



FACILITY CONDITION ASSESSMENT

Casis ES | February 2022



Executive Summary

Casis ES is located at 2710 Exposition Blvd in Austin, Texas. The oldest building is 69 years old (at time of 2020 assessment). It comprises 77,699 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 \$5,428,909. 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 Casis ES the ten-year need is \$15,699,155.

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 Casis ES facility has a 5-year FCA score of 54.11%.

Summary of Findings

The table below summarizes the condition findings at Casis 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	\$1,211,390	\$256,744	\$0	\$1,468,134	\$1,468,134	\$0	
Permanent Building(s)								
112A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,217,518	\$7,122,530	\$2,890,972	\$11,340,048	\$14,231,020	\$25,515,580	55.56%
Sub Total for Permanent Building(s):		\$4,217,518	\$7,122,530	\$2,890,972	\$11,340,048	\$14,231,020	\$25,515,576	
Total for Site:		\$5,428,909	\$7,379,274	\$2,890,972	\$12,808,183	\$15,699,155	\$25,515,576	54.11%

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	\$104,881	\$1,100,055	\$1,204,936	22.19 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.12 %
Exterior	\$0	\$171,713	\$0	\$0	\$0	\$171,713	3.16 %
Interior	\$0	\$0	\$0	\$92,364	\$0	\$92,364	1.70 %
Mechanical	\$0	\$316,381	\$49,786	\$13,980	\$0	\$380,147	7.00 %
Electrical	\$0	\$89,375	\$60,676	\$0	\$0	\$150,052	2.76 %
Plumbing	\$0	\$0	\$5,059	\$28,184	\$0	\$33,244	0.61 %
Fire and Life Safety	\$569,240	\$0	\$0	\$0	\$0	\$569,240	10.49 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,820,760	\$2,820,760	51.96 %
Total:	\$575,694	\$577,469	\$115,522	\$239,409	\$3,920,815	\$5,428,909	

