



FACILITY CONDITION ASSESSMENT

Odom ES | February 2022



Executive Summary

Odom ES is located at 1010 Turtle Creek Blvd in Austin, Texas. The oldest building is 50 years old (at time of 2020 assessment). It comprises 65,911 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 \$6,030,293. 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 Odom ES the ten-year need is \$14,447,028.

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 Odom ES facility has a 5-year FCA score of 36.39%.

Summary of Findings

The table below summarizes the condition findings at Odom ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$2,165,570	\$457,424	\$5,820	\$2,622,994	\$2,628,814	\$0	
Permanent Building(s)								
156A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,864,723	\$7,280,983	\$672,508	\$11,145,706	\$11,818,214	\$21,644,510	48.51%
Sub Total for Permanent Building(s):		\$3,864,723	\$7,280,983	\$672,508	\$11,145,706	\$11,818,214	\$21,644,514	
Total for Site:		\$6,030,293	\$7,738,407	\$678,328	\$13,768,700	\$14,447,028	\$21,644,514	36.39%

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	\$36,474	\$101,556	\$2,021,086	\$2,159,115	35.80 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$30,002	\$0	\$0	\$36,457	0.60 %
Exterior	\$0	\$84,472	\$0	\$0	\$0	\$84,472	1.40 %
Interior	\$0	\$0	\$30,010	\$269,444	\$0	\$299,453	4.97 %
Mechanical	\$0	\$189,817	\$75,843	\$21,097	\$0	\$286,757	4.76 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$3,398	\$119,274	\$0	\$122,672	2.03 %
Fire and Life Safety	\$482,871	\$0	\$0	\$0	\$0	\$482,871	8.01 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$140,830	\$0	\$140,830	2.34 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,417,666	\$2,417,666	40.09 %
Total:	\$489,326	\$274,289	\$175,726	\$652,201	\$4,438,751	\$6,030,293	

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

Site	-	\$2,159,115
Fire and Life Safety	-	\$482,871
Interior	-	\$299,453

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

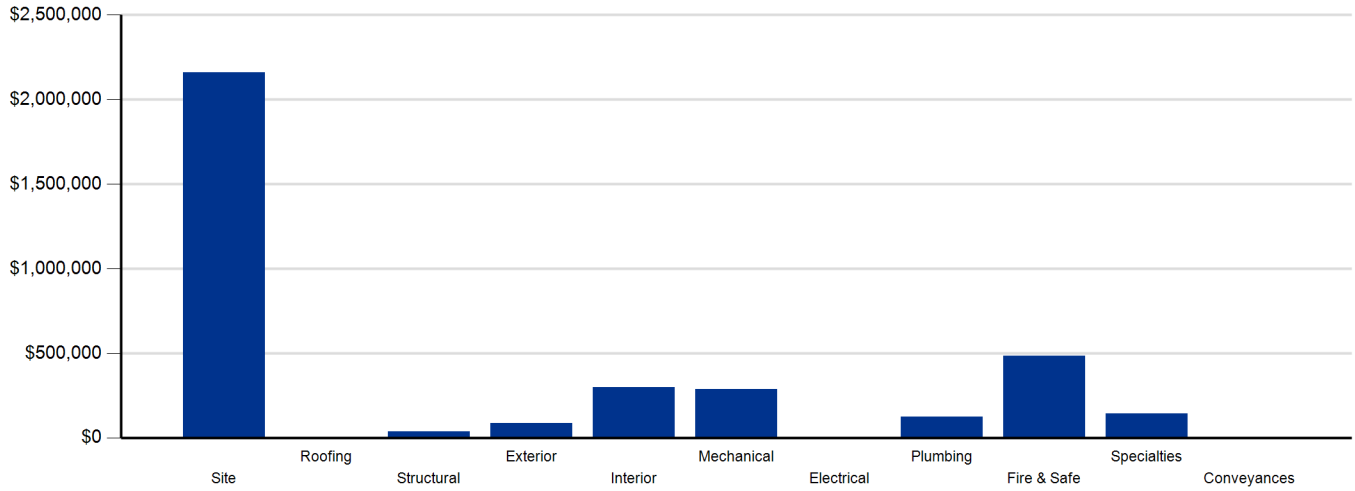


Figure 1: System Deficiencies

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	\$294,838	\$80,471	\$37,419	\$44,696	\$457,424
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$168,633	\$0	\$34,307	\$202,940
Interior	\$0	\$380,233	\$243,938	\$280,901	\$508,948	\$1,414,020
Mechanical	\$0	\$0	\$61,191	\$453,563	\$525,612	\$1,040,366
Electrical	\$0	\$5,500	\$0	\$1,262,656	\$114,252	\$1,382,408
Plumbing	\$0	\$0	\$0	\$230,634	\$2,564,481	\$2,795,115
Fire and Life Safety	\$0	\$0	\$0	\$0	\$151,706	\$151,706
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$281,660	\$0	\$0	\$0	\$281,660
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$962,231	\$554,233	\$2,265,173	\$3,944,002	\$7,725,639

