



# FACILITY CONDITION ASSESSMENT

*Garza Independence HS* | February 2022



## Executive Summary

Garza Independence HS is located at 1600 Chicon St in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 46,233 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 \$5,994,152. 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 Garza Independence HS the ten-year need is \$7,830,394.

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 Garza Independence HS facility has a 5-year FCA score of 50.30%.

## Summary of Findings

The table below summarizes the condition findings at Garza Independence HS

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	\$1,533,663	\$66,233	\$82,492	\$1,599,896	\$1,682,388	\$0	
<b>Permanent Building(s)</b>								
015A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,284,004	\$592,984	\$762,570	\$3,876,988	\$4,639,558	\$9,927,227	60.95%
015B	Stand-Alone Classroom Building (includes Library)	\$961,871	\$151,741	\$49,199	\$1,113,612	\$1,162,811	\$3,755,140	70.34%
015C	Mechanical Building (old Boiler House)	\$208,211	\$122,471	\$0	\$330,682	\$330,682	\$179,881	-83.83%
015D	Storage Building (Brick)	\$6,404	\$42	\$0	\$6,446	\$6,446	\$14,979	56.97%
015E	Storage Building (Brick)	\$0	\$8,510	\$0	\$8,510	\$8,510	\$77,393	89.00%
<b>Sub Total for Permanent Building(s):</b>		<b>\$4,460,490</b>	<b>\$875,748</b>	<b>\$811,769</b>	<b>\$5,336,238</b>	<b>\$6,148,007</b>	<b>\$13,954,620</b>	
<b>Total for Site:</b>		<b>\$5,994,152</b>	<b>\$941,981</b>	<b>\$894,261</b>	<b>\$6,936,133</b>	<b>\$7,830,394</b>	<b>\$13,954,620</b>	<b>50.30%</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	\$15,305	\$34,083	\$1,471,365	\$1,520,753	25.43 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.22 %
Exterior	\$0	\$3,707	\$0	\$1,080	\$0	\$4,787	0.08 %
Interior	\$0	\$0	\$339,865	\$442,984	\$47,487	\$830,336	13.89 %
Mechanical	\$0	\$494,368	\$129,859	\$225,281	\$1,239	\$850,748	14.23 %
Electrical	\$0	\$17,978	\$983,011	\$0	\$0	\$1,000,989	16.74 %
Plumbing	\$0	\$0	\$401,517	\$182,342	\$0	\$583,859	9.76 %
Fire and Life Safety	\$199,274	\$0	\$0	\$0	\$0	\$199,274	3.33 %
Conveyances	\$0	\$98,739	\$0	\$0	\$0	\$98,739	1.65 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$877,145	\$877,145	14.67 %
<b>Total:</b>	\$212,183	\$614,792	\$1,869,558	\$885,769	\$2,397,236	\$5,979,539	