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

Site	-	\$1,204,936
Fire and Life Safety	-	\$569,240
Mechanical	-	\$380,147

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

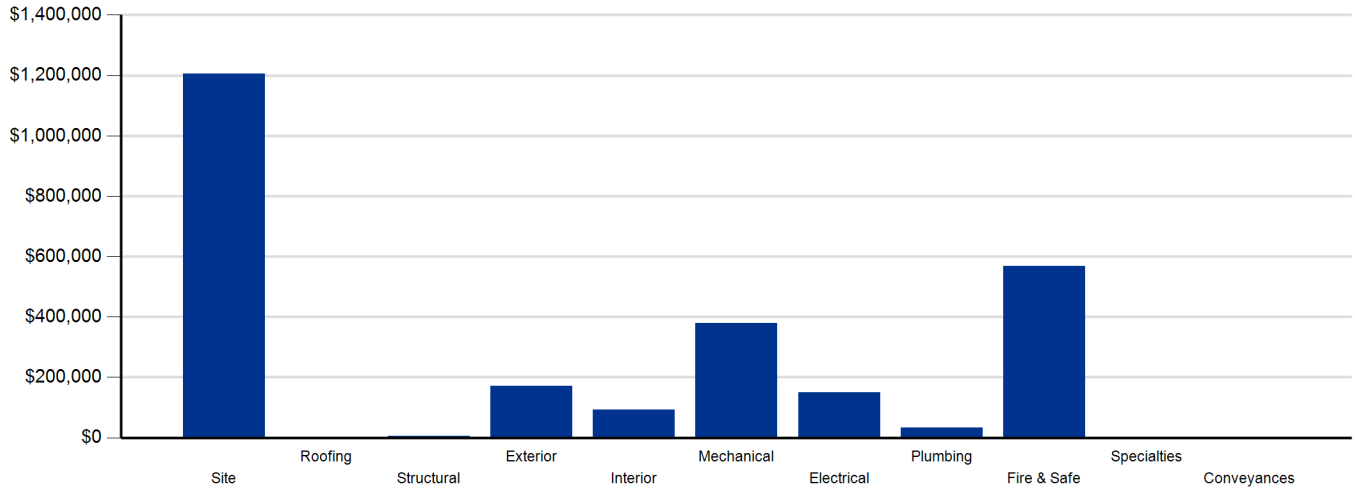


Figure 1: System Deficiencies

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	\$212,963	\$0	\$0	\$12,330	\$0	\$225,293
Roofing	\$0	\$25,631	\$0	\$0	\$0	\$25,631
Exterior	\$47,071	\$37,070	\$65,421	\$8,307	\$56,021	\$213,890
Interior	\$185,392	\$398,483	\$235,158	\$534,656	\$1,860,279	\$3,213,968
Mechanical	\$0	\$0	\$22,383	\$366,479	\$807,054	\$1,195,916
Electrical	\$0	\$0	\$0	\$68,128	\$1,601,650	\$1,669,778
Plumbing	\$0	\$0	\$0	\$94,849	\$376,123	\$470,972
Fire and Life Safety	\$0	\$0	\$123,372	\$178,841	\$0	\$302,213
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$61,613	\$61,613
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$445,426	\$461,184	\$446,334	\$1,263,590	\$4,762,740	\$7,379,274

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	\$225,293	\$0	\$0	\$0	\$0	\$0	\$0	\$225,293
Roofing	\$25,631	\$0	\$0	\$0	\$0	\$0	\$0	\$25,631
Exterior	\$213,890	\$0	\$0	\$0	\$0	\$0	\$0	\$213,890
Interior	\$3,213,968	\$0	\$0	\$0	\$0	\$196,739	\$196,739	\$3,410,707
Mechanical	\$1,195,916	\$0	\$0	\$0	\$0	\$174,335	\$174,335	\$1,370,251
Electrical	\$1,669,778	\$0	\$0	\$0	\$0	\$0	\$0	\$1,669,778
Plumbing	\$470,972	\$2,694,233	\$0	\$0	\$0	\$0	\$2,694,233	\$3,165,205
Fire and Life Safety	\$302,213	\$0	\$0	\$0	\$0	\$0	\$0	\$302,213
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$61,613	\$0	\$0	\$0	\$0	\$0	\$0	\$61,613
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,379,274	\$2,694,233	\$0	\$0	\$0	\$371,074	\$3,065,307	\$10,444,581

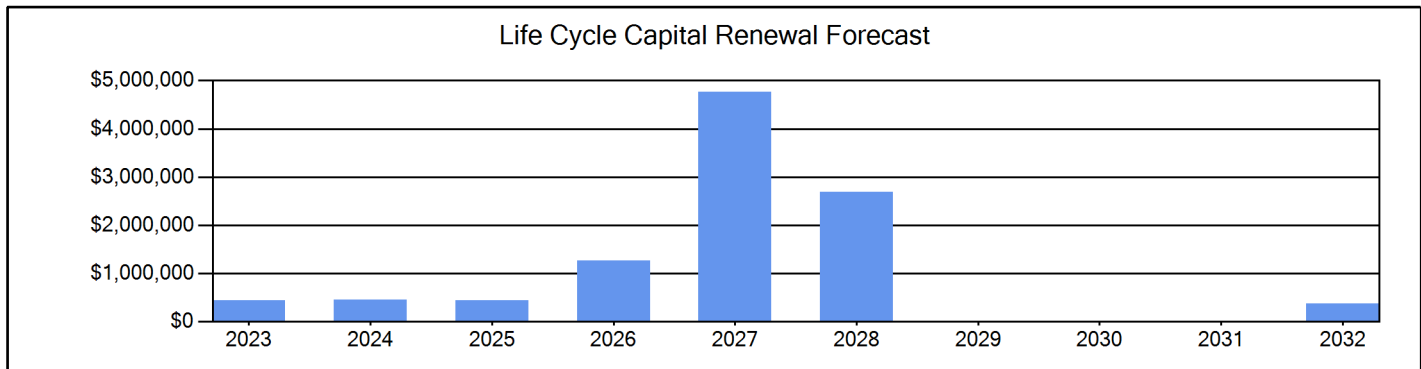


Figure 2: Ten Year Capital Renewal Forecast

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 \$25,515,576. For planning purposes, the total 5-year need at the Casis ES is \$12,808,183 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Casis ES facility has a 5-year FCA of 54.11%.