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	\$457,424	\$0	\$0	\$0	\$0	\$0	\$0	\$457,424
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$202,940	\$0	\$0	\$0	\$0	\$0	\$0	\$202,940
Interior	\$1,414,020	\$0	\$0	\$0	\$0	\$341,229	\$341,229	\$1,755,249
Mechanical	\$1,040,366	\$0	\$0	\$0	\$0	\$438,876	\$438,876	\$1,479,242
Electrical	\$1,382,408	\$0	\$0	\$5,820	\$0	\$78,280	\$84,100	\$1,466,508
Plumbing	\$2,795,115	\$0	\$0	\$0	\$0	\$28,334	\$28,334	\$2,823,449
Fire and Life Safety	\$151,706	\$0	\$0	\$0	\$0	\$0	\$0	\$151,706
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$281,660	\$0	\$0	\$0	\$0	\$0	\$0	\$281,660
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,725,639	\$0	\$0	\$5,820	\$0	\$886,719	\$892,539	\$8,618,178

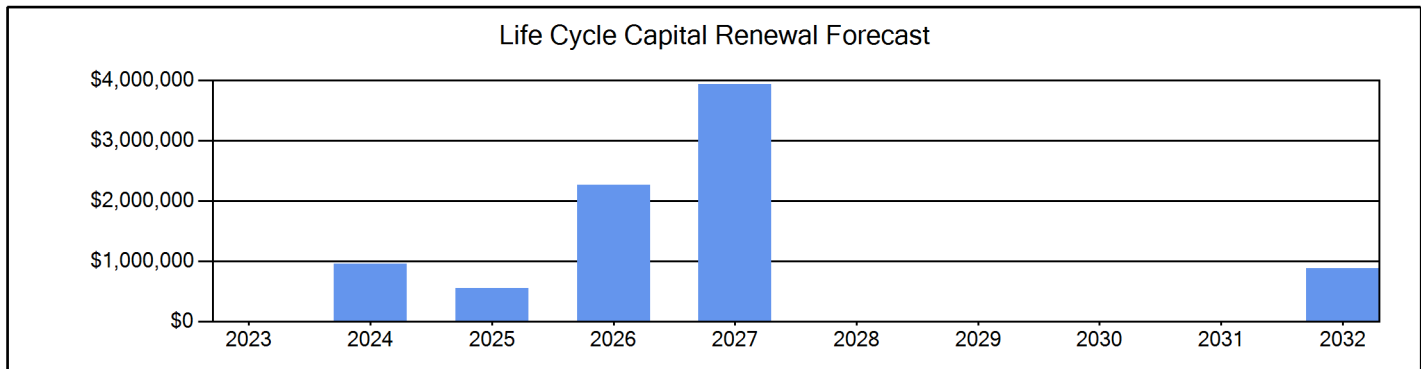


Figure 2: Ten Year Capital Renewal Forecast

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 \$21,644,514. For planning purposes, the total 5-year need at the Odom ES is \$13,768,700 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Odom ES facility has a 5-year FCA of 36.39%.

