AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Central Warehouse | **February 2022**

Executive Summary

Central Warehouse is located at 3701 Woodbury Dr in Austin, Texas. The oldest building is 37 years old (at time of 2020 assessment). It comprises 124,558 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 $400,855. 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 Central Warehouse the ten-year need is $7,076,198.

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 Central Warehouse facility has a 5-year FCA score of 92.17%.

Summary of Findings

The table below summarizes the condition findings at Central Warehouse

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	$75,200	$809,819	$0	$885,019	$885,019	$0	
Permanent Building(s)								
922A	Central Warehouse	$262,560	$1,658,041	$3,779,544	$1,920,601	$5,700,145	$30,172,490	93.63%
922B	Cold Storage Warehouse	$63,094	$175,438	$252,501	$238,532	$491,033	$8,698,327	97.26%
	Sub Total for Permanent Building(s):	***$325,655***	***$1,833,479***	***$4,032,045***	***$2,159,134***	***$6,191,179***	***$38,870,815***	
	Total for Site:	**$400,855**	**$2,643,298**	**$4,032,045**	**$3,044,153**	**$7,076,198**	**$38,870,815**	**92.17%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$17,193	$58,007	$75,200	18.76 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$5,008	$345	$0	$27,110	$32,463	8.10 %
Interior	$0	$0	$3,993	$63,255	$94,304	$161,551	40.30 %
Mechanical	$0	$20,505	$0	$9,463	$0	$29,968	7.48 %
Electrical	$0	$0	$97,268	$0	$0	$97,268	24.27 %
Plumbing	$0	$0	$0	$4,405	$0	$4,405	1.10 %
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	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$25,513	$101,606	$94,315	$179,421	$400,855	

