AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Lamar MS | **February 2022**

Executive Summary

Lamar MS is located at 6201 Wynona Ave in Austin, Texas. The oldest building is 65 years old (at time of 2020 assessment). It comprises 121,594 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 $3,344,200. 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 Lamar MS the ten-year need is $22,225,167.

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 Lamar MS facility has a 5-year FCA score of 61.88%.

Summary of Findings

The table below summarizes the condition findings at Lamar MS

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	$1,549,388	$955,718	$0	$2,505,106	$2,505,106	$0	
Permanent Building(s)								
045A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$1,790,501	$11,101,707	$5,782,121	$12,892,208	$18,674,329	$34,547,940	62.68%
045B	Stand-Alone Band Hall	$0	$146,694	$233,075	$146,694	$379,769	$4,932,646	97.03%
045C	Stand-Alone Classroom Building	$0	$284,535	$110,648	$284,535	$395,183	$1,758,200	83.82%
045D	Mechanical Building	$4,311	$139,566	$126,903	$143,877	$270,780	$658,094	78.14%
	Sub Total for Permanent Building(s):	***$1,794,811***	***$11,672,502***	***$6,252,747***	***$13,467,313***	***$19,720,060***	***$41,896,884***	
	Total for Site:	**$3,344,200**	**$12,628,220**	**$6,252,747**	**$15,972,420**	**$22,225,167**	**$41,896,884**	**61.88%**

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	$5,664	$161,863	$1,368,952	$1,536,479	45.94 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$12,910	$0	$0	$0	$0	$12,910	0.39 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$0	$123,700	$0	$123,700	3.70 %
Mechanical	$0	$0	$4,311	$0	$0	$4,311	0.13 %
Electrical	$0	$0	$0	$0	$0	$0	0.00 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$1,666,801	$1,666,801	49.84 %
Total:	$12,910	$0	$9,974	$285,563	$3,035,753	$3,344,200	