5-Year Need vs. Replacement

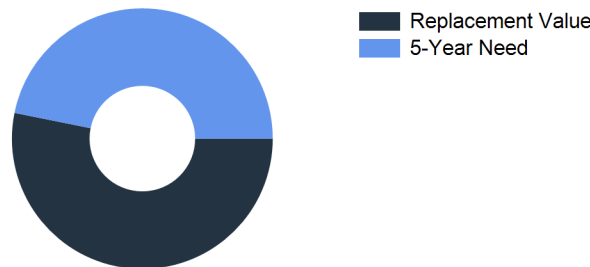


Figure 3: 5-Year FCA

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Kitchen and entrances						
Sub Total for System		3	items		\$84,472	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	16	Door	3	\$30,010	4627
Acoustical Ceiling Tile Replacement	Capital Renewal	23,069	SF	4	\$77,898	4625
Metal Interior Door Replacement	Capital Renewal	1	Door	4	\$2,894	4626
Vinyl Composition Tile Replacement	Capital Renewal	23,069	SF	4	\$188,652	4628
Sub Total for System		4	items		\$299,453	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	4619
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	\$77,555	4612
Location: Mechanical room						
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$2,068	4613
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4615
Location: Roof						
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$20,116	4616
Location: Roof						
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	4622
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	\$8,888	4614
Location: Roof						
Replace Variable Frequency Drive	Capital Renewal	3	Ea.	3	\$15,670	4617
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$8,786	4618
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	4620
Sub Total for System		10	items		\$286,757	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$2,092	4607
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	4610
Location: Gym restroom						
Custodial Mop Or Service Sink Replacement	Capital Renewal	6	Ea.	4	\$4,775	4609
Location: Janitors closet						
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	5	Ea.	4	\$11,919	4611
Location: Hall						
Replace classroom lavatory	Capital Renewal	40	Ea.	4	\$102,580	4608
Location: Throughout the classroom						
Sub Total for System		5	items		\$122,672	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	65,910	SF	1	\$482,871	4621
Note: Missing						
Sub Total for System		1	items		\$482,871	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	16	Room	4	\$140,830	4629
Sub Total for System		1	items		\$140,830	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	340,642	Ea.	5	\$400,204	6599
Note: SOIL/DRAINAGE BELOW BUILDING - Improve drainage - 61182 GSF						

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	510,964	Ea.	5	\$600,307	6600
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 61182						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	11,135	Ea.	5	\$13,082	6601
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 4 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	91,032	Ea.	5	\$106,949	6602
Note: SPECIAL FOUNDATIONS - repair perimeter - 2180 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	425,803	Ea.	5	\$500,255	6603
Note: SUSPENDED FLOOR BEAMS - repair beams - 61182 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	510,964	Ea.	5	\$600,307	6604
Note: SUSPENDED FLOOR SLABS - repair slab bottom - 61182 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	99,105	Ea.	5	\$116,434	6605
Note: CRAWL SPACE, EXPOSED PIPES - replace corroded pipe hangers and pipes, repair leaks, replace degraded insulation - 1 IS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	68,204	Ea.	5	\$80,130	6606
Note: CRAWL SPACE, EXPOSED DUCTWORK - repair insulation - 1 LS						
Sub Total for System		8	items		\$2,417,666	
Sub Total for Building 156A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		33	items		\$3,864,723	
Total for Campus		39	items		\$6,030,293	

Odom ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	2
	Note: Unpaved				
Fences and Gates	Fencing - Chain Link (4 Ft)	1,705	LF	\$80,471	3
Roadway Pavement	Asphalt Driveways	5,819	SF	\$37,419	4
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
	Sub Total for System	4	items	\$457,424	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	1	Ea.	\$5,820	8
	Sub Total for System	1	items	\$5,820	
	Sub Total for Building -	5	items	\$463,243	

