b>	<b>6</b>	<b>items</b>		<b>\$46,541</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,817	4138
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$20,817</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	4137
Toilet Replacement	Capital Renewal	9	Ea.	3	\$45,534	4329
Replace classroom lavatory	Capital Renewal	2	Ea.	4	\$5,129	4328
	<b>Sub Total for System</b>	<b>3</b>	<b>items</b>		<b>\$51,927</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	3	Room	4	\$26,406	4330
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$26,406</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	37,582	Ea.	5	\$44,153	6837
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - repair corroded pipes - 1 LS						
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$44,153</b>	
	<b>Sub Total for Building 106C - Stand-Alone Classroom Building</b>	<b>12</b>	<b>items</b>		<b>\$189,844</b>	

**Building: 106D - Greenhouse**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Greenhouse (polycarbonate) Wall Replacement (Bldg SF)	Capital Renewal	317	SF	2	\$2,840	4114
<b>Note:</b> Damaged						

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	4331
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$6,547</b>	
	<b>Sub Total for Building 106D - Greenhouse</b>	<b>2</b>	<b>items</b>		<b>\$6,547</b>	
	<b>Total for Campus</b>	<b>65</b>	<b>items</b>		<b>\$5,565,357</b>	

## Blanton ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Fences and Gates	Fencing - Chain Link (4 Ft)	300	LF	\$14,159	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,000	LF	\$156,690	5
Parking Lot Pavement	Asphalt	64	CAR	\$92,851	5
Pedestrian Pavement	Sidewalks - Concrete	9,954	SF	\$112,751	5
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$421,147</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$421,147</b>	

### Building: 106A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2,368	SF	\$236,153	4
Exterior Operating Windows	Aluminum - Windows per SF	112	SF	\$11,169	4
Exterior Operating Windows	Aluminum - Windows per SF	64	SF	\$6,383	4
Exterior Operating Windows	Aluminum - Windows per SF	90	SF	\$8,975	4
Exterior Entrance Doors	Steel - Insulated and Painted	20	Door	\$74,140	4
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$336,821</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	36,744	SF	\$153,011	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	36,744	SF	\$124,075	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	28,265	SF	\$126,653	4
Carpeting	Carpet	1,131	SF	\$14,319	4
Suspended Plaster and	Painted ceilings	16,959	SF	\$35,319	5
Tile Wall Finish	Ceramic Tile wall	5,653	SF	\$46,930	5
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Tile Flooring	Ceramic Tile	5,653	SF	\$99,873	5
Resilient Flooring	Vinyl Composition Tile Flooring	41,266	SF	\$337,461	5
Interior Swinging Doors	Metal Door (Steel)	8	Door	\$23,151	5
Interior Swinging Doors	Wooden Door	136	Door	\$255,082	5
Interior Door Supplementary Components	Door Hardware	136	Door	\$201,907	5
Stone Facing	CMU Wall	2,826	SF	\$95,205	10
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	10
<b>Sub Total for System</b>		<b>14</b>	<b>items</b>	<b>\$1,545,027</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	19	Ton	\$247,046	2
<b>Note:</b> Building A has 10% of Ground Source and the rest has been abandoned. RTU's and Fan Coil units are being used. The other buildings do not have ground source					
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	8	Ea.	\$45,710	4
HVAC Air Distribution	Ductwork (Bldg.SF)	56,529	SF	\$447,283	5
Exhaust Air	Roof Exhaust Fan - Small	16	Ea.	\$31,355	5
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	5
Heat Generation	Boiler - Copper Tube (750 MBH)	2	Ea.	\$65,129	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$873,415</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	56,529	SF	\$40,016	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	7	Ea.	\$14,581	5
Lighting Fixtures	Light Fixtures (Bldg SF)	56,529	SF	\$1,036,659	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$1,093,961</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$27,163	3
Plumbing Fixtures	Sink - Service / Mop Sink	5	Ea.	\$3,979	3
Plumbing Fixtures	Toilets	31	Ea.	\$156,841	3
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	3
Plumbing Fixtures	Classroom Lavatory	37	Ea.	\$94,886	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	4
Domestic Water Equipment	Gas Piping System (BldgSF)	56,529	SF	\$1,960,158	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	56,529	SF	\$203,150	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	56,529	SF	\$62,760	5
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 - 5 to 10 gallon	1	Ea.	\$1,264	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	10
<b>Sub Total for System</b>		<b>14</b>	<b>items</b>	<b>\$2,532,036</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	56,529	SF	\$130,114	5
Fire Detection and Alarm	Fire Alarm	56,529	SF	\$89,758	5
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$247,343</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	40	Room	\$352,075	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$352,075</b>	
<b>Sub Total for Building 106A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>48</b>	<b>items</b>	<b>\$6,980,678</b>	