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

Site	-	$1,536,479
Interior	-	$123,700
Structural	-	$12,910

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

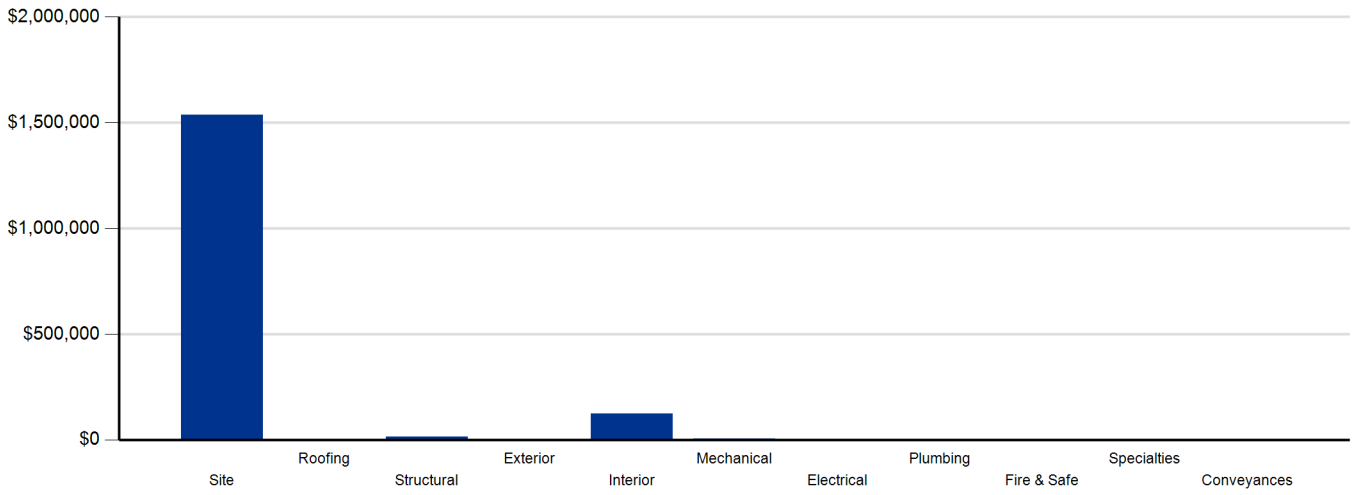

Figure 1: System Deficiencies

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	$301,115	$602,226	$903,341
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$1,833,064	$0	$0	$0	$22,085	$1,855,149
Interior	$0	$669,190	$0	$976,137	$1,128,144	$2,773,471
Mechanical	$0	$0	$0	$0	$649,934	$649,934
Electrical	$0	$0	$0	$0	$174,401	$174,401
Plumbing	$0	$0	$0	$18,550	$4,651,424	$4,669,974
Fire and Life Safety	$0	$0	$0	$0	$242,148	$242,148
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$282,355	$220,047	$857,400	$1,359,802
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$1,833,064**	**$669,190**	**$282,355**	**$1,515,849**	**$8,327,762**	**$12,628,220**

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	$903,341	$0	$0	$0	$0	$0	$0	$903,341
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$1,855,149	$0	$0	$0	$0	$2,036,799	$2,036,799	$3,891,948
Interior	$2,773,471	$105,714	$0	$3,049	$489,004	$38,313	$636,080	$3,409,551
Mechanical	$649,934	$0	$400,586	$116,855	$0	$817,955	$1,335,396	$1,985,330
Electrical	$174,401	$0	$0	$0	$0	$1,945,934	$1,945,934	$2,120,335
Plumbing	$4,669,974	$0	$0	$0	$0	$102,580	$102,580	$4,772,554
Fire and Life Safety	$242,148	$0	$0	$0	$234,271	$0	$234,271	$476,419
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$1,359,802	$0	$0	$0	$0	$0	$0	$1,359,802
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$12,628,220**	**$105,714**	**$400,586**	**$119,904**	**$723,275**	**$4,941,581**	**$6,291,060**	**$18,919,280**

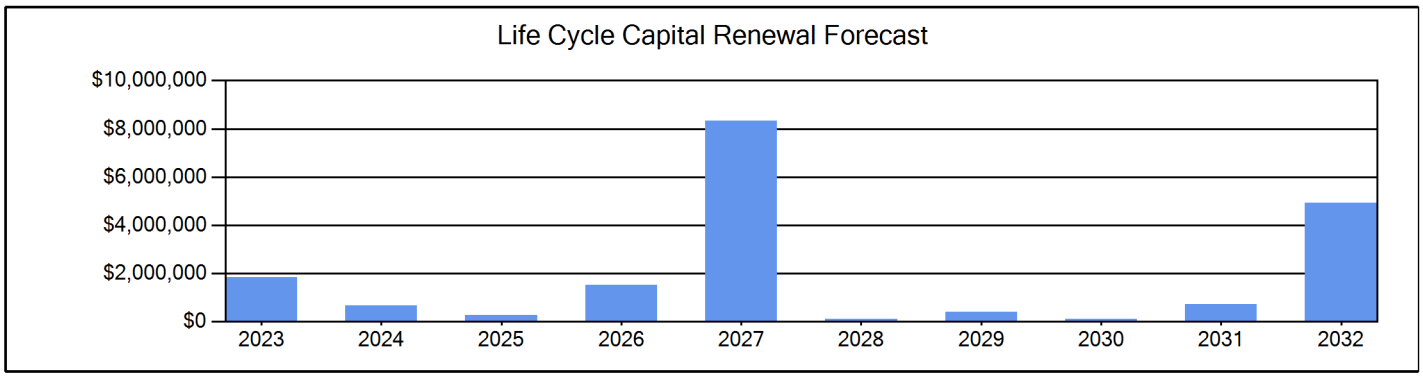

Figure 2: Ten Year Capital Renewal Forecast

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 $41,896,884. For planning purposes, the total 5-year need at the Lamar MS is $15,972,420 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Lamar MS facility has a 5-year FCA of 61.88%.

