



FACILITY CONDITION ASSESSMENT

LBJ ECHS | February 2022



Executive Summary

LBJ ECHS is located at 7309 Lazy Creek Dr in Austin, Texas. The oldest building is 46 years old (at time of 2020 assessment). It comprises 293,665 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 \$9,398,337. 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 LBJ ECHS the ten-year need is \$44,368,903.

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 LBJ ECHS facility has a 5-year FCA score of 70.61%.

Summary of Findings

The table below summarizes the condition findings at LBJ ECHS

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	\$3,452,558	\$1,616,557	\$678,967	\$5,069,115	\$5,748,082	\$0	
Permanent Building(s)								
014A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$5,829,382	\$15,011,094	\$16,308,860	\$20,840,476	\$37,149,336	\$80,922,260	74.34%
014B	Theater Building	\$116,396	\$892,830	\$462,258	\$1,009,226	\$1,471,484	\$10,426,110	90.32%
Sub Total for Permanent Building(s):		\$5,945,778	\$15,903,924	\$16,771,118	\$21,849,702	\$38,620,820	\$91,348,371	
Total for Site:		\$9,398,337	\$17,520,481	\$17,450,085	\$26,918,818	\$44,368,903	\$91,348,371	70.61%

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	\$293,893	\$410,991	\$2,734,764	\$3,439,649	36.60 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.14 %
Exterior	\$0	\$31,813	\$1,839	\$0	\$0	\$33,651	0.36 %
Interior	\$0	\$0	\$74,230	\$0	\$0	\$74,230	0.79 %
Mechanical	\$0	\$2,916,500	\$287,463	\$0	\$0	\$3,203,962	34.09 %
Electrical	\$0	\$221,725	\$2,950	\$0	\$0	\$224,675	2.39 %
Plumbing	\$0	\$5,368	\$61,766	\$18,463	\$0	\$85,597	0.91 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$98,739	\$0	\$0	\$0	\$98,739	1.05 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,224,923	\$2,224,923	23.67 %
Total:	\$12,910	\$3,274,145	\$722,141	\$429,454	\$4,959,687	\$9,398,337	

