



FACILITY CONDITION ASSESSMENT

Langford ES | February 2022



Executive Summary

Langford ES is located at 2206 Blue Meadow Dr in Austin, Texas. The oldest building is 40 years old (at time of 2020 assessment). It comprises 79,504 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 \$4,834,878. 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 Langford ES the ten-year need is \$12,175,869.

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 Langford ES facility has a 5-year FCA score of 71.62%.

Summary of Findings

The table below summarizes the condition findings at Langford 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	\$1,218,904	\$303,576	\$161,625	\$1,522,480	\$1,684,105	\$0	
Permanent Building(s)								
168A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,406,407	\$1,932,435	\$4,431,735	\$5,338,842	\$9,770,577	\$18,936,940	71.81%
168B	Stand-Alone Classroom Building	\$209,567	\$108,986	\$81,744	\$318,553	\$400,297	\$2,874,398	88.92%
168C	Stand-Alone Classroom Building	\$0	\$220,699	\$88,687	\$220,699	\$309,386	\$3,885,182	94.32%
168D	Multi Purpose Classroom	\$0	\$9,565	\$1,939	\$9,565	\$11,504	\$411,801	97.68%
Sub Total for Permanent Building(s):		\$3,615,974	\$2,271,685	\$4,604,105	\$5,887,659	\$10,491,764	\$26,108,319	
Total for Site:		\$4,834,878	\$2,575,261	\$4,765,730	\$7,410,139	\$12,175,869	\$26,108,319	71.62%

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	\$0	\$0	\$1,212,449	\$1,212,449	25.08 %
Roofing	\$1,839,852	\$0	\$0	\$0	\$0	\$1,839,852	38.05 %
Structural	\$19,364	\$0	\$0	\$0	\$0	\$19,364	0.40 %
Exterior	\$0	\$113,988	\$0	\$0	\$0	\$113,988	2.36 %
Interior	\$0	\$0	\$114,315	\$181,090	\$2,401	\$297,806	6.16 %
Mechanical	\$0	\$117,314	\$54,528	\$31,550	\$3,718	\$207,110	4.28 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$245,441	\$163,100	\$0	\$408,541	8.45 %
Fire and Life Safety	\$600,758	\$0	\$0	\$0	\$0	\$600,758	12.43 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$135,010	\$135,010	2.79 %
Total:	\$2,459,974	\$231,302	\$414,283	\$375,740	\$1,353,579	\$4,834,878	