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

Interior	-	$161,551
Electrical	-	$97,268
Site	-	$75,200

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

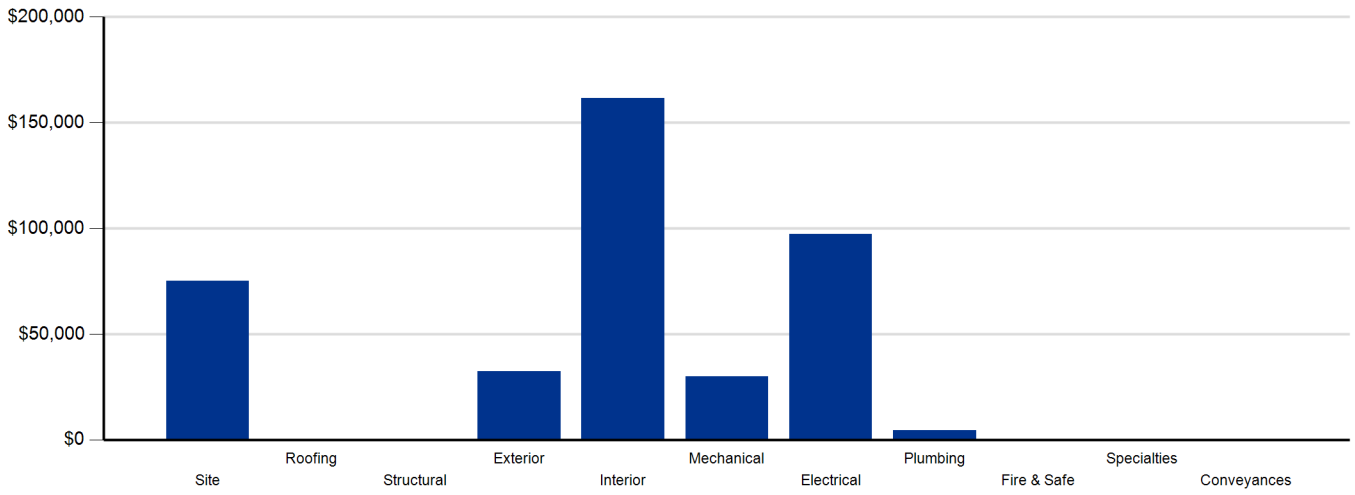


Figure 1: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	**Total 1-5**
Site	$0	$0	$0	$195,862	$613,957	$809,819
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$3,969	$516,244	$520,213
Interior	$0	$424,568	$0	$47,281	$131,723	$603,572
Mechanical	$0	$0	$0	$0	$151,043	$151,043
Electrical	$0	$0	$0	$6,312	$236,755	$243,067
Plumbing	$0	$0	$0	$0	$99,812	$99,812
Fire and Life Safety	$0	$0	$0	$0	$211,510	$211,510
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$4,262	$4,262
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$424,568**	**$0**	**$253,424**	**$1,965,306**	**$2,643,298**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	**Total 6-10**	**Total 1-10**
Site	$809,819	$0	$0	$0	$0	$0	$0	$809,819
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$520,213	$0	$0	$0	$0	$25,949	$25,949	$546,162
Interior	$603,572	$0	$18,735	$46,301	$424,568	$189,929	$679,533	$1,283,105
Mechanical	$151,043	$0	$0	$0	$0	$2,433	$2,433	$153,476
Electrical	$243,067	$0	$0	$0	$0	$0	$0	$243,067
Plumbing	$99,812	$0	$0	$0	$0	$3,352,543	$3,352,543	$3,452,355
Fire and Life Safety	$211,510	$0	$0	$0	$0	$0	$0	$211,510
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$4,262	$0	$0	$0	$0	$0	$0	$4,262
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$2,643,298**	**$0**	**$18,735**	**$46,301**	**$424,568**	**$3,570,854**	**$4,060,458**	**$6,703,756**

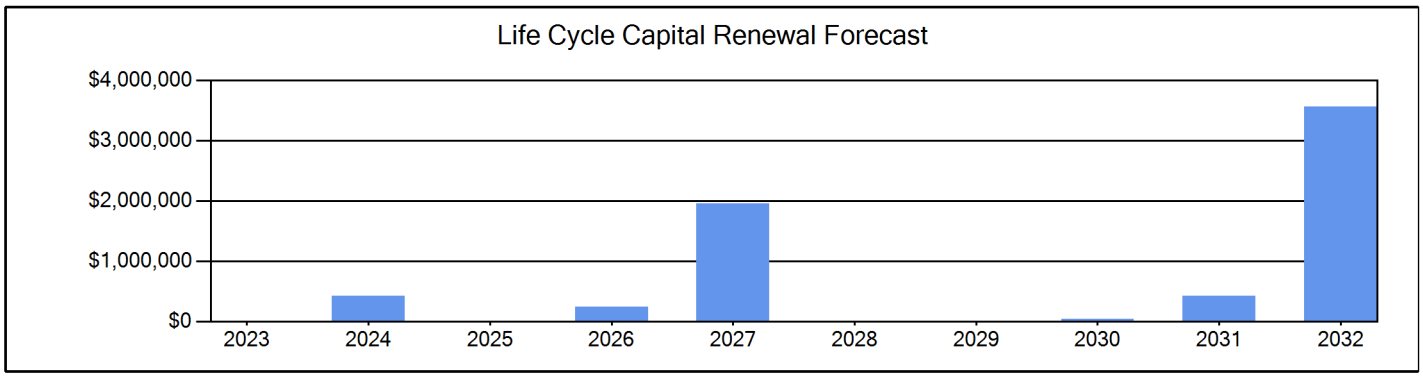


Figure 2: Ten Year Capital Renewal Forecast

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 – (Total Repair Cost/ 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 $38,870,815. For planning purposes, the total 5-year need at the Central Warehouse is $3,044,153 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Central Warehouse facility has a 5-year FCA of 92.17%.

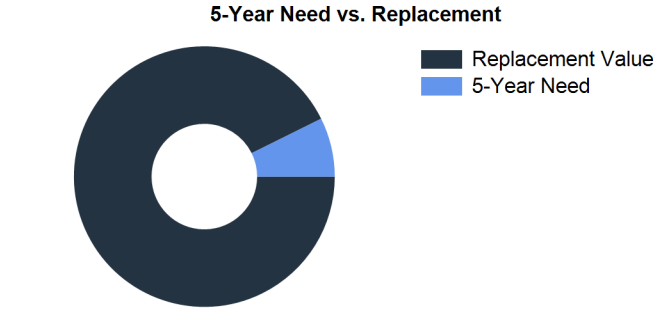


Figure 3: 5-Year FCA

Central Warehouse - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gate Replacement	Deferred Maintenance	1	Ea.	4	$617	929
Motorized Gate Replacement	Capital Renewal	20	LF	4	$16,576	930
Bollard Replacement	Deferred Maintenance	3	Ea.	5	$3,732	932
Note: Broken, bent or missing near main parking lot gate.						
PUBLIC DEFICIENCIES	ADA Compliance	16,229	EACH	5	$27,865	2335
Note: SECTION ONE: PUBLIC DEFICIENCIESSite/Exterior Improvements Estimated Construction Cost for Site Plan Area A2,175.89$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 12,175.89$ Interior Improvements Estimated Construction Cost for Floor Plan Area 114,053.53$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 114,053.53$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements16,229.42						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	15,382	EACH	5	$26,411	2336
Note: SECTION TWO: TAS ACCESSIBILITY DEFICIENCIESInterior Improvements Estimated Construction Cost for Floor Plan Area 2 15,382.01$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 115,382.01$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements15,382.01						
	Sub Total for System	**5**	**items**		**$75,200**	
	Sub Total for School and Site Level	**5**	**items**		**$75,200**	

