



FACILITY CONDITION ASSESSMENT

Ridgetop ES | February 2022



Executive Summary

Ridgetop ES is located at 5005 Caswell Ave in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 35,363 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$4,455,075. 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 Ridgetop ES the ten-year need is \$8,910,183.

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 Ridgetop ES facility has a 5-year FCA score of 37.49%.

Summary of Findings

The table below summarizes the condition findings at Ridgetop ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,215,423	\$159,464	\$89,391	\$1,374,887	\$1,464,278	\$0	
Permanent Building(s)								
133A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,232,335	\$2,618,279	\$1,543,580	\$5,850,614	\$7,394,194	\$11,481,500	49.04%
133B	Boiler House (Kiln Room)	\$7,317	\$30,478	\$13,916	\$37,795	\$51,711	\$137,192	72.45%
Sub Total for Permanent Building(s):		\$3,239,652	\$2,648,757	\$1,557,496	\$5,888,409	\$7,445,905	\$11,618,692	
Total for Site:		\$4,455,075	\$2,808,221	\$1,646,887	\$7,263,296	\$8,910,183	\$11,618,692	37.49%

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$126,303	\$1,065,206	\$1,191,510	26.74 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.14 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$972,641	\$583,464	\$53,002	\$1,609,108	36.12 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$665,928	\$0	\$0	\$665,928	14.95 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$140,830	\$0	\$140,830	3.16 %
Crawlspace	\$0	\$0	\$0	\$0	\$841,245	\$841,245	18.88 %
Total:	\$6,455	\$0	\$1,638,569	\$850,597	\$1,959,454	\$4,455,075	

