



FACILITY CONDITION ASSESSMENT

Wooten ES | February 2022



Executive Summary

Wooten ES is located at 1406 Dale St. in Austin, Texas. The oldest building is 65 years old (at time of 2020 assessment). It comprises 53,689 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 \$2,126,549. 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 Wooten ES the ten-year need is \$7,870,267.

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 Wooten ES facility has a 5-year FCA score of 68.68%.

Summary of Findings

The table below summarizes the condition findings at Wooten 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	\$1,076,751	\$91,618	\$81,245	\$1,168,369	\$1,249,614	\$0	
Permanent Building(s)								
144A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,049,798	\$3,304,099	\$2,266,756	\$4,353,897	\$6,620,653	\$17,630,930	75.31%
Sub Total for Permanent Building(s):		\$1,049,798	\$3,304,099	\$2,266,756	\$4,353,897	\$6,620,653	\$17,630,932	
Total for Site:		\$2,126,549	\$3,395,717	\$2,348,001	\$5,522,266	\$7,870,267	\$17,630,932	68.68%

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	\$28,905	\$91,179	\$956,668	\$1,076,751	50.63 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.30 %
Exterior	\$0	\$325,059	\$63,872	\$946	\$139,308	\$529,185	24.88 %
Interior	\$0	\$0	\$0	\$48,396	\$0	\$48,396	2.28 %
Mechanical	\$0	\$400,899	\$870	\$2,578	\$0	\$404,348	19.01 %
Electrical	\$0	\$553	\$47,896	\$4,357	\$0	\$52,806	2.48 %
Plumbing	\$0	\$2,684	\$0	\$5,925	\$0	\$8,609	0.40 %
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	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$6,455	\$729,195	\$141,543	\$153,380	\$1,095,975	\$2,126,549	

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

Site	-	\$1,076,751
Exterior	-	\$529,185
Mechanical	-	\$404,348

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

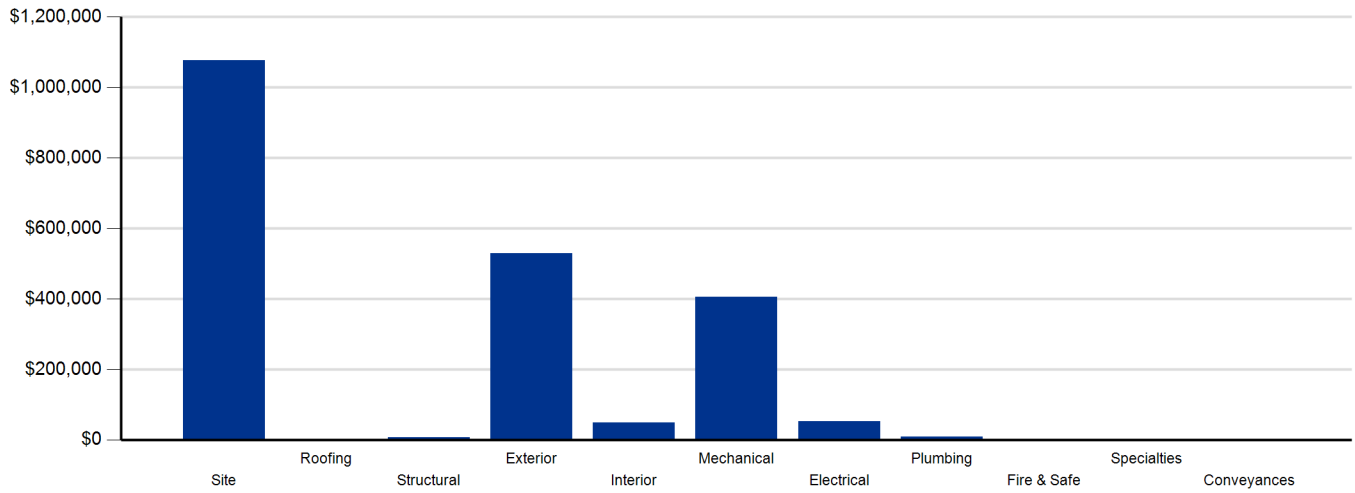


Figure 1: System Deficiencies

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	\$91,618	\$91,618
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$1,012,561	\$1,012,561
Interior	\$0	\$0	\$0	\$11,567	\$269,341	\$280,908
Mechanical	\$0	\$1,755,326	\$31,818	\$258,992	\$113,601	\$2,159,737
Electrical	\$0	\$0	\$0	\$0	\$31,882	\$31,882
Plumbing	\$0	\$0	\$59,198	\$65,376	\$0	\$124,574
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,755,326	\$91,016	\$335,935	\$1,519,003	\$3,701,280

