

FACILITY CONDITION ASSESSMENT

Mendez MS | February 2022



Executive Summary

Mendez MS is located at 5106 Village Square Dr in Austin, Texas. The oldest building is 33 years old (at time of 2020 assessment). It comprises 173,203 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 \$7,819,539. 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 Mendez MS the ten-year need is \$25,412,659.

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 Mendez MS facility has a 5-year FCA score of 66.90%.

Summary of Findings

The table below summarizes the condition findings at Mendez 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	\$2,229,570	\$607,056	\$459,135	\$2,836,626	\$3,295,761	\$0	
Permanent Building(s)								
058A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,378,188	\$8,060,399	\$5,478,679	\$12,438,587	\$17,917,266	\$44,325,760	71.94%
058B	Theater, Choir & Band Hall	\$684,131	\$1,341,639	\$393,503	\$2,025,770	\$2,419,273	\$6,788,479	70.16%
058C	Vocational / Art / Shop Building	\$527,650	\$999,641	\$253,068	\$1,527,291	\$1,780,359	\$5,763,902	73.50%
Sub Total for Permanent Building(s):		\$5,589,968	\$10,401,679	\$6,125,250	\$15,991,647	\$22,116,897	\$56,878,136	
Total for Site:		\$7,819,539	\$11,008,735	\$6,584,385	\$18,828,274	\$25,412,659	\$56,878,136	66.90%

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	\$112,462	\$40,924	\$2,008,070	\$2,161,456	27.69 %
Roofing	\$0	\$0	\$1,252	\$0	\$0	\$1,252	0.02 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.17 %
Exterior	\$0	\$717,058	\$610,367	\$0	\$352,433	\$1,679,858	21.52 %
Interior	\$0	\$0	\$301,972	\$0	\$268	\$302,239	3.87 %
Mechanical	\$0	\$856,973	\$352,220	\$67,893	\$10,821	\$1,287,907	16.50 %
Electrical	\$0	\$1,459	\$48,756	\$0	\$0	\$50,214	0.64 %
Plumbing	\$32,371	\$4,460	\$50,594	\$3,979	\$0	\$91,404	1.17 %
Fire and Life Safety	\$17,815	\$0	\$0	\$0	\$0	\$17,815	0.23 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$1,021,945	\$0	\$1,021,945	13.09 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,177,923	\$1,177,923	15.09 %
Total:	\$63,096	\$1,579,950	\$1,477,622	\$1,134,742	\$3,549,515	\$7,804,925	