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

Interior	-	\$1,609,108
Site	-	\$1,191,510
Electrical	-	\$665,928

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

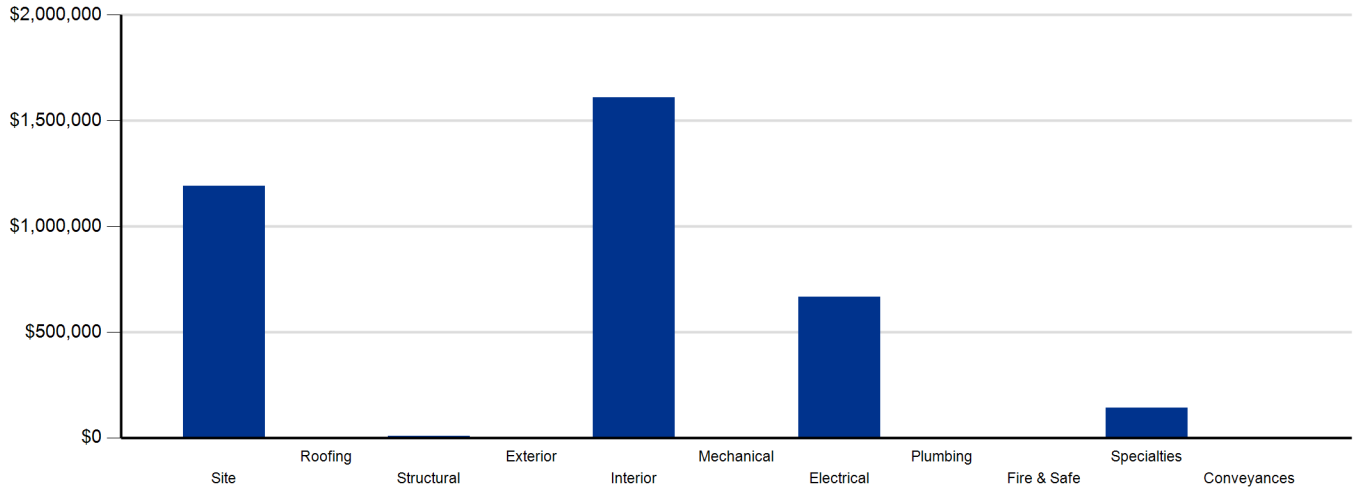


Figure 1: System Deficiencies

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	\$6,242	\$97,414	\$0	\$0	\$103,656
Roofing	\$0	\$55,808	\$0	\$0	\$0	\$55,808
Exterior	\$1,750,757	\$0	\$0	\$0	\$0	\$1,750,757
Interior	\$0	\$33,460	\$136,918	\$0	\$0	\$170,378
Mechanical	\$0	\$0	\$0	\$0	\$217,325	\$217,325
Electrical	\$0	\$0	\$0	\$6,312	\$53,954	\$60,266
Plumbing	\$0	\$0	\$6,384	\$200,884	\$98,357	\$305,625
Fire and Life Safety	\$0	\$0	\$634	\$0	\$143,772	\$144,406
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,750,757	\$95,510	\$241,350	\$207,196	\$513,408	\$2,808,221

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	\$103,656	\$89,391	\$0	\$0	\$0	\$0	\$89,391	\$193,047
Roofing	\$55,808	\$0	\$0	\$0	\$0	\$0	\$0	\$55,808
Exterior	\$1,750,757	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,757
Interior	\$170,378	\$30,979	\$39,168	\$0	\$0	\$107,847	\$177,994	\$348,372
Mechanical	\$217,325	\$0	\$0	\$0	\$0	\$94,300	\$94,300	\$311,625
Electrical	\$60,266	\$0	\$0	\$41,524	\$0	\$474	\$41,998	\$102,264
Plumbing	\$305,625	\$0	\$0	\$0	\$0	\$1,376,777	\$1,376,777	\$1,682,402
Fire and Life Safety	\$144,406	\$0	\$0	\$0	\$0	\$0	\$0	\$144,406
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,808,221	\$120,370	\$39,168	\$41,524	\$0	\$1,579,398	\$1,780,460	\$4,588,681

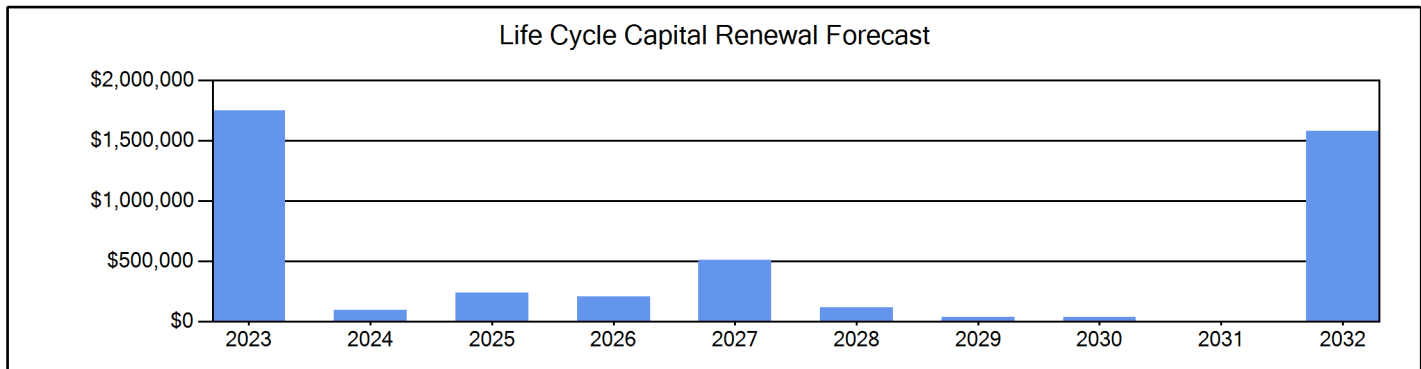


Figure 2: Ten Year Capital Renewal Forecast

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 \$11,618,692. For planning purposes, the total 5-year need at the Ridgetop ES is \$7,263,296 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Ridgetop ES facility has a 5-year FCA of 37.49%.