Building: 922A - Central Warehouse

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	$3,707	2016
Note: Rust						
Location: North side, between A100-A200						
Steel Window Replacement	Capital Renewal	9	SF	2	$1,301	2015
Note: Rust						
Location: South side, building A-200						
Exterior Cleaning	Deferred Maintenance	3,000	SF Wall	5	$11,619	2013
Note: Mold, age						
Location: North side, building A-200						
	Sub Total for System	**3**	**items**		**$16,627**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	1	Door	3	$1,876	1975
Vinyl Composition Tile Replacement	Capital Renewal	7,735	SF	4	$63,255	1971
Note: High traffic, wear, lifting						
Location: offices						
Interior Ceiling Repainting	Deferred Maintenance	2,417	SF	5	$5,034	1969
Interior Door Repainting	Deferred Maintenance	6	Door	5	$268	1973
Note: Peeling paint						
Interior Doors Repair	Deferred Maintenance	1	Door	5	$645	1972
Note: Needs to be adjusted						
Interior Wall Repainting (Bldg SF)	Capital Renewal	14,502	SF	5	$64,982	1970
Note: Flaking/peeling						
	Sub Total for System	**6**	**items**		**$136,059**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$3,004	3465
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$938	2079
Note: Age						
Location: Room 200						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement	Capital Renewal	5	Ea.	2	$16,563	2080
Note: Broken						
Location: Warehouse						
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	2	Ea.	4	$9,463	2096
Note: Age						
Location: Room 200						
	Sub Total for System	**4**	**items**		**$29,968**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	96,684	SF	3	$75,502	2050
	Sub Total for System	**1**	**items**		**$75,502**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	$4,405	3466
	Sub Total for System	**1**	**items**		**$4,405**	
	Sub Total for Building 922A - Central Warehouse	**15**	**items**		**$262,560**	

Building: 922B - Cold Storage Warehouse

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	3	Door	3	$345	2175
Exterior Cleaning	Deferred Maintenance	4,000	SF Wall	5	$15,492	2172
Note: Mold and dirt						
Location: Building 316, north and west side						
	Sub Total for System	**2**	**items**		**$15,836**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Overhead Door Repair	Deferred Maintenance	2	Ea.	3	$2,117	2169
Note: Delaminating						
Location: 310 to 311						
Interior Ceiling Repainting	Deferred Maintenance	2,230	SF	5	$4,644	2100
Note: Flaking/peeling						
Location: Women's restroom and 300 COR						
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,180	SF	5	$18,730	2102
Note: Scuffed, flaking, peeling						
Location: Office, equipment room (303, 304, 305, 306)						
	Sub Total for System	**3**	**items**		**$25,492**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	27,873	SF	3	$21,766	2198
	Sub Total for System	**1**	**items**		**$21,766**	
	Sub Total for Building 922B - Cold Storage Warehouse	**6**	**items**		**$63,094**	
	Total for Campus	**26**	**items**		**$400,855**	

Central Warehouse - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)		2,500	LF	$195,862	4
Parking Lot Pavement	Asphalt		79	CAR	$114,613	5
Roadway Pavement	Concrete Driveways		40,000	SF	$499,344	5
		Sub Total for System	**3**	**items**	**$809,820**	
		Sub Total for Building -	**3**	**items**	**$809,820**	

Building: 922A - Central Warehouse

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum		1	Door	$3,969	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis		96,684	SF	$345,363	5
Exterior Entrance Doors	Steel - Insulated and Painted		8	Door	$29,656	5
Exterior Utility Doors	Overhead Door		17	Door	$141,225	5
		Sub Total for System	**4**	**items**	**$520,213**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		94,750	SF	$424,568	2
Interior Swinging Doors	Metal Door (Steel)		3	Door	$8,681	4
Interior Door Supplementary Components	Door Hardware		26	Door	$38,600	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		2,417	SF	$8,162	5
Interior Swinging Doors	Metal Door (Steel)		12	Door	$34,726	5
Interior Swinging Doors	Wooden Door		10	Door	$18,756	5
Interior Coiling Doors	Interior Overhead Doors		2	Ea.	$10,573	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		94,750	SF	$424,568	9
Suspended Plaster and	Painted ceilings		2,417	SF	$5,034	10
		Sub Total for System	**9**	**items**	**$973,666**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)		3	Ea.	$9,938	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)		7,000	SF	$10,831	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)		3	Ea.	$19,268	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)		2	Ea.	$3,940	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)		3	Ea.	$5,910	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)		1	Ea.	$4,553	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)		2	Ea.	$12,845	5
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)		1	Ea.	$11,586	5
HVAC Air Distribution	Ductwork (Bldg.SF)		7,000	SF	$55,387	5
Exhaust Air	Interior Ceiling Exhaust Fan		5	Ea.	$2,433	10
		Sub Total for System	**10**	**items**	**$136,692**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)		7	Ea.	$6,312	4
Electrical Service	Transformer (30 KVA)		2	Ea.	$11,038	5
Electrical Service	Transformer (45 KVA)		1	Ea.	$5,919	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		96,684	SF	$68,440	5
Distributed Systems	Public Address System Head End Unit		1	Ea.	$7,307	5
Power Distribution	Panelboard - 277/480 400A		1	Ea.	$13,891	5
Power Distribution	Power Wiring		96,684	SF	$114,830	5
		Sub Total for System	**7**	**items**	**$227,737**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	$2,684	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,000	SF	$25,156	5

