



FACILITY CONDITION ASSESSMENT

McCallum HS | February 2022



Executive Summary

McCallum HS is located at 5600 Sunshine Dr in Austin, Texas. The oldest building is 67 years old (at time of 2020 assessment). It comprises 268,776 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 \$25,327,905. 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 McCallum HS the ten-year need is \$38,836,208.

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 McCallum HS facility has a 5-year FCA score of 19.02%.

Summary of Findings

The table below summarizes the condition findings at McCallum HS

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	\$372,331	\$0	\$1,009,697	\$372,331	\$1,382,028	\$0	
Permanent Building(s)								
005A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$18,394,868	\$3,431,800	\$3,511,263	\$21,826,668	\$25,337,931	\$26,276,200	16.93%
005B	Mechanical Building (old Boiler House)	\$879,756	\$95,829	\$142,221	\$975,585	\$1,117,806	\$337,579	-188.99%
005C	Theater Building (includes Band Hall & Choir)	\$1,938,042	\$568,152	\$572,706	\$2,506,194	\$3,078,900	\$4,144,485	39.53%
005D	Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)	\$1,191,441	\$498,558	\$1,052,059	\$1,689,999	\$2,742,058	\$3,244,416	47.91%
005E	Mechanical Building	\$1,872,911	\$7,414	\$0	\$1,880,325	\$1,880,325	\$162,649	-1056.06%
005F	Baseball Batting Cage & Storage	\$116,062	\$55,555	\$14,092	\$171,617	\$185,709	\$532,787	67.79%
005G	Storage Building (Wood), Track Storage	\$6,593	\$9,493	\$10,588	\$16,086	\$26,674	\$66,259	75.72%
005H	Stand-Alone Auditorium	\$555,902	\$1,087,027	\$1,441,849	\$1,642,929	\$3,084,778	\$3,616,839	54.58%
Sub Total for Permanent Building(s):		\$24,955,574	\$5,753,828	\$6,744,778	\$30,709,402	\$37,454,180	\$38,381,213	
Total for Site:		\$25,327,905	\$5,753,828	\$7,754,475	\$31,081,733	\$38,836,208	\$38,381,213	19.02%

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	\$220,032	\$119,421	\$19,967	\$359,421	1.42 %
Roofing	\$2,470,758	\$0	\$0	\$0	\$0	\$2,470,758	9.77 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.05 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$431,843	\$1,858,774	\$277,087	\$2,567,704	10.15 %
Mechanical	\$0	\$6,646,925	\$940,529	\$677,248	\$0	\$8,264,702	32.67 %
Electrical	\$0	\$395,414	\$4,743,722	\$6,026	\$0	\$5,145,161	20.34 %
Plumbing	\$0	\$5,857	\$1,844,696	\$447,881	\$0	\$2,298,435	9.09 %
Fire and Life Safety	\$1,286,571	\$0	\$0	\$0	\$0	\$1,286,571	5.09 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$783,817	\$0	\$783,817	3.10 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,109,198	\$2,109,198	8.34 %
Total:	\$3,770,239	\$7,048,196	\$8,180,823	\$3,893,168	\$2,406,253	\$25,298,678	

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

Mechanical	-	\$8,264,702
Electrical	-	\$5,145,161
Interior	-	\$2,567,704

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

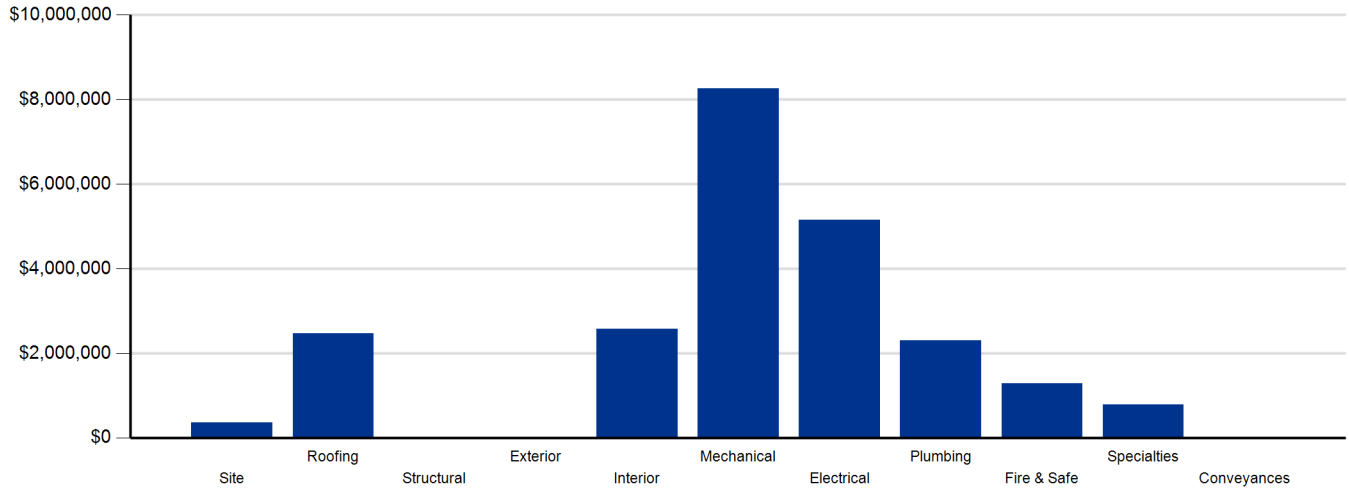


Figure 1: System Deficiencies

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	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$3,164	\$97,083	\$0	\$7,414	\$274,318	\$381,979
Interior	\$0	\$380,163	\$21,292	\$80,428	\$2,237,440	\$2,719,323
Mechanical	\$0	\$0	\$0	\$105,134	\$0	\$105,134
Electrical	\$0	\$0	\$0	\$37,767	\$16,187	\$53,954
Plumbing	\$0	\$0	\$0	\$145,098	\$0	\$145,098
Fire and Life Safety	\$0	\$0	\$47,084	\$58,298	\$0	\$105,382
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$545,716	\$141,764	\$1,478,054	\$2,165,534
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,164	\$477,246	\$614,092	\$575,903	\$4,005,999	\$5,676,404