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

Site	-	\$1,520,753
Electrical	-	\$1,000,989
Mechanical	-	\$850,748

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

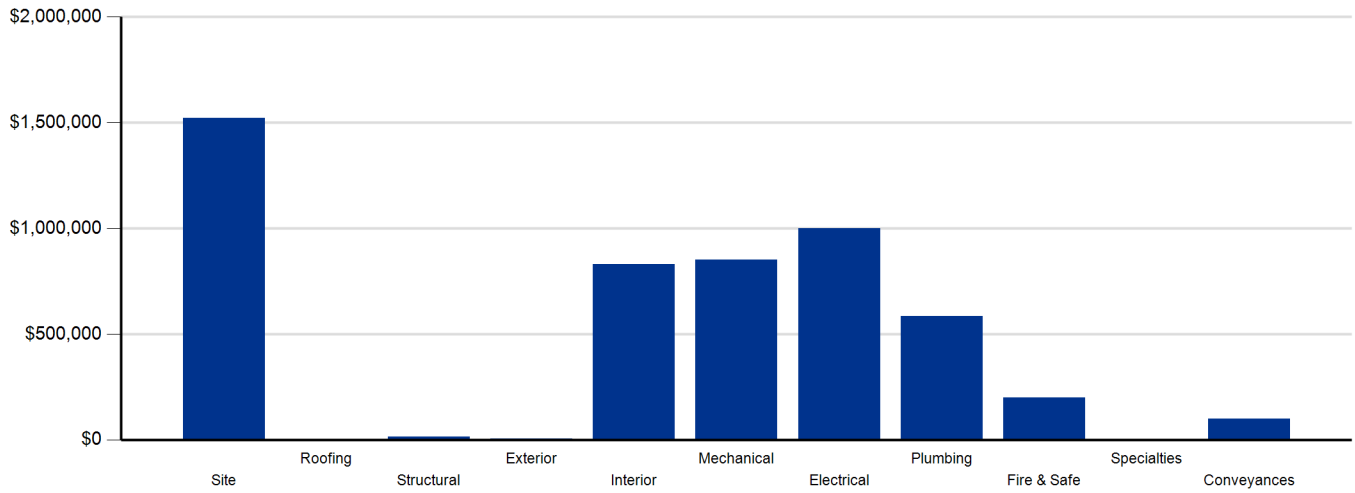


Figure 1: System Deficiencies

## 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	\$66,233	\$66,233
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$6,327	\$11,121	\$13,851	\$37,952	\$69,251
Interior	\$0	\$28,231	\$80,387	\$156,124	\$114,063	\$378,805
Mechanical	\$0	\$0	\$0	\$0	\$73,811	\$73,811
Electrical	\$0	\$0	\$0	\$0	\$82,317	\$82,317
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$98,739	\$98,739
Specialties	\$0	\$167,236	\$0	\$0	\$0	\$167,236
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$201,794</b>	<b>\$91,508</b>	<b>\$169,975</b>	<b>\$473,115</b>	<b>\$936,392</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	\$66,233	\$0	\$0	\$56,809	\$0	\$14,044	\$70,853	\$137,086
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$69,251	\$0	\$0	\$0	\$0	\$696,175	\$696,175	\$765,426
Interior	\$378,805	\$0	\$0	\$21,522	\$0	\$116,958	\$138,480	\$517,285
Mechanical	\$73,811	\$0	\$0	\$0	\$0	\$371,422	\$371,422	\$445,233
Electrical	\$82,317	\$0	\$0	\$11,639	\$0	\$0	\$11,639	\$93,956
Plumbing	\$0	\$0	\$0	\$0	\$0	\$12,103	\$12,103	\$12,103
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$98,739	\$0	\$0	\$0	\$0	\$0	\$0	\$98,739
Specialties	\$167,236	\$0	\$0	\$0	\$0	\$0	\$0	\$167,236
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$936,392</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89,970</b>	<b>\$0</b>	<b>\$1,210,702</b>	<b>\$1,300,672</b>	<b>\$2,237,064</b>

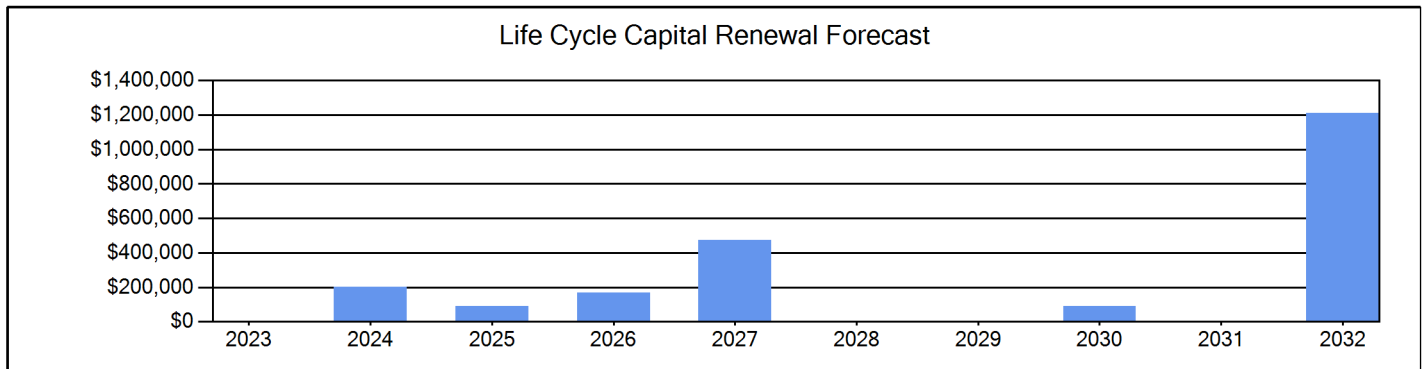


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$13,954,620. For planning purposes, the total 5-year need at the Garza Independence HS is \$6,936,133 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Garza Independence HS facility has a 5-year FCA of 50.30%.