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	\$91,618	\$0	\$0	\$0	\$0	\$81,245	\$81,245	\$172,863
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,012,561	\$0	\$0	\$0	\$0	\$86,164	\$86,164	\$1,098,725
Interior	\$280,908	\$0	\$0	\$0	\$0	\$264,528	\$264,528	\$545,436
Mechanical	\$2,159,737	\$0	\$0	\$26,661	\$0	\$76,379	\$103,040	\$2,262,777
Electrical	\$31,882	\$0	\$0	\$50,812	\$0	\$1,015,823	\$1,066,635	\$1,098,517
Plumbing	\$124,574	\$0	\$0	\$172,109	\$0	\$35,635	\$207,744	\$332,318
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$589,725	\$0	\$0	\$589,725	\$589,725
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,701,280	\$0	\$0	\$839,307	\$0	\$1,559,774	\$2,399,081	\$6,100,361

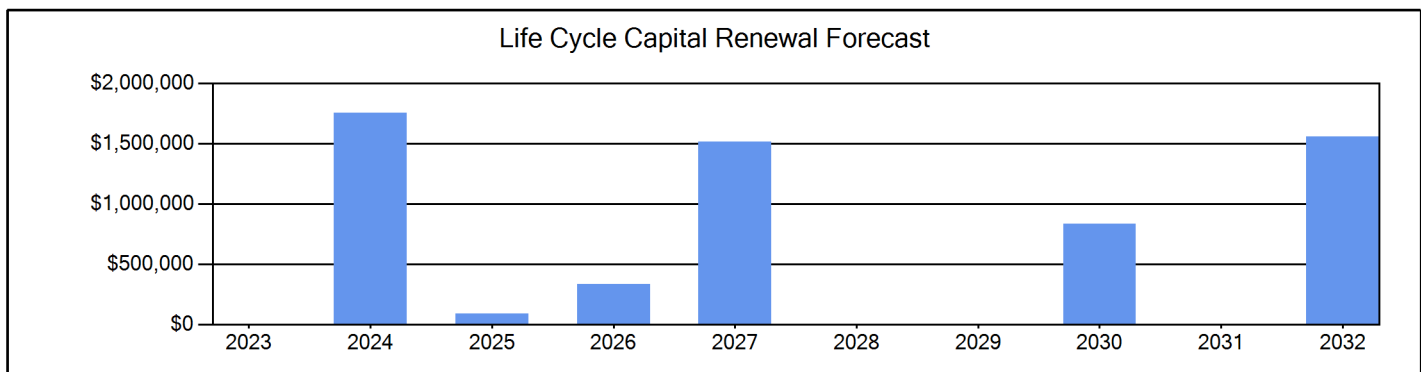


Figure 2: Ten Year Capital Renewal Forecast

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 \$17,630,932. For planning purposes, the total 5-year need at the Wooten ES is \$5,522,266 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Wooten ES facility has a 5-year FCA of 68.68%.

5-Year Need vs. Replacement

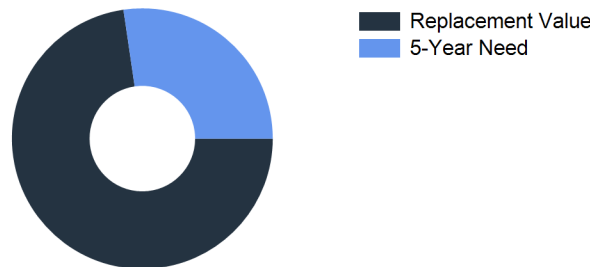


Figure 3: 5-Year FCA

Wooten ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	2,400	SF	3	\$28,905	111
Note: Replace sidewalk extending from ROW of Lazy Lane to bus loading area near intersection of Dale Drive and Lazy Lane. Replace cut panel by portables.						
Asphalt Paving Replacement	Capital Renewal	51	CAR	4	\$72,608	107
Note: Parking lot is cracked and needs to be repaved						
Location: Corner of Wooten Drive and Lazy Lane						
Exterior Basketball Goal Replacement	Capital Renewal	2	Ea.	4	\$6,506	106
Note: Basketball goal is portable type on wheels. It appears broken (laying on its side) and is missing the net.						
Site Drainage Regrading	Deferred Maintenance	5,287	SF	4	\$12,064	110
Note: There are three specific locations that require regrading to fix onsite drainage issues: Area 1 is located at the playground, on the north side of the school. Stormwater is released via downspouts from the roof, but no inlets or channels collecting the water, so it pools near the building entrance. Channels with wooden covers are present to allow drainage to flow beneath the sidewalks, but are full of debris and not functioning. Areas 2 and 3 are located at the entrances on the east side of the building. There are no inlets at either locations. It appears the intent for drainage in this area was to ultimately reach a concrete trickle channel to convey the drainage to the east, but the trickle channels are not well defined and do not have acceptable slopes. Instead, stormwater is leaving downspouts and entering the adjacent doorways.						
Paving Restriping	Deferred Maintenance	51	CAR	5	\$1,694	109
Note: Striping is faded and needs to be re-striped						
Location: Corner of Wooten Drive and Lazy Lane						
PROGRAM DEFICIENCIES	ADA Compliance	285,252	EACH	5	\$489,772	5852
PUBLIC DEFICIENCIES	ADA Compliance	240,597	EACH	5	\$413,100	5851
Small Bench Replacement	Deferred Maintenance	3	Ea.	5	\$6,201	112
Note: Replace 1 broken concrete bench at garden, 1 wooden bench by main entrance and 1 wooden bench by playground.						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	26,733	EACH	5	\$45,900	5853
		Sub Total for System	9 items		\$1,076,751	
		Sub Total for School and Site Level	9 items		\$1,076,751	