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	\$0	\$0	\$0	\$0	\$0	\$1,013,020	\$1,013,020	\$1,013,020
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$381,979	\$0	\$294,611	\$0	\$3,164	\$2,237,106	\$2,534,881	\$2,916,860
Interior	\$2,719,323	\$832,905	\$2,079	\$518,541	\$273,000	\$549,467	\$2,175,992	\$4,895,315
Mechanical	\$105,134	\$0	\$0	\$43,235	\$0	\$4,392,920	\$4,436,155	\$4,541,289
Electrical	\$53,954	\$0	\$0	\$18,822	\$0	\$902,403	\$921,225	\$975,179
Plumbing	\$145,098	\$7,685	\$0	\$0	\$0	\$606,466	\$614,151	\$759,249
Fire and Life Safety	\$105,382	\$0	\$0	\$0	\$0	\$0	\$0	\$105,382
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$2,165,534	\$0	\$0	\$72,824	\$0	\$0	\$72,824	\$2,238,358
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,676,404	\$840,590	\$296,690	\$653,422	\$276,164	\$9,701,382	\$11,768,248	\$17,444,652

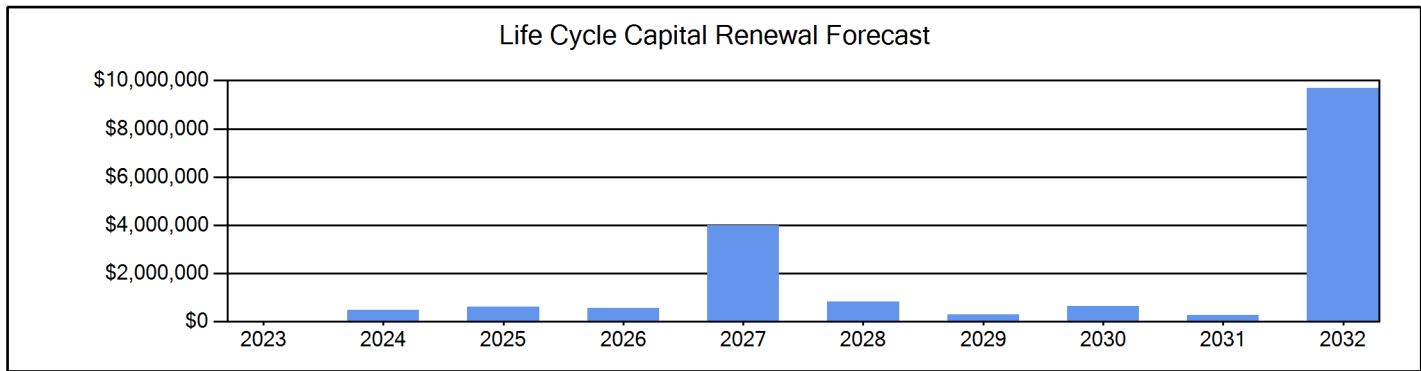


Figure 2: Ten Year Capital Renewal Forecast

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 \$38,381,213. For planning purposes, the total 5-year need at the McCallum HS is \$31,081,733 (Life Cycle Years 1-5 plus the FCA deficiency cost). The McCallum HS facility has a 5-year FCA of 19.02%.

5-Year Need vs. Replacement

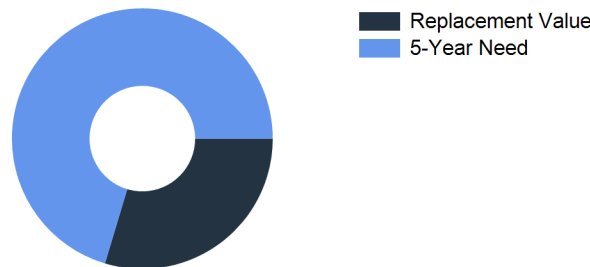


Figure 3: 5-Year FCA

McCallum HS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Weathering/faulting driveway	Capital Renewal	28,570	SF	3	\$183,717	3020
Concrete Walks Replacement Location: All around campus	Capital Renewal	3,206	SF	3	\$36,315	3023
Asphalt Paving Resurfacing Location: Parking lots and drive aisle	Deferred Maintenance	18,665	SF	4	\$77,634	3019
Fencing Replacement (Wood Fence) Note: Wooden fence around tennis court has termite damage Location: Tennis court fence	Deferred Maintenance	110	LF	4	\$3,323	3012
Site Drainage Regrading Note: Ponding/grading issues	Deferred Maintenance	26,750	SF	4	\$38,464	3022
Paving Restriping Note: Faded striping in parking lots and driveways	Deferred Maintenance	306	CAR	5	\$10,176	3021
Site Marquee Repair Note: Site Marquee does not function	Deferred Maintenance	1	Ea.	5	\$3,227	3024
Site Signage Replacement Location: Driveway entrance, parking lot	Capital Renewal	2	Ea.	5	\$483	3025
Small Bench Replacement Location: Broken benches near portables	Deferred Maintenance	2	Ea.	5	\$4,134	3027
Tennis Courts, Nets, And Equipment Repair Note: Tree growing through pavement Location: Southeast section of tennis courts	Deferred Maintenance	1	Ea.	5	\$1,420	3013
Tree Replacement Location: Near Fine Arts Center	Deferred Maintenance	1	Ea.	5	\$527	3026
Sub Total for System		11 items			\$359,421	

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	6903
Sub Total for System		1 items			\$12,910	
Sub Total for School and Site Level		12 items			\$372,331	