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

Site	-	\$3,439,649
Mechanical	-	\$3,203,962
Electrical	-	\$224,675

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

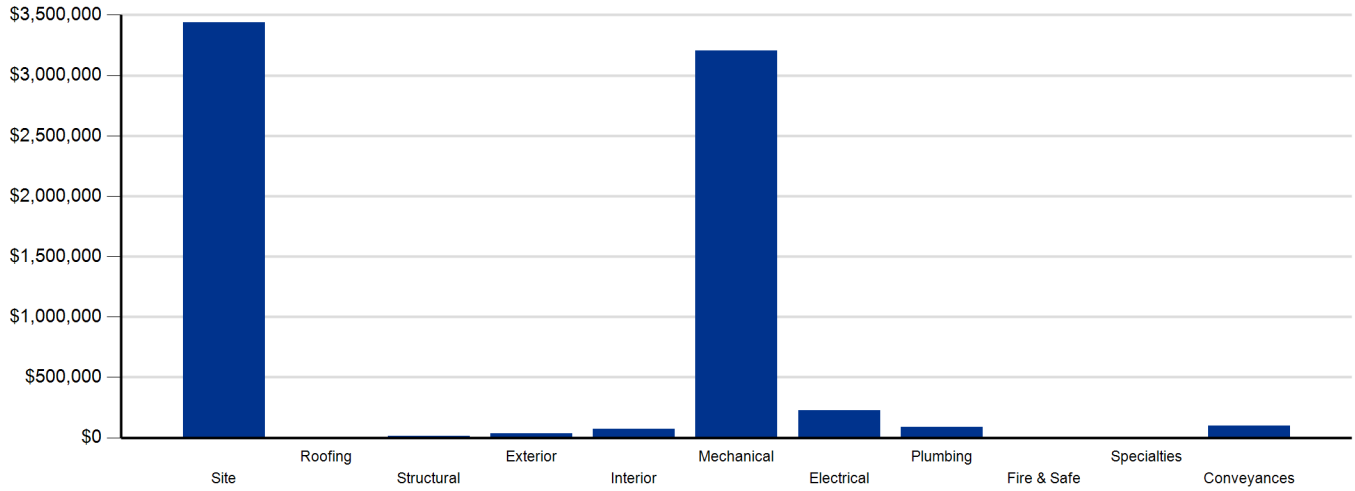


Figure 1: System Deficiencies

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	\$1,616,557	\$1,616,557
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$390,690	\$0	\$0	\$110,201	\$500,891
Interior	\$1,254,331	\$1,707,924	\$0	\$1,990,169	\$767,805	\$5,720,229
Mechanical	\$0	\$0	\$0	\$3,004	\$420,572	\$423,576
Electrical	\$0	\$151,640	\$0	\$5,656,080	\$62,896	\$5,870,616
Plumbing	\$0	\$0	\$5,203	\$155,255	\$681,235	\$841,693
Fire and Life Safety	\$0	\$0	\$0	\$41,208	\$1,078,277	\$1,119,485
Conveyances	\$0	\$0	\$0	\$31,938	\$0	\$31,938
Specialties	\$0	\$3,196	\$0	\$1,392,300	\$0	\$1,395,496
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,254,331	\$2,253,450	\$5,203	\$9,269,954	\$4,737,543	\$17,520,481

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	\$1,616,557	\$0	\$0	\$626,590	\$0	\$6,344	\$632,934	\$2,249,491
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$500,891	\$0	\$0	\$0	\$0	\$8,307	\$8,307	\$509,198
Interior	\$5,720,229	\$0	\$0	\$50,477	\$807,445	\$882,496	\$1,740,418	\$7,460,647
Mechanical	\$423,576	\$2,193,527	\$0	\$0	\$0	\$1,939,043	\$4,132,570	\$4,556,146
Electrical	\$5,870,616	\$57,652	\$0	\$53,279	\$0	\$350,815	\$461,746	\$6,332,362
Plumbing	\$841,693	\$9,777	\$0	\$451,152	\$0	\$10,928,660	\$11,389,590	\$12,231,280
Fire and Life Safety	\$1,119,485	\$0	\$0	\$0	\$67,309	\$0	\$67,309	\$1,186,794
Conveyances	\$31,938	\$0	\$0	\$0	\$0	\$0	\$0	\$31,938
Specialties	\$1,395,496	\$0	\$0	\$0	\$0	\$347,011	\$347,011	\$1,742,507
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$17,520,481	\$2,260,956	\$0	\$1,181,498	\$874,754	\$14,462,673	\$18,779,881	\$36,300,362