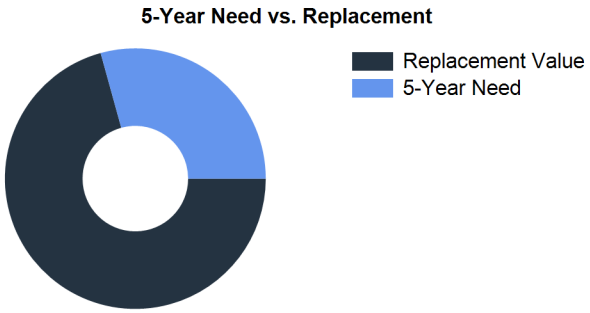

Figure 3: 5-Year FCA

Lamar MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	500	SF	3	$5,664	4239
Location: Outside small gym						
Exterior Basketball Goal Replacement	Capital Renewal	2	Ea.	4	$13,307	4237
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$148,556	4238
PROGRAM DEFICIENCIES	ADA Compliance	474,607	EACH	5	$814,891	4645
PUBLIC DEFICIENCIES	ADA Compliance	269,537	EACH	5	$462,790	4644
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	53,158	EACH	5	$91,271	4646
	Sub Total for System	**6**	**items**		**$1,536,479**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	$12,910	6869
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	**1**	**items**		**$12,910**	
	Sub Total for School and Site Level	**7**	**items**		**$1,549,388**	

Building: 045A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	19	Stall	4	$38,313	4227
Vinyl Composition Tile Replacement	Capital Renewal	8,416	SF	4	$68,824	4228
Wood Flooring Repair	Deferred Maintenance	1,000	SF	4	$16,563	4229
Location: Gym stage						
	Sub Total for System	**3**	**items**		**$123,700**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	442,707	Ea.	5	$520,115	6870
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 108674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	305,315	Ea.	5	$358,700	6871
Note: CRAWL SPACE ACCESS/VENTILATION - increase ventilation - 109674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	38,974	Ea.	5	$45,789	6872
Note: CRAWL SPACE ACCESS/VENTILATION - repair & remove soil from hatch front - 7 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	152,658	Ea.	5	$179,350	6873
Note: STANDARD FOUNDATIONS - repair significant honeycombimg - 109674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	76,329	Ea.	5	$89,675	6874
Note: SPECIAL FOUNDATIONS - reapir minor exposed reinforcing - 109674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	76,329	Ea.	5	$89,675	6875
Note: SUSPENDED FLOOR BEAMS - repair minor honeyingcombing & pipe penetrations - 109674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	228,987	Ea.	5	$269,026	6876
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing, spalling, pipe penetrations & exposed reinforcing - 109674 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	97,435	Ea.	5	$114,472	6877
Note: CRAWL SPACE, EXPOSED PIPES - Replace corroded pipe, supports and missing insulation - 1 LS						
	Sub Total for System	**8**	**items**		**$1,666,801**	
Sub Total for Building 045A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**11**	**items**		**$1,790,501**	

Building: 045D - Mechanical Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Compressor Replacement	Capital Renewal	1	Ea.	3	$4,311	4223
	Sub Total for System	**1**	**items**		**$4,311**	
	Sub Total for Building 045D - Mechanical Building	**1**	**items**		**$4,311**	
	Total for Campus	**19**	**items**		**$3,344,200**	

Buildings with no reported deficiencies

045B - Stand-Alone Band Hall

045C - Stand-Alone Classroom Building

Lamar MS - 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	88	CAR	$127,671	4
Roadway Pavement	Asphalt Driveways	20,760	SF	$133,496	4
Roadway Pavement	Concrete Driveways	3,200	SF	$39,948	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	450	LF	$35,255	5
Note:	Tennis courts				
Fences and Gates	Competition Style Track	1	Ea.	$294,838	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,100	LF	$164,524	5
Pedestrian Pavement	Sidewalks - Concrete	9,500	SF	$107,609	5
	Sub Total for System	**7**	**items**	**$903,340**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	9	Ea.	$52,377	5
	Sub Total for System	**1**	**items**	**$52,377**	
	Sub Total for Building -	**8**	**items**	**$955,717**	

