AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Martin MS | **February 2022**

Executive Summary

Martin MS is located at 1601 Haskell St in Austin, Texas. The oldest building is 54 years old (at time of 2020 assessment). It comprises 108,878 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 $3,068,135. 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 Martin MS the ten-year need is $11,876,516.

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 Martin MS facility has a 5-year FCA score of 77.10%.

Summary of Findings

The table below summarizes the condition findings at Martin 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	$1,706,847	$781,183	$0	$2,488,030	$2,488,030	$0	
Permanent Building(s)								
051A	Main building includes Administration Offices & Classrooms.	$437,636	$3,999,506	$588,463	$4,437,142	$5,025,605	$18,234,840	75.67%
051B	Stand-Alone Cafeteria, Gym, Band, & Main Mech.	$923,653	$684,110	$2,755,119	$1,607,763	$4,362,882	$19,033,150	91.55%
	Sub Total for Permanent Building(s):	***$1,361,288***	***$4,683,616***	***$3,343,582***	***$6,044,904***	***$9,388,486***	***$37,267,986***	
	Total for Site:	**$3,068,135**	**$5,464,799**	**$3,343,582**	**$8,532,934**	**$11,876,516**	**$37,267,986**	**77.10%**

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	$30,995	$43,980	$1,624,585	$1,699,559	55.39 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$284,733	$0	$0	$0	$284,733	9.28 %
Interior	$0	$0	$97,097	$334,043	$47,483	$478,624	15.60 %
Mechanical	$0	$565,125	$27,432	$0	$0	$592,557	19.31 %
Electrical	$0	$7,287	$1,028	$0	$0	$8,316	0.27 %
Plumbing	$0	$1,264	$879	$0	$0	$2,142	0.07 %
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	$2,204	$0	$2,204	0.07 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$858,409	$157,430	$380,227	$1,672,068	$3,068,135	