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping		7,000	SF	$7,772	5
Plumbing Fixtures	Classroom Lavatory		1	Ea.	$2,565	5
Plumbing Fixtures	Restroom Lavatory		4	Ea.	$10,865	5
Plumbing Fixtures	Sink - Service / Mop Sink		1	Ea.	$796	5
Plumbing Fixtures	Showers		1	Ea.	$1,306	5
Plumbing Fixtures	Toilets		4	Ea.	$20,238	5
Domestic Water Equipment	Gas Piping System (BldgSF)		96,684	SF	$3,352,543	10
		Sub Total for System	**9**	**items**	**$3,423,925**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		96,684	SF	$153,517	5
Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	$6,868	5
		Sub Total for System	**2**	**items**	**$160,385**	
		Sub Total for Building 922A - Central Warehouse	**41**	**items**	**$5,442,618**	

Building: 922B - Cold Storage Warehouse

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		7	Door	$25,949	10
		Sub Total for System	**1**	**items**	**$25,949**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware		16	Door	$23,754	5
Compartments and Cubicles	Toilet Partitions		2	Stall	$4,033	5
Interior Coiling Doors	Interior Overhead Doors		6	Ea.	$31,719	5
Note:	Operable sliding insulated doors into cooler (walk-in) areas					
Wall Painting and Coating	Painting/Staining (Bldg SF)		4,181	SF	$18,735	7
Interior Swinging Doors	Metal Door (Steel)		16	Door	$46,301	8
Suspended Plaster and	Painted ceilings		2,230	SF	$4,644	10
Wall Coverings	FRP Wall Finish		23,692	SF Wall	$180,251	10
		Sub Total for System	**7**	**items**	**$309,437**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)		2	Ea.	$12,845	5
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)		2	Ea.	$3,940	5
		Sub Total for System	**2**	**items**	**$16,785**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)		17	Ea.	$15,330	5
		Sub Total for System	**1**	**items**	**$15,330**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		1	Ea.	$1,264	5
Plumbing Fixtures	Restroom Lavatory		2	Ea.	$5,433	5
Plumbing Fixtures	Sink - Service / Mop Sink		1	Ea.	$796	5
Plumbing Fixtures	Toilets		3	Ea.	$15,178	5
Plumbing Fixtures	Urinals		1	Ea.	$1,354	5
Plumbing Fixtures	Refrigerated Drinking Fountain		2	Ea.	$4,405	5
		Sub Total for System	**6**	**items**	**$28,429**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		27,873	SF	$44,257	5
Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	$6,868	5
		Sub Total for System	**2**	**items**	**$51,125**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	8	Ea.	$4,262	5
	Sub Total for System	**1**	**items**	**$4,262**	
	Sub Total for Building 922B - Cold Storage Warehouse	**20**	**items**	**$451,317**	
	Total for: Central Warehouse	**64**	**items**	**$6,703,755**	

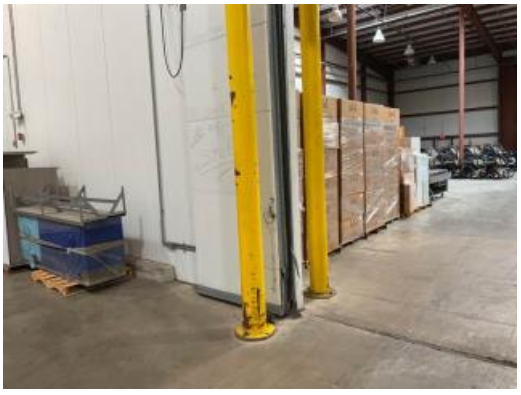
Supporting Photos

General Site Photos

Hassmann panel inaccessible

Steel doors are beyond their useful life

Steep drop off and is life threatening



Damaged insulated sliding door

Damaged wall panels

Steel doors are beyond useful life.

Asphal pavement at end of life

Cracked concrete pavement.