Building: 045A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	4,208	SF	$15,031	1
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	42,081	SF	$1,017,575	1
Exterior Operating Windows	Aluminum - Windows per SF	1,920	SF	$191,476	1
Exterior Operating Windows	Steel - Windows per SF	1,008	SF	$145,698	1
Exterior Operating Windows	Steel - Windows per SF	420	SF	$60,708	1
Exterior Operating Windows	Steel - Windows per SF	240	SF	$34,690	1
Exterior Entrance Doors	Steel - Insulated and Painted	80	Door	$296,560	1
Exterior Utility Doors	Overhead Door	1	Door	$8,307	1
Exterior Wall Veneer	Stucco - Bldg SF basis	1,052	SF	$5,470	5
Exterior Wall Veneer	Brick - Bldg SF basis	68,382	SF	$1,921,164	10
	Sub Total for System	**10**	**items**	**$3,696,679**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Metal Door (Steel)	17	Door	$49,195	2
Interior Swinging Doors	Wooden Door	177	Door	$331,981	2
Interior Door Supplementary Components	Door Hardware	194	Door	$288,014	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	47,341	SF	$212,131	4
Compartments and Cubicles	Toilet Partitions	23	Stall	$46,379	4
Carpeting	Carpet	5,260	SF	$66,593	4
Resilient Flooring	Vinyl Composition Tile Flooring	68,382	SF	$559,208	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	10,520	SF	$43,808	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,520	SF	$35,523	5
Wall Paneling	Wood Panel wall	42,081	SF	$659,918	5
Tile Flooring	Quarry Tile	3,156	SF	$86,275	5
Wood Flooring	Wood Flooring - All Types	11,572	SF	$249,260	5
Suspended Plaster and	Painted ceilings	42,081	SF	$87,638	6
Tile Wall Finish	Ceramic Tile wall	5,260	SF	$43,668	9
Stone Facing	CMU Wall	10,520	SF	$354,408	9
Compartments and Cubicles	Toilet Partitions	19	Stall	$38,313	10
	Sub Total for System	**16**	**items**	**$3,152,312**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	105,203	SF	$283,756	5
Central Cooling	Cooling Tower - Metal (100 Tons)	2	Ea.	$79,252	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	4	Ea.	$39,891	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - Water cool/Water heat (1 Ton)	3	Ea.	$4,748	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (1.5 Ton)	25	Ea.	$41,989	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	13	Ea.	$27,708	5
Air Distribution	Make-up Air Unit	1	Ea.	$8,888	5
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	$20,550	5
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	$13,700	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	$11,191	5
Heat Generation	Boiler - Steel Tube (2400 MBH)	4	Ea.	$400,586	7
HVAC Air Distribution	AHU 2,000 CFM Interior	6	Ea.	$174,086	10
HVAC Air Distribution	AHU 2,000 CFM Outdoor	8	Ea.	$324,662	10
HVAC Air Distribution	AHU 2,000 CFM Outdoor	4	Ea.	$162,331	10
Exhaust Air	Roof Exhaust Fan - Small	36	Ea.	$70,549	10
	Sub Total for System	**15**	**items**	**$1,663,886**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	105,203	SF	$74,471	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	12	Ea.	$10,821	5
Lighting Fixtures	Light Fixtures (Bldg SF)	105,203	SF	$1,929,270	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	$16,664	10
	Sub Total for System	**4**	**items**	**$2,031,225**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	$6,384	5
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2	Ea.	$6,982	5
Domestic Water Equipment	Gas Piping System (BldgSF)	105,203	SF	$3,647,942	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	105,203	SF	$378,071	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	105,203	SF	$116,799	5
Plumbing Fixtures	Restroom Lavatory	54	Ea.	$146,680	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	$4,775	5
Plumbing Fixtures	Showers	10	Ea.	$13,065	5
Plumbing Fixtures	Toilets	45	Ea.	$227,672	5
Plumbing Fixtures	Urinals	17	Ea.	$23,022	5
Plumbing Fixtures	Refrigerated Drinking Fountain	10	Ea.	$22,024	5
Plumbing Fixtures	Classroom Lavatory	40	Ea.	$102,580	10
	Sub Total for System	**12**	**items**	**$4,695,995**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	105,203	SF	$242,148	5
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	$27,472	9
Fire Detection and Alarm	Fire Alarm	105,203	SF	$167,043	9
	Sub Total for System	**3**	**items**	**$436,663**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	530	Ea.	$282,355	3
Casework	Fixed Cabinetry	25	Room	$220,047	4
Casework	Lockers, Gym	1,183	Ea.	$574,340	5
Fixed Multiple Seating	Bleachers	385	Seat	$159,047	5
Casework	Lockers	18	Ea.	$9,589	5
	Sub Total for System	**5**	**items**	**$1,245,378**	
Sub Total for Building 045A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**65**	**items**	**$16,922,138**	