5-Year Need vs. Replacement

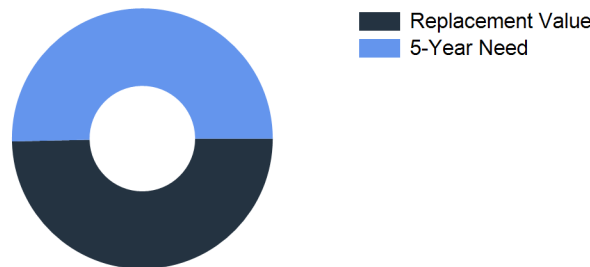


Figure 3: 5-Year FCA

Ridgetop ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	41	CAR	4	\$59,483	4752
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	1,316	LF	4	\$62,112	4750
Fencing Replacement (Ornamental Fence)	Capital Renewal	60	LF	4	\$4,709	4751
PROGRAM DEFICIENCIES	ADA Compliance	443,709	EACH	5	\$761,840	4756
PUBLIC DEFICIENCIES	ADA Compliance	114,740	EACH	5	\$197,006	4755
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	61,946	EACH	5	\$106,360	4757
Sub Total for System		6	items		\$1,191,510	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6573
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
Sub Total for System		1	items		\$6,455	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Replacement	Capital Renewal	3	Ea.	3	\$17,459	4749
Sub Total for System		1	items		\$17,459	
Sub Total for School and Site Level		8	items		\$1,215,423	

Building: 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	25,522	SF	3	\$859,811	4739
Interior Door Hardware Replacement	Capital Renewal	76	Door	3	\$112,830	4747
Acoustical Ceiling Tile Replacement	Capital Renewal	13,111	SF	4	\$44,273	4735
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	11,712	SF	4	\$81,606	4736
Ceiling Grid Replacement	Capital Renewal	13,111	SF	4	\$54,597	4734
Ceramic Tile Flooring Replacement	Capital Renewal	524	SF	4	\$9,258	4742
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	2,447	SF	4	\$29,495	4743
Interior Ceramic Walls Repair or Replacement	Capital Renewal	699	SF	4	\$5,803	4738
Terrazzo Flooring Replacement	Capital Renewal	1,398	SF	4	\$47,639	4744
Toilet Partition Replacement	Capital Renewal	18	Stall	4	\$36,297	4741
Vinyl Composition Tile Replacement	Capital Renewal	19,754	SF	4	\$161,543	4745
Wood Flooring Replacement	Capital Renewal	5,244	SF	4	\$112,955	4746
Interior Ceiling Repainting	Deferred Maintenance	6,643	SF	5	\$13,835	4737
Interior Wall Repainting (Bldg SF)	Capital Renewal	8,741	SF	5	\$39,168	4740
Sub Total for System		14	items		\$1,609,108	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	34,962	SF	3	\$641,152	4754
Sub Total for System		1	items		\$641,152	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	16	Room	4	\$140,830	4748
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	190,382	Ea.	5	\$223,670	6574
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 34194 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	147,546	Ea.	5	\$173,345	6575
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 34194 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	\$24,530	6576
Note: CRAWL SPACE ACCESS/VENTILATION - repair access hatch - 5 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	85,854	Ea.	5	\$100,866	6577
Note: SPECIAL FOUNDATIONS - repair moderate honeycombing - 1542 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	47,595	Ea.	5	\$55,917	6578
Note: SUSPENDED FLOOR BEAMS - repair pipe penetrations - 34194 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	190,382	Ea.	5	\$223,670	6579
Note: SUSPENDED FLOOR SLABS - repair honeycombing & reinforcement - 34194 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	33,406	Ea.	5	\$39,247	6580
Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipe and hangers - 1 IS						
Sub Total for System		7	items		\$841,245	
Sub Total for Building 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		23	items		\$3,232,335	

Building: 133B - Boiler House (Kiln Room)
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	399	SF	3	\$7,317	4753
Sub Total for System		1	items		\$7,317	
Sub Total for Building 133B - Boiler House (Kiln Room)		1	items		\$7,317	
Total for Campus		32	items		\$4,455,075	