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

Site	-	\$2,161,456
Exterior	-	\$1,679,858
Mechanical	-	\$1,287,907

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

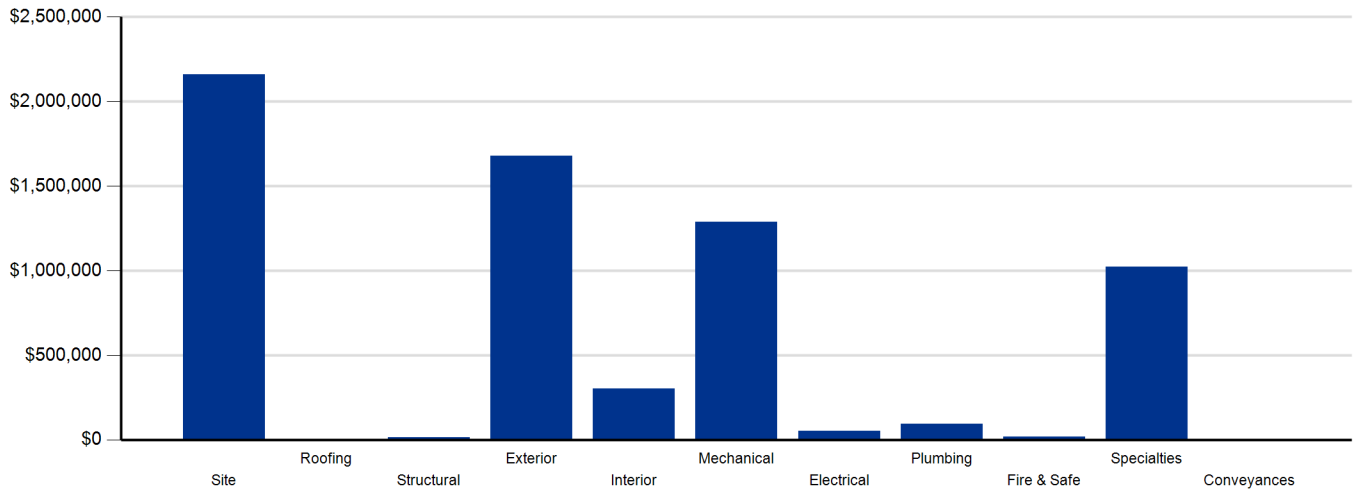


Figure 1: System Deficiencies

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	\$607,056	\$607,056
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$68,418	\$0	\$0	\$68,418
Interior	\$0	\$0	\$1,401,168	\$645,098	\$141,489	\$2,187,755
Mechanical	\$0	\$133,486	\$165,172	\$650,169	\$1,405,784	\$2,354,611
Electrical	\$0	\$0	\$107,973	\$3,490,816	\$466,871	\$4,065,660
Plumbing	\$0	\$0	\$46,020	\$104,451	\$814,736	\$965,207
Fire and Life Safety	\$0	\$0	\$0	\$0	\$502,843	\$502,843
Conveyances	\$0	\$0	\$7,985	\$98,739	\$0	\$106,724
Specialties	\$0	\$47,578	\$0	\$26,637	\$61,613	\$135,828
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$181,064	\$1,796,736	\$5,015,910	\$4,000,392	\$10,994,102

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	\$607,056	\$22,348	\$0	\$363,390	\$0	\$26,840	\$412,578	\$1,019,634
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$68,418	\$0	\$0	\$0	\$0	\$0	\$0	\$68,418
Interior	\$2,187,755	\$0	\$0	\$0	\$86,119	\$534,840	\$620,959	\$2,808,714
Mechanical	\$2,354,611	\$0	\$0	\$0	\$0	\$662,709	\$662,709	\$3,017,320
Electrical	\$4,065,660	\$0	\$0	\$46,557	\$0	\$0	\$46,557	\$4,112,217
Plumbing	\$965,207	\$0	\$0	\$0	\$0	\$4,818,367	\$4,818,367	\$5,783,574
Fire and Life Safety	\$502,843	\$0	\$0	\$0	\$349,044	\$0	\$349,044	\$851,887
Conveyances	\$106,724	\$0	\$0	\$0	\$0	\$0	\$0	\$106,724
Specialties	\$135,828	\$0	\$0	\$0	\$0	\$0	\$0	\$135,828
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$10,994,102	\$22,348	\$0	\$409,947	\$435,163	\$6,042,756	\$6,910,214	\$17,904,316

