



FACILITY CONDITION ASSESSMENT

Williams ES | February 2022



Executive Summary

Williams ES is located at 500 Mairo St in Austin, Texas. The oldest building is 44 years old (at time of 2020 assessment). It comprises 64,846 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 \$8,972,417. 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 Williams ES the ten-year need is \$16,410,397.

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 Williams ES facility has a 5-year FCA score of 35.24%.

Summary of Findings

The table below summarizes the condition findings at Williams 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	\$1,347,523	\$525,090	\$0	\$1,872,613	\$1,872,613	\$0	
Permanent Building(s)								
166A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$7,624,893	\$4,292,591	\$2,620,299	\$11,917,484	\$14,537,783	\$21,294,780	44.04%
Sub Total for Permanent Building(s):		\$7,624,893	\$4,292,591	\$2,620,299	\$11,917,484	\$14,537,783	\$21,294,778	
Total for Site:		\$8,972,417	\$4,817,681	\$2,620,299	\$13,790,098	\$16,410,397	\$21,294,778	35.24%

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	\$0	\$1,341,068	\$1,341,068	14.95 %
Roofing	\$1,569,167	\$0	\$0	\$0	\$0	\$1,569,167	17.49 %
Structural	\$13,813	\$0	\$0	\$0	\$0	\$13,813	0.15 %
Exterior	\$0	\$1,641,904	\$0	\$0	\$0	\$1,641,904	18.30 %
Interior	\$0	\$0	\$190,030	\$30,247	\$0	\$220,277	2.46 %
Mechanical	\$0	\$782,760	\$198,174	\$31,645	\$0	\$1,012,579	11.29 %
Electrical	\$0	\$2,638	\$0	\$0	\$0	\$2,638	0.03 %
Plumbing	\$0	\$0	\$199,028	\$165,476	\$0	\$364,504	4.06 %
Fire and Life Safety	\$675,570	\$0	\$0	\$0	\$0	\$675,570	7.53 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$968	\$0	\$968	0.01 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,129,927	\$2,129,927	23.74 %
Total:	\$2,258,551	\$2,427,301	\$587,232	\$228,337	\$3,470,996	\$8,972,417	