**5-Year Need vs. Replacement**

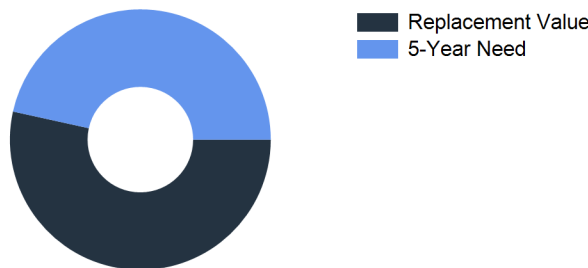


Figure 3: 5-Year FCA



## Garza Independence HS - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	1,700	SF	3	\$10,932	3796
<b>Note:</b>	Drive aisle of parking adjacent to Salina Street and weathered and cracked, with potholes. These areas should be repaved.					
Concrete Driveways Replacement	Capital Renewal	60	SF	3	\$749	3797
<b>Note:</b>	Center of concrete driveway from E 16th Street has cracked and should be replaced.					
Concrete Walks Replacement	Capital Renewal	320	SF	3	\$3,625	3800
<b>Note:</b>	Sidewalk leading to wood shed adjacent to Chicon Street, south of the east parking area, has cracked and buckled due to tree root undergrowth, causing tripping hazards. In addition, the wood shed itself is not placed on level ground, with cinder block supporting the south end. Wood at base of shed is rotted, and it is recommended that the shed be removed or relocated to a stable location.					
Asphalt Paving Replacement	Capital Renewal	19	CAR	4	\$27,565	3795
<b>Note:</b>	Asphalt paving serving around entire site is aged and weathered. Pavement serving as basketball court on south side of site is especially aged, with grass growing through edges. This area should be repaved, and parking area of west parking lot should be resurfaced.					
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	60	LF	4	\$2,832	3793
<b>Note:</b>	Chain link fence at southeast corner of property, adjacent to 16th Street is bent and leaning at angle, needs to be replaced.					
Site Regrading And Gravel Fill	Deferred Maintenance	1,300	SF	4	\$3,686	3799
<b>Note:</b>	Surface flow running south just east of the playground area is blocked by a wooden planting bed, causing ponding. Planting bed should be removed or area should be regraded.					
Exterior Basketball Goal Repair	Deferred Maintenance	2	Ea.	5	\$1,291	3794
<b>Note:</b>	One basketball hoop is missing its net and both backboards need to be restriped.					
Paving Restriping	Deferred Maintenance	3	CAR	5	\$100	3798
<b>Note:</b>	Striping of parking stalls in middle of parking areas adjacent to Salina Street are faded and lines are no longer discernible. These stalls should be restriped.					
PROGRAM DEFICIENCIES	ADA Compliance	47,109	EACH	5	\$80,885	5769
PUBLIC DEFICIENCIES	ADA Compliance	597,020	EACH	5	\$1,025,072	5768
Site Signage Replacement	Capital Renewal	1	Ea.	5	\$241	3801
<b>Note:</b>	One (1) missing ADA parking sign at accessible parking space in parking area adjacent to Chicon Street.					
Small Bench Replacement	Deferred Maintenance	3	Ea.	5	\$6,201	3804
<b>Note:</b>	Three (3) picnic tables in the area just south of the Chicon Street parking have broken boards and rusty nails hanging from bottom. Remove and replace.					
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	207,202	EACH	5	\$355,762	5770
Tree Trimming	Deferred Maintenance	8	Ea.	5	\$1,467	3802
<b>Note:</b>	Fenced in garden area adjacent to and south of the main building is overgrown with vines and shrubbery, and does not appear to have been maintained for some time. Area landscaping should be trimmed and cleaned.					
Wheel Stop Replacement	Deferred Maintenance	2	Ea.	5	\$347	3803
<b>Note:</b>	One (1) damaged wheelstop in east parking area adjacent to Chicon Street, and one (1) displaced wheelstop at north end of west parking area adjacent to Salina Street.					
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>		<b>\$1,520,753</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6922
<b>Note:</b>	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>\$12,910</b>	
<b>Sub Total for School and Site Level</b>		<b>16</b>	<b>items</b>		<b>\$1,533,663</b>	