Building: 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	467,435	EACH	1	\$491,602	4656
AISD ROOFING P2	Capital Renewal	669,395	EACH	1	\$704,003	4657
AISD ROOFING P3	Capital Renewal	467,435	EACH	1	\$491,602	4658
AISD ROOFING P4	Capital Renewal	477,560	EACH	1	\$502,250	4659
AISD ROOFING P5	Capital Renewal	267,472	EACH	1	\$281,301	4660
Sub Total for System		5 items			\$2,470,758	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: To be done with door replacement Location: Various locations	Capital Renewal	105	Door	3	\$155,884	3143
Interior Door Replacement Note: End of life Location: Various locations	Capital Renewal	93	Door	3	\$174,431	3142
Acoustical Ceiling Tile Replacement Note: Damaged/end of life cycle Location: Replace at classrooms, cafeteria, and corridor	Capital Renewal	71,763	SF	4	\$242,326	3133
Interior Ceramic Walls Repair or Replacement Note: Loose tiles, broken Location: Small Gym, Corridors	Capital Renewal	18,400	SF	4	\$152,754	3135
Interior Toilet Partition Repair Note: End of life Location: Various locations	Deferred Maintenance	10	Ea.	4	\$20,165	3138
Interior Wood Wall Replacement (LC) Note: Water damaged, stained Location: Classrooms, Corridors	Capital Renewal	29,441	SF	4	\$461,696	3136
Metal Interior Door Replacement Note: End of life Location: Various locations	Capital Renewal	12	Door	4	\$34,726	3141
Toilet Partition Replacement Note: End of life Location: Various locations	Capital Renewal	22	Stall	4	\$44,363	3139
Vinyl Composition Tile Replacement Note: End of life Location: Various Locations	Capital Renewal	34,961	SF	4	\$285,901	3140
Vinyl Composition Tile Replacement	Capital Renewal	55,202	SF	4	\$451,426	3667
Interior Ceiling Repainting Note: Peeling, missing, flaking	Deferred Maintenance	36,801	SF	5	\$76,642	3134
Interior Wall Repainting (Bldg SF) Note: Peeling, flaking Location: Various locations	Capital Renewal	34,200	SF	5	\$153,248	3137
Sub Total for System		12	items		\$2,253,560	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$172,795	6175
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$290,079	6176
Air Handler HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$580,159	6177
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$113,856	6179
Air Handler HVAC Component Replacement	Capital Renewal	6	Ea.	2	\$683,139	6180
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	6182
Air Handler HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$129,490	6183
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$1,176	6160
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	6	Ea.	2	\$9,496	6161
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	6	Ea.	2	\$12,788	6163
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$13,560	6164
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,131	6166
Gas Piping Replacement (SF Basis)	Capital Renewal	20,000	SF	2	\$693,505	6141
HVAC VAV Box Replacement	Capital Renewal	65	Ea.	2	\$251,801	6184
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	184,007	SF	2	\$445,237	6174
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	\$2,875	6168
Infrared Gas Radiant Heater Replacement	Capital Renewal	1	Ea.	3	\$2,180	6155
Kitchen Exhaust Hood Replacement	Capital Renewal	3	Ea.	3	\$33,574	6187

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Exhaust Hood Replacement	Capital Renewal	3	Ea.	3	\$33,574	6188
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	25	Ea.	3	\$200,906	6186
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	10	Ea.	3	\$80,362	6189
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$10,625	6169
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$35,269	6171
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$22,829	6172
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	8	Ea.	3	\$15,677	6185
Existing Controls Are Obsolete	Capital Renewal	184,007	SF	4	\$496,308	6158
Sub Total for System		26	items		\$4,419,353	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$17,802	3148
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$18,241	3146
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	3147
Exterior Liquid Filled Transformer Replacement	Capital Renewal	1	Ea.	2	\$47,520	3156
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$24,683	3149
Note: Of the 2 400A panels (R1 in Kitchen area and TP1C in ELEC 130), TP1C is a 2 section panel						
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$13,910	3150
Note: Of the 5 100A panels, panel TP1DA (in CC 112) is mounted behind the door of the room and door swing impacts panel. Also, panel P-4 (in CC 155) has clearance issues						
Panelboard Replacement	Capital Renewal	8	Ea.	2	\$43,996	3151
Note: Of these 8 225A panels, panel B (admin area) and panel H1 (in CC 150) have breakers missing and exposed bus. Panel S (in CC 155) has panel door missing. Panel E has a safety clearance issue						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	3714
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	3145
Note: Outdoor service conn/main switchgear (3 sections) - no NP info available. Assume 1200 A service						
Canopy Lighting Replacement	Capital Renewal	13	Ea.	3	\$27,079	3158
Exterior Mounted Building Lighting Replacement	Capital Renewal	25	Ea.	3	\$22,543	3159
Interior Power Wiring Replacement	Deferred Maintenance	184,007	SF	3	\$218,543	3161
Lighting Fixtures Replacement	Capital Renewal	184,007	SF	3	\$3,374,420	3160
Note: Approximately 1/3 of facility e.g. big gym, little gym, admin area at corridor 22, rooms 154 and 156, etc. have new lighting (less than 10 years) installed						
Lightning Protection System Installation	Functional Deficiency	184,007	SF	3	\$143,694	3157
Note: No lightning protection found						
Public Address System Replacement, Non-main Building	Deferred Maintenance	184,007	SF	3	\$130,255	3152
Note: Client interview indicated PA and security system to be old and in need of repair/replacement. PA has reported "dead spots"						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	\$4,357	3162
Note: A bolted shut panel should be removed						
Location: In storage room across from the registrars office						
Sub Total for System		16	items		\$4,138,611	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	6139
Gas Water Heater Replacement	Capital Renewal	3	Ea.	3	\$19,151	6140
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	184,007	SF	3	\$661,271	6142
Sanitary Sewer Piping Replacement	Capital Renewal	184,007	SF	3	\$204,290	6144
Shower Replacement	Capital Renewal	44	Ea.	3	\$57,484	6148
Toilet Replacement	Capital Renewal	67	Ea.	3	\$338,979	6150
Urinal Replacement	Capital Renewal	9	Ea.	3	\$12,188	6151
Custodial Mop Or Service Sink Replacement	Capital Renewal	9	Ea.	4	\$7,163	6147
Refrigerated Water Cooler Replacement	Capital Renewal	15	Ea.	4	\$33,036	6152
Replace classroom lavatory	Capital Renewal	15	Ea.	4	\$38,467	6145
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	72	Ea.	4	\$195,573	6146
Sub Total for System		11	items		\$1,570,286	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3666
Fire Alarm Replacement	Capital Renewal	184,007	SF	1	\$292,170	3155
Note: Client interview indicated PA and security system to be old and in need of repair/replacement. PA has reported "dead spots"						
Security Alarm Replacement	Capital Renewal	184,007	SF	1	\$423,532	3154
Note: Client interview indicated PA and security system to be old and in need of repair/replacement. PA has reported "dead spots"						
Sub Total for System		3	items		\$722,570	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	3153
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	1,320	Ea.	4	\$703,225	3144
Note: End of life						
Location: Corridors						
Sub Total for System		1	items		\$703,225	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	412,867	Ea.	5	\$485,057	6904
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	395,463	Ea.	5	\$464,610	6905
Note: PERIMETER SOIL RETAINERS - replace soil retainers - 4059 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	639,943	Ea.	5	\$751,838	6906
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6907
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 5 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	206,433	Ea.	5	\$242,528	6908
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing & reinforcement - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	126,665	Ea.	5	\$148,813	6909
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pies and hangers and missing insulation - 1 LS						
Sub Total for System		6	items		\$2,109,198	
Sub Total for Building 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		81	items		\$18,394,868	