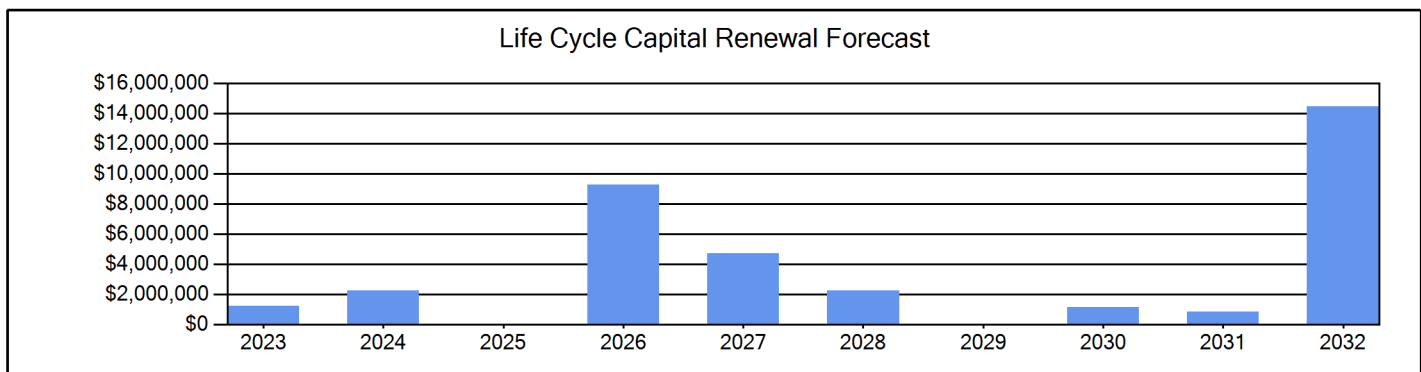


Figure 2: Ten Year Capital Renewal Forecast

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 \$91,348,371. For planning purposes, the total 5-year need at the LBJ ECHS is \$26,918,818 (Life Cycle Years 1-5 plus the FCA deficiency cost). The LBJ ECHS facility has a 5-year FCA of 70.61%.

5-Year Need vs. Replacement

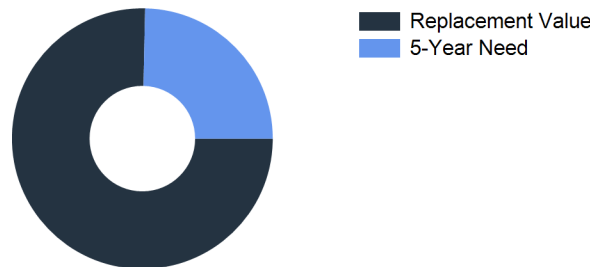


Figure 3: 5-Year FCA

LBJ ECHS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Resurface and regrade to alleviate ponding in the area Location: Driveway to portables, visitor parking	Capital Renewal	29,850	SF	3	\$191,948	3963
Concrete Walks Replacement Note: Cracked and subsided sidewalk pavement Location: Various areas of school campus	Capital Renewal	9,000	SF	3	\$101,945	3966
Asphalt Paving Replacement	Capital Renewal	13	CAR	4	\$18,860	3961
Asphalt Paving Resurfacing Note: Excessive pavement weathering and potholes Location: Parking lot adjacent to Pecan Brook Drive and Tumbleweed Drive. Also, section of parking lot adjacent to Lazy Creek Drive	Deferred Maintenance	38,715	SF	4	\$161,029	3962
Exterior Basketball Goal Replacement Note: Soccer field nets have broken netting and rust damage	Capital Renewal	4	Ea.	4	\$26,613	3959
Fencing Replacement (4' Chain Link Fence) Note: Holes in fence, chain link fence gate to backflow preventer screening is broken Location: Along Purple Sage Drive	Capital Renewal	40	LF	4	\$1,888	3957
Fencing Replacement (Wood Fence) Note: Termite damage Location: Tennis court	Deferred Maintenance	210	LF	4	\$6,344	3958
Gate Replacement Note: Broken Location: Gates to Pecan Brook Drive and Lazy Creek Drive	Deferred Maintenance	3	Ea.	4	\$1,851	3960
Site Regrading And Gravel Fill Location: Driveway to portables	Deferred Maintenance	68,565	SF	4	\$194,405	3965
Paving Restriping Note: Striping is faded and should be re-striped, especially striping in the band practicing lots and tennis courts Location: Throughout site	Deferred Maintenance	585	CAR	5	\$19,454	3964
PROGRAM DEFICIENCIES	ADA Compliance	910,502	EACH	5	\$1,563,314	4225
PUBLIC DEFICIENCIES	ADA Compliance	403,488	EACH	5	\$692,781	4224
Small Bench Replacement Note: Broken wooden bleacher bench is a safety hazard Location: Behind baseball field	Deferred Maintenance	1	Ea.	5	\$2,067	3968
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	264,715	EACH	5	\$454,511	4226
Tree Replacement Note: Missing/broken roots Location: Planting zone	Deferred Maintenance	5	Ea.	5	\$2,637	3967
Sub Total for System		15	items		\$3,439,649	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD	Deferred Maintenance	2	Job	1	\$12,910	6910
Sub Total for System		1	items		\$12,910	
Sub Total for School and Site Level		16	items		\$3,452,558	