Building: 144A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	1
Note: Vertical and diagonal cracking of brick. Study required to determine cause.						
Location: Main building - west side of stage						
		Sub Total for System	1 items		\$6,455	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	344	SF	2	\$34,306	7
Note: Windows are worn and beyond useful life						
Location: 200 Wing						
Aluminum Window Replacement	Capital Renewal	2,720	SF	2	\$271,257	8
Note: Windows are worn and beyond useful life						
Location: 200 wing						
Aluminum Window Replacement	Capital Renewal	48	SF	2	\$4,787	9
Note: Windows are worn and beyond useful life						
Location: West side of stage						
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	\$11,121	324

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Window Replacement Note: Windows are worn and beyond useful life Location: Kitchen near building entry	Capital Renewal	24	SF	2	\$3,588	10
Brick Exterior Repair Note: Brick cracking. Remove brick and re-mortar as required Location: East 100 wing entry canopy of main building	Deferred Maintenance	5	SF Wall	3	\$62	4
Brick Exterior Repointing Note: The exterior brick needs repointing in some areas.	Deferred Maintenance	5,000	SF Wall	3	\$63,580	459
Exterior Metal Door Repainting Note: Paint is chipping Location: Mechanical storage and storage at main entry near gym	Deferred Maintenance	2	Door	3	\$230	11
Exterior Soffit Replacement Note: Damage and missing soffit Location: Main building	Capital Renewal	25	SF	4	\$946	5
Exterior Cleaning	Deferred Maintenance	31,220	SF Wall	5	\$120,912	455
Exterior Soffit Repainting Note: Soffit paint is chipping Location: Main building	Deferred Maintenance	5,000	SF	5	\$18,396	2
Sub Total for System		11 items			\$529,185	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	24	Stall	4	\$48,396	456
Sub Total for System		1 items			\$48,396	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	325
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$12,845	327
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	330
Air Cooled Condenser Replacement	Capital Renewal	3	Ea.	2	\$29,918	338
Ductless Split System AC Replacement	Capital Renewal	2	Ea.	2	\$10,849	332
Heat Pump HVAC Component Replacement Note: Units are in very poor condition Location: Classrooms: 101-107, 10, 11, 20, 301-304, 306, 308	Capital Renewal	16	Ea.	2	\$194,161	15
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$8,908	340
Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Piping is aged and failing per maintenance staff and visual inspection Location: Site wide	Capital Renewal	53,689	SF	2	\$96,005	17
Package Roof Top Unit Replacement Note: Unit is aged Location: Roof	Capital Renewal	1	Ea.	2	\$15,909	16
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	342
Component Insulation Replacement Note: refrigerant insulation falling off at kitchen connection Location: Kitchen	Capital Renewal	40	LF	3	\$870	6
Air Curtain Replacement Note: Aged and worn air curtain Location: exterior of kitchen	Capital Renewal	1	Ea.	4	\$2,578	3
Sub Total for System		12 items			\$404,348	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-run Power Circuits in Rigid Metal Conduit Note: Conduit is need of repair Location: Exterior - adjacent to gym doors	Functional Deficiency	10	LF	2	\$553	18
Canopy Lighting Replacement Note: Aged and not matching other fixtures Location: 200 wing	Capital Renewal	2	Ea.	3	\$4,166	20
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	348
Lightning Protection System Installation	Functional Deficiency	53,689	SF	3	\$41,927	19
Remove Abandoned Equipment Note: (2)Starters, (2) disconnects, (1) wireway, (6) j-boxes Location: Exterior of 100 and 200 wing	Deferred Maintenance	1	Ea.	4	\$4,357	21
Sub Total for System		5 items			\$52,806	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement Note: Aged Location: Mechanical room	Capital