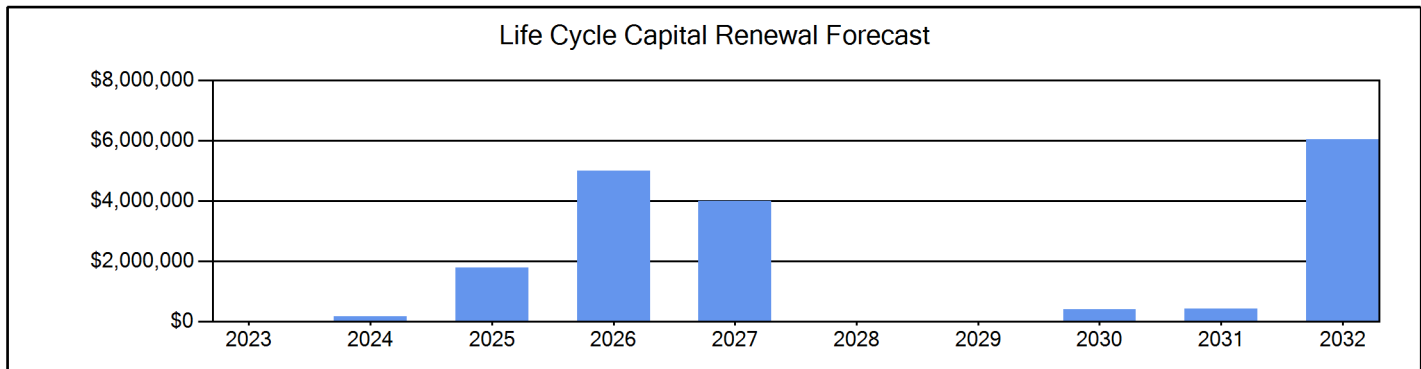


Figure 2: Ten Year Capital Renewal Forecast

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 \$56,878,136. For planning purposes, the total 5-year need at the Mendez MS is \$18,828,274 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Mendez MS facility has a 5-year FCA of 66.90%.

5-Year Need vs. Replacement

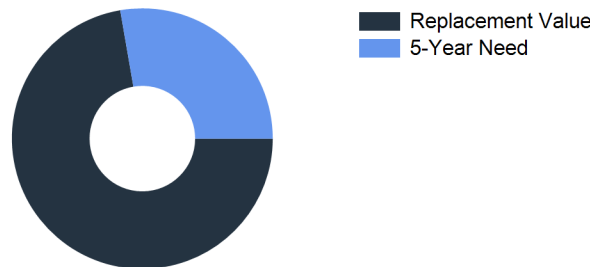


Figure 3: 5-Year FCA

Mendez MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: cracks/potholes in asphalt driveway Location: northeast, west, and south areas of the property	Capital Renewal	15,000	SF	3	\$96,456	750
Concrete Walks Replacement Note: faulting/subsiding concrete Location: northeast area of property near the portable	Capital Renewal	1,413	SF	3	\$16,005	753
Asphalt Paving Resurfacing Note: cracks/potholes in asphalt pavement Location: between Nuckols Crossing Road and Pole Blanco Lane	Deferred Maintenance	9,000	SF	4	\$37,434	749
Fencing Replacement (4' Chain Link Fence) Note: misaligned fence Location: north side of site	Capital Renewal	30	LF	4	\$1,416	745
Fencing Replacement (8' - 10' high Chain Link Fence) Note: there is a hole in the 8-10' chain link fence gate leading from the playground to the basketball courts Location: near tennis court	Capital Renewal	20	LF	4	\$1,567	746
Site Drainage Needs Installation Of Drainage Piping Note: missing downspouts for majority of roof drains at all four (4) buildings on site, causing water to discharge directly down and cause potential water seepage into building foundations Location: roof drains (majority at all four (4) buildings)	Deferred Maintenance	8	LF	4	\$507	752
Exterior Basketball Goal Repair Note: pavement to be regraded at basketball goals Location: basketball goals	Deferred Maintenance	3	Ea.	5	\$1,936	747
Paving Restriping Note: approximately 70% of the pavement striping is faded in all the parking lots around the school Location: all parking lots around the school	Deferred Maintenance	94	CAR	5	\$3,126	751
PROGRAM DEFICIENCIES	ADA Compliance	524,737	EACH	5	\$900,963	2083
Note: SECTION TWO: PROGRAM DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area B22,872.49\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 122,872.49\$058.1.2REPORTCOSTSUMMARY Interior Improvements Estimated Construction Cost for Floor Plan Area 8 (Building C)52,935.08\$ Estimated Construction Cost for Floor Plan Area 9 (Building C)16,166.06\$ Estimated Construction Cost for Floor Plan Area 10 (Building A)21,624.72\$ Estimated Construction Cost for Floor Plan Area 11 (Building A)15,569.87\$ Estimated Construction Cost for Floor Plan Area 12 (Building B)51,027.09\$ Estimated Construction Cost for Floor Plan Area 13 (Building A)6,278.18\$ Estimated Construction Cost for Floor Plan Area 14 (Building A) (6 locations)70,671.74\$ Estimated Construction Cost for Floor Plan Area 15 (Building A)54,988.57\$ Estimated Construction Cost for Floor Plan Area 16 (Building A)63,219.21\$ Estimated Construction Cost for Floor Plan Area 17 (Building A)8,655.83\$ Estimated Construction Cost for Floor Plan Area 18 (Building A)41,585.48\$ Estimated Construction Cost for Floor Plan Area 19 (Building A)99,142.83\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1501,864.66\$Total Estimated Construction Cost Subtotal for Program Deficiency Improvements524,737.15						
PUBLIC DEFICIENCIES	ADA Compliance	461,705	EACH	5	\$792,739	2076
Note: SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A23,741.95\$ Estimated Construction Cost for Site Plan Area B11,987.02\$ Estimated Construction Cost for Site Plan Area C19,416.14\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 155,145.11\$Interior Improvements Estimated Construction Cost for Floor Plan Area 1 (Building A)7,856.82\$ Estimated Construction Cost for Floor Plan Area 2 (Building A)47,430.41\$ Estimated Construction Cost for Floor Plan Area 3 (Building A)112,685.48\$ Estimated Construction Cost for Floor Plan Area 4 (Building A)7,437.96\$ Estimated Construction Cost for Floor Plan Area 5 (Building B)204,731.57\$ Estimated Construction Cost for Floor Plan Area 6 (Building B)14,115.41\$ Estimated Construction Cost for Floor Plan Area 7 (Building B)12,302.35\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1406,560.01\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements461,705.12						
Location: AISD ADA REPORT						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	177,664	EACH	5	\$305,046	2085
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 20 (Building A)36,787.42\$ Estimated Construction Cost for Floor Plan Area 21 (Building A)9,286.91\$ Estimated Construction Cost for Floor Plan Area 22 (Building A)23,800.90\$ Estimated Construction Cost for Floor Plan Area 23 (Building A)42,586.16\$ Estimated Construction Cost for Floor Plan Area 24 (Building A)42,586.16\$ Estimated Construction Cost for Floor Plan Area 25 (Building A)22,616.77\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1177,664.30\$Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements177,664.30						