Ridgetop ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Concrete Driveways	500	SF	\$6,242	2
Pedestrian Pavement	Sidewalks - Concrete	8,600	SF	\$97,414	3
Playfield Areas	ES Playgrounds	4	Ea.	\$89,391	6
		Sub Total for System	3 items	\$193,047	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	1,100	SF	\$55,808	2
		Sub Total for System	1 items	\$55,808	
		Sub Total for Building -	4 items	\$248,856	

Building: 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	33,564	SF	\$942,967	1
Exterior Wall Veneer	Glass Block (Bldg SF)	350	SF	\$23,778	1
Exterior Wall Veneer	Metal Panel - Bldg SF basis	350	SF	\$1,250	1
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	350	SF	\$6,563	1
Exterior Wall Veneer	Stucco - Bldg SF basis	350	SF	\$1,820	1
Exterior Operating Windows	Aluminum - Windows per SF	6,400	SF	\$638,252	1
Exterior Operating Windows	Steel - Windows per SF	300	SF	\$43,363	1
Exterior Entrance Doors	Steel - Insulated and Painted	20	Door	\$74,140	1
		Sub Total for System	8 items	\$1,732,133	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Tile Flooring	Quarry Tile	1,224	SF	\$33,460	2
Interior Swinging Doors	Wooden Door	39	Door	\$73,148	3
Interior Swinging Doors	Wooden Door	34	Door	\$63,770	3
Carpeting	Carpet	2,447	SF	\$30,979	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,741	SF	\$39,168	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,111	SF	\$44,273	10
Suspended Plaster and	Painted ceilings	6,643	SF	\$13,835	10
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	10
		Sub Total for System	8 items	\$334,930	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (3 Ton)	1	Ea.	\$5,425	5
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	1	Ea.	\$1,486	5
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	5
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	5
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
Exhaust Air	Interior Ceiling Exhaust Fan	11	Ea.	\$5,354	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	34,962	SF	\$94,300	10
		Sub Total for System	8 items	\$311,625	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$5,410	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	34,962	SF	\$24,749	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	6	Ea.	\$12,498	5
Power Distribution	Power Wiring	34,962	SF	\$41,524	8
		Sub Total for System	5 items	\$91,488	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Plumbing Fixtures	Restroom Lavatory	24	Ea.	\$65,191	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	23	Ea.	\$116,366	4
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	4
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$11,012	4
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	27	Ea.	\$23,720	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	32	Ea.	\$66,944	5
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$7,693	5
Domestic Water Equipment	Gas Piping System (BldgSF)	34,962	SF	\$1,212,317	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	34,962	SF	\$125,644	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	34,962	SF	\$38,816	10
Sub Total for System		13	items	\$1,682,401	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	34,962	SF	\$80,473	5
Fire Detection and Alarm	Fire Alarm	34,962	SF	\$55,513	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Sub Total for System		3	items	\$142,854	
Sub Total for Building 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		45	items	\$4,295,431	

Building: 133B - Boiler House (Kiln Room)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	399	SF	\$11,210	1
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Sub Total for System		2	items	\$18,624	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	399	SF	\$13,442	10
Sub Total for System		1	items	\$13,442	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	5
Lighting Fixtures	Light Fixtures (Bldg SF)	399	SF	\$7,317	5
Power Distribution	Power Wiring	399	SF	\$474	10
Sub Total for System		4	items	\$10,776	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	399	SF	\$634	3
Security System Component	Security Alarm System	399	SF	\$918	5
Sub Total for System		2	items	\$1,552	
Sub Total for Building 133B - Boiler House (Kiln Room)		9	items	\$44,393	
Total for: Ridgetop ES		58	items	\$4,588,680	

Supporting Photos

General Site Photos



Roof exhausts discolored



Aged and rusted supply fan



Painted glazed structural tile



Damaged ceiling tiles



Damaged ceiling tiles