5-Year Need vs. Replacement

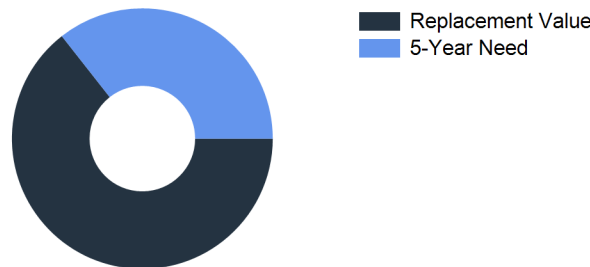


Figure 3: 5-Year FCA

Casis ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	30	CAR	4	\$43,524	4437
Note: Damaged						
Location: North side of the building						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	1,300	LF	4	\$61,357	4436
PROGRAM DEFICIENCIES	ADA Compliance	653,313	EACH	5	\$687,090	4556
PUBLIC DEFICIENCIES	ADA Compliance	226,185	EACH	5	\$237,879	4555
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	166,479	EACH	5	\$175,086	4557
Sub Total for System		5	items		\$1,204,936	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6787
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
Sub Total for System		1	items		\$6,455	
Sub Total for School and Site Level		6	items		\$1,211,390	

Building: 112A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	96	SF	2	\$9,574	4431
Aluminum Window Replacement	Capital Renewal	640	SF	2	\$63,825	4432
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,554	SF	2	\$43,659	4430
Metal Exterior Door Replacement	Capital Renewal	11	Door	2	\$40,777	4433
Metal Panel Exterior Replacement (Bldg SF)	Capital Renewal	3,885	SF	2	\$13,878	4429
Sub Total for System		5	items		\$171,713	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement	Capital Renewal	3	Door	4	\$8,681	4435
Wood Flooring Replacement	Capital Renewal	3,885	SF	4	\$83,683	4434
Sub Total for System		2	items		\$92,364	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	\$142,587	4407
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$11,428	4409
Location: Hall and break room						
Heat Exchanger Replacement	Capital Renewal	1	Ea.	2	\$122,222	4408
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4411
Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4412
Location: Roof						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	4414
Location: Mechanical room						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	4415
Make Up Air Equipment Replacement	Capital Renewal	3	Ea.	3	\$26,665	4410
Location: Roof						
Ceiling Exhaust Fan Replacement	Capital Renewal	11	Ea.	4	\$5,354	4419
Location: Restrooms						
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$8,626	4413
Location: Mechanical room						
Sub Total for System		10	items		\$380,147	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	4422
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	4423
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	4424
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$55,918	4421
Lightning Protection System Installation	Functional Deficiency	77,699	SF	3	\$60,676	4425
Note: Not installed						
Sub Total for System		5	items		\$150,052	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	4406
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	\$2,388	4405
Replace classroom lavatory	Capital Renewal	9	Ea.	4	\$23,080	4403
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	\$2,716	4404
Sub Total for System		4	items		\$33,244	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	77,699	SF	1	\$569,240	4420
Sub Total for System		1	items		\$569,240	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	220,044	Ea.	5	\$258,519	6788
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 79043 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	70,242	Ea.	5	\$82,524	6789
Note: PERIMETER SOIL RETAINERS - minor repair soil retainers - 3154 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	341,067	Ea.	5	\$400,703	6790
Note: CRAWL SPACE ACCESS/VENTILATION - Improve ventilation - 79043 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	38,974	Ea.	5	\$45,789	6791
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 7 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	440,087	Ea.	5	\$517,037	6792
Note: STANDARD FOUNDATIONS - structural investigation & repair failed columns, reinforcement, spalling & honeycombing - 79043 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	395,111	Ea.	5	\$464,197	6793
Note: SPECIAL FOUNDATIONS - repair cracks, honeycombing & reinforcement - 3154 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	550,109	Ea.	5	\$646,296	6794
Note: SUSPENDED FLOOR BEAMS - repair spalling, honeycombing & reinforcement - 79043 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	220,044	Ea.	5	\$258,519	6795
Note: SUSPENDED FLOOR SLABS - repair penetrations, spalling & reinforcement - 79043 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	\$147,177	6796
Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, rusted pipes and hangers and pipe insulation - 1 LS						
Sub Total for System		9	items		\$2,820,760	
Sub Total for Building 112A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		36	items		\$4,217,518	
Total for Campus		42	items		\$5,428,909	