Building: 045B - Stand-Alone Band Hall

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	$25,949	1
Exterior Operating Windows	Steel - Windows per SF	300	SF	$43,363	10
Exterior Operating Windows	Steel - Windows per SF	60	SF	$8,673	10
Exterior Operating Windows	Steel - Windows per SF	140	SF	$20,236	10
	Sub Total for System	**4**	**items**	**$98,220**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		8,760	SF	$39,253	4
Carpeting	Carpet		2,258	SF	$28,587	4
Suspended Plaster and	Painted ceilings		452	SF	$941	5
Wall Coverings	Vinyl/Fabric Wall Covering		271	SF	$1,277	5
Compartments and Cubicles	Toilet Partitions		4	Stall	$8,066	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		903	SF	$3,049	8
Resilient Flooring	Vinyl Composition Tile Flooring		6,141	SF	$50,219	9
		Sub Total for System	**7**	**items**	**$131,392**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 5,000 CFM Interior		2	Ea.	$86,327	10
		Sub Total for System	**1**	**items**	**$86,327**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory		4	Ea.	$10,865	5
Plumbing Fixtures	Toilets		4	Ea.	$20,238	5
Plumbing Fixtures	Urinals		2	Ea.	$2,708	5
Plumbing Fixtures	Refrigerated Drinking Fountain		4	Ea.	$8,810	5
		Sub Total for System	**4**	**items**	**$42,621**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		9,031	SF	$14,340	9
Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	$6,868	9
		Sub Total for System	**2**	**items**	**$21,208**	
		Sub Total for Building 045B - Stand-Alone Band Hall	**18**	**items**	**$379,767**	

Building: 045C - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		7	Door	$25,949	1
Exterior Operating Windows	Steel - Windows per SF		300	SF	$43,363	10
		Sub Total for System	**2**	**items**	**$69,312**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		5,353	SF	$23,986	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		5,353	SF	$22,291	5
Interior Door Supplementary Components	Door Hardware		14	Door	$20,785	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		5,353	SF	$18,076	6
Resilient Flooring	Vinyl Composition Tile Flooring		4,978	SF	$40,709	9
		Sub Total for System	**5**	**items**	**$125,846**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 5,000 CFM Interior		1	Ea.	$43,163	5
		Sub Total for System	**1**	**items**	**$43,163**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory		2	Ea.	$5,433	4
Plumbing Fixtures	Sink - Service / Mop Sink		1	Ea.	$796	4
Plumbing Fixtures	Toilets		2	Ea.	$10,119	4
Plumbing Fixtures	Refrigerated Drinking Fountain		1	Ea.	$2,202	4
Plumbing Fixtures	Classroom Lavatory		6	Ea.	$15,387	5
		Sub Total for System	**5**	**items**	**$33,937**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		5,353	SF	$8,500	9
		Sub Total for System	**1**	**items**	**$8,500**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	13	Room	$114,424	5
	Sub Total for System	**1**	**items**	**$114,424**	
	Sub Total for Building 045C - Stand-Alone Classroom Building	**15**	**items**	**$395,182**	

Building: 045D - Mechanical Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	$11,121	1
Exterior Utility Doors	Overhead Door	2	Door	$16,615	5
	Sub Total for System	**2**	**items**	**$27,736**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (5 HP)	4	Ea.	$17,573	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	4	Ea.	$57,525	5
Central Cooling	Chiller - Indoor Water Cooled (25 Tons)	2	Ea.	$116,855	8
	Sub Total for System	**3**	**items**	**$191,953**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	2,003	SF	$36,732	5
	Sub Total for System	**1**	**items**	**$36,732**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,003	SF	$3,180	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	$6,868	9
	Sub Total for System	**2**	**items**	**$10,048**	
	Sub Total for Building 045D - Mechanical Building	**8**	**items**	**$266,469**	
	Total for: Lamar MS	**114**	**items**	**$18,919,273**	

Supporting Photos

General Site Photos


Damaged east side sidewalk


Boys Restroom partitions rusted and beyond service life


Deficient classroom floors


Obstructed electrical panels