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

Site	-	$1,699,559
Mechanical	-	$592,557
Interior	-	$478,624

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

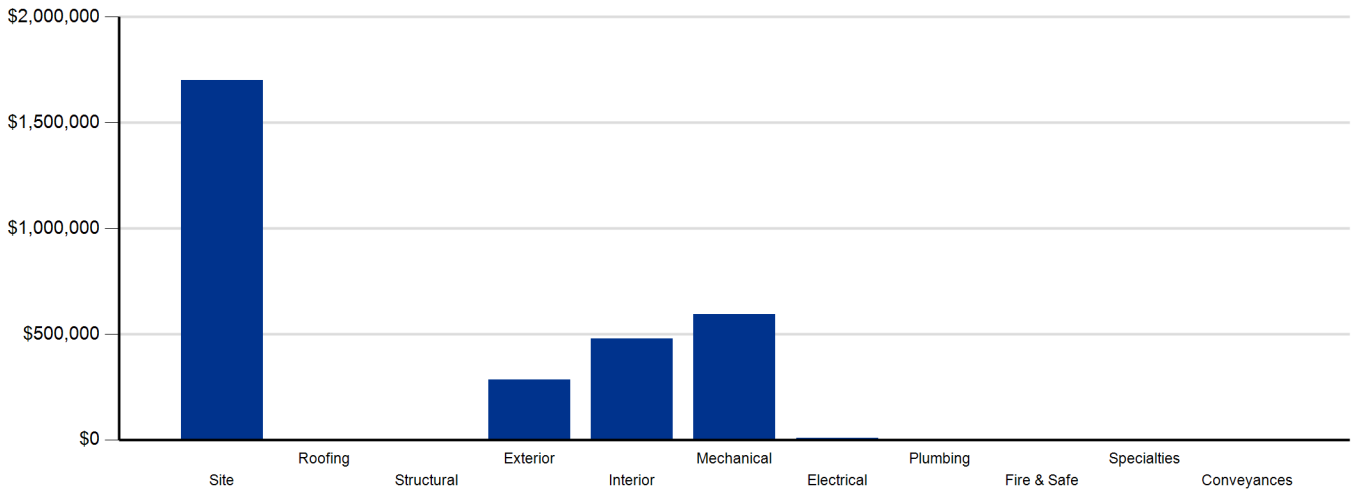

Figure 1: System Deficiencies

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	$67,964	$561,566	$629,530
Roofing	$0	$0	$0	$0	$70,178	$70,178
Exterior	$0	$0	$0	$0	$170,910	$170,910
Interior	$0	$0	$184,951	$70,302	$547,360	$802,613
Mechanical	$0	$0	$0	$6,423	$624,251	$630,674
Electrical	$0	$17,196	$0	$5,519	$168,363	$191,078
Plumbing	$0	$0	$6,384	$0	$2,343,203	$2,349,587
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$606,519	$606,519
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$17,196**	**$191,335**	**$150,208**	**$5,092,350**	**$5,451,089**

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	$629,530	$0	$0	$0	$0	$0	$0	$629,530
Roofing	$70,178	$0	$0	$0	$0	$0	$0	$70,178
Exterior	$170,910	$0	$0	$0	$0	$77,198	$77,198	$248,108
Interior	$802,613	$0	$0	$0	$0	$620,415	$620,415	$1,423,028
Mechanical	$630,674	$0	$0	$0	$0	$379,292	$379,292	$1,009,966
Electrical	$191,078	$0	$0	$0	$0	$83,319	$83,319	$274,397
Plumbing	$2,349,587	$0	$0	$12,768	$0	$2,102,107	$2,114,875	$4,464,462
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$106,724	$106,724	$106,724
Specialties	$606,519	$0	$0	$0	$0	$284,486	$284,486	$891,005
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$5,451,089**	**$0**	**$0**	**$12,768**	**$0**	**$3,653,541**	**$3,666,309**	**$9,117,398**

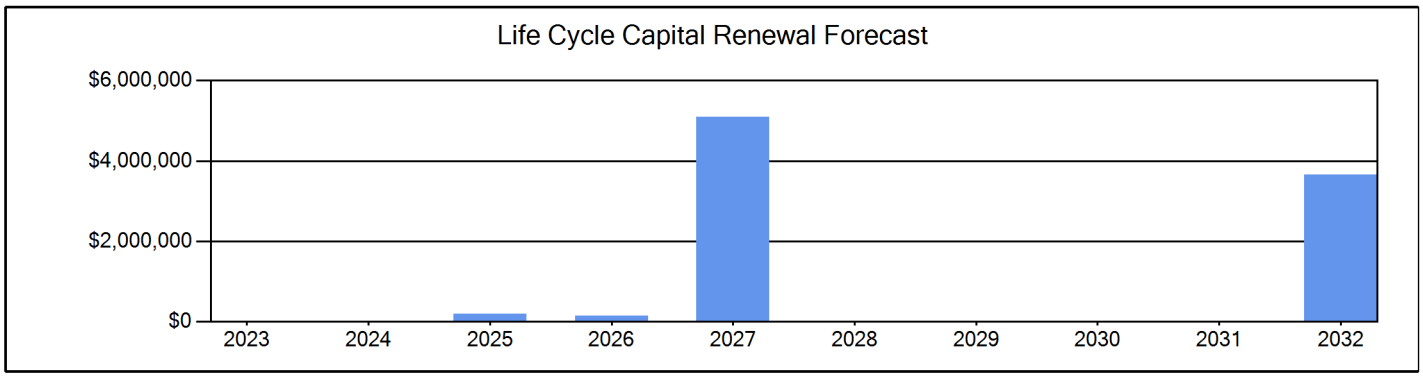

Figure 2: Ten Year Capital Renewal Forecast

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 $37,267,986. For planning purposes, the total 5-year need at the Martin MS is $8,532,934 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Martin MS facility has a 5-year FCA of 77.10%.