Casis ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	18,801	SF	\$212,963	1
Parking Lot Pavement	Concrete	5	CAR	\$12,330	4
Sub Total for System		2	items	\$225,293	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Wood Covered Walkways	727	SF	\$25,631	2
Sub Total for System		1	items	\$25,631	

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 -		4	items	\$256,744	

Building: 112A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	360	SF	\$35,902	1
Exterior Operating Windows	Aluminum - Windows per SF	112	SF	\$11,169	1
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	2
Exterior Operating Windows	Aluminum - Windows per SF	512	SF	\$51,060	3
Exterior Operating Windows	Aluminum - Windows per SF	144	SF	\$14,361	3
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	4
Exterior Wall Veneer	CMU - Bldg SF Basis	2,331	SF	\$52,431	5
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,590	5
Sub Total for System		8	items	\$213,891	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,310	SF	\$78,712	1
Resilient Flooring	Vinyl Composition Tile Flooring	7,770	SF	\$63,541	1
Interior Swinging Doors	Wooden Door	23	Door	\$43,139	1
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	2
Athletic Flooring	Athletic/Sport Flooring	5,439	SF	\$83,442	2
Carpeting	Carpet	15,540	SF	\$196,739	2
Tile Flooring	Quarry Tile	3,885	SF	\$106,203	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	46,619	SF	\$157,421	3
Wall Paneling	Wood Panel wall	2,331	SF	\$36,555	3
Tile Flooring	Ceramic Tile	2,331	SF	\$41,182	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	34,965	SF	\$156,676	4
Resilient Flooring	Vinyl Composition Tile Flooring	34,965	SF	\$285,934	4
Interior Door Supplementary Components	Door Hardware	62	Door	\$92,046	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	23,310	SF	\$97,068	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	46,619	SF	\$194,133	5
Suspended Plaster and	Painted ceilings	5,439	SF	\$11,327	5
Stone Facing	CMU Wall	40,403	SF	\$1,361,137	5
Flooring Treatment	Concrete Floor - Finished	3,885	SF	\$127,056	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
Interior Swinging Doors	Wooden Door	34	Door	\$63,770	5
Carpeting	Carpet	15,540	SF	\$196,739	10
Sub Total for System		21	items	\$3,410,707	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	3
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	1	Ea.	\$366,479	4

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	77,699	SF	\$209,572	5
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	5
Other HVAC Distribution Systems	VFD (10 HP)	1	Ea.	\$5,707	5
Facility Hydronic Distribution	2-Pipe System (Cold)	77,699	SF	\$138,939	5
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	77,699	SF	\$330,534	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	5
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	Ea.	\$142,587	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Sub Total for System		16	items	\$1,370,249	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	77,699	SF	\$55,001	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	11	Ea.	\$9,919	5
Lighting Fixtures	Light Fixtures (Bldg SF)	77,699	SF	\$1,424,886	5
Power Distribution	Power Wiring	77,699	SF	\$92,282	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
Sub Total for System		12	items	\$1,663,957	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$16,298	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	15	Ea.	\$75,891	4
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	77,699	SF	\$279,229	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	77,699	SF	\$86,264	5
Building Support Plumbing System Supplementary Components	Sump Pump	1	Ea.	\$567	5
Domestic Water Equipment	Gas Piping System (BldgSF)	77,699	SF	\$2,694,233	6
Sub Total for System		11	items	\$3,165,205	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	77,699	SF	\$123,372	3
Security System Component	Security Alarm System	77,699	SF	\$178,841	4
Sub Total for System		2	items	\$302,213	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	7	Room	\$61,613	5
Sub Total for System		1	items	\$61,613	
Sub Total for Building 112A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		71	items	\$10,187,835	
Total for: Casis ES		75	items	\$10,444,579	

Supporting Photos

General Site Photos



Damaged metal door



Aged asphalt pavement



Rusted metal fascia



Stained exterior brick wall



Aged exterior windows



Damaged air conditioning unit



Corroded roof top unit



Aged pump