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

Roofing	-	\$1,839,852
Site	-	\$1,212,449
Fire and Life Safety	-	\$600,758

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

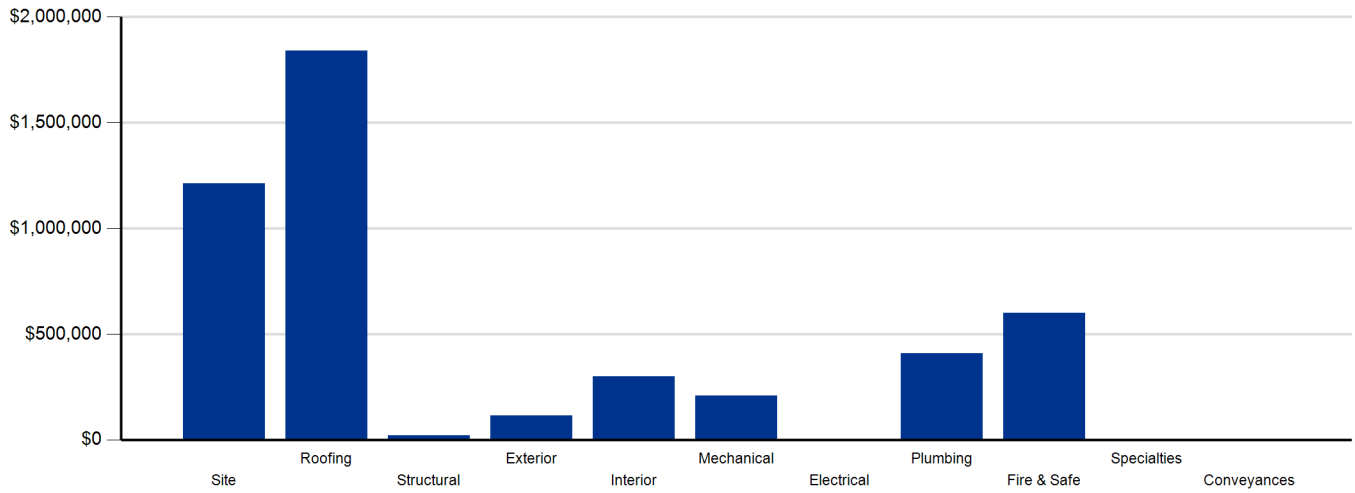


Figure 1: System Deficiencies

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	\$75,516	\$187,322	\$262,838
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$13,944	\$0	\$13,944
Interior	\$0	\$0	\$0	\$114,315	\$882,694	\$997,009
Mechanical	\$0	\$0	\$23,121	\$0	\$728,587	\$751,708
Electrical	\$0	\$0	\$0	\$40,738	\$15,330	\$56,068
Plumbing	\$0	\$0	\$5,203	\$0	\$56,498	\$61,701
Fire and Life Safety	\$0	\$0	\$0	\$0	\$132,729	\$132,729
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$299,264	\$299,264
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$28,324	\$244,513	\$2,302,424	\$2,575,261

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	\$262,838	\$22,348	\$0	\$139,277	\$0	\$0	\$161,625	\$424,463
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$13,944	\$0	\$0	\$0	\$0	\$73,205	\$73,205	\$87,149
Interior	\$997,009	\$0	\$0	\$87,744	\$363,107	\$333,655	\$784,506	\$1,781,515
Mechanical	\$751,708	\$0	\$0	\$204,037	\$0	\$178,958	\$382,995	\$1,134,703
Electrical	\$56,068	\$0	\$0	\$126,929	\$0	\$1,086,654	\$1,213,583	\$1,269,651
Plumbing	\$61,701	\$0	\$0	\$0	\$0	\$2,282,721	\$2,282,721	\$2,344,422
Fire and Life Safety	\$132,729	\$0	\$0	\$0	\$98,430	\$0	\$98,430	\$231,159
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$299,264	\$0	\$0	\$0	\$0	\$0	\$0	\$299,264
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,575,261	\$22,348	\$0	\$557,987	\$461,537	\$3,955,193	\$4,997,065	\$7,572,326

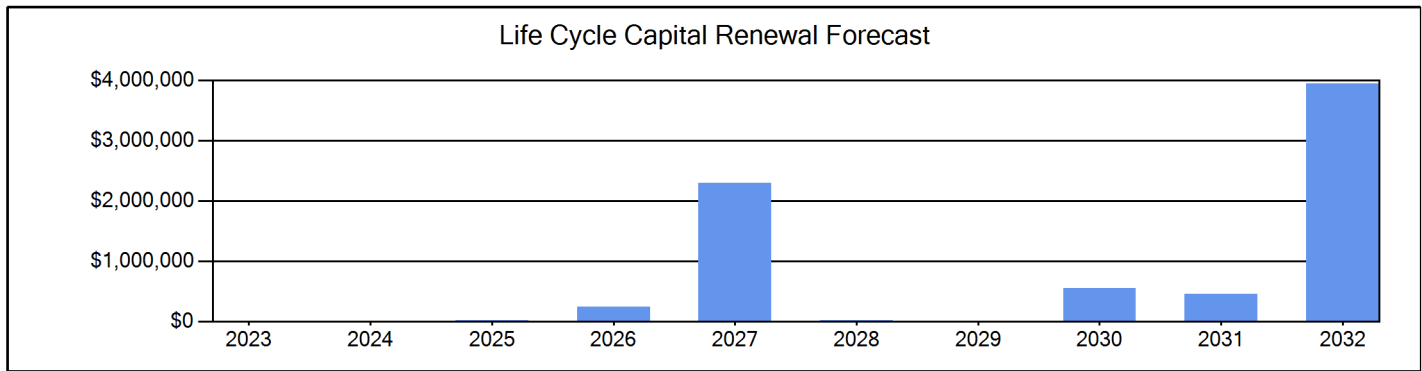


Figure 2: Ten Year Capital Renewal Forecast

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 \$26,108,319. For planning purposes, the total 5-year need at the Langford ES is \$7,410,139 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Langford ES facility has a 5-year FCA of 71.62%.