Building: 014A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	210	SF	2	\$20,943	3972
Glass Wall Replacement (Bldg SF)	Capital Renewal	160	SF	2	\$10,870	3970
Exterior Metal Door Repainting	Deferred Maintenance	16	Door	3	\$1,839	3971
Sub Total for System		3	items		\$33,651	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	50	Door	3	\$74,230	3969
Note: No ADA hardware						
Sub Total for System		1	items		\$74,230	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	4029
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,946	4030
Air Handler HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$691,182	4037
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	4038
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$172,795	4040
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$145,040	4041
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$113,856	4042
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$290,079	4043
Boiler Replacement	Capital Renewal	1	Ea.	2	\$54,285	4024
Note: Looks like valves are shut off to boiler						
Chiller HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$530,286	4027
Copper Tube Boiler Replacement	Capital Renewal	4	Ea.	2	\$389,742	4025
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$55,570	4028
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	\$96,944	4031
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$46,828	4032
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4034
Air Compressor Replacement	Capital Renewal	1	Ea.	3	\$5,645	4026
Circulation Pump Replacement	Capital Renewal	4	Ea.	3	\$230,824	4035
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	4036
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$27,872	4033
Sub Total for System		19	items		\$3,092,814	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$18,564	3975
Location: ELEC20						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	3978
Location: Room 2385TO						
Motor Control Center Replacement	Capital Renewal	7	Ea.	2	\$12,859	3976
Location: Below building						
Motor Control Center Replacement	Capital Renewal	12	Ea.	2	\$22,044	3977
Location: Below building						
Panelboard Replacement	Capital Renewal	15	Ea.	2	\$41,730	3979
Location: Various locations						
Panelboard Replacement	Capital Renewal	15	Ea.	2	\$82,493	3980
Location: Various locations						
Switchgear Replacement	Capital Renewal	3	Ea.	2	\$29,008	3973
Location: Below building						
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$9,669	3974
Location: Room ELEC20						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
H.I.D. Lighting Replacement Location: Gym	Capital Renewal	5	Ea.	3	\$2,950	3981
Sub Total for System		9	items		\$224,675	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	4019
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	4020
Water Storage Tank Replacement	Capital Renewal	2	Ea.	3	\$55,382	4018
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	4022
Replace classroom lavatory	Capital Renewal	4	Ea.	4	\$10,258	4021
Shower Repair	Deferred Maintenance	1	Ea.	4	\$2,457	4023
Sub Total for System		6	items		\$80,348	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement Note: Front panel off and sometimes does not work	Capital Renewal	1	Ea.	2	\$98,739	4017
Sub Total for System		1	items		\$98,739	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - Improve drainage - 114379 SF	Deferred Maintenance	318,413	Ea.	5	\$374,088	6911
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - repair/replace soil retainers - 2103 LF	Deferred Maintenance	204,905	Ea.	5	\$240,733	6912
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 114379 SF	Deferred Maintenance	493,541	Ea.	5	\$579,837	6913
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 2 EA	Deferred Maintenance	13,919	Ea.	5	\$16,353	6914
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair spalling & honeycombing - 114379 GSF	Deferred Maintenance	159,207	Ea.	5	\$187,045	6915
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair minor honeycombing & cracks - 2103 LF	Deferred Maintenance	87,816	Ea.	5	\$103,171	6916
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - repair minor spalling - 114379 GSF	Deferred Maintenance	79,603	Ea.	5	\$93,522	6917
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair spalling, reinforcement & cracks - 114379 GSF	Deferred Maintenance	318,413	Ea.	5	\$374,088	6918
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, rusted pipes and hanges and insulation - 1 LS	Deferred Maintenance	154,225	Ea.	5	\$181,191	6919
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED DUCTWORK - Repair insulation and remove rodents - 1 LS	Deferred Maintenance	42,871	Ea.	5	\$50,367	6920
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EQUIPMENT - repair rusting - 1 LS	Deferred Maintenance	20,879	Ea.	5	\$24,530	6921
Sub Total for System		11	items		\$2,224,923	
Sub Total for Building 014A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		50	items		\$5,829,382	