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

Exterior	-	\$1,641,904
Roofing	-	\$1,569,167
Site	-	\$1,341,068

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

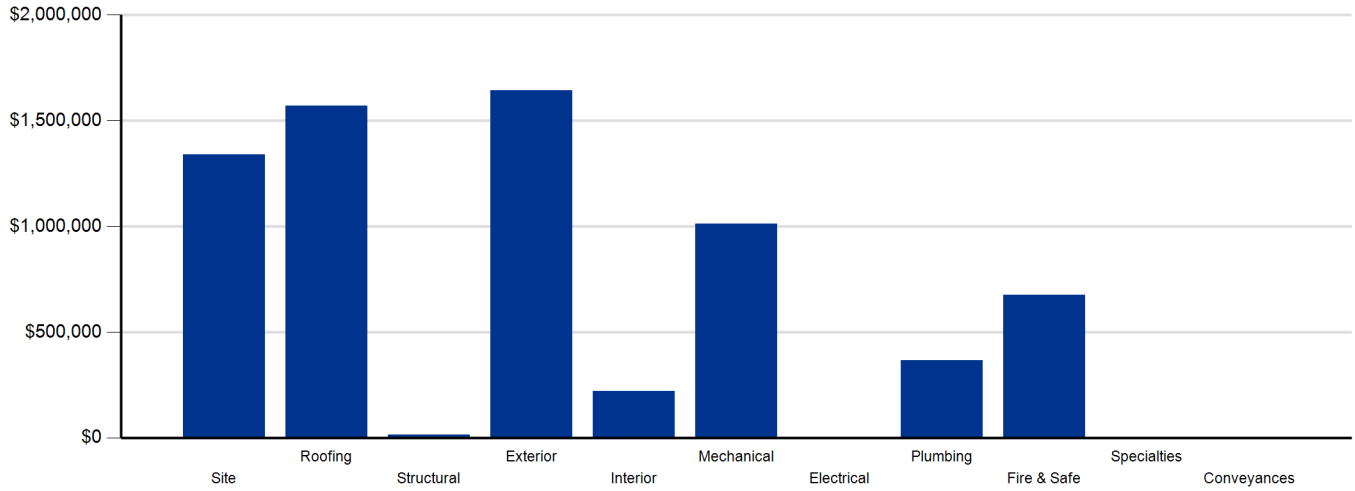


Figure 1: System Deficiencies

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	\$209,887	\$291,924	\$501,811
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$126,562	\$0	\$0	\$126,562
Interior	\$0	\$0	\$219,985	\$284,758	\$285,366	\$790,109
Mechanical	\$0	\$0	\$0	\$0	\$492,152	\$492,152
Electrical	\$0	\$0	\$0	\$54,524	\$0	\$54,524
Plumbing	\$0	\$0	\$6,384	\$0	\$2,555,677	\$2,562,061
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$290,462	\$0	\$290,462
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$352,931	\$839,631	\$3,625,119	\$4,817,681

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	\$501,811	\$0	\$0	\$0	\$0	\$0	\$0	\$501,811
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$126,562	\$0	\$0	\$0	\$0	\$214,727	\$214,727	\$341,289
Interior	\$790,109	\$623,350	\$0	\$8,066	\$159,089	\$37,226	\$827,731	\$1,617,840
Mechanical	\$492,152	\$0	\$0	\$94,014	\$0	\$166,834	\$260,848	\$753,000
Electrical	\$54,524	\$0	\$0	\$138,044	\$0	\$1,266,198	\$1,404,242	\$1,458,766
Plumbing	\$2,562,061	\$0	\$0	\$0	\$0	\$11,919	\$11,919	\$2,573,980
Fire and Life Safety	\$0	\$0	\$0	\$0	\$109,832	\$0	\$109,832	\$109,832
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$290,462	\$0	\$0	\$0	\$0	\$0	\$0	\$290,462
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,817,681	\$623,350	\$0	\$240,124	\$268,921	\$1,696,904	\$2,829,299	\$7,646,980

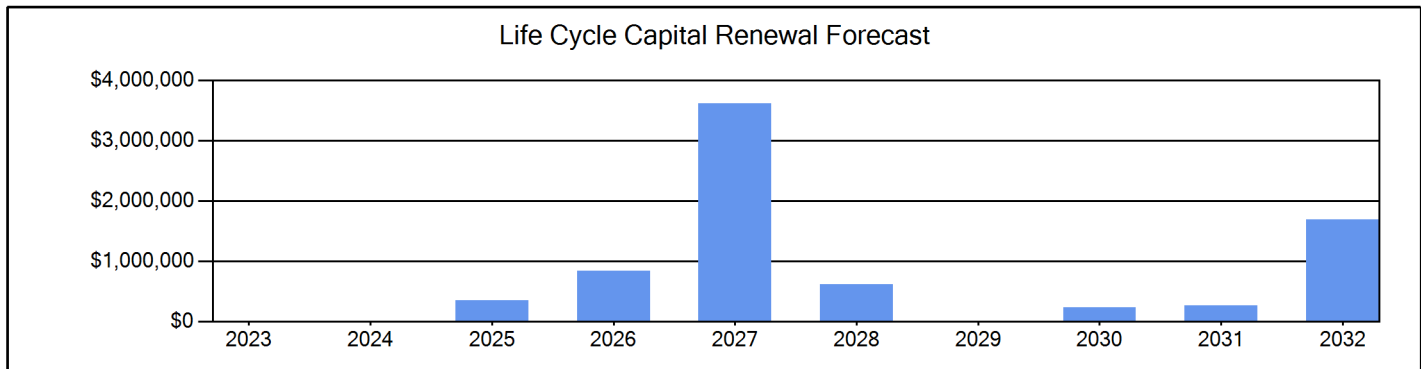


Figure 2: Ten Year Capital Renewal Forecast

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 \$21,294,778. For planning purposes, the total 5-year need at the Williams ES is \$13,790,098 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Williams ES facility has a 5-year FCA of 35.24%.