**Building: 015A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> replace with new door installs	Capital Renewal	83	Door	3	\$123,222	5497
Interior Door Replacement <b>Note:</b> broken, splintered, beyond repair <b>Location:</b> various locations	Capital Renewal	61	Door	3	\$114,412	5496
Acoustical Ceiling Tile Replacement <b>Note:</b> damaged, stained, end of life	Capital Renewal	14,284	SF	4	\$48,234	5485
Adhered Acoustical Ceiling Tile Replacement <b>Note:</b> end of life <b>Location:</b> cafe	Capital Renewal	1,700	SF	4	\$11,845	5487
Carpet Flooring Replacement <b>Note:</b> end of life	Capital Renewal	1,700	SF	4	\$21,522	5492
Interior Toilet Partition Repair	Deferred Maintenance	4	Ea.	4	\$8,066	5491
Metal Interior Door Replacement <b>Note:</b> corrosion, bent, rust <b>Location:</b> various locations	Capital Renewal	22	Door	4	\$63,664	5495
Toilet Partition Replacement <b>Note:</b> end of life	Capital Renewal	9	Stall	4	\$18,148	5490
Vinyl Composition Tile Replacement <b>Note:</b> end of life	Capital Renewal	20,405	SF	4	\$166,866	5493
Wood Flooring Repair <b>Note:</b> faded, clear coat flaking	Deferred Maintenance	1,519	SF	4	\$25,159	5494
Interior Ceiling Repainting <b>Note:</b> flaking, chipping, stained <b>Location:</b> numerous locations	Deferred Maintenance	3,401	SF	5	\$7,083	5488
Interior Wall Repainting <b>Note:</b> flaking, chipped, stained <b>Location:</b> various	Deferred Maintenance	14,368	SF Wall	5	\$32,274	5489
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$640,496</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$12,845	5599
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$29,014	5609
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	5600
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	19	Ea.	2	\$108,562	5602
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$3,390	5603
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,131	5604
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$7,785	5605
Fan Coil (Chilled Water) HVAC Component Replacement <b>Note:</b> school staff states air handling unit in room at second floor northwest stair is not used or operational. potentially abandoned. <b>Location:</b> second floor northwest stairs	Capital Renewal	1	Ea.	2	\$1,583	5606
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,970	5601
Gas Piping Replacement (SF Basis)	Capital Renewal	1,000	SF	2	\$34,675	5586
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	34,009	SF	2	\$60,814	5610
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	5614
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5612
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5615
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5616
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	\$5,879	5611
Circulation Pump Replacement	Capital Renewal	22	Ea.	4	\$94,888	5607