Building: 156A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	180	SF	\$17,951	3
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,596	3
Exterior Operating Windows	Aluminum - Windows per SF	160	SF	\$15,956	3
Exterior Operating Windows	Aluminum - Windows per SF	480	SF	\$47,869	3
Exterior Entrance Doors	Steel - Insulated and Painted	23	Door	\$85,261	3
Exterior Operating Windows	Aluminum - Windows per SF	64	SF	\$6,383	5
Exterior Operating Windows	Aluminum - Windows per SF	144	SF	\$14,361	5
Exterior Operating Windows	Aluminum - Windows per SF	120	SF	\$11,967	5
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,596	5
	Sub Total for System	9	items	\$202,939	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	16,478	SF	\$208,614	2
Tile Flooring	Ceramic Tile	4,614	SF	\$81,517	2
Tile Flooring	Quarry Tile	3,296	SF	\$90,102	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,182	SF	\$44,512	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	23,069	SF	\$96,065	3
Wall Paneling	Wood Panel wall	6,591	SF	\$103,361	3
Suspended Plaster and	Painted ceilings	17,796	SF	\$37,062	4
Wall Coverings	Vinyl/Fabric Wall Covering	3,296	SF	\$15,531	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	37,569	SF	\$168,344	4
Interior Swinging Doors	Metal Door (Steel)	12	Door	\$34,726	4
Interior Door Supplementary Components	Door Hardware	17	Door	\$25,238	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	13,182	SF	\$54,893	5
Compartments and Cubicles	Toilet Partitions	22	Stall	\$44,363	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,909	SF	\$32,935	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,909	SF	\$26,707	5
Resilient Flooring	Vinyl Composition Tile Flooring	11,864	SF	\$97,020	5
Interior Swinging Doors	Wooden Door	70	Door	\$131,292	5
Interior Door Supplementary Components	Door Hardware	82	Door	\$121,738	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,069	SF	\$77,898	10
Tile Wall Finish	Ceramic Tile wall	6,591	SF	\$54,717	10
Carpeting	Carpet	16,478	SF	\$208,614	10
	Sub Total for System	21	items	\$1,755,249	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	39,546	SF	\$61,191	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	65,910	SF	\$117,858	4
Facility Hydronic Distribution	2-Pipe Water System (Hot)	65,910	SF	\$280,383	4
Facility Hydronic Distribution	Pump- 10HP (Ea.)	3	Ea.	\$34,682	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	4
HVAC Air Distribution	Ductwork (Bldg.SF)	59,319	SF	\$469,358	5
Exhaust Air	Roof Exhaust Fan - Large	7	Ea.	\$56,254	5
Heat Generation	Boiler - Cast Iron - Water (3264 MBH)	1	Ea.	\$77,555	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	26,364	SF	\$71,110	10
Other HVAC Distribution Systems	VFD (7.5 HP)	3	Ea.	\$15,670	10
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	10
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		17	items	\$1,479,241	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	2
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	65,910	SF	\$46,656	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Light Fixtures (Bldg SF)	65,910	SF	\$1,208,693	4
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$55,918	5
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	5
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,918	5
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	5
Power Distribution	Panelboard - 277/480 225A	2	Ea.	\$18,745	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Power Distribution	Power Wiring	65,910	SF	\$78,280	10
Sub Total for System		12	items	\$1,460,688	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$35,312	4
Plumbing Fixtures	Toilets	37	Ea.	\$187,197	4
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	4
Domestic Water Equipment	Gas Piping System (BldgSF)	65,910	SF	\$2,285,447	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	59,319	SF	\$213,176	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	59,319	SF	\$65,858	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$11,919	10
Sub Total for System		11	items	\$2,823,448	

Fire and Life Safety

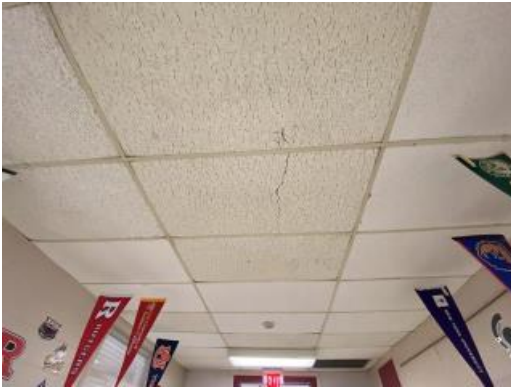
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	65,910	SF	\$151,706	5
Sub Total for System		1	items	\$151,706	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	32	Room	\$281,660	2
Sub Total for System		1	items	\$281,660	
Sub Total for Building 156A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		72	items	\$8,154,931	
Total for: Odom ES		77	items	\$8,618,174	

Supporting Photos

General Site Photos



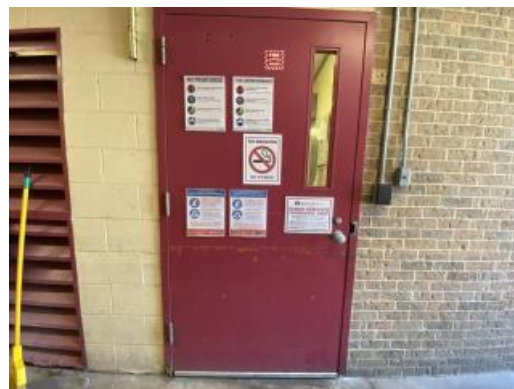
Mismatched ceiling tiles



Exterior windows are beyond their useful life



Asphalt pavement needs to be replaced



Metal Door is scuffed



Concrete sidewalks present cracking



Asphalt needs to be repaved



Grout between quarry tiles needs to be redone



The gas boiler is approaching the end of life.



Mop sinks are original and beyond their useful life.



Water fountains are beyond their useful life.



Condenser - looks to be uneven on the concrete slab