5-Year Need vs. Replacement

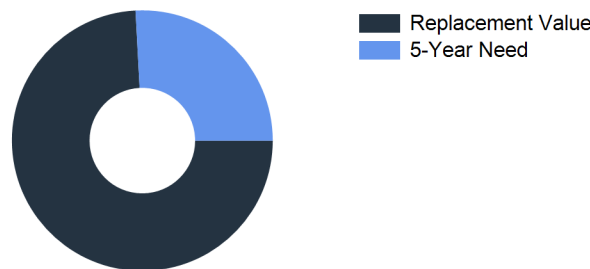


Figure 3: 5-Year FCA

Langford ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	287,591	EACH	5	\$371,269	1663
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area C \$ 15,439.19 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 15,439.19 Interior Improvements Estimated Construction Cost for Floor Plan Area 4 - Building A \$ 9,427.42 Estimated Construction Cost for Floor Plan Area 5 - Building A \$ 83,882.94 Estimated Construction Cost for Floor Plan Area 6 - Building A \$ 27,992.61 Estimated Construction Cost for Floor Plan Area 7 - Building A \$ 77,614.35 Estimated Construction Cost for Floor Plan Area 8 - Building A \$ 8,759.54 Estimated Construction Cost for Floor Plan Area 9 - Building A \$ 27,563.39 Estimated Construction Cost for Floor Plan Area 10 - Building B \$ 36,911.84 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 272,152.08 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements \$ 287,591.27						
Location: AISD ADA Report						
PUBLIC DEFICIENCIES	ADA Compliance	153,173	EACH	5	\$262,995	1662
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$36,499.39 Estimated Construction Cost for Site Plan Area B (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 36,499.39 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - Building A \$ 16,469.91 Estimated Construction Cost for Floor Plan Area 2 - Building A \$ 39,258.43 Estimated Construction Cost for Floor Plan Area 3 - Building A \$ 60,945.46 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 116,673.80 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 153,173.19						
Location: AISD ADA Report						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	336,745	EACH	5	\$578,185	1664
Note: Interior Improvements Estimated Construction Cost for Floor Plan Area 11 - Building B \$ 17,325.46 Estimated Construction Cost for Floor Plan Area 12A-12C (x3 locations) - Building A \$ 267,813.14 Estimated Construction Cost for Floor Plan Area 13 - Building A (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost for Floor Plan Area 14 - Building A (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost for Floor Plan Area 15 - Building A \$ 38,298.98 Estimated Construction Cost for Floor Plan Area 16 - Building A \$ 13,307.14 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 336,744.72 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$ 336,744.72						
Location: AISD ADA Report						
Sub Total for System		3	items		\$1,212,449	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6532
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		4	items		\$1,218,904	

Building: 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	210,481	EACH	1	\$210,476	1807
AISD ROOFING P2	Capital Renewal	751,877	EACH	1	\$751,860	1808
AISD ROOFING P3	Capital Renewal	852,314	EACH	1	\$852,295	1809
AISD ROOFING P4	Capital Renewal	25,220	EACH	1	\$25,219	1810
Sub Total for System		4	items		\$1,839,852	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$12,910	6014