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	3	Ea.	5	\$4,260	748
Note: Tennis nets are serviceable but require reinforcement for the poles. There is an approximately 12 to 18" crack in the tennis court pavement						
Location: tennis courts						
Sub Total for System		12	items		\$2,161,456	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6706
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
Sub Total for System		1	items		\$12,910	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,000	SF	2	\$28,095	494
Exterior Cleaning	Deferred Maintenance	7,000	SF Wall	5	\$27,110	495
Note: Building wide						
Sub Total for System		2	items		\$55,205	
Sub Total for School and Site Level		15	items		\$2,229,570	

Building: 058A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.
Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Operable Hatch Replacement	Deferred Maintenance	1	Ea.	3	\$1,252	477
Note: Roof hatch through mechanical room not possible due to broken roof hatch						
Location: Mechanical Plant						
Sub Total for System		1	items		\$1,252	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,620	SF	2	\$161,558	464
Note: Windows are aged						
Aluminum Window Replacement	Capital Renewal	128	SF	2	\$12,765	465
Note: aged						
Aluminum Window Replacement	Capital Renewal	2,592	SF	2	\$258,492	466
Note: aged						
Metal Exterior Door Replacement	Capital Renewal	11	Door	2	\$40,777	469
Note: Doors are original and in need of replacing.						
Location: Building wide						
Metal Exterior Door Replacement	Capital Renewal	7	Door	2	\$25,949	471
Note: Doors are original and in need of replacement						
Location: Building wide						
Steel Window Replacement	Capital Renewal	396	SF	2	\$57,239	467
Note: aged						
Brick Exterior Repointing	Deferred Maintenance	45,000	SF Wall	3	\$572,219	462
Note: Aged						
Location: North face						
Exterior Cleaning	Deferred Maintenance	70,000	SF Wall	5	\$271,102	463
Note: exterior is dirty						
Location: north face						
Sub Total for System		8	items		\$1,400,101	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	104	Door	3	\$195,062	2325

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	53	Door	3	\$99,407	2326
Interior Door Repainting	Deferred Maintenance	6	Door	5	\$268	474

Note: Metal doors all show signs of paint deterioration.

