



FACILITY CONDITION ASSESSMENT

Houston ES | February 2022



Executive Summary

Houston ES is located at 5409 Ponciana Dr in Austin, Texas. The oldest building is 44 years old (at time of 2020 assessment). It comprises 81,206 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 \$4,779,087. 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 Houston ES the ten-year need is \$14,361,246.

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 Houston ES facility has a 5-year FCA score of 53.30%.

Summary of Findings

The table below summarizes the condition findings at Houston 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	\$2,412,290	\$666,290	\$0	\$3,078,580	\$3,078,580	\$0	
Permanent Building(s)								
162A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$2,001,587	\$6,171,759	\$914,926	\$8,173,346	\$9,088,272	\$18,278,190	55.28%
162B	Stand-Alone Classroom Building	\$283,289	\$510,527	\$291,986	\$793,816	\$1,085,802	\$2,910,521	72.73%
162C	Stand-Alone Gym	\$37,621	\$229,514	\$206,281	\$267,135	\$473,416	\$2,515,372	89.38%
162D	Stand-Alone Classroom Building	\$44,301	\$457,312	\$133,564	\$501,613	\$635,177	\$3,737,078	86.58%
Sub Total for Permanent Building(s):		\$2,366,797	\$7,369,112	\$1,546,757	\$9,735,909	\$11,282,666	\$27,441,159	
Total for Site:		\$4,779,087	\$8,035,402	\$1,546,757	\$12,814,489	\$14,361,246	\$27,441,159	53.30%

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	\$195,485	\$294,838	\$1,915,512	\$2,405,835	50.34 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.14 %
Exterior	\$0	\$100,089	\$0	\$0	\$0	\$100,089	2.09 %
Interior	\$0	\$0	\$0	\$291,825	\$48,564	\$340,389	7.12 %
Mechanical	\$0	\$25,428	\$0	\$38,706	\$0	\$64,134	1.34 %
Electrical	\$0	\$51,802	\$0	\$0	\$0	\$51,802	1.08 %
Plumbing	\$0	\$2,850	\$2,092	\$61,083	\$0	\$66,025	1.38 %
Fire and Life Safety	\$407,770	\$0	\$0	\$0	\$0	\$407,770	8.53 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,336,589	\$1,336,589	27.97 %
Total:	\$414,225	\$180,169	\$197,577	\$686,451	\$3,300,665	\$4,779,087	