Building: 005B - Mechanical Building (old Boiler House)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	6212
Note: 4,000 CFM						
Copper Tube Boiler Replacement	Capital Renewal	4	Ea.	2	\$389,742	6199
Note: 2,070 MBH						
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$71,293	6201
Note: 1,500 MBH						
Gas Piping Replacement (SF Basis)	Capital Renewal	2,376	SF	2	\$82,388	6192
HVAC VAV Box Replacement	Capital Renewal	4	Ea.	2	\$15,495	6213
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	2,376	SF	2	\$10,108	6210
Air Compressor Replacement	Capital Renewal	1	Ea.	3	\$5,645	6207
Note: 3 HP						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	6211
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$4,393	6208
Note: 3 HP						
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$21,249	6209

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	6214
Existing Controls Are Obsolete	Capital Renewal	2,376	SF	4	\$6,409	6205
Sub Total for System		12	items		\$680,609	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Panels do not have arc flash/PPE labeling	Capital Renewal	1	Ea.	2	\$2,782	3163
Panelboard Replacement Note: Panel "no ID" (rated 208V) was found without faceplate, exposing wiring	Capital Renewal	1	Ea.	2	\$9,372	3164
Canopy Lighting Replacement Location: Canopy from Building B to Building A, behind the large gym was not ID'd on either the Building A plan or Building B plan. It was included, along with the associated canopy lighting, for this building	Capital Renewal	9	Ea.	3	\$18,747	3175
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	\$3,607	3176
Lighting Fixtures Replacement Note: Section from Orch to Choir appeared to be newer than 1953 - no info provided/available on building mods	Capital Renewal	2,364	SF	3	\$43,352	3181
Public Address System Replacement, Non-main Building Note: Did not see evidence of security or PA system in old boiler areas	Deferred Maintenance	2,364	SF	3	\$1,673	3165
Sub Total for System		6	items		\$79,534	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,376	SF	3	\$8,539	6193
Sanitary Sewer Piping Replacement	Capital Renewal	2,376	SF	3	\$2,638	6194
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	6196
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	6197
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	6198
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	6380
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	6381
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	6195
Sub Total for System		8	items		\$96,244	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3174
Fire Alarm Replacement Note: Did not see evidence of emergency lighting or PA system in old boiler areas	Capital Renewal	2,364	SF	1	\$3,754	3168
Security Alarm Replacement Note: Did not see evidence of security or PA system in old boiler areas	Capital Renewal	2,364	SF	1	\$5,441	3167
Sub Total for System		3	items		\$16,063	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement Note: Did not see evidence of security or PA system in old boiler areas	Functional Deficiency	1	Ea.	3	\$7,307	3166
Sub Total for System		1	items		\$7,307	
Sub Total for Building 005B - Mechanical Building (old Boiler House)		30	items		\$879,756	

Building: 005C - Theater Building (includes Band Hall & Choir)
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Flooring Repair Note: Refinish stage due to wear and tear	Deferred Maintenance	8,126	SF	4	\$134,591	3295
Sub Total for System		1	items		\$134,591	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	6228