Sub Total for System **3 items** **\$294,737**

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$5,425	2032
Exterior Air Handler Replacement	Capital Renewal	2	Ea.	2	\$202,681	2024
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	134,979	SF	2	\$574,205	2027
Circulation Pump Replacement	Capital Renewal	3	Ea.	3	\$254,449	2031
Make Up Air Equipment Replacement	Capital Renewal	11	Ea.	3	\$97,771	2231
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$973	2330
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	2028
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	2030
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	500

Note: Disconnected pumps at mechanical plant room.

Sub Total for System **9 items** **\$1,149,145**

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	525
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	526
Lightning Protection Terminal Replacement	Deferred Maintenance	134,979	SF	3	\$22,634	524

Note: One existing bezel is extremely clouded. One fixture is missing the entire bezel. Replace these two (2) fixtures.

Note: Six (6) fixtures have extremely clouded bezels and should be replaced

Note: none installed

Location: Building Wide

Sub Total for System **3 items** **\$32,211**

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	10	Ea.	3	\$50,594	2035
Custodial Mop Or Service Sink Replacement	Capital Renewal	5	Ea.	4	\$3,979	2088

Sub Total for System **2 items** **\$54,573**

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2033

Sub Total for System **1 items** **\$7,307**

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	1,720	Ea.	4	\$916,323	2331

Sub Total for System **1 items** **\$916,323**

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	42,871	Ea.	5	\$50,367	6689
Note: SOIL/DRAINAGE BELOW BUILDING - Replace failed pipe supports, properly isolate pipes, replace corroded piping - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	96,627	Ea.	5	\$113,522	6690
Note: PERIMETER SOIL RETAINERS - replace soil retainers where failed/missing - 2314 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,392	Ea.	5	\$1,635	6691

Note: CRAWL SPACE ACCESS/VENTILATION - repair exposed rebar - 1 EA

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	220,755	Ea.	5	\$259,354	6692
Note: SUSPENDED FLOOR SLABS - repair honeycomb & exposed rebar at openings - 158597 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	38,974	Ea.	5	\$45,789	6693
Note: CRAWL SPACE, EXPOSED PIPES - Replace failed pipe supports, properly isolate pipes, replace corroded piping - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	44,151	Ea.	5	\$51,871	6694
Note: CRAWL SPACE, INSULATION - minor repairs - 158797 GSF						
Sub Total for System		6 items			\$522,538	
Sub Total for Building 058A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		34 items			\$4,378,188	

Building: 058B - Theater, Choir & Band Hall
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	216	SF	2	\$21,541	2037
Aluminum Window Replacement	Capital Renewal	18	SF	2	\$1,795	2038
Aluminum Window Replacement	Capital Renewal	100	SF	2	\$9,973	2039
Aluminum Window Replacement	Capital Renewal	108	SF	2	\$10,771	2040
Aluminum Window Replacement	Capital Renewal	32	SF	2	\$3,191	2042
Aluminum Window Replacement	Capital Renewal	65	SF	2	\$6,482	2043
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,000	SF	2	\$28,095	481
Note: Limestone						
Exterior Cleaning	Deferred Maintenance	7,000	SF Wall	5	\$27,110	485
Location: Building Wide						
Sub Total for System		8 items			\$108,958	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	4	Door	3	\$7,502	2046
Sub Total for System		1 items			\$7,502	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Controls Are Obsolete	Capital Renewal	20,672	SF	4	\$55,757	2044
Sub Total for System		1 items			\$55,757	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	2049
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	\$6,249	540
Note: Bezels are extremely cloudy, replace fixtures						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	542
Note: Bezel are extremely clouded on two (2) fixtures. These two (2) fixtures should be replaced.						
Lightning Protection Terminal Replacement	Deferred Maintenance	20,672	SF	3	\$3,466	537
Note: none installed						
Location: building wide						
Sub Total for System		4 items			\$12,978	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinklers Piping Replacement	Capital Renewal	500	LF	1	\$32,371	522
Location: Building wide						
Sub Total for System		1 items			\$32,371	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinklers Head Replacement	Capital Renewal	50	Ea.	1	\$17,815	521