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	5608
Existing Controls Are Obsolete	Capital Renewal	34,009	SF	4	\$91,730	5598
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	5613
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	5617
<b>Note:</b> roof exhaust fan vent set - abandoned on roof - discharged covered - not operational						
<b>Location:</b> roof						
<b>Sub Total for System</b>		<b>21</b>	<b>items</b>		<b>\$505,598</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,919	5647
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	\$18,747	5654
Exterior Mounted Building Lighting Replacement	Capital Renewal	13	Ea.	3	\$11,723	5655
Interior Power Wiring Replacement	Deferred Maintenance	34,009	SF	3	\$40,392	5657
Lighting Fixtures Replacement	Capital Renewal	34,009	SF	3	\$623,675	5656
<b>Note:</b> approximately 25% of lighting appears to have been replaced within the last 10 years. lighting in the gym and two second floor bathrooms were replaced within five years						
Lightning Protection System Installation	Functional Deficiency	34,009	SF	3	\$26,558	5653
<b>Note:</b> no lightning protection installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5648
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$727,015</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	5585
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	34,009	SF	3	\$122,219	5587
Sanitary Sewer Piping Replacement	Capital Renewal	34,009	SF	3	\$37,758	5588
Shower Replacement	Capital Renewal	2	Ea.	3	\$2,613	5593
Toilet Replacement	Capital Renewal	22	Ea.	3	\$111,307	5594
Urinal Replacement	Capital Renewal	7	Ea.	3	\$9,480	5595
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	5592
Refrigerated Water Cooler Replacement	Capital Renewal	7	Ea.	4	\$15,417	5596
Replace classroom lavatory	Capital Renewal	12	Ea.	4	\$30,774	5589
Replace classroom lavatory	Capital Renewal	7	Ea.	4	\$17,951	5590
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	5597
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	25	Ea.	4	\$67,907	5591
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$427,557</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5652
Fire Alarm Replacement	Capital Renewal	34,009	SF	1	\$54,000	5651
Security Alarm Replacement	Capital Renewal	34,009	SF	1	\$78,279	5650
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$139,147</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5649
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Conveyances**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	5584
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$98,739</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	48,386	Ea.	5	\$56,846	6923
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - improve drainage - 17381						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	48,386	Ea.	5	\$56,846	6924
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 17381						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	54,285	Ea.	5	\$63,777	6925
<b>Note:</b> SPECIAL FOUNDATIONS - repair spalling, honeycombing & reinforcement - 975 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	48,386	Ea.	5	\$56,846	6926
<b>Note:</b> SUSPENDED FLOOR BEAMS - repair honeycombing & cracks - 17381						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	387,088	Ea.	5	\$454,771	6927
<b>Note:</b> SUSPENDED FLOOR SLABS - structural investigation & repair spalls & reinforcement - 17381 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	27,838	Ea.	5	\$32,706	6928
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair rusted pipe, hangers and insulation - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6929
<b>Note:</b> CRAWL SPACE, EQUIPMENT - repair conduit line - 1 LS						
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$738,145</b>	
<b>Sub Total for Building 015A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>64 items</b>			<b>\$3,284,004</b>	

**Building: 015B - Stand-Alone Classroom Building (includes Library)**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	25	Door	3	\$37,115	5502
<b>Note:</b> end of life, replace with new door install						
Interior Door Replacement	Capital Renewal	25	Door	3	\$46,890	5501
<b>Note:</b> end of life						
Vinyl Composition Tile Replacement	Capital Renewal	9,719	SF	4	\$79,479	5499
<b>Note:</b> cracked, end of life						
<b>Location:</b> various locations						
Interior Door Repainting	Deferred Maintenance	6	Door	5	\$268	5500
<b>Note:</b> chipped, light corrosion						
<b>Location:</b> mech rooms						
Interior Wall Repainting	Deferred Maintenance	3,500	SF Wall	5	\$7,862	5498
<b>Note:</b> stained, chipped						
<b>Location:</b> various locations						
<b>Sub Total for System</b>		<b>5 items</b>			<b>\$171,614</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5627
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	5628
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,970	5629
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$8,908	5630
Thru Wall AC Replacement	Capital Renewal	10	Ea.	2	\$75,909	5631
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$40,181	5634
Make Up Air Equipment Replacement	Capital Renewal	2	Ea.	3	\$17,777	5632
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	5633
Existing Controls Are Obsolete	Capital Renewal	11,434	SF	4	\$17,692	5626
<b>Sub Total for System</b>		<b>9 items</b>			<b>\$175,566</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	5658