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Structural engineering study to determine cause and solution to settlement and cracks						
Sub Total for System		1	items		\$12,910	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,143	SF	2	\$113,988	1666
Sub Total for System		1	items		\$113,988	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	77	Door	3	\$114,315	693
Note: Approximately 50% of door hardware is damaged and needs replacement.						
Acoustical Ceiling Tile Replacement	Capital Renewal	53,628	SF	4	\$181,090	692
Note: Damaged and worn acoustical ceiling tiles.						
Location: Building-wide						
Interior Ceiling Repainting	Deferred Maintenance	1,153	SF	5	\$2,401	1665
Sub Total for System		3	items		\$297,806	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	721
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	4	Ea.	3	\$32,145	718
Ceiling Exhaust Fan Replacement	Capital Renewal	28	Ea.	4	\$13,627	719
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	\$3,718	723
Note: Abandoned VFDs need removal.						
Location: Electrical/Equipment Room						
Sub Total for System		4	items		\$71,873	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$879	708
Note: 1 inch backflow preventer						
Location: Mechanical Room						
Toilet Replacement	Capital Renewal	38	Ea.	3	\$192,257	712
Urinal Replacement	Capital Renewal	5	Ea.	3	\$6,771	713
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	\$2,388	711
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	714
Replace classroom lavatory	Capital Renewal	37	Ea.	4	\$94,886	709
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	11	Ea.	4	\$29,879	710
Sub Total for System		7	items		\$334,211	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinkler System Replacement (SF Basis)	Capital Renewal	57,665	SF	1	\$600,758	720
Note: Building isn't fully covered with sprinkler system.						
Sub Total for System		1	items		\$600,758	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	27,838	Ea.	5	\$32,706	6475
Note: SOIL/DRAINAGE BELOW BUILDING - Clean drainage flumes 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	17,483	Ea.	5	\$20,540	6476
Note: PERIMETER SOIL RETAINERS - repair retainers 1,256 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	69,596	Ea.	5	\$81,765	6477
Note: CRAWL SPACE, EXPOSED PIPES - repair exposed pipes 1 LS						
Sub Total for System		3	items		\$135,010	

Sub Total for Building 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. **24 items** **\$3,406,407**

Building: 168B - Stand-Alone Classroom Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement Note: 4 Ton Location: Mechanical Closet	Capital Renewal	4	Ea.	2	\$48,540	732
Heat Pump HVAC Component Replacement Note: 3.5 Ton Location: Mechanical Closet	Capital Renewal	4	Ea.	2	\$35,631	733
Heat Pump HVAC Component Replacement Note: 2 Ton Location: Electrical Room	Capital Renewal	1	Ea.	2	\$8,908	735
Package Roof Top Unit Replacement Note: Size estimated, no roof access to verify the unit.	Capital Renewal	1	Ea.	2	\$24,236	737
Ceiling Exhaust Fan Replacement Location: Restrooms	Capital Renewal	9	Ea.	4	\$4,380	739
Existing Controls Are Obsolete	Capital Renewal	8,752	SF	4	\$13,542	731
Sub Total for System		6	items		\$135,237	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	9	Ea.	3	\$45,534	729
Custodial Mop Or Service Sink Replacement Location: Janitor Closet	Capital Renewal	1	Ea.	4	\$796	728
Non-Refrigerated Drinking Fountain Replacement Location: Hallway	Capital Renewal	2	Ea.	4	\$4,768	730
Replace classroom lavatory	Capital Renewal	8	Ea.	4	\$20,516	726
Restroom Lavatories Plumbing Fixtures Replacement Location: Teacher Restroom	Capital Renewal	1	Ea.	4	\$2,716	727
Sub Total for System		5	items		\$74,330	
Sub Total for Building 168B - Stand-Alone Classroom Building		11	items		\$209,567	
Total for Campus		39	items		\$4,834,878	

Buildings with no reported deficiencies

168C - Stand-Alone Classroom Building

168D - Multi Purpose Classroom

Langford ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	1,600	LF	\$75,516	4
Roadway Pavement	Asphalt Driveways	16,800	SF	\$108,031	5
Pedestrian Pavement	Sidewalks - Concrete	7,000	SF	\$79,291	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	6
Parking Lot Pavement	Asphalt	96	CAR	\$139,277	8
Sub Total for System		5	items	\$424,462	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	4
Sub Total for System		1	items	\$40,738	
Sub Total for Building -		6	items	\$465,200	