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Building wide						
Sub Total for System		1	items		\$17,815	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2048
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	12	Room	4	\$105,622	2051
Sub Total for System		1	items		\$105,622	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	42,871	Ea.	5	\$50,367	6695
Note: SOIL/DRAINAGE BELOW BUILDING - Provide adequate drainage to ensure soil is no saturated - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	28,103	Ea.	5	\$33,017	6696
Note: PERIMETER SOIL RETAINERS - replace soil retainers where failed/missing						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	32,333	Ea.	5	\$37,986	6697
Note: SUSPENDED FLOOR SLABS - repair honeycomb - 23229 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	\$24,530	6698
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipe - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	161,655	Ea.	5	\$189,921	6699
Note: CRAWL SPACE, INSULATION - replace insulation - 23229 GSF						
Sub Total for System		5	items		\$335,821	
Sub Total for Building 058B - Theater, Choir & Band Hall		23	items		\$684,131	

Building: 058C - Vocational / Art / Shop Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	1,000	SF	2	\$28,095	496
Metal Exterior Door Replacement	Capital Renewal	6	Door	2	\$22,242	2328
Brick Exterior Repointing	Deferred Maintenance	3,000	SF Wall	3	\$38,148	497
Exterior Cleaning	Deferred Maintenance	7,000	SF Wall	5	\$27,110	498
Location: Building Wide						
Sub Total for System		4	items		\$115,595	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	17,551	SF	2	\$74,662	2329
Duct Register Replacement	Deferred Maintenance	20	Ea.	5	\$8,342	499
Sub Total for System		2	items		\$83,005	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	1	Ea.	3	\$2,083	1968
Lightning Protection Terminal Replacement	Deferred Maintenance	17,551	SF	3	\$2,943	523
Note: none installed						
Sub Total for System		2	items		\$5,026	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$4,460	2327
Sub Total for System		1	items		\$4,460	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	33,406	Ea.	5	\$39,247	6700
Note: SOIL/DRAINAGE BELOW BUILDING - Provide adequate drainage to ensure soil is no saturated - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	24,303	Ea.	5	\$28,552	6701
Note: PERIMETER SOIL RETAINERS - replace soil retainers where failed/missing - 582 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,392	Ea.	5	\$1,635	6702
Note: CRAWL SPACE ACCESS/VENTILATION - repair honeycomb - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	27,432	Ea.	5	\$32,229	6703
Note: SUSPENDED FLOOR SLABS - repair honeycomb - 19708 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	\$24,530	6704
Note: CRAWL SPACE, EXPOSED PIPES - Fix pipe leak and replace rusting piping - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	164,592	Ea.	5	\$193,371	6705
Note: CRAWL SPACE, INSULATION - replace insulation - 19798 GSF						
Sub Total for System		6	items		\$319,564	
Sub Total for Building 058C - Vocational / Art / Shop Building		15	items		\$527,650	
Total for Campus		87	items		\$7,819,539	

Mendez 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)	1,895	LF	\$89,439	5
Parking Lot Pavement	Asphalt	138	CAR	\$200,211	5
Roadway Pavement	Asphalt Driveways	49,360	SF	\$317,406	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	6
Fences and Gates	Fencing - Chain Link (8-10 Ft)	875	LF	\$68,552	8
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	8
Roadway Pavement	Concrete Driveways	2,150	SF	\$26,840	10
Sub Total for System		7	items	\$1,019,633	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	8	Ea.	\$46,557	8
Sub Total for System		1	items	\$46,557	
Sub Total for Building -		8	items	\$1,066,190	