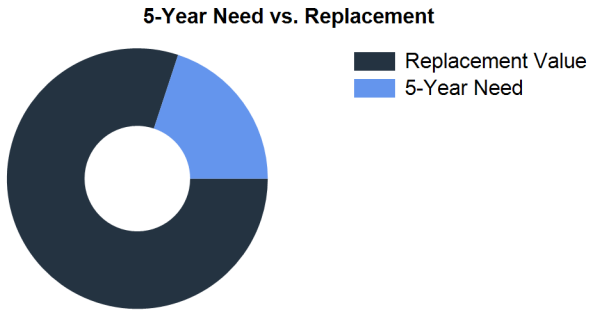

Figure 3: 5-Year FCA

Martin MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	4,820	SF	3	$30,995	4261
Asphalt Paving Replacement	Capital Renewal	16	CAR	4	$23,213	4260
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	440	LF	4	$20,767	4259
PROGRAM DEFICIENCIES	ADA Compliance	534,618	EACH	5	$917,929	4248
PUBLIC DEFICIENCIES	ADA Compliance	247,637	EACH	5	$425,188	4247
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	163,932	EACH	5	$281,468	4249
	Sub Total for System	**6**	**items**		**$1,699,559**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$7,287	3844
Note: age, corrosion, damage						
Location: AHU-3 room						
	Sub Total for System	**1**	**items**		**$7,287**	
	Sub Total for School and Site Level	**7**	**items**		**$1,706,847**	

Building: 051A - Main building includes Administration Offices & Classrooms.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	5,528	SF	2	$155,307	4263
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	$7,414	4262
	Sub Total for System	**2**	**items**		**$162,721**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	10	Door	3	$14,846	4269
Interior Door Replacement	Capital Renewal	4	Door	3	$7,502	4268
Acoustical Ceiling Tile Replacement	Capital Renewal	4,422	SF	4	$14,932	4266
Ceiling Grid Replacement	Capital Renewal	4,422	SF	4	$18,414	4265
Ceramic Tile Flooring Replacement	Capital Renewal	776	SF	4	$13,710	4270
Metal Interior Door Replacement	Capital Renewal	6	Door	4	$17,363	4267
Plaster Ceiling Replacement	Capital Renewal	5,553	SF	4	$10,825	4250
Stone/Quarry Flooring Replacement	Capital Renewal	1,600	SF	4	$43,739	4273
Note: Beyond useful Life						
Location: Administration						
Vinyl Composition Tile Replacement	Capital Renewal	1,422	SF	4	$11,629	4271
Interior Ceiling Repainting	Deferred Maintenance	1,553	SF	5	$3,234	4264
Interior Wall Repainting (Bldg SF)	Capital Renewal	8,540	SF	5	$38,267	4288
	Sub Total for System	**11**	**items**		**$194,461**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$13,749	3852
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,423	3857
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	$3,004	3853
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	$5,714	3854
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	$5,714	3855
Note: 7.5 Tons						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	$7,785	3856
Note: 10 Tons						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	$31,723	3859
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	$2,875	3858
	Sub Total for System	**8**	**items**		**$76,986**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,264	3851
	Sub Total for System	**1**	**items**		**$1,264**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	4	LF	4	$2,204	3843
Note: replace base cabinet in room 102 (elec. equipment room)						
	Sub Total for System	**1**	**items**		**$2,204**	
Sub Total for Building 051A - Main building includes Administration Offices & Classrooms.		**23**	**items**		**$437,636**	