5-Year Need vs. Replacement

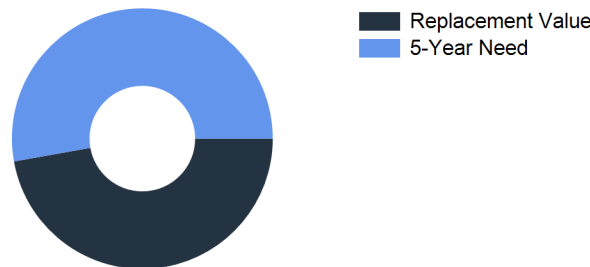


Figure 3: 5-Year FCA

Williams ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	463,554	EACH	5	\$795,913	2323
Note:	SECTION TWO: PROGRAM DEFICIENCIES Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 110,346.82\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 110,346.82\$ Construction Cost for Floor Plan Area 325,929.34\$ Construction Cost for Floor Plan Area 562,545.96\$ Estimated Construction Cost for Floor Plan Area 464,225.25\$ Estimated Construction Cost for Floor Plan Areas 6A & 6B (x2)213,178.07\$ Estimated Construction Cost for Floor Plan Area 787,328.17\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1453,206.79\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements463,553.60					
PUBLIC DEFICIENCIES	ADA Compliance	124,092	EACH	5	\$213,064	2322
Note:	SECTION ONE: PUBLIC DEFICIENCIES Estimated Construction Cost for Site Plan Area A16,006.28\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 116,006.28\$ Construction Cost for Floor Plan Area 129,099.29\$ Construction Cost Subtotal for Interior Improvements Excluding Division 1108,085.83\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 278,986.53\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements124,092.11					
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	193,416	EACH	5	\$332,092	2324
Note:	SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Estimated Construction Cost for Floor Plan Area 861,033.45\$ Estimated Construction Cost for Floor Plan Area 929,985.71\$ Estimated Construction Cost for Floor Plan Area 1135,346.22\$ Estimated Construction Cost for Floor Plan Area 1217,344.06\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1193,415.91\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements193,415.91					
Sub Total for System		3	items		\$1,341,068	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6546
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	
Sub Total for School and Site Level		4	items		\$1,347,523	

Building: 166A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	455,049	EACH	1	\$455,039	2319
AISD ROOFING P3	Capital Renewal	1,110,998	EACH	1	\$1,110,974	2320
AISD ROOFING P5	Capital Renewal	3,155	EACH	1	\$3,155	2321
Sub Total for System		3	items		\$1,569,167	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Possible Structural Condition Exists	Deferred Maintenance	1	Job	1	\$7,358	6013
Note:	Structural Deficiency, AISD Provided data					
Sub Total for System		1	items		\$7,358	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	16,464	SF	2	\$1,641,904	2623
Note:	42"x8'					
Sub Total for System		1	items		\$1,641,904	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	128	Door	3	\$190,030	2621
Note:	Non ADA Hardware					
Toilet Partition Replacement	Capital Renewal	15	Stall	4	\$30,247	606
Note:	Rusted, broken are original to building.					
Sub Total for System		2	items		\$220,277	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: Chiller CH-2: 100 Ton Trane chiller with remote condenser. Equipment uses R-22 and is obsolete. Location: Roof	Capital Renewal	1	Ea.	2	\$20,817	668
Air Handler HVAC Component Replacement Note: Unit is beyond useful life and needs to be replaced Location: Mechanical Room	Capital Renewal	2	Ea.	2	\$86,327	680
Air Handler HVAC Component Replacement Note: Unit is beyond useful life and needs to be replaced Location: Mechanical Room	Capital Renewal	2	Ea.	2	\$58,029	681
Chiller HVAC Component Replacement Note: Chiller CH-2 : 100 Ton Trane with remote condenser equipment uses R-22 Refrigerant and is obsolete. Location: Mechanical Room	Capital Renewal	1	Ea.	2	\$104,497	667
Ductwork Replacement (SF Basis) Location: Throughout building	Capital Renewal	64,846	SF	2	\$513,090	682
Circulation Pump Replacement Note: Pump is beyond useful life and needs to be replaced. Location: Mechanical Room	Capital Renewal	2	Ea.	3	\$28,763	679
Energy Recovery Unit Replacement Note: These Energy Recovery Ventilators (ERV) are beyond useful life and need to be replaced. Location: Roof	Capital Renewal	8	Ea.	3	\$107,997	675
Large Diameter Exhausts/Hoods Replacement Note: Exhaust Fan is beyond useful life and needs to be replaced Location: Roof	Capital Renewal	7	Ea.	3	\$56,254	688
Testing And Balancing Note: Room is too cold HVAC system needs to be balanced. Location: MP-6 Music room	Deferred Maintenance	1,512	SF	3	\$5,161	678
Kitchen Air/Exhaust Replacement Note: Exhaust Fan is beyond useful life and needs to be replaced Location: Roof	Capital Renewal	3	Ea.	4	\$31,645	686
Sub Total for System		10 items			\$1,012,579	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Repair Note: Cabinet is Rusted	Deferred Maintenance	1	KVA	2	\$573	651
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	\$1,837	2616
Switchgear Repair Note: Cabinet Rusted Location: Exterior	Deferred Maintenance	1	Ea.	2	\$229	650
Sub Total for System		3 items			\$2,638	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement Note: Fixture are beyond useful life and need to be replaced Location: Restrooms	Capital Renewal	38	Ea.	3	\$192,257	664
Urinal Replacement Note: Fixture are beyond useful life and need to be replaced Location: Restrooms	Capital Renewal	5	Ea.	3	\$6,771	665
Custodial Mop Or Service Sink Replacement Note: Fixture are beyond useful life and need to be replaced Location: Janitors Closet	Capital Renewal	3	Ea.	4	\$2,388	663
Non-Refrigerated Drinking Fountain Replacement Note: Fixture are beyond useful life and need to be replaced Location: Hallways	Capital Renewal	5	Ea.	4	\$11,919	666