Building: 058A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	107,983	SF	\$364,632	3
	Note: ACT is in the south hall				
Resilient Flooring	Vinyl Composition Tile Flooring	107,983	SF	\$883,054	3
	Note: Offices				
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$17,363	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	107,983	SF	\$449,667	4
	Note: ACT is in the south hall				
Compartments and Cubicles	Toilet Partitions	52	Stall	\$104,857	4
	Note: Toilet partitions have been modified for Covid				
Wood Flooring	Wood Flooring - All Types	13,498	SF	\$290,746	10
	Note: GYM				
Sub Total for System		6	items	\$2,110,319	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	\$938	3
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	Ea.	\$164,234	3
	Note: Roof access not available due to broken roof hatch. Units observed on google maps. Age is assumed.				
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	134,979	SF	\$364,069	4
Decentralized Cooling	Heat Pump (25 Ton)	1	Ea.	\$45,894	4
Decentralized Cooling	Heat Pump (25 Ton)	2	Ea.	\$91,787	4
Decentralized Cooling	Heat Pump (12 Ton)	2	Ea.	\$51,445	4
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	4
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	4
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	4
	Note: Roof access not available due to broken roof hatch. Units observed on google maps. Age is assumed.				
HVAC Air Distribution	Ductwork (Bldg.SF)	134,979	SF	\$1,068,014	5
Central Cooling	Cooling Tower - Metal (750 Tons)	1	Ea.	\$105,407	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
	Note: Pump is aged and corroded at mechanical plant				
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump - 75HP (Ea.)	3	Ea.	\$254,449	10
Exhaust Air	Wall Exhaust Fan	5	Ea.	\$23,657	10
	Note: Gyms				
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		18	items	\$2,246,195	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	134,979	SF	\$95,549	3
Power Distribution	Panelboard - 120/208 100A	3	Ea.	\$8,346	4
Power Distribution	Panelboard - 120/208 125A	3	Ea.	\$4,376	4
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	4
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	4
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	4
Power Distribution	Panelboard - 277/480 600A	1	Ea.	\$18,222	4
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Lighting Fixtures	Light Fixtures (Bldg SF)	134,979	SF	\$2,475,318	4
Power Distribution	Power Wiring	134,979	SF	\$160,313	4
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	1	Ea.	\$84,797	5
Power Distribution	Motor Controller (Loads)	15	Ea.	\$27,556	5
Electrical Service	Transformer (225 KVA)	2	Ea.	\$36,483	5
Electrical Service	Transformer (112.5 KVA)	2	Ea.	\$19,816	5
Electrical Service	Transformer (75 KVA)	3	Ea.	\$21,862	5
Power Distribution	Distribution Panels (800 Amps)	7	Ea.	\$129,948	5
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	\$33,810	5
Electrical Service	Transformer (30 KVA)	2	Ea.	\$11,038	5
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	5
Sub Total for System		22	items	\$3,180,429	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$17,619	3
Plumbing Fixtures	Classroom Lavatory	10	Ea.	\$25,645	4
Plumbing Fixtures	Restroom Lavatory	9	Ea.	\$24,447	4
Plumbing Fixtures	Showers	35	Ea.	\$45,726	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	134,979	SF	\$485,078	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	134,979	SF	\$149,857	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Gas Piping System (BldgSF)	134,979	SF	\$4,680,433	10
Plumbing Fixtures	Classroom Lavatory	46	Ea.	\$117,967	10
Sub Total for System		10	items	\$5,552,164	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	134,979	SF	\$310,684	5
Fire Detection and Alarm	Fire Alarm	134,979	SF	\$214,322	9
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	9
Sub Total for System		3	items	\$552,478	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	3
	Note: Not accessible, assumed				
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	4
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	98	Ea.	\$47,578	2
	Note: GYM lockers are aged and nearing replacement				
Casework	Fixed Cabinetry	1	Room	\$8,802	5
	Note: Building Wide				
Sub Total for System		2	items	\$56,380	
Sub Total for Building 058A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		63	items	\$13,804,689	

