AUSTIN
Independent School District

FACILITY CONDITION ASSESSMENT

Hart ES | **February 2022**

Executive Summary

Hart ES is located at 8301 Furness Dr in Austin, Texas. The oldest building is 22 years old (at time of 2020 assessment). It comprises 81,042 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 $6,298,338. 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 Hart ES the ten-year need is $12,757,460.

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 Hart ES facility has a 5-year FCA score of 57.51%.

Summary of Findings

The table below summarizes the condition findings at Hart 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	$895,768	$326,344	$344,009	$1,222,112	$1,566,121	$0	
Permanent Building(s)								
163A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$5,337,826	$4,345,075	$544,405	$9,682,901	$10,227,306	$22,943,630	57.80%
163B	Stand-Alone Classroom Building	$64,744	$337,122	$562,167	$401,866	$964,033	$3,669,759	89.05%
	Sub Total for Permanent Building(s):	***$5,402,570***	***$4,682,197***	***$1,106,572***	***$10,084,767***	***$11,191,339***	***$26,613,385***	
	Total for Site:	**$6,298,338**	**$5,008,541**	**$1,450,581**	**$11,306,879**	**$12,757,460**	**$26,613,385**	**57.51%**

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	$0	$895,768	$895,768	14.24 %
Roofing	$1,896,782	$0	$0	$0	$0	$1,896,782	30.15 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$1,839	$0	$0	$1,839	0.03 %
Interior	$0	$0	$171,442	$125,875	$30,748	$328,065	5.21 %
Mechanical	$0	$609,369	$175,577	$215,555	$0	$1,000,502	15.90 %
Electrical	$0	$0	$1,450,260	$0	$0	$1,450,260	23.05 %
Plumbing	$0	$2,528	$243,131	$162,063	$0	$407,721	6.48 %
Fire and Life Safety	$310,094	$0	$0	$0	$0	$310,094	4.93 %
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:	$2,206,876	$611,897	$2,042,249	$503,493	$926,516	$6,291,031	