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$113,856	6232
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	6233
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	6234
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	6226
HVAC VAV Box Replacement	Capital Renewal	12	Ea.	2	\$46,486	6236
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	29,023	SF	2	\$70,226	6231
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$17,573	6230
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	6237
Existing Controls Are Obsolete	Capital Renewal	29,023	SF	4	\$78,282	6224
Sub Total for System		10	items		\$600,979	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: Transformers not provided with required clearance	Capital Renewal	2	Ea.	2	\$36,483	3183
Panelboard Replacement Note: No arc strike cabelling at panels	Capital Renewal	1	Ea.	2	\$5,500	3184
Panelboard Replacement Note: No arc strike cabelling at panels	Capital Renewal	1	Ea.	2	\$2,782	3185
Panelboard Replacement Note: No arc strike cabelling at panels	Capital Renewal	1	Ea.	2	\$9,372	3186
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	3715
Interior Power Wiring Replacement	Deferred Maintenance	29,023	SF	3	\$34,470	3196
Lighting Fixtures Replacement	Capital Renewal	29,023	SF	3	\$532,239	3195
Lightning Protection System Installation Note: No lightning protection installed	Functional Deficiency	29,023	SF	3	\$22,665	3192
Public Address System Replacement, Non-main Building	Deferred Maintenance	29,023	SF	3	\$20,545	3187
Canopy Lighting Installation Note: For safety and security purposes, it is suggested to add a canopy light for egress out from corridor to rear of building	Functional Deficiency	1	Ea.	4	\$1,669	3194
Sub Total for System		10	items		\$669,891	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	\$3,173	6215
Toilet Replacement	Capital Renewal	11	Ea.	3	\$55,653	6220
Urinal Replacement	Capital Renewal	3	Ea.	3	\$4,063	6221
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	6382
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	6223
Replace classroom lavatory	Capital Renewal	5	Ea.	4	\$12,822	6217
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	9	Ea.	4	\$24,447	6218
Sub Total for System		7	items		\$103,156	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3191
Fire Alarm Replacement	Capital Renewal	29,023	SF	1	\$46,083	3190
Fire Sprinkler System Replacement (SF Basis)	Capital Renewal	29,023	SF	1	\$302,364	6239
Security Alarm Replacement	Capital Renewal	29,023	SF	1	\$66,803	3189
Sub Total for System		4	items		\$422,118	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	3188
Sub Total for System		1	items		\$7,307	
Sub Total for Building 005C - Theater Building (includes Band Hall & Choir)		33	items		\$1,938,042	

Building: 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Replace with doors	Capital Renewal	16	Door	3	\$23,754	3417
Interior Door Replacement Note: End of life	Capital Renewal	14	Door	3	\$26,258	3411
Metal Interior Door Replacement Note: Damaged/broken Location: Corridor	Capital Renewal	2	Door	4	\$5,788	3405
Toilet Partition Replacement Note: Damaged Location: Restrooms	Capital Renewal	6	Stall	4	\$12,099	3402
Interior Ceiling Repainting Note: Peeling/Flaking Location: Various locations	Deferred Maintenance	10,224	SF	5	\$21,292	3400
Interior Door Repainting Note: Needs paint	Deferred Maintenance	6	Door	5	\$268	3412
Interior Door Repair	Deferred Maintenance	4	Door	5	\$2,582	3410
Interior Wall Repainting Note: Peeling/chipped/missing Location: various locations	Deferred Maintenance	9,800	SF Wall	5	\$22,014	3401
Sub Total for System		8	items		\$114,054	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Repair Note: compressor operation is short-cycling Location: north end of building	Deferred Maintenance	10	TonAC	2	\$80,104	6253
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$32,565	6383
HVAC VAV Box Replacement	Capital Renewal	23	Ea.	2	\$89,099	6260
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$20,116	6254
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$4,393	6255
Replace Variable Frequency Drive	Capital Renewal	3	Ea.	3	\$13,179	6256
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$5,223	6257
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	6258
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	6259
Sub Total for System		9	items		\$255,842	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: KVA assumed (estimate) Location: Exterior location	Capital Renewal	1	Ea.	2	\$5,519	3237
Electrical Transformer Replacement Note: Storage/clearance issue Location: "Elec bath" room	Capital Renewal	1	Ea.	2	\$7,287	3238
Electrical Transformer Replacement Note: Storage/clearance issue Location: "Elec bath" room	Capital Renewal	1	Ea.	2	\$5,919	3239
Panelboard Replacement Note: Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$1,459	3240
Panelboard Replacement Note: Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$5,500	3241

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$2,782	3242
Panelboard Replacement Note: 125A, Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$6,688	3243
Panelboard Replacement Note: Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$13,891	3244
Switchgear Replacement Note: Assume service disconnect/main switch gear, with rating of 800 amps	Capital Renewal	1	Ea.	2	\$13,645	3236
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	\$8,332	3251
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	3252
Interior Power Wiring Replacement	Deferred Maintenance	22,720	SF	3	\$26,984	3253
Lightning Protection System Installation Note: No lightning protection found	Functional Deficiency	22,720	SF	3	\$17,742	3250
Public Address System Replacement, Non-main Building Note: "1ea"	Deferred Maintenance	22,720	SF	3	\$16,083	3246
Sub Total for System		14	items		\$137,242	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	6	Ea.	3	\$82,748	6241
Shower Replacement	Capital Renewal	18	Ea.	3	\$23,516	6245
Shower Replacement Note: 5 head carousels	Capital Renewal	14	Ea.	3	\$18,290	6249
Toilet Replacement	Capital Renewal	41	Ea.	3	\$207,435	6246
Urinal Replacement	Capital Renewal	10	Ea.	3	\$13,542	6247
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	6240
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	6244
Refrigerated Water Cooler Replacement	Capital Renewal	6	Ea.	4	\$13,214	6248
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	6242
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	41	Ea.	4	\$111,368	6243
Sub Total for System		10	items		\$501,165	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3249
Fire Alarm Replacement	Capital Renewal	22,720	SF	1	\$36,075	3248
Security Alarm Replacement	Capital Renewal	22,720	SF	1	\$52,295	3245
Sub Total for System		3	items		\$95,238	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	3247
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement Note: End of life Location: Boys' locker room	Capital Renewal	166	Ea.	4	\$80,592	3433
Sub Total for System		1	items		\$80,592	
Sub Total for Building 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)		46	items		\$1,191,441	

Building: 005E - Mechanical Building
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Chiller HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$1,281,975	6261
Exterior Metal Cooling Tower Replacement	Capital Renewal	2	Ea.	2	\$210,814	6262