Building: 051B - Stand-Alone Cafeteria, Gym, Band, & Main Mech.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	4,282	SF	2	$120,624	4274
Stucco Exterior Wall Replacement (Bldg SF)	Capital Renewal	267	SF	2	$1,388	4275
	Sub Total for System	**2**	**items**		**$122,012**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	1,400	SF	3	$47,165	4285
Interior Door Hardware Replacement	Capital Renewal	11	Door	3	$16,331	4280
Interior Door Replacement	Capital Renewal	6	Door	3	$11,254	4279
Acoustical Ceiling Tile Replacement	Capital Renewal	1,672	SF	4	$5,646	4277
Ceiling Grid Replacement	Capital Renewal	1,672	SF	4	$6,963	4276
Ceramic Tile Flooring Replacement	Capital Renewal	767	SF	4	$13,551	4281
Interior Wood Wall Replacement (LC)	Capital Renewal	5,335	SF	4	$83,664	4283
Metal Interior Door Replacement	Capital Renewal	4	Door	4	$11,575	4278
Stone/Quarry Flooring Replacement	Capital Renewal	2,600	SF	4	$71,075	4287
Vinyl Composition Tile Replacement	Capital Renewal	1,340	SF	4	$10,958	4282
Interior Wall Repainting (Bldg SF)	Capital Renewal	1,335	SF	5	$5,982	4286
	Sub Total for System	**11**	**items**		**$284,163**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$9,973	3863
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,423	3864
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$15,266	3865
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	$29,014	3867
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	$43,163	3868
Note: 6000 CFM						
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	$85,959	3869
Note: 12,000 CFM						
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	$298,342	3861
Note: 3050 MBH						
Air Compressor Replacement	Capital Renewal	1	Ea.	3	$4,311	3862
Note: 3 hp						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	$23,121	3866
	Sub Total for System	**9**	**items**		**$515,571**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	3	$438	3849
Note: broken						
Location: cafeteria						
H.I.D. Lighting Replacement	Capital Renewal	1	Ea.	3	$590	3850
Note: LED - broken						
Location: small gym						
	Sub Total for System	**2**	**items**		**$1,028**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	$879	3860
	Sub Total for System	**1**	**items**		**$879**	
Sub Total for Building 051B - Stand-Alone Cafeteria, Gym, Band, & Main Mech.		**25**	**items**		**$923,653**	
	Total for Campus	**55**	**items**		**$3,068,135**	

Martin MS - 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)		1,440	LF	$67,964	4
Fences and Gates	Competition Style Track		1	Ea.	$294,838	5
Parking Lot Pavement	Asphalt		96	CAR	$139,277	5
Roadway Pavement	Asphalt Driveways		19,820	SF	$127,451	5
		Sub Total for System	**4**	**items**	**$629,530**	

Roofing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels		1,385	SF	$70,178	5
		Sub Total for System	**1**	**items**	**$70,178**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		14	Ea.	$81,475	5
		Sub Total for System	**1**	**items**	**$81,475**	
		Sub Total for Building -	**6**	**items**	**$781,184**	

Building: 051A - Main building includes Administration Offices & Classrooms.

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF		510	SF	$50,861	5
Exterior Operating Windows	Aluminum - Windows per SF		290	SF	$28,921	5
Exterior Operating Windows	Aluminum - Windows per SF		96	SF	$9,574	5
Exterior Entrance Doors	Steel - Insulated and Painted		22	Door	$81,554	5
		Sub Total for System	**4**	**items**	**$170,909**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		30,540	SF	$136,847	3
Carpeting	Carpet		5,553	SF	$70,302	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		44,422	SF	$150,002	5
Suspended Plaster and	Painted ceilings		5,553	SF	$11,565	5
Compartments and Cubicles	Toilet Partitions		36	Stall	$72,593	5
Interior Door Supplementary Components	Door Hardware		72	Door	$106,892	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		30,540	SF	$136,847	10
		Sub Total for System	**7**	**items**	**$685,049**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)		1	Ea.	$6,423	4
HVAC Air Distribution	AHU 2,000 CFM Interior		1	Ea.	$29,014	5
HVAC Air Distribution	Ductwork (Bldg.SF)		55,528	SF	$439,362	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)		2	Ea.	$48,472	5
Exhaust Air	Roof Exhaust Fan - Small		12	Ea.	$23,516	5
Exhaust Air	Roof Exhaust Fan - Large		4	Ea.	$32,145	5
		Sub Total for System	**6**	**items**	**$578,932**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)		1	Ea.	$5,919	2
Electrical Service	Transformer (45 KVA)		1	Ea.	$5,919	2
Electrical Service	Transformer (30 KVA)		1	Ea.	$5,519	4
Power Distribution	Panelboard - 120/208 225A		1	Ea.	$5,500	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)		5	Ea.	$4,509	5
Power Distribution	Power Wiring		55,528	SF	$65,950	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		29	Ea.	$60,406	10
		Sub Total for System	**7**	**items**	**$153,721**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon		1	Ea.	$2,684	5
Domestic Water Equipment	Gas Piping System (BldgSF)		55,528	SF	$1,925,448	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)		55,528	SF	$199,553	5
Sanitary Sewerage Piping	Sanitary Sewer Piping		55,528	SF	$61,649	5
Plumbing Fixtures	Classroom Lavatory		55	Ea.	$141,047	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		1	Ea.	$1,264	10
		Sub Total for System	**6**	**items**	**$2,331,645**	