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	5659
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	\$12,498	5666
Exterior Mounted Building Lighting Replacement	Capital Renewal	7	Ea.	3	\$6,312	5667
Interior Power Wiring Replacement	Deferred Maintenance	11,434	SF	3	\$13,580	5669
Lighting Fixtures Replacement	Capital Renewal	11,434	SF	3	\$209,683	5668
Lightning Protection System Installation	Functional Deficiency	11,434	SF	3	\$8,929	5665
<b>Note:</b> no lightning protection installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5660
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$263,061</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	11,434	SF	3	\$41,091	5618
Sanitary Sewer Piping Replacement	Capital Renewal	11,434	SF	3	\$12,694	5619
Toilet Replacement	Capital Renewal	11	Ea.	3	\$55,653	5624
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	5623
Replace classroom lavatory	Capital Renewal	7	Ea.	4	\$17,951	5620
Replace classroom lavatory	Capital Renewal	2	Ea.	4	\$5,129	5621
Replace classroom lavatory	Capital Renewal	7	Ea.	4	\$17,951	5625
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	\$2,716	5622
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$153,982</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5664
Fire Alarm Replacement	Capital Renewal	11,434	SF	1	\$18,155	5663
Security Alarm Replacement	Capital Renewal	11,434	SF	1	\$26,318	5662
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$51,341</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5661
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	55,677	Ea.	5	\$65,412	6930
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - improve drainage - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	6,960	Ea.	5	\$8,177	6931
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - repair access - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6932
<b>Note:</b> STANDARD FOUNDATIONS - repair column & pier - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	27,838	Ea.	5	\$32,706	6933
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair rusted pipe, hangers and insulation						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6934
<b>Note:</b> CRAWL SPACE, EQUIPMENT - Organize electrical wiring - 1 LS						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$139,000</b>	
<b>Sub Total for Building 015B - Stand-Alone Classroom Building (includes Library)</b>		<b>39</b>	<b>items</b>		<b>\$961,871</b>	

**Building: 015C - Mechanical Building (old Boiler House)**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	493	SF	3	\$16,609	5503
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$16,609</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$71,293	5638
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$39,626	5640
Gas Piping Replacement (SF Basis)	Capital Renewal	493	SF	2	\$17,095	5635
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	493	SF	2	\$882	5644
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	5643
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	5641
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	5642
Existing Controls Are Obsolete	Capital Renewal	493	SF	4	\$763	5639
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$169,584</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$902	5674
Interior Power Wiring Replacement	Deferred Maintenance	493	SF	3	\$586	5676
Lighting Fixtures Replacement	Capital Renewal	493	SF	3	\$9,041	5675
Lightning Protection System Installation	Functional Deficiency	493	SF	3	\$385	5673
<b>Note:</b> no lightning protection installed						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$10,913</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	493	SF	3	\$1,772	5636
Sanitary Sewer Piping Replacement	Capital Renewal	493	SF	3	\$547	5637
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$2,319</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5672
Fire Alarm Replacement	Capital Renewal	493	SF	1	\$783	5671
Security Alarm Is Missing	Functional Deficiency	493	SF	1	\$1,135	5670
<b>Note:</b> no security system components found						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$8,785</b>	
<b>Sub Total for Building 015C - Mechanical Building (old Boiler House)</b>		<b>18</b>	<b>items</b>		<b>\$208,211</b>	

**Building: 015D - Storage Building (Brick)**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	5646
CMU Wall Replacement (Bldg SF)	Capital Renewal	48	SF	4	\$1,080	5645
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$4,787</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	48	SF	3	\$1,617	5505
<b>Note:</b> end of life						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,617</b>	
<b>Sub Total for Building 015D - Storage Building (Brick)</b>		<b>3</b>	<b>items</b>		<b>\$6,404</b>	
<b>Total for Campus</b>		<b>140</b>	<b>items</b>		<b>\$5,994,152</b>	

**Buildings with no reported deficiencies**

015E - Storage Building (Brick)

## Garza Independence HS - 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	10,300	SF	\$66,233	5
Fences and Gates	Fencing - Chain Link (4 Ft)	1,114	LF	\$52,578	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	54	LF	\$4,231	8
Roadway Pavement	Concrete Driveways	1,125	SF	\$14,044	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$137,086</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	2	Ea.	\$11,639	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$11,639</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$148,725</b>	