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	1,139	SF	2	\$2,037	6265
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	6267
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$115,412	6269
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$115,412	6270
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	6271
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$21,249	6263
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$27,872	6264
Existing Controls Are Obsolete	Capital Renewal	1,139	SF	4	\$3,072	6384
Sub Total for System		10	items		\$1,809,001	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	3255
Note: Distribution panel DP1V is in need of immediate repair or replacement: The panel faceplate is not secured and interior power wires are exposed; the main breaker appears broken and is held together by tape and cardboard						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,519	3254
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3256
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	3261
Location: Mounted on exterior						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	3258
Interior Power Wiring Replacement	Deferred Maintenance	1,139	SF	3	\$1,353	3260
Lighting Fixtures Replacement	Capital Renewal	1,139	SF	3	\$20,888	3259
Lightning Protection System Installation	Functional Deficiency	1,139	SF	3	\$889	3257
Note: No lightning protection found						
Sub Total for System		8	items		\$63,909	
Sub Total for Building 005E - Mechanical Building		18	items		\$1,872,911	

Building: 005F - Baseball Batting Cage & Storage
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	3,358	SF	3	\$51,516	3438
Note: End of life						
Interior Wood Wall Replacement (LC)	Capital Renewal	186	SF	4	\$2,917	3437
Sub Total for System		2	items		\$54,433	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	3262
Location: Mounted on exterior						
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	\$20,830	3268
Note: Batting cage assumed to be large canopy						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	3269
Lightning Protection System Installation	Functional Deficiency	3,731	SF	3	\$2,914	3267
Note: No lightning protection found						
Sub Total for System		4	items		\$31,046	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Installation	Functional Deficiency	3,731	SF	1	\$2,910	3266
Note: No PA or emergency lighting components installed						
Fire Alarm Is Missing	Capital Renewal	3,731	SF	1	\$11,413	3264
Note: No PA or Emergency lighting components						
Fire Alarm Panel Is Missing	Educational Adequacy	1	Ea.	1	\$7,672	3265
Note: No PA or emergency lighting components installed						
Security Alarm Is Missing	Functional Deficiency	3,731	SF	1	\$8,588	3263

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: No PA or security system						
Sub Total for System		4	items		\$30,583	
Sub Total for Building 005F - Baseball Batting Cage & Storage		10	items		\$116,062	

Building: 005G - Storage Building (Wood), Track Storage
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exposed Ceiling Replacement	Capital Renewal	464	SF	4	\$401	3439
Note: Ceiling is Plywood, repair/replace wood rotting						
Interior Wall Repainting	Deferred Maintenance	464	SF Wall	5	\$1,042	3440
Note: Needs another coat on walls						
Sub Total for System		2	items		\$1,444	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	3291
Note: Panels have no arc flash labeling						
Interior Power Wiring Replacement	Deferred Maintenance	464	SF	3	\$551	3293
Lightning Protection System Installation	Functional Deficiency	464	SF	3	\$362	3292
Note: No lightning protection installed						
Sub Total for System		3	items		\$5,149	
Sub Total for Building 005G - Storage Building (Wood), Track Storage		5	items		\$6,593	

Building: 005H - Stand-Alone Auditorium
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	760	SF	4	\$9,622	3442
Note: Wear and tear						
Location: Entry and seating						
Sub Total for System		1	items		\$9,622	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$97,435	6385
Exterior Chiller Replacement	Capital Renewal	1	Ea.	2	\$191,385	6286
HVAC VAV Box Replacement	Capital Renewal	15	Ea.	2	\$58,108	6292
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	6291
Replace Variable Frequency Drive	Capital Renewal	5	Ea.	3	\$26,116	6287
Replace Variable Frequency Drive	Capital Renewal	3	Ea.	3	\$13,179	6288
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$7,559	6289
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	6290
Existing Controls Are Obsolete	Capital Renewal	25,328	SF	4	\$68,315	6285
Sub Total for System		9	items		\$498,919	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	25,328	SF	3	\$19,779	3294
Note: No lightning protection found						
Sub Total for System		1	items		\$19,779	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	\$27,583	6275
Sub Total for System		1	items		\$27,583	
Sub Total for Building 005H - Stand-Alone Auditorium		12	items		\$555,902	
Total for Campus		247	items		\$25,327,905	

McCallum HS - 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 - Wood	110	LF	\$3,323	10
Parking Lot Pavement	Asphalt	183	CAR	\$265,497	10
Roadway Pavement	Asphalt Driveways	114,275	SF	\$734,837	10
Roadway Pavement	Concrete Driveways	750	SF	\$9,363	10
Sub Total for System		4	items	\$1,013,020	
Sub Total for Building -		4	items	\$1,013,020	