Building: 058B - Theater, Choir & Band Hall
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	12	Door	\$44,484	3
Sub Total for System		1	items	\$44,484	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	7,235	SF	\$91,596	3
Wood Flooring	Wood Flooring - All Types	2,067	SF	\$44,523	3
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	4
Resilient Flooring	Vinyl Composition Tile Flooring	10,336	SF	\$84,525	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,235	SF	\$30,128	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,235	SF	\$24,431	10
Interior Swinging Doors	Metal Door (Steel)	11	Door	\$31,832	10
Interior Swinging Doors	Metal Door (Steel)	3	Door	\$8,681	10
Interior Swinging Doors	Wooden Door	23	Door	\$43,139	10
Sub Total for System		9	items	\$364,905	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	14	Ea.	\$169,891	5
Note: All heat pumps were above the ceiling, a ladder was not available and one unit (HP-15m) was observed. Heat pump quantity is correct. Tonnage and remaining life was estimated for all units.					
HVAC Air Distribution	Ductwork (Bldg.SF)	20,672	SF	\$163,566	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	20,672	SF	\$55,757	10
Decentralized Cooling	Heat Pump (25 Ton)	2	Ea.	\$91,787	10
Note: Floor units serving theater					
Facility Hydronic Distribution	2-Pipe Water System (Hot)	20,672	SF	\$87,939	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	10
Sub Total for System		6	items	\$569,427	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	20,672	SF	\$379,094	4
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	4
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	5
Power Distribution	Power Wiring	20,672	SF	\$24,552	5
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Sub Total for System		8	items	\$466,581	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	3
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	20,672	SF	\$74,290	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	20,672	SF	\$22,951	5
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Sub Total for System		6	items	\$106,592	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	10,000	SF	\$104,181	5
Note: Partial sprinkler estimate					
Security System Component	Security Alarm System	20,672	SF	\$47,581	5
Fire Detection and Alarm	Fire Alarm	20,672	SF	\$32,823	9
Fire Detection and Alarm	Fire Alarm	20,672	SF	\$32,823	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		5	items	\$224,277	
Sub Total for Building 058B - Theater, Choir & Band Hall		35	items	\$1,776,266	

Building: 058C - Vocational / Art / Shop Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	3
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,590	3
Exterior Operating Windows	Aluminum - Windows per SF	180	SF	\$17,951	3
Sub Total for System		3	items	\$23,934	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	2	Stall	\$4,033	5
Interior Swinging Doors	Metal Door (Steel)	30	Door	\$86,815	5
Interior Swinging Doors	Wooden Door	8	Door	\$15,005	5
Interior Swinging Doors	Wooden Door	19	Door	\$35,636	5
Resilient Flooring	Vinyl Composition Tile Flooring	10,531	SF	\$86,119	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	14,041	SF	\$58,470	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,041	SF	\$47,413	10
Sub Total for System		7	items	\$333,491	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	11	Ea.	\$133,486	2
Note: All heat pumps were mounted above the ceiling and there was no ladder available to inspect. Heat pump quantity is correct. Tonnage and remaining lie was estimated.					
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	17,551	SF	\$47,339	4
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	4
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	5
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Sub Total for System		5	items	\$201,697	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	17,551	SF	\$12,424	3
Lighting Fixtures	Light Fixtures (Bldg SF)	17,551	SF	\$321,860	4
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	4
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	4
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	4
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	4
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	4
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	4
Power Distribution	Power Wiring	17,551	SF	\$20,845	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Sub Total for System		10	items	\$418,651	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	3
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	3
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	3
Plumbing Fixtures	Classroom Lavatory	2	Ea.	\$5,129	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	17,551	SF	\$63,074	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	17,551	SF	\$19,486	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$4,460	10
Plumbing Fixtures	Classroom Lavatory	4	Ea.	\$10,258	10
Sub Total for System		9	items	\$124,814	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	17,551	SF	\$40,397	5
Fire Detection and Alarm	Fire Alarm	17,551	SF	\$27,868	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		3	items	\$75,133	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	50	Ea.	\$26,637	4
Casework	Fixed Cabinetry	6	Room	\$52,811	5
	Sub Total for System	2	items	\$79,449	
	Sub Total for Building 058C - Vocational / Art / Shop Building	39	items	\$1,257,169	
	Total for: Mendez MS	145	items	\$17,904,314	

Supporting Photos

General Site Photos



School sign, Marquee



Damaged structure



Circulating pump is well worn



Failing sealant



Exterior doors rusted



Light fixture is broken



Water spicket leaking



Water heater corroding