### Building: 015A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	2
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	5
Exterior Wall Veneer	Brick - Bldg SF basis	21,426	SF	\$601,955	10
<b>Note:</b> improper installation of windows - approximately 650 linear feet requires sealant between window and window sill					
Exterior Operating Windows	Aluminum - Windows per SF	27	SF	\$2,693	10
Exterior Operating Windows	Aluminum - Windows per SF	51	SF	\$5,086	10
Exterior Operating Windows	Aluminum - Windows per SF	310	SF	\$30,915	10
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$682,959</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	14	Stall	\$28,231	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,806	SF	\$80,387	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	22,106	SF	\$99,055	4
Tile Flooring	Ceramic Tile	1,700	SF	\$30,034	5
Tile Flooring	Quarry Tile	1,700	SF	\$46,472	5
Carpeting	Carpet	1,700	SF	\$21,522	8
Suspended Plaster and	Painted ceilings	3,401	SF	\$7,083	10
Wood Flooring	Wood Flooring - All Types	5,101	SF	\$109,875	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$422,660</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	34,009	SF	\$91,730	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	22	Ea.	\$94,888	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$202,123</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
<b>Note:</b> 1997 - no necessary safety arc-strike/ppe labeling on electrical gear					
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
<b>Note:</b> 1997					
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$28,840</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	1	Ea.	\$5,719	10



**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$12,103</b>	

**Conveyances**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	5
<b>Note:</b> wheelchair					
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$98,739</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	16	Room	\$140,830	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$140,830</b>	
<b>Sub Total for Building 015A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>25</b>	<b>items</b>	<b>\$1,588,254</b>	

**Building: 015B - Stand-Alone Classroom Building (includes Library)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	1,143	SF	\$27,639	10
Exterior Operating Windows	Aluminum - Windows per SF	57	SF	\$5,684	10
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$56,614</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,748	SF	\$48,161	4
Interior Door Supplementary Components	Door Hardware	6	Door	\$8,908	4
Tile Flooring	Ceramic Tile	1,143	SF	\$20,194	5
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$17,363	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$94,625</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,434	SF	\$17,692	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$17,692</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
<b>Note:</b> 2001					
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	5
<b>Note:</b> 1997					
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$22,800</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$26,406	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$26,406</b>	
<b>Sub Total for Building 015B - Stand-Alone Classroom Building (includes Library)</b>		<b>12</b>	<b>items</b>	<b>\$218,137</b>	

**Building: 015C - Mechanical Building (old Boiler House)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	3
Exterior Wall Veneer	Brick - Bldg SF basis	493	SF	\$13,851	4
<b>Note:</b> approximately 40 linear feet of large cracks on the CMU					
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$17,558</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Heat Exchanger - Water to Water (Flat Plate - 400 GPM)	1	Ea.	\$73,811	5
Heat Generation	Boiler - Copper Tube (1600 MBH)	1	Ea.	\$71,293	10



**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	493	SF	\$763	10
Central Cooling	Cooling Tower - Metal (100 Tons)	1	Ea.	\$39,626	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$225,419</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$25,176	5
	<b>Note:</b> 1997				
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
	<b>Note:</b> 1997				
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$30,675</b>	
<b>Sub Total for Building 015C - Mechanical Building (old Boiler House)</b>		<b>11</b>	<b>items</b>	<b>\$273,652</b>	

**Building: 015E - Storage Building (Brick)**

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	3
Exterior Wall Veneer	Metal Panel - Bldg SF basis	247	SF	\$882	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$8,296</b>	
<b>Sub Total for Building 015E - Storage Building (Brick)</b>		<b>2</b>	<b>items</b>	<b>\$8,296</b>	
<b>Total for: Garza Independence HS</b>		<b>55</b>	<b>items</b>	<b>\$2,237,063</b>	

**Supporting Photos**

**General Site Photos**



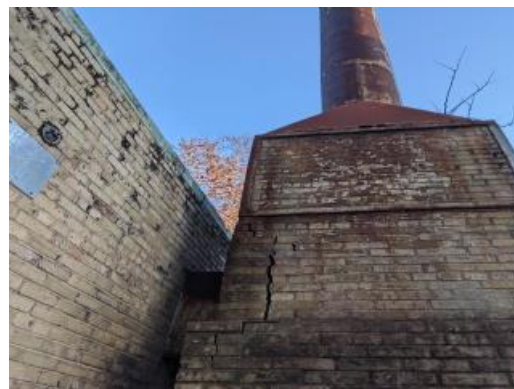
Damaged acoustical ceiling tile



Wall paint aged



Stage wood flooring worn and torn



Stained and aged brick exterior



Electrical panel aged



Exterior metal doors outdated



Damaged exterior concrete masonry unit



Asphalt paving damaged



Damaged concrete sidewalks