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

Site	-	\$2,405,835
Fire and Life Safety	-	\$407,770
Interior	-	\$340,389

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

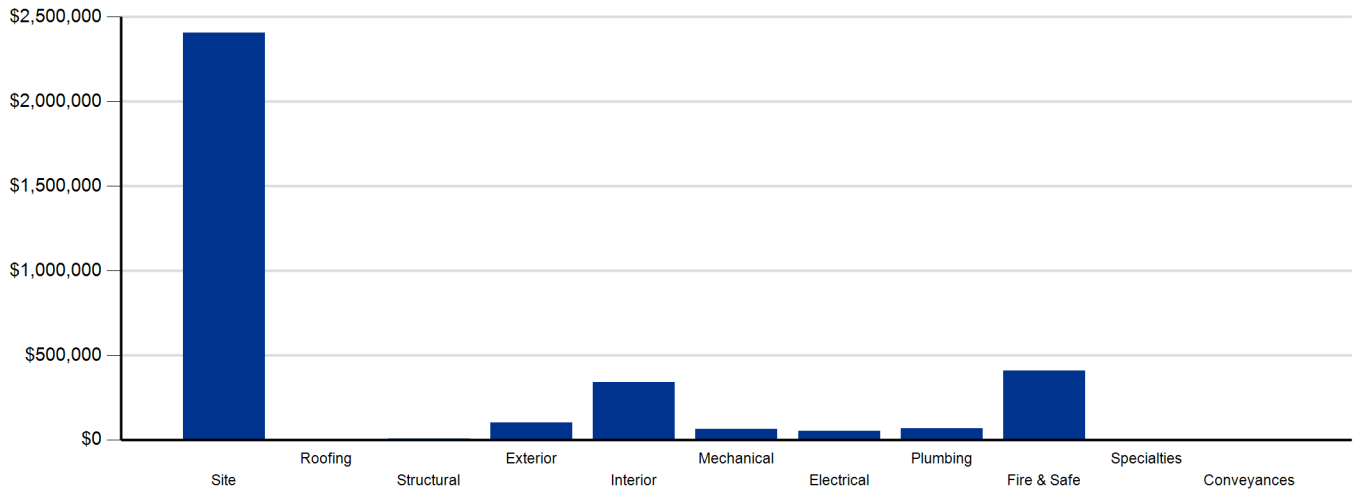


Figure 1: System Deficiencies

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	\$193,543	\$91,751	\$127,669	\$166,032	\$578,995
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$47,772	\$48,191	\$107,314	\$41,014	\$244,291
Interior	\$0	\$728,817	\$341,847	\$83,218	\$940,037	\$2,093,919
Mechanical	\$4,747	\$0	\$173,176	\$8,888	\$769,794	\$956,605
Electrical	\$0	\$87,295	\$0	\$0	\$1,186,972	\$1,274,267
Plumbing	\$0	\$0	\$12,768	\$334,799	\$2,218,836	\$2,566,403
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$325,669	\$0	\$325,669
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,747	\$1,057,427	\$667,733	\$987,557	\$5,322,685	\$8,040,149

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	\$578,995	\$0	\$0	\$0	\$0	\$0	\$0	\$578,995
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$244,291	\$0	\$0	\$0	\$0	\$10,687	\$10,687	\$254,978
Interior	\$2,093,919	\$10,082	\$40,200	\$44,538	\$223,670	\$101,233	\$419,723	\$2,513,642
Mechanical	\$956,605	\$0	\$0	\$312,007	\$0	\$337,778	\$649,785	\$1,606,390
Electrical	\$1,274,267	\$0	\$0	\$23,104	\$0	\$291,010	\$314,114	\$1,588,381
Plumbing	\$2,566,403	\$0	\$0	\$0	\$0	\$104,303	\$104,303	\$2,670,706
Fire and Life Safety	\$0	\$0	\$0	\$0	\$131,471	\$0	\$131,471	\$131,471
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$325,669	\$0	\$0	\$0	\$0	\$0	\$0	\$325,669
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$8,040,149	\$10,082	\$40,200	\$379,649	\$355,141	\$845,011	\$1,630,083	\$9,670,232

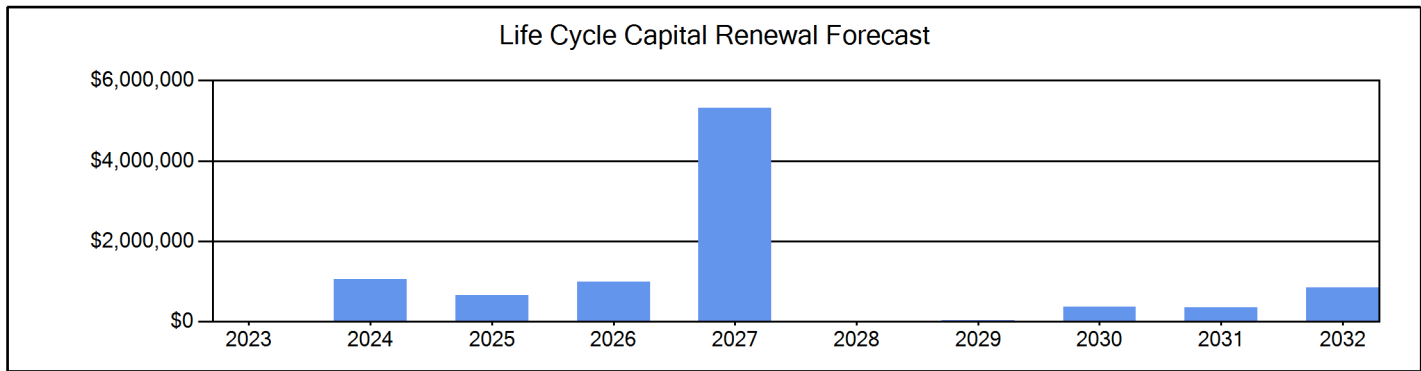


Figure 2: Ten Year Capital Renewal Forecast

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 \$27,441,159. For planning purposes, the total 5-year need at the Houston ES is \$12,814,489 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Houston ES facility has a 5-year FCA of 53.30%.