Building: 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	1
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	3,680	SF	\$69,010	2
Exterior Operating Windows	Aluminum - Windows per SF	84	SF	\$8,377	2
Exterior Operating Windows	Aluminum - Windows per SF	88	SF	\$8,726	2
Exterior Operating Windows	Aluminum - Windows per SF	110	SF	\$10,970	2
Exterior Entrance Doors	Steel - Insulated and Painted	35	Door	\$129,745	5
Exterior Operating Windows	Aluminum - Windows per SF	484	SF	\$48,268	7
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$748	7
Exterior Operating Windows	Aluminum - Windows per SF	189	SF	\$18,848	7
Exterior Operating Windows	Aluminum - Windows per SF	138	SF	\$13,762	7
Exterior Operating Windows	Aluminum - Windows per SF	1,734	SF	\$172,926	7
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	9
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	85,563	SF	\$2,069,029	10
Exterior Entrance Doors	Steel - Insulated and Painted	25	Door	\$92,675	10
Sub Total for System		14	items	\$2,649,412	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,042	SF	\$255,601	2
Compartments and Cubicles	Toilet Partitions	39	Stall	\$78,643	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,840	SF	\$6,213	5
	Note: FRP/Kitchen				
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	22,081	SF	\$153,854	5
Tile Flooring	Quarry Tile	1,840	SF	\$50,300	5
Wood Flooring	Wood Flooring - All Types	18,401	SF	\$396,356	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	5
Interior Swinging Doors	Metal Door (Steel)	16	Door	\$46,301	5
Tile Flooring	Ceramic Tile	46,002	SF	\$812,731	5
Carpeting	Carpet	18,401	SF	\$232,960	6
Interior Swinging Doors	Wooden Door	154	Door	\$288,842	6
Interior Door Supplementary Components	Door Hardware	170	Door	\$252,383	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,042	SF	\$255,601	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	71,763	SF	\$242,326	10
Suspended Plaster and	Painted ceilings	36,801	SF	\$76,642	10
Sub Total for System		15	items	\$3,155,994	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Steam/HW (85 MBH)	4	Ea.	\$5,944	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	11	Ea.	\$37,291	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	184,007	SF	\$496,308	10
Other HVAC Distribution Systems	VFD (25 HP)	1	Ea.	\$10,625	10
Other HVAC Distribution Systems	VFD (20 HP)	4	Ea.	\$35,269	10
Other HVAC Distribution Systems	VFD (10 HP)	4	Ea.	\$22,829	10
Exhaust Air	Kitchen Exhaust Hoods	3	Ea.	\$33,574	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	3	Ea.	\$33,574	10
		Sub Total for System		\$675,414	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	8
Note: Panel TP1D (in elec 112) is 20 years old; and the "no_name_pnl" in prep room is approx. 10 years old					
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	8
Note: Panel J3 in Big Gym workout area is 20 years old					
		Sub Total for System		\$18,822	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$10,865	4
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$16,298	4
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	3	Ea.	\$19,151	10
		Sub Total for System		\$48,998	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	62	Room	\$545,716	3
Casework	Lockers	557	Ea.	\$296,739	5
Casework	Lockers, Gym	358	Ea.	\$173,807	5
Fixed Multiple Seating	Bleachers	850	Seat	\$351,142	5
		Sub Total for System		\$1,367,404	
Sub Total for Building 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		47 items		\$7,916,044	

Building: 005B - Mechanical Building (old Boiler House)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	7
Exterior Wall Veneer	Brick - Bldg SF basis	2,340	SF	\$65,741	10
		Sub Total for System		\$99,628	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	236	SF	\$492	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,655	SF	\$7,416	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
Interior Swinging Doors	Wooden Door	24	Door	\$45,014	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,128	SF	\$7,186	8
Wall Coverings	Vinyl/Fabric Wall Covering	709	SF	\$3,341	8
Compartments and Cubicles	Toilet Partitions	1	Stall	\$2,016	8
Interior Door Supplementary Components	Door Hardware	26	Door	\$38,600	8
Resilient Flooring	Vinyl Composition Tile Flooring	2,128	SF	\$17,399	9
		Sub Total for System		\$127,251	

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
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	4
Heat Generation	Boiler - Copper Tube (2400 MBH)	4	Ea.	\$389,742	10
Heat Generation	Boiler - Copper Tube (1600 MBH)	1	Ea.	\$71,293	10
Note: abandoned/main mech.					
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	2,376	SF	\$6,409	10
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
		Sub Total for System		\$533,018	
Sub Total for Building 005B - Mechanical Building (old Boiler House)		20 items		\$759,898	

Building: 005C - Theater Building (includes Band Hall & Choir)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	7
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	7
Sub Total for System			3 items	\$64,960	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,902	SF	\$9,799	5
Suspended Plaster and	Painted ceilings	4,353	SF	\$9,066	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,865	SF	\$84,533	5
Resilient Flooring	Vinyl Composition Tile Flooring	12,190	SF	\$99,686	5
Wood Flooring	Wood Flooring - All Types	8,126	SF	\$175,033	5
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	5
Carpeting	Carpet	4,353	SF	\$55,110	6
Tile Flooring	Ceramic Tile	871	SF	\$15,388	6
Interior Swinging Doors	Wooden Door	34	Door	\$63,770	6
Interior Door Supplementary Components	Door Hardware	38	Door	\$56,415	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,707	SF	\$29,401	8
Wall Coverings	FRP Wall Finish	871	SF Wall	\$6,627	8
Wall Coverings	Vinyl/Fabric Wall Covering	8,707	SF	\$41,028	8
Compartments and Cubicles	Toilet Partitions	9	Stall	\$18,148	8
Athletic Flooring	Athletic/Sport Flooring	2,902	SF	\$44,521	10
Resilient Flooring	Rubber Tile Flooring	580	SF	\$8,768	10
Sub Total for System			16 items	\$728,868	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	29,023	SF	\$78,282	10
Other HVAC Distribution Systems	VFD (5 HP)	4	Ea.	\$17,573	10
Sub Total for System			4 items	\$104,247	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Note: No arc strike cabelling at panels					
Sub Total for System			1 items	\$2,782	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	29,023	SF	\$104,301	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	29,023	SF	\$32,222	10
Sub Total for System			3 items	\$139,696	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	282	Ea.	\$126,508	5
Casework	Lockers, Gym	150	Ea.	\$72,824	8
Sub Total for System			2 items	\$199,332	
Sub Total for Building 005C - Theater Building (includes Band Hall & Choir)			29 items	\$1,239,885	