Conveyances

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)		1	Ea.	$98,739	10
Elevators	Passenger elevator cab finishes		1	Ea.	$7,985	10
		Sub Total for System	**2**	**items**	**$106,724**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		30	Room	$264,056	5
Casework	Lockers		534	Ea.	$284,486	10
		Sub Total for System	**2**	**items**	**$548,542**	
Sub Total for Building 051A - Main building includes Administration Offices & Classrooms.			**34**	**items**	**$4,575,522**	

Building: 051B - Stand-Alone Cafeteria, Gym, Band, & Main Mech.

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF		45	SF	$4,488	10
Exterior Operating Windows	Aluminum - Windows per SF		60	SF	$5,984	10
Exterior Entrance Doors	Steel - Insulated and Painted		18	Door	$66,726	10
		Sub Total for System	**3**	**items**	**$77,197**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		5,335	SF	$23,906	3
Compartments and Cubicles	Toilet Partitions		12	Stall	$24,198	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		18,672	SF	$63,051	5
Carpeting	Carpet		5,335	SF	$67,542	5
Interior Door Supplementary Components	Door Hardware		51	Door	$75,715	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		5,335	SF	$23,906	10
Wood Flooring	Wood Flooring - All Types		21,340	SF	$459,662	10
		Sub Total for System	**7**	**items**	**$737,979**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small		10	Ea.	$19,597	5
Exhaust Air	Roof Exhaust Fan - Large		4	Ea.	$32,145	5
Heat Generation	Boiler - Copper Tube (3200 MBH)		2	Ea.	$298,342	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)		2	Ea.	$23,121	10
Central Cooling	Cooling Tower - Metal (300 Tons)		1	Ea.	$57,829	10
		Sub Total for System	**5**	**items**	**$431,033**	

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 (30 KVA)		1	Ea.	$5,519	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)		6	Ea.	$5,410	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		11	Ea.	$22,913	10
		Sub Total for System	**4**	**items**	**$39,199**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		1	Ea.	$6,384	3
Plumbing Fixtures	Classroom Lavatory		5	Ea.	$12,822	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		2	Ea.	$12,768	8
Domestic Water Equipment	Gas Piping System (BldgSF)		53,349	SF	$1,849,891	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)		53,349	SF	$191,722	10

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping		53,349	SF	$59,230	10
		Sub Total for System	**6**	**items**	**$2,132,816**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		3	Room	$26,406	5
Casework	Lockers, Gym		651	Ea.	$316,057	5
		Sub Total for System	**2**	**items**	**$342,462**	
	Sub Total for Building 051B - Stand-Alone Cafeteria, Gym, Band, & Main Mech.		**27**	**items**	**$3,760,687**	
		Total for: Martin MS	**67**	**items**	**$9,117,393**	

Supporting Photos

General Site Photos

Acoustical Ceiling Tile

Damaged casework

Typical hallway finishes

School cafetorium

Damaged paint

Asphalt parking lot

Electric transformer

Typical RTU

Sink out of use