Building: 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	577	SF	\$13,944	4
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	10
Sub Total for System		2	items	\$43,600	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	77	Door	\$114,315	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	53,628	SF	\$223,320	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	20,183	SF	\$90,438	5
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Carpeting	Carpet	11,533	SF	\$146,010	5
Interior Swinging Doors	Metal Door (Steel)	14	Door	\$40,513	5
Interior Swinging Doors	Wooden Door	140	Door	\$262,584	5
Wall Coverings	FRP Wall Finish	11,533	SF Wall	\$87,744	8
Resilient Flooring	Vinyl Composition Tile Flooring	44,402	SF	\$363,107	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	53,628	SF	\$181,090	10
Suspended Plaster and	Painted ceilings	1,153	SF	\$2,401	10
Wall Paneling	Wood Panel wall	5,766	SF	\$90,423	10
Sub Total for System		12	items	\$1,622,110	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	57,665	SF	\$89,228	5
HVAC Air Distribution	Ductwork (Bldg.SF)	57,665	SF	\$456,271	5
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	2	Ea.	\$204,037	8
Facility Hydronic Distribution	2-Pipe System (Cold)	57,665	SF	\$103,115	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		6	items	\$898,154	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	17	Ea.	\$15,330	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Power Distribution	Motor Controller (Loads)	22	Ea.	\$40,415	8
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	57,665	SF	\$40,820	8
Lighting Fixtures	Light Fixtures (Bldg SF)	57,665	SF	\$1,057,492	10
Sub Total for System		6	items	\$1,199,750	

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
Domestic Water Equipment	Gas Piping System (BldgSF)	57,665	SF	\$1,999,549	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	57,665	SF	\$207,232	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	57,665	SF	\$64,021	10
Sub Total for System		5	items	\$2,283,157	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	57,665	SF	\$132,729	5
Fire Detection and Alarm	Fire Alarm	57,665	SF	\$91,562	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		3	items	\$231,158	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	34	Room	\$299,264	5
Sub Total for System		1	items	\$299,264	
Sub Total for Building 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		35	items	\$6,577,193	

Building: 168B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	288	SF	\$28,721	10
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	10
Sub Total for System		2	items	\$43,549	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	438	SF	\$911	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,664	SF	\$38,825	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,227	SF	\$27,780	10
Sub Total for System		3	items	\$67,516	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	8,752	SF	\$69,250	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	8,752	SF	\$13,542	10
Sub Total for System		2	items	\$82,792	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	10
Sub Total for System		1	items	\$10,415	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	10
Sub Total for System		1	items	\$4,768	
Sub Total for Building 168B - Stand-Alone Classroom Building		9	items	\$209,040	

Building: 168C - Stand-Alone Classroom Building
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,239	SF	\$50,363	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,465	SF	\$31,961	10
Sub Total for System		2	items	\$82,324	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,831	SF	\$18,307	5
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	\$53,446	5
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$17,815	5
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$24,270	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Energy Recovery Unit (4,000 CFM)	1	Ea.	\$17,176	10
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	10
		Sub Total for System		7 items	\$151,818

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	9	Ea.	\$18,747	10
		Sub Total for System		1 items	\$18,747

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
		Sub Total for System		5 items	\$56,498
		Sub Total for Building 168C - Stand-Alone Classroom Building		15 items	\$309,387

Building: 168D - Multi Purpose Classroom
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,253	SF	\$4,231	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,190	SF	\$5,334	5
		Sub Total for System		2 items	\$9,565

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1,253	SF	\$1,939	10
		Sub Total for System		1 items	\$1,939
		Sub Total for Building 168D - Multi Purpose Classroom		3 items	\$11,504
		Total for: Langford ES		68 items	\$7,572,324

Supporting Photos

General Site Photos



Main Entry



School kitchen



Deficient interior lighting



Roof top unit



Circulation pumps



Typical mop sink