5-Year Need vs. Replacement

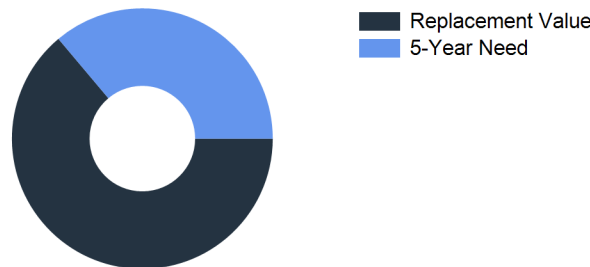


Figure 3: 5-Year FCA

Houston ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	30,400	SF	3	\$195,485	4493
Track Replacement	Capital Renewal	1	Ea.	4	\$294,838	4492
PROGRAM DEFICIENCIES	ADA Compliance	631,350	EACH	5	\$1,084,016	4642
PUBLIC DEFICIENCIES	ADA Compliance	339,935	EACH	5	\$583,662	4641
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	144,343	EACH	5	\$247,834	4643
Sub Total for System		5	items		\$2,405,835	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6648

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

Sub Total for System	1	items	\$6,455
Sub Total for School and Site Level	6	items	\$2,412,290

Building: 162A - Main building includes Administration Offices, Classrooms, Cafeteria.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	19	Door	2	\$70,433	4491
Sub Total for System		1	items		\$70,433	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Flooring Replacement	Capital Renewal	2,783	SF	4	\$91,016	4487
Metal Interior Door Replacement	Capital Renewal	11	Door	4	\$31,832	4490
Vinyl Composition Tile Replacement	Capital Renewal	11,132	SF	4	\$91,034	4488
Wood Flooring Replacement	Capital Renewal	1,670	SF	4	\$35,972	4489
Interior Ceiling Repainting	Deferred Maintenance	1,113	SF	5	\$2,318	4485
Interior Wall Repainting (Bldg SF)	Capital Renewal	8,349	SF	5	\$37,411	4486
Note: Peeled of paint						
Location: Classrooms						
Sub Total for System		6	items		\$289,583	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	4474
Sub Total for System		1	items		\$21,097	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	4496
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$7,287	4495
Switchgear Replacement	Capital Renewal	2	Ea.	2	\$19,339	4494
Sub Total for System		3	items		\$51,802	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$2,092	4470
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	\$2,388	4472
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	4	Ea.	4	\$9,535	4473
Replace classroom lavatory	Capital Renewal	17	Ea.	4	\$43,596	4471
Sub Total for System		4	items		\$57,611	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	55,659	SF	1	\$407,770	4475
Note: Missing						
Sub Total for System		1	items		\$407,770	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	309,113	Ea.	5	\$363,162	6649
Note: SOIL/DRAINAGE BELOW BUILDING - Correct drainage - 55519 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	154,556	Ea.	5	\$181,580	6650
Note: CRAWL SPACE ACCESS/VENTILATION - Increase ventilation - 55519						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	6,960	Ea.	5	\$8,177	6651
Note: CRAWL SPACE ACCESS/VENTILATION - repair hatch & lock & new ladder - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	77,278	Ea.	5	\$90,790	6652
Note: STANDARD FOUNDATIONS - minor honeycomb patching - 55519						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	77,278	Ea.	5	\$90,790	6653
Note: SPECIAL FOUNDATIONS - minor honeycomb & spalling patching - 55519 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	236,627	Ea.	5	\$278,001	6654
Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, replace corroded hangers, replace degraded pipe insulation, replace corroded pipes - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	77,278	Ea.	5	\$90,790	6655
Note: SUSPENDED FLOOR BEAMS - minor honeycomb & spalling patching - 55519 GSF						
Sub Total for System		7	items		\$1,103,291	
Sub Total for Building 162A - Main building includes Administration Offices, Classrooms, Cafeteria.		23	items		\$2,001,587	