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

Roofing	-	$1,896,782
Electrical	-	$1,450,260
Mechanical	-	$1,000,502

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

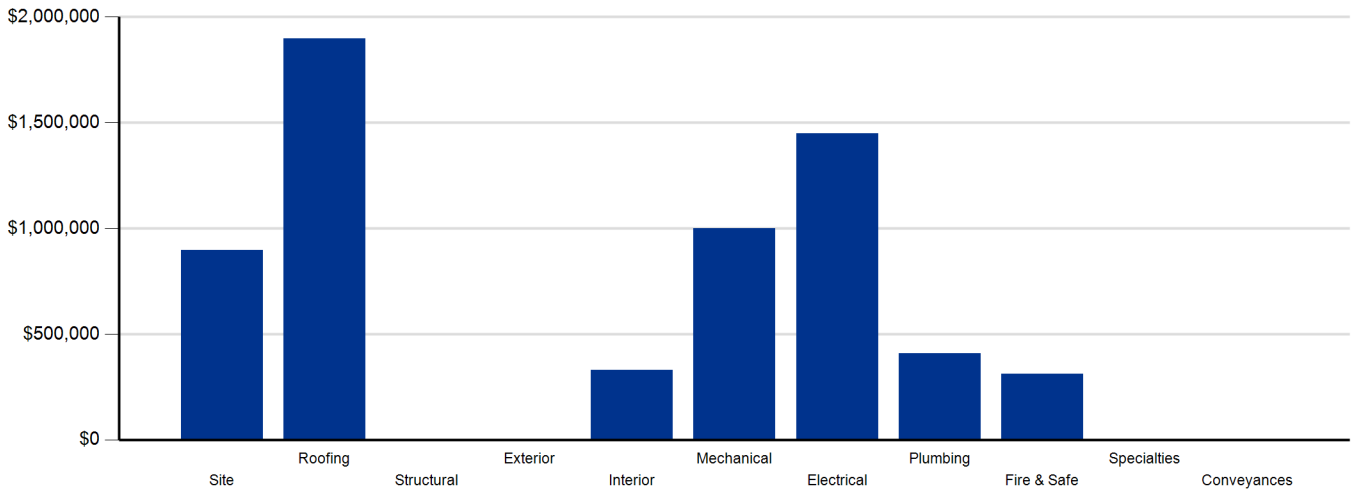

Figure 1: System Deficiencies

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	$0	$326,344	$326,344
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$107,503	$153,060	$216,118	$476,681
Interior	$0	$0	$194,302	$289,700	$763,169	$1,247,171
Mechanical	$0	$0	$0	$2,506,010	$0	$2,506,010
Electrical	$0	$0	$0	$57,368	$0	$57,368
Plumbing	$0	$0	$0	$0	$7,685	$7,685
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$387,282	$387,282
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$301,805**	**$3,006,138**	**$1,700,598**	**$5,008,541**

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	$326,344	$0	$0	$298,382	$0	$22,348	$320,730	$647,074
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$476,681	$0	$0	$0	$0	$21,211	$21,211	$497,892
Interior	$1,247,171	$221,618	$0	$68,449	$228,600	$0	$518,667	$1,765,838
Mechanical	$2,506,010	$78,791	$0	$0	$0	$245,803	$324,594	$2,830,604
Electrical	$57,368	$0	$0	$192,106	$0	$215,348	$407,454	$464,822
Plumbing	$7,685	$49,046	$0	$0	$0	$31,993	$81,039	$88,724
Fire and Life Safety	$0	$25,722	$0	$0	$0	$0	$25,722	$25,722
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$387,282	$0	$0	$0	$0	$0	$0	$387,282
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$5,008,541**	**$375,177**	**$0**	**$558,937**	**$228,600**	**$536,703**	**$1,699,417**	**$6,707,958**

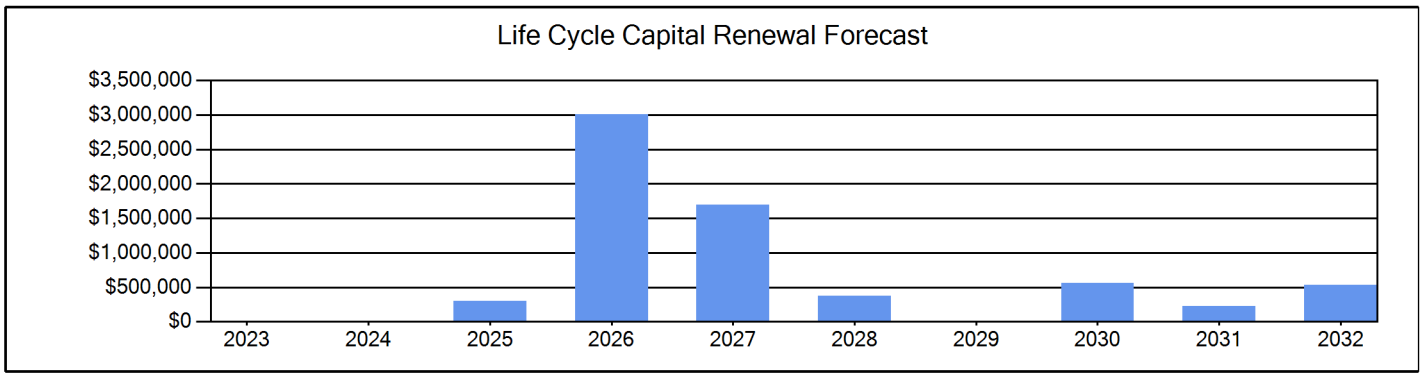

Figure 2: Ten Year Capital Renewal Forecast

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 $26,613,385. For planning purposes, the total 5-year need at the Hart ES is $11,306,879 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Hart ES facility has a 5-year FCA of 57.51%.