Building: 014B - Theater Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	4048
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	4049
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$13,749	4050
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,946	4051
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$11,586	4052
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4053
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4054
Sub Total for System		7	items		\$111,148	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	4046
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	4047
Sub Total for System		2	items		\$5,248	
Sub Total for Building 014B - Theater Building		9	items		\$116,396	
Total for Campus		75	items		\$9,398,337	

LBJ ECHS - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	585	CAR	\$848,719	5
Roadway Pavement	Asphalt Driveways	119,407	SF	\$767,838	5
Fences and Gates	Fencing - Chain Link (4 Ft)	5,560	LF	\$262,417	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	885	LF	\$69,335	8
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	8
Fences and Gates	Fencing - Wood	210	LF	\$6,344	10
Sub Total for System		6	items	\$2,249,492	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	9	Ea.	\$52,377	8
Sub Total for System		1	items	\$52,377	
Sub Total for Building -		7	items	\$2,301,869	

Building: 014A - 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	48	Door	\$177,936	2
Exterior Operating Windows	Aluminum - Windows per SF	300	SF	\$29,918	2
Exterior Operating Windows	Aluminum - Windows per SF	720	SF	\$71,803	2
Exterior Operating Windows	Aluminum - Windows per SF	816	SF	\$81,377	2
Exterior Operating Windows	Aluminum - Windows per SF	25	SF	\$2,493	5
Exterior Operating Windows	Aluminum - Windows per SF	90	SF	\$8,975	5
Exterior Operating Windows	Aluminum - Windows per SF	42	SF	\$4,189	5
Sub Total for System		7	items	\$376,692	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	166,335	SF	\$692,659	1
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	166,335	SF	\$561,672	1
Suspended Plaster and	Painted ceilings	69,306	SF	\$144,336	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	180,196	SF	\$807,445	2
Compartments and Cubicles	Toilet Partitions	48	Stall	\$96,791	2
Carpeting	Carpet	13,861	SF	\$175,483	2
Interior Swinging Doors	Wooden Door	144	Door	\$270,086	2
Interior Door Supplementary Components	Door Hardware	144	Door	\$213,783	2
Tile Flooring	Ceramic Tile	27,723	SF	\$489,790	4
Tile Flooring	Quarry Tile	5,545	SF	\$151,582	4
Resilient Flooring	Vinyl Composition Tile Flooring	146,929	SF	\$1,201,543	4
Tile Wall Finish	Ceramic Tile wall	83,168	SF	\$690,446	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	180,196	SF	\$807,445	9
Carpeting	Carpet	13,861	SF	\$175,483	10
Athletic Flooring	Athletic/Sport Flooring	41,584	SF	\$637,957	10
Sub Total for System		15	items	\$7,116,502	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	4
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	5
Exhaust Air	Roof Exhaust Fan - Large	13	Ea.	\$104,471	5
HVAC Air Distribution	Ductwork (Bldg.SF)	277,225	SF	\$2,193,527	6
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	10
Heat Generation	Boiler - Copper Tube (2400 MBH)	4	Ea.	\$389,742	10
Central Cooling	Chiller - Indoor Water Cooled (450 Ton)	2	Ea.	\$530,286	10
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	10
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	4	Ea.	\$230,824	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$227,713	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
Sub Total for System		16	items	\$4,251,804	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	2
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	2
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	2
Electrical Service	Transformer (500 KVA)	1	Ea.	\$75,780	2
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	2
Power Distribution	Panelboard - 277/480 100A	2	Ea.	\$13,377	2
Power Distribution	Panelboard - 277/480 225A	2	Ea.	\$18,745	2
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$24,683	4
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	277,225	SF	\$196,241	4
Lighting Fixtures	Light Fixtures (Bldg SF)	277,225	SF	\$5,083,902	4
Power Distribution	Power Wiring	277,225	SF	\$329,256	4
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	21	Ea.	\$43,742	6
Power Distribution	Panelboard - 120/208 100A	5	Ea.	\$13,910	6
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	8
Power Distribution	Panelboard - 120/208 400A	4	Ea.	\$49,366	10
Sub Total for System		18	items	\$5,928,099	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	3
Plumbing Fixtures	Sink - Service / Mop Sink	12	Ea.	\$9,551	4
Plumbing Fixtures	Classroom Lavatory	191	Ea.	\$489,819	5
Plumbing Fixtures	Restroom Lavatory	58	Ea.	\$157,545	5
Plumbing Fixtures	Showers	22	Ea.	\$28,742	5
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$7,685	6
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	6
Plumbing Fixtures	Toilets	79	Ea.	\$399,692	8
Plumbing Fixtures	Urinals	38	Ea.	\$51,460	8
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Domestic Water Equipment	Gas Piping System (BldgSF)	277,225	SF	\$9,612,851	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	277,225	SF	\$996,271	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	277,225	SF	\$307,783	10
Sub Total for System		14	items	\$12,077,761	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	6	Ea.	\$41,208	4
Security System Component	Security Alarm System	277,225	SF	\$638,094	5
Fire Detection and Alarm	Fire Alarm	277,225	SF	\$440,183	5
Fire Detection and Alarm	Fire Alarm Panel	5	Ea.	\$34,340	9
Sub Total for System		4	items	\$1,153,824	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	4	Ea.	\$31,938	4
Sub Total for System		1	items	\$31,938	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	68	Room	\$598,527	4