Building: 162B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$14,828	4484
Sub Total for System		1	items		\$14,828	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement	Capital Renewal	4	Door	4	\$11,575	4481
Metal Interior Door Replacement	Capital Renewal	4	Door	4	\$11,575	4483
Vinyl Composition Tile Replacement	Capital Renewal	443	SF	4	\$3,623	4480
Vinyl Composition Tile Replacement	Capital Renewal	443	SF	4	\$3,623	4482
Sub Total for System		4	items		\$30,396	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,587	4463
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	4464
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	4465
Sub Total for System		3	items		\$4,766	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	48,923	Ea.	5	\$57,477	6656
Note: SOIL/DRAINAGE BELOW BUILDING - correct drainage - 8787 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	11,998	Ea.	5	\$14,096	6657
Note: PERIMETER SOIL RETAINERS - repair retainers - 431 LF						

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	24,462	Ea.	5	\$28,739	6658
Note: CRAWL SPACE ACCESS/VENTILATION - Increase Ventilation - 8787 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	5,568	Ea.	5	\$6,542	6659
Note: CRAWL SPACE ACCESS/VENTILATION - add ladder - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	61,154	Ea.	5	\$71,847	6660
Note: SUSPENDED FLOOR SLABS - repair spalled areas & exposed reinforcing - 8787 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,241	Ea.	5	\$40,228	6661
Note: CRAWL SPACE, EXPOSED PIPES - Replace corroded pipes and hangers - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	12,231	Ea.	5	\$14,370	6662
Note: CRAWL SPACE, INSULATION - replace missing insulation - 8787 GSF						
Sub Total for System		7 items			\$233,298	
Sub Total for Building 162B - Stand-Alone Classroom Building		15 items			\$283,289	

Building: 162C - Stand-Alone Gym
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$14,828	4479
Sub Total for System		1 items			\$14,828	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement	Capital Renewal	2	Door	4	\$5,788	4477
Metal Interior Door Replacement	Capital Renewal	2	Door	4	\$5,788	4478
Note: Peeled off painting						
Location: Entrance						
Interior Ceiling Repainting	Deferred Maintenance	4,242	SF	5	\$8,834	4476
Note: Dark/dirty						
Location: Main area						
Sub Total for System		3 items			\$20,410	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	4462
Sub Total for System		1 items			\$2,384	
Sub Total for Building 162C - Stand-Alone Gym		5 items			\$37,621	

Building: 162D - Stand-Alone Classroom Building
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	4468
Fan Coil HVAC Component Replacement	Capital Renewal	10	Ea.	2	\$20,681	4469
Existing Controls Are Obsolete	Capital Renewal	11,380	SF	4	\$17,609	4467
Sub Total for System		3 items			\$43,037	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	4466
Sub Total for System		1 items			\$1,264	
Sub Total for Building 162D - Stand-Alone Classroom Building		4 items			\$44,301	
Total for Campus		53 items			\$4,779,087	

Houston ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	2
Parking Lot Pavement	Asphalt	118	CAR	\$171,195	2
Pedestrian Pavement	Sidewalks - Concrete	8,100	SF	\$91,751	3
Fences and Gates	Fencing - Chain Link (4 Ft)	2,705	LF	\$127,669	4
Roadway Pavement	Concrete Driveways	13,300	SF	\$166,032	5
Sub Total for System		5	items	\$578,994	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	15	Ea.	\$87,295	2
Sub Total for System		1	items	\$87,295	
Sub Total for Building -		6	items	\$666,289	