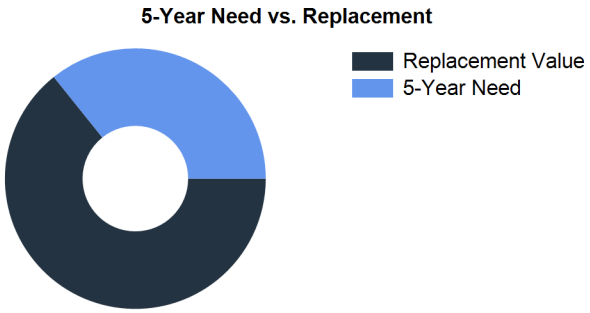

Figure 3: 5-Year FCA

Hart ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	221,102	EACH	5	$379,628	5778
PUBLIC DEFICIENCIES	ADA Compliance	166,933	EACH	5	$286,621	5777
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	133,676	EACH	5	$229,519	5779
	Sub Total for System	**3**	**items**		**$895,768**	
	Sub Total for School and Site Level	**3**	**items**		**$895,768**	

Building: 163A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	171,510	EACH	1	$171,506	5780
AISD ROOFING P3	Capital Renewal	1,655,580	EACH	1	$1,655,544	5782
AISD ROOFING P4	Capital Renewal	31,921	EACH	1	$31,920	5783
AISD ROOFING P5	Capital Renewal	37,813	EACH	1	$37,812	5784
	Sub Total for System	**4**	**items**		**$1,896,782**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	16	Door	3	$1,839	5506
	Sub Total for System	**1**	**items**		**$1,839**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	3,494	SF	3	$53,603	5430
Note: corners lifting, traction eroding						
Interior Door Hardware Replacement	Capital Renewal	44	Door	3	$65,323	5435
Note: to be replaced with new door install						
Interior Door Replacement	Capital Renewal	28	Door	3	$52,517	5433
Note: end of life						
Location: classooms restrooms						
Metal Interior Door Replacement	Capital Renewal	4	Door	4	$11,575	5432
Note: end of life						
Location: mechanical rooms						
Vinyl Composition Tile Replacement	Capital Renewal	13,977	SF	4	$114,300	5431
Note: cracked, end of life						
Location: numerous						
Interior Door Repainting	Deferred Maintenance	12	Door	5	$535	5434
Note: end of life						
Location: classrooms, restrooms						
Interior Wall Repainting	Deferred Maintenance	13,450	SF Wall	5	$30,212	5429
Note: missing chipped stained						
Location: various						
	Sub Total for System	**7**	**items**		**$328,065**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,423	5520
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	$19,945	5521
Air Cooled Condenser Replacement	Capital Renewal	8	Ea.	2	$92,691	5522
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	36	Ea.	2	$205,697	5525
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	2	Ea.	2	$3,165	5526