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory Note: Fixtures are beyond the useful life and need to be replaced.	Capital Renewal	42	Ea.	4	\$107,709	661
Restroom Lavatories Plumbing Fixtures Replacement Note: Fixture are beyond useful life and need to be replaced Location: Throughout building	Capital Renewal	16	Ea.	4	\$43,461	662
Sub Total for System		6	items		\$364,504	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinkler System Replacement (SF Basis) Note: Missing Location: Building Wide	Capital Renewal	64,846	SF	1	\$675,570	689
Sub Total for System		1	items		\$675,570	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Cabinetry In Classes/Labs Note: Damaged Cabinet hardware Location: Teacher's lounge	Deferred Maintenance	1	Room	4	\$968	618
Sub Total for System		1	items		\$968	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - Improve drainage - 64431 GSF	Deferred Maintenance	538,098	Ea.	5	\$632,185	6535
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - replace - 1592 LF	Deferred Maintenance	66,478	Ea.	5	\$78,102	6536
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 64431 GSF	Deferred Maintenance	358,732	Ea.	5	\$421,457	6537
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 5 EA	Deferred Maintenance	13,919	Ea.	5	\$16,353	6538
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair column - 5 ea	Deferred Maintenance	89,683	Ea.	5	\$105,364	6539
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair perimeter - 1592 LF	Deferred Maintenance	110,797	Ea.	5	\$130,170	6540
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - repair beams - 64431 GSF	Deferred Maintenance	89,683	Ea.	5	\$105,364	6541
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair slab bottom - 64431 GSF	Deferred Maintenance	448,415	Ea.	5	\$526,821	6542
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes and repairs, repair insulation and leaks - 1 ls	Deferred Maintenance	37,582	Ea.	5	\$44,153	6543
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED DUCTWORK - replace rusted ductwork - 1 LS	Deferred Maintenance	37,582	Ea.	5	\$44,153	6544
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EQUIPMENT - Replace rusted junction box and rusted equipment - 1 LS	Deferred Maintenance	21,965	Ea.	5	\$25,806	6545
Sub Total for System		11	items		\$2,129,927	
Sub Total for Building 166A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		39	items		\$7,624,893	
Total for Campus		43	items		\$8,972,417	

Williams ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	4
Fences and Gates	Fencing - Chain Link (4 Ft)	3,500	LF	\$165,191	4
Parking Lot Pavement	Concrete	98	CAR	\$241,665	5
Roadway Pavement	Concrete Driveways	1,440	SF	\$17,976	5
Pedestrian Pavement	Sidewalks - Concrete	2,850	SF	\$32,283	5
Sub Total for System		5	items	\$501,810	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	4	Ea.	\$23,279	4
Sub Total for System		1	items	\$23,279	
Sub Total for Building -		6	items	\$525,089	