Building: 162A - Main building includes Administration Offices, Classrooms, Cafeteria.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	13	Door	\$48,191	3
Exterior Operating Windows	Aluminum - Windows per SF	848	SF	\$84,568	4
Exterior Operating Windows	Aluminum - Windows per SF	96	SF	\$9,574	4
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$3,191	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,226	SF	\$3,897	5
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2,226	SF	\$7,951	10
Sub Total for System		7	items	\$168,494	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	12,802	SF	\$53,311	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	12,802	SF	\$43,229	2
Wall Coverings	Vinyl/Fabric Wall Covering	11,132	SF	\$52,454	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	27,830	SF	\$124,704	2
Carpeting	Carpet	4,453	SF	\$56,376	2
Interior Swinging Doors	Wooden Door	33	Door	\$61,895	2
Interior Door Supplementary Components	Door Hardware	44	Door	\$65,323	2
Resilient Flooring	Vinyl Composition Tile Flooring	22,820	SF	\$186,615	3
Interior Swinging Doors	Metal Door (Steel)	20	Door	\$57,876	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	38,961	SF	\$162,243	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	38,961	SF	\$131,562	5
Tile Flooring	Ceramic Tile	3,896	SF	\$68,832	5
Resilient Flooring	Rubber Tile Flooring	557	SF	\$8,420	5
Tile Flooring	Quarry Tile	2,783	SF	\$76,078	5
Resilient Flooring	Vinyl Composition Tile Flooring	5,566	SF	\$45,517	5
Interior Swinging Doors	Wooden Door	67	Door	\$125,665	5
Interior Door Supplementary Components	Door Hardware	87	Door	\$129,161	5
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,349	SF	\$37,411	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	27,830	SF	\$124,704	9
Suspended Plaster and	Painted ceilings	1,113	SF	\$2,318	10
Carpeting	Carpet	4,453	SF	\$56,376	10
Sub Total for System		22	items	\$1,680,152	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	Ea.	\$142,587	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	3
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$227,713	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	55,659	SF	\$440,399	5
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	55,659	SF	\$150,125	8
Other HVAC Distribution Systems	VFD (10 HP)	5	Ea.	\$28,537	8
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	8
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
Other HVAC Distribution Systems	VFD (20 HP)	1	Ea.	\$8,817	8
Other HVAC Distribution Systems	VFD (15 HP)	3	Ea.	\$22,676	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	8
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	2	Ea.	\$318,222	10
Sub Total for System		16	items	\$1,484,563	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	5
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Power Distribution	Panelboard - 277/480 100A	2	Ea.	\$13,377	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Lighting Fixtures	Light Fixtures (Bldg SF)	55,659	SF	\$1,020,705	5
Power Distribution	Power Wiring	55,659	SF	\$66,105	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$5,410	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	11	Ea.	\$22,913	10
Sub Total for System		12	items	\$1,186,830	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	3
Plumbing Fixtures	Restroom Lavatory	17	Ea.	\$46,177	4
Plumbing Fixtures	Toilets	29	Ea.	\$146,722	4
Plumbing Fixtures	Urinals	5	Ea.	\$6,771	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	5
Domestic Water Equipment	Gas Piping System (BldgSF)	55,659	SF	\$1,929,991	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	55,659	SF	\$200,023	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	55,659	SF	\$61,794	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	10
Sub Total for System		9	items	\$2,415,045	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	55,659	SF	\$88,376	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$95,244	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	12	Room	\$105,622	4
Sub Total for System		1	items	\$105,622	
Sub Total for Building 162A - Main building includes Administration Offices, Classrooms, Cafeteria.		69	items	\$7,135,951	

Building: 162B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$12,765	2
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$12,765	2
Exterior Operating Windows	Steel - Windows per SF	56	SF	\$8,094	4
Exterior Operating Windows	Steel - Windows per SF	7	SF	\$1,012	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	266	SF	\$466	5