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	$1,486	5523
Fan Coil Unit Replacement	Capital Renewal	3	Ea.	2	$10,654	5524
Heat Pump HVAC Component Replacement	Capital Renewal	3	Ea.	2	$36,405	5527
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	50,000	SF	2	$120,984	5532
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$48,472	5534
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	$63,447	5535
Energy Recovery Unit Replacement	Capital Renewal	4	Ea.	3	$90,910	5528
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	$20,116	5529
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	$11,191	5537
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	$24,109	5536
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	$8,036	5538
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	$8,036	5539
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	$8,786	5530
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	$4,393	5531
Circulation Pump Replacement	Capital Renewal	36	Ea.	4	$155,272	5533
Existing Controls Are Obsolete	Capital Renewal	11,175	SF	4	$30,141	5519
	Sub Total for System	**21**	**items**		**$970,360**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	11	Ea.	3	$22,913	5443
Exterior Mounted Building Lighting Replacement	Capital Renewal	37	Ea.	3	$33,364	5444
Lighting Fixtures Replacement	Capital Renewal	69,866	SF	3	$1,281,241	5445
Lightning Protection System Installation	Functional Deficiency	69,866	SF	3	$54,559	5442
Note: no system currently installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	69,866	SF	3	$49,457	5439
	Sub Total for System	**5**	**items**		**$1,441,534**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,264	5508
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	$6,384	5509
Shower Replacement	Capital Renewal	1	Ea.	3	$1,306	5515
Toilet Replacement	Capital Renewal	46	Ea.	3	$232,732	5516
Urinal Replacement	Capital Renewal	2	Ea.	3	$2,708	5517
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	$2,388	5514
Refrigerated Water Cooler Replacement	Capital Renewal	4	Ea.	4	$8,810	5518
Replace classroom lavatory	Capital Renewal	5	Ea.	4	$12,822	5510
Replace classroom lavatory	Capital Renewal	38	Ea.	4	$97,451	5511
Replace classroom lavatory	Capital Renewal	1	Ea.	4	$2,565	5512
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	14	Ea.	4	$38,028	5513
	Sub Total for System	**11**	**items**		**$406,457**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,868	5507
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,868	6011
Fire Alarm Replacement	Capital Renewal	69,866	SF	1	$110,935	5440
Security Alarm Replacement	Capital Renewal	69,866	SF	1	$160,812	5438
	Sub Total for System	**4**	**items**		**$285,482**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$7,307	5437
	Sub Total for System	**1**	**items**		**$7,307**	
Sub Total for Building 163A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**54**	**items**		**$5,337,826**	

Building: 163B - Stand-Alone Classroom Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	11,175	SF	4	$30,141	5541
	Sub Total for System	**1**	**items**		**$30,141**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	11,175	SF	3	$8,727	5448
Note: no system currently installed						
	Sub Total for System	**1**	**items**		**$8,727**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,264	5540
	Sub Total for System	**1**	**items**		**$1,264**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	$6,868	5447
Fire Alarm Replacement	Capital Renewal	11,175	SF	1	$17,744	5446
	Sub Total for System	**2**	**items**		**$24,612**	
	Sub Total for Building 163B - Stand-Alone Classroom Building	**5**	**items**		**$64,744**	
	Total for Campus	**62**	**items**		**$6,298,338**	

Hart ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways		50,750	SF	$326,344	5
Fences and Gates	Fencing - Chain Link (4 Ft)		300	LF	$14,159	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)		1,790	LF	$140,237	8
Fences and Gates	Fencing - Ornamental, Iron		60	LF	$4,709	8
Parking Lot Pavement	Asphalt		96	CAR	$139,277	8
Playfield Areas	ES Playgrounds		1	Ea.	$22,348	10
		Sub Total for System	**6**	**items**	**$647,074**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		4	Ea.	$23,279	8
		Sub Total for System	**1**	**items**	**$23,279**	
		Sub Total for Building -	**7**	**items**	**$670,353**	