Building: 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$70,433	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	7
Sub Total for System			2 items	\$78,371	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	2
Suspended Plaster and	Painted ceilings	10,224	SF	\$21,292	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,949	SF	\$80,428	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	909	SF	\$3,069	5
Fluid-Applied Flooring	Epoxy Coating	2,272	SF	\$27,385	5
Resilient Flooring	Vinyl Composition Tile Flooring	4,317	SF	\$35,303	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	5
Tile Flooring	Ceramic Tile	6,816	SF	\$120,420	6
Interior Door Supplementary Components	Door Hardware	24	Door	\$35,631	8
Athletic Flooring	Athletic/Sport Flooring	4,544	SF	\$69,711	10
Wood Flooring	Wood Flooring - All Types	4,544	SF	\$97,877	10
Sub Total for System		11	items	\$534,657	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	10
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	10
Sub Total for System		6	items	\$66,523	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	22,720	SF	\$416,652	10
Note: Approximately 1/2 of the 22720 coverage of lighting appears to be 10 years old or less, the remaining 1/2 has lighting that is more than 20 years old					
Sub Total for System		1	items	\$416,652	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	6	Ea.	\$82,748	10
Note: 4 of the 6 do not work: 3 of these 4 are shut down with fault codes on screen, the fourth one has a blank screen and is inoperable					
Domestic Water Equipment	Gas Piping System (BldgSF)	5,680	SF	\$196,956	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	22,720	SF	\$81,650	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	22,720	SF	\$25,224	10
Sub Total for System		4	items	\$386,578	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	292	Ea.	\$141,764	4
Sub Total for System		1	items	\$141,764	
Sub Total for Building 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)		25	items	\$1,624,545	

Building: 005E - Mechanical Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Sub Total for System		1	items	\$7,414	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Indoor Water Cooled (750 Tons)	2	Ea.	\$1,281,975	10
Central Cooling	Cooling Tower - Metal (750 Tons)	2	Ea.	\$210,814	10
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	10
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1,139	SF	\$3,072	10
Sub Total for System		8	items	\$1,798,928	
Sub Total for Building 005E - Mechanical Building		9	items	\$1,806,342	

Building: 005F - Baseball Batting Cage & Storage
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	746	SF	\$9,661	10
Sub Total for System		1	items	\$9,661	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	187	SF	\$2,933	5
Wall Coverings	Vinyl/Fabric Wall Covering	3,171	SF	\$14,942	5
Sub Total for System		2	items	\$17,874	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	731	SF	\$13,405	5
Note: Interior lighting found in shed and concrete enclosure - sq footage estimated for these two structures					
Power Distribution	Power Wiring	3,731	SF	\$4,431	10
Sub Total for System		2	items	\$17,837	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	50	Ea.	\$24,275	5
Sub Total for System		1	items	\$24,275	
Sub Total for Building 005F - Baseball Batting Cage & Storage		6	items	\$69,646	

Building: 005G - Storage Building (Wood), Track Storage
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	4
Sub Total for System		1	items	\$7,414	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	464	SF	\$2,079	7
Sub Total for System		1	items	\$2,079	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	464	SF	\$8,509	10
Note: Interior LED lighting appears to be no more than 10 years old					
Sub Total for System		1	items	\$8,509	
Sub Total for Building 005G - Storage Building (Wood), Track Storage		3	items	\$18,002	

Building: 005H - Stand-Alone Auditorium
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	760	SF	\$9,622	2
Suspended Plaster and	Painted ceilings	3,799	SF	\$7,912	5
Wall Coverings	Vinyl/Fabric Wall Covering	2,533	SF	\$11,936	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,131	SF	\$45,396	5
Wood Flooring	Wood Flooring - All Types	5,066	SF	\$109,121	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
Interior Swinging Doors	Wooden Door	24	Door	\$45,014	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,332	SF	\$21,382	8
Compartments and Cubicles	Toilet Partitions	12	Stall	\$24,198	8
Interior Door Supplementary Components	Door Hardware	26	Door	\$38,600	8
Carpeting	Carpet	760	SF	\$9,622	10
Sub Total for System		11	items	\$328,589	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	4	Ea.	\$25,690	4
Central Cooling	Chiller - Outdoor Air Cooled (20 Ton)	1	Ea.	\$35,469	4
Decentralized Cooling	Ductless Split System (2 Ton)	4	Ea.	\$18,987	4
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$5,425	4

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	25,328	SF	\$68,315	10
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	1	Ea.	\$191,385	10
Other HVAC Distribution Systems	VFD (7.5 HP)	5	Ea.	\$26,116	10
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	10
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	10
Facility Hydronic Distribution	4-Pipe System	25,328	SF	\$61,286	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
HVAC Air Distribution	AHU 30,000 CFM Outdoor	1	Ea.	\$229,560	10
HVAC Air Distribution	AHU 15,000 CFM Outdoor	2	Ea.	\$288,253	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor	3	Ea.	\$148,301	10
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	10
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	10
Sub Total for System		18	items	\$1,363,159	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	25,328	SF	\$17,929	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	22	Ea.	\$19,838	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	10
Lighting Fixtures	Light Fixtures (Bldg SF)	25,328	SF	\$464,479	10
Sub Total for System		4	items	\$510,578	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	4
Plumbing Fixtures	Toilets	18	Ea.	\$91,069	4
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	4
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
	Note: 3 faucet head wash station				
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$7,685	6
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	Ea.	\$27,583	10
Plumbing Fixtures	Classroom Lavatory	12	Ea.	\$30,774	10
Sub Total for System		10	items	\$183,976	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	25,328	SF	\$40,216	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	25,328	SF	\$58,298	4
Sub Total for System		3	items	\$105,382	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	1,127	Ea.	\$505,583	5
Sub Total for System		1	items	\$505,583	
Sub Total for Building 005H - Stand-Alone Auditorium		47	items	\$2,997,267	
Total for: McCallum HS		190	items	\$17,444,650	

Supporting Photos

General Site Photos



Wood door is well worn



Concrete masonry wall has chipped and peeling paint



corrosion of acoustic ceiling tile grid



Wear and tear of vinyl composite tile



Hole in plaster wall



Damaged asphalt



Damaged sidewalk



Wooden bench is damaged and worn



Obstructed electrical panel