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	950	Ea.	\$506,109	4
Casework	Lockers, Gym	520	Ea.	\$252,457	4
Fixed Multiple Seating	Bleachers	840	Seat	\$347,011	10
Sub Total for System		4	items	\$1,704,104	
Sub Total for Building 014A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		79	items	\$32,640,723	

Building: 014B - Theater Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	2
Exterior Operating Windows	Aluminum - Windows per SF	98	SF	\$9,773	5
Exterior Operating Windows	Aluminum - Windows per SF	140	SF	\$13,962	5
Exterior Operating Windows	Aluminum - Windows per SF	420	SF	\$41,885	5
Exterior Operating Windows	Aluminum - Windows per SF	42	SF	\$4,189	5
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	5
Exterior Operating Windows	Aluminum - Windows per SF	25	SF	\$2,493	5
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	10
Sub Total for System		8	items	\$132,507	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,150	SF	\$58,924	4
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	4
Carpeting	Carpet	4,110	SF	\$52,033	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,288	SF	\$13,692	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,288	SF	\$11,103	5
Suspended Plaster and	Painted ceilings	12,329	SF	\$25,676	5
Resilient Flooring	Vinyl Composition Tile Flooring	3,288	SF	\$26,888	5
Interior Door Supplementary Components	Door Hardware	34	Door	\$50,477	8
Interior Swinging Doors	Wooden Door	34	Door	\$63,770	10
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	10
Sub Total for System		10	items	\$344,147	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	5
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	5
Exhaust Air	Interior Ceiling Exhaust Fan	6	Ea.	\$2,920	5
Air Distribution	Energy Recovery Unit (6,000 CFM)	4	Ea.	\$80,463	5
Sub Total for System		5	items	\$304,343	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	\$27,079	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	13	Ea.	\$11,723	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	16,438	SF	\$11,636	5
Lighting Fixtures	Light Fixtures (Bldg SF)	16,438	SF	\$301,449	10
Sub Total for System		4	items	\$351,886	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$32,595	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Showers	2	Ea.	\$2,613	4
Plumbing Fixtures	Toilets	18	Ea.	\$91,069	4
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	4
Plumbing Fixtures	Refrigerated Drinking Fountain	6	Ea.	\$13,214	4
Plumbing Fixtures	Classroom Lavatory	2	Ea.	\$5,129	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Sub Total for System		8	items	\$153,517	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	16,438	SF	\$26,101	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$32,968	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	6	Ea.	\$3,196	2
Casework	Fixed Cabinetry	4	Room	\$35,207	4
Sub Total for System		2	items	\$38,404	
Sub Total for Building 014B - Theater Building		39	items	\$1,357,774	
Total for: LBJ ECHS		125	items	\$36,300,365	

Supporting Photos

General Site Photos



Damaged asphalt



Bleachers are worn and broken



Drinking Fountain out of use



Overused art room sink