Building: 166A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	32	Door	\$118,624	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	3
Exterior Wall Veneer	Metal Panel - Bldg SF basis	16,212	SF	\$57,911	10
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	6,485	SF	\$156,816	10
Sub Total for System		4	items	\$341,289	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	58,361	SF	\$197,071	3
Tile Flooring	Ceramic Tile	1,297	SF	\$22,914	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	63,549	SF	\$284,758	4
Suspended Plaster and	Painted ceilings	4,539	SF	\$9,453	5
Tile Wall Finish	Ceramic Tile wall	1,297	SF	\$10,767	5
Resilient Flooring	Vinyl Composition Tile Flooring	32,423	SF	\$265,146	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	58,361	SF	\$243,029	6
Carpeting	Carpet	6,485	SF	\$82,101	6
Interior Swinging Doors	Wooden Door	159	Door	\$298,220	6
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	8
Resilient Flooring	Vinyl Composition Tile Flooring	19,454	SF	\$159,089	9
Compartments and Cubicles	Toilet Partitions	15	Stall	\$30,247	10
Wood Flooring	Wood Flooring - All Types	324	SF	\$6,979	10
Sub Total for System		13	items	\$1,617,842	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	64,846	SF	\$100,339	5
Facility Hydronic Distribution	2-Pipe System (Cold)	64,846	SF	\$115,956	5
Facility Hydronic Distribution	2-Pipe Water System (Hot)	64,846	SF	\$275,857	5
Heat Generation	Boiler - Electric (1515 MBH)	1	Ea.	\$60,804	8
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Other HVAC Distribution Systems	VFD (15 HP)	2	Ea.	\$15,117	8
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	8
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	1	Ea.	\$104,497	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Exhaust Air	Kitchen Exhaust Hoods	3	Ea.	\$33,574	10
Sub Total for System		10	items	\$753,000	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	15	Ea.	\$31,245	4

Note: Older packs

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	8
	Note: Blast and Repair				
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	8
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	8
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	8
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	8
Power Distribution	Panelboard - 120/208 100A	4	Ea.	\$11,128	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Power Distribution	Panelboard - 277/480 400A	2	Ea.	\$27,782	8
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	8
Lighting Fixtures	Light Fixtures (Bldg SF)	64,846	SF	\$1,189,181	10
	Note: 1x4 Lights, 2x2 Lights and 2x4 Lights				
Power Distribution	Power Wiring	64,846	SF	\$77,017	10
Sub Total for System		12	items	\$1,435,486	

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
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	5
Domestic Water Equipment	Gas Piping System (BldgSF)	64,846	SF	\$2,248,552	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	64,846	SF	\$233,039	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	64,846	SF	\$71,994	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$11,919	10
Sub Total for System		6	items	\$2,573,980	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	64,846	SF	\$102,964	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$109,832	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	33	Room	\$290,462	4
Sub Total for System		1	items	\$290,462	
Sub Total for Building 166A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		48	items	\$7,121,890	
Total for: Williams ES		54	items	\$7,646,978	

Supporting Photos

General Site Photos



Rusted pipes



Damaged ceiling diffuser



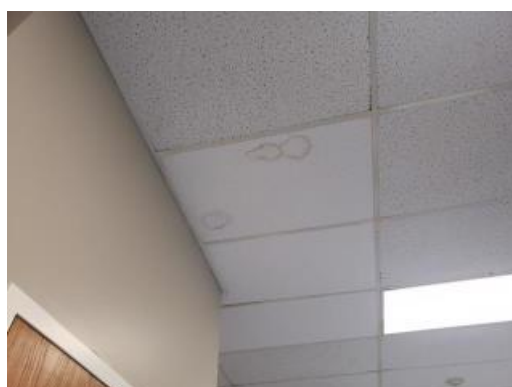
Stained vinyl composite tile



Damaged ceiling diffuser and acoustical ceiling tile



Damaged Casework



Stained acoustical ceiling tiles



Damaged hardware