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	266	SF	\$950	10
Sub Total for System		6	items	\$36,052	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	886	SF	\$4,175	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,912	SF	\$30,972	2
Interior Swinging Doors	Wooden Door	8	Door	\$15,005	2
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,938	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,153	SF	\$27,531	3
Suspended Plaster and	Painted ceilings	709	SF	\$1,477	3
Resilient Flooring	Vinyl Composition Tile Flooring	7,090	SF	\$57,980	4
Interior Door Supplementary Components	Door Hardware	17	Door	\$25,238	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	8,153	SF	\$33,951	5
Tile Flooring	Ceramic Tile	886	SF	\$15,653	5
Interior Swinging Doors	Wooden Door	9	Door	\$16,880	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,912	SF	\$30,972	9
Terrazzo Flooring	Terrazzo	443	SF	\$15,096	10
Sub Total for System		13	items	\$280,868	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	8,862	SF	\$13,713	8
Exhaust Air	Interior Ceiling Exhaust Fan	4	Ea.	\$1,947	10
Sub Total for System		2	items	\$15,659	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	8,862	SF	\$6,273	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	10
Lighting Fixtures	Light Fixtures (Bldg SF)	8,862	SF	\$162,516	10
Sub Total for System		6	items	\$195,147	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Plumbing Fixtures	Classroom Lavatory	9	Ea.	\$23,080	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	8,862	SF	\$31,848	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	8,862	SF	\$9,839	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
Sub Total for System		7	items	\$116,988	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	8,862	SF	\$14,071	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$20,939	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	4
Casework	Fixed Cabinetry	8	Room	\$70,415	4
Sub Total for System		2	items	\$140,830	
Sub Total for Building 162B - Stand-Alone Classroom Building		38	items	\$806,484	

Building: 162C - Stand-Alone Gym
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	159	SF	\$278	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	159	SF	\$568	10
Sub Total for System		2	items	\$846	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,932	SF	\$22,100	2
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	2
Athletic Flooring	Athletic/Sport Flooring	4,242	SF	\$65,078	2
Suspended Plaster and	Painted ceilings	1,061	SF	\$2,210	3
Resilient Flooring	Vinyl Composition Tile Flooring	795	SF	\$6,501	3
Interior Swinging Doors	Wooden Door	6	Door	\$11,254	3
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	3
Tile Flooring	Ceramic Tile	265	SF	\$4,682	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,932	SF	\$22,100	9
Suspended Plaster and	Painted ceilings	4,242	SF	\$8,834	10
Sub Total for System		10	items	\$160,685	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,303	SF	\$8,206	3
HVAC Air Distribution	Ductwork (Bldg.SF)	5,303	SF	\$41,960	5
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$24,270	8
Sub Total for System		3	items	\$74,435	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	8
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	10
Lighting Fixtures	Light Fixtures (Bldg SF)	5,303	SF	\$97,249	10
Sub Total for System		6	items	\$119,110	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$13,581	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	5,303	SF	\$19,058	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	5,303	SF	\$5,888	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
Sub Total for System		8	items	\$67,847	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,303	SF	\$8,420	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$15,288	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	4
Sub Total for System		1	items	\$8,802	
Sub Total for Building 162C - Stand-Alone Gym		32	items	\$447,013	

Building: 162D - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	341	SF	\$597	4
Exterior Operating Windows	Aluminum - Windows per SF	256	SF	\$25,530	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	341	SF	\$1,218	10
Sub Total for System		4	items	\$49,587	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,242	SF	\$45,894	2
Resilient Flooring	Vinyl Composition Tile Flooring	9,332	SF	\$76,314	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,811	SF	\$36,506	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	10,811	SF	\$45,020	5
Tile Flooring	Ceramic Tile	1,138	SF	\$20,105	5
Interior Swinging Doors	Wooden Door	30	Door	\$56,268	5
Resilient Flooring	Vinyl Composition Tile Flooring	341	SF	\$2,789	7
Interior Door Supplementary Components	Door Hardware	30	Door	\$44,538	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,242	SF	\$45,894	9
Flooring Treatment	Concrete Floor - Finished	569	SF	\$18,609	10
Sub Total for System		10	items	\$391,936	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	1
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	4
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,380	SF	\$17,609	10
Sub Total for System		4	items	\$31,731	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sub Total for System		5	items	\$70,826	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	4
Sub Total for System		1	items	\$70,415	
Sub Total for Building 162D - Stand-Alone Classroom Building		24	items	\$614,496	
Total for: Houston ES		169	items	\$9,670,233	

Supporting Photos

General Site Photos



Concrete floor is damaged and stained.



Vinyl composite tile flooring is damaged and worn.



Scratched wood flooring



Cracked paint on interior walls.



Asphalt is cracked and uneven.



Exterior Metal doors damaged and missing paint