**Building: 106B - Stand-Alone Gym**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$40,777</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	2
Resilient Flooring	Rubber Tile Flooring	2,837	SF	\$42,887	2
Tile Flooring	Ceramic Tile	355	SF	\$6,272	4
Suspended Plaster and	Painted ceilings	3,191	SF	\$6,646	5
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	5
Interior Swinging Doors	Wooden Door	1	Door	\$1,876	5
Interior Door Supplementary Components	Door Hardware	1	Door	\$1,485	5
Interior Door Supplementary Components	Door Hardware	1	Door	\$1,485	5
Tile Wall Finish	Ceramic Tile wall	1,064	SF	\$8,833	7
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$80,443</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,960</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	5
Power Distribution	Power Wiring	3,546	SF	\$4,212	5
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	10
Lighting Fixtures	Light Fixtures (Bldg SF)	3,546	SF	\$65,028	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$82,889</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	3
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$10,865	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Equipment	Gas Piping System (BldgSF)	3,546	SF	\$122,958	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3,546	SF	\$12,743	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	3,546	SF	\$3,937	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$190,619</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	3,546	SF	\$5,630	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$5,630</b>	
<b>Sub Total for Building 106B - Stand-Alone Gym</b>		<b>26</b>	<b>items</b>	<b>\$402,318</b>	

**Building: 106C - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	5
Exterior Operating Windows	Aluminum - Windows per SF	360	SF	\$35,902	10
Exterior Operating Windows	Aluminum - Windows per SF	270	SF	\$26,926	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$77,656</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	11,195	SF	\$46,619	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,195	SF	\$37,803	5
Suspended Plaster and	Painted ceilings	228	SF	\$475	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,195	SF	\$50,164	5
Interior Door Supplementary Components	Door Hardware	28	Door	\$41,569	5
Resilient Flooring	Vinyl Composition Tile Flooring	11,195	SF	\$91,549	10
Interior Swinging Doors	Wooden Door	28	Door	\$52,517	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$320,695</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	10	Ea.	\$33,901	4
Air Distribution	Energy Recovery Unit (6,000 CFM)	1	Ea.	\$20,116	5
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	10
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$73,811</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	4
Lighting Fixtures	Light Fixtures (Bldg SF)	11,423	SF	\$209,481	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,423	SF	\$8,086	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$221,733</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	9	Ea.	\$24,447	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Classroom Lavatory	12	Ea.	\$30,774	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$61,685</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	11,423	SF	\$26,293	5
Fire Detection and Alarm	Fire Alarm	11,423	SF	\$18,138	5

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$51,298</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	10	Room	\$88,019	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$88,019</b>	
<b>Sub Total for Building 106C - Stand-Alone Classroom Building</b>		<b>26</b>	<b>items</b>	<b>\$894,897</b>	

**Building: 106D - Greenhouse**

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,596	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,596</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Tile Flooring	Ceramic Tile	317	SF	\$5,601	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$5,601</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	317	SF	\$377	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$377</b>	
<b>Sub Total for Building 106D - Greenhouse</b>		<b>3</b>	<b>items</b>	<b>\$7,573</b>	
<b>Total for: Blanton ES</b>		<b>108</b>	<b>items</b>	<b>\$8,706,612</b>	



## Supporting Photos

### General Site Photos



Green house needs painting and has broken window



Electrical Panel Corroding



Wall unit near end of life



Wall Unit is old and near end of life



Stains on Ceiling



Water Heater Corroded