Building: 163A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		29	Door	$107,503	3
Exterior Operating Windows	Aluminum - Windows per SF		1,296	SF	$129,246	4
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum		6	Door	$23,814	4
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis		6,987	SF	$216,118	5
		Sub Total for System	**4**	**items**	**$476,681**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		46,824	SF	$158,113	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		2,097	SF	$7,081	3
Suspended Plaster and	Painted ceilings		13,977	SF	$29,108	3
Wall Painting and Coating	Painting/Staining (Bldg SF)		53,812	SF	$241,127	4
Compartments and Cubicles	Toilet Partitions		17	Stall	$34,280	5
Carpeting	Carpet		6,989	SF	$88,482	5
Wood Flooring	Wood Flooring - All Types		2,097	SF	$45,169	5
Interior Swinging Doors	Wooden Door		148	Door	$277,589	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		46,824	SF	$194,986	5
Tile Flooring	Quarry Tile		3,494	SF	$95,514	6
Interior Swinging Doors	Metal Door (Steel)		16	Door	$46,301	8
Interior Coiling Doors	Interior Overhead Doors		2	Ea.	$10,573	8
Resilient Flooring	Vinyl Composition Tile Flooring		27,954	SF	$228,600	9
		Sub Total for System	**13**	**items**	**$1,456,925**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe		186	Ton	$2,418,450	4
	Note:	No Boiler, No Chiller and RTU's for Cafeteria, Gym, Kitchen and Administration. 80% of Building had Ground Source				
Heating System Supplementary Components	Controls - DDC (Bldg.SF)		11,175	SF	$30,141	10
Other HVAC Distribution Systems	VFD (5 HP)		2	Ea.	$8,786	10
Other HVAC Distribution Systems	VFD (5 HP)		1	Ea.	$4,393	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)		36	Ea.	$155,272	10
Exhaust Air	Kitchen Exhaust Hoods		1	Ea.	$11,191	10
		Sub Total for System	**6**	**items**	**$2,628,234**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		69,866	SF	$49,457	4
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)		1	Ea.	$68,027	8
	Note:	MSB photo "622"				

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	11	Ea.	$60,495	8
Note:	Panel in the admin area have exposure due to missing breachers, electrical gear does not have NEC safety PPE/ARC flas labelling, and installations do not comply with NEC clean space requirements				
Power Distribution	Panelboard - 120/208 125A	7	Ea.	$10,212	8
Power Distribution	Panelboard - 120/208 400A	2	Ea.	$24,683	8
	Sub Total for System	**5**	**items**	**$212,873**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	$7,685	5
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
	Sub Total for System	**3**	**items**	**$15,333**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	36	Room	$316,867	5
	Sub Total for System	**1**	**items**	**$316,867**	
Sub Total for Building 163A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**32**	**items**	**$5,106,913**	

Building: 163B - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	64	SF	$6,383	10
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	$14,828	10
	Sub Total for System	**2**	**items**	**$21,211**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,840	SF	$48,573	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,616	SF	$35,848	5
Resilient Flooring	Vinyl Composition Tile Flooring	10,616	SF	$86,815	5
Tile Flooring	Ceramic Tile	335	SF	$5,919	6
Interior Swinging Doors	Wooden Door	34	Door	$63,770	6
Interior Door Supplementary Components	Door Hardware	38	Door	$56,415	6
Interior Swinging Doors	Metal Door (Steel)	4	Door	$11,575	8
	Sub Total for System	**7**	**items**	**$308,915**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	$53,446	4
Decentralized Cooling	Package DX Unit (5 Ton)	3	Ea.	$34,114	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	9	Ea.	$31,963	6
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	1	Ea.	$46,828	6
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	11,175	SF	$30,141	10
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	$5,879	10
	Sub Total for System	**6**	**items**	**$202,371**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,175	SF	$7,911	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	$5,410	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	$10,415	10
Lighting Fixtures	Light Fixtures (Bldg SF)	11,175	SF	$204,933	10
	Sub Total for System	**4**	**items**	**$228,669**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	$2,716	6
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	$796	6
Plumbing Fixtures	Toilets	9	Ea.	$45,534	6
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	$1,264	10
Plumbing Fixtures	Classroom Lavatory	1	Ea.	$2,565	10

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory		8	Ea.	$20,516	10
		Sub Total for System	**6**	**items**	**$73,391**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System		11,175	SF	$25,722	6
		Sub Total for System	**1**	**items**	**$25,722**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		8	Room	$70,415	5
		Sub Total for System	**1**	**items**	**$70,415**	
		Sub Total for Building 163B - Stand-Alone Classroom Building	**27**	**items**	**$930,693**	
		Total for: Hart ES	**66**	**items**	**$6,707,960**	

Supporting Photos

General Site Photos

Corners are lifting and tiles have lost slip resistant texture on gym floor

Stained and damanged classroom vinyl composition tile flooring

Damaged wood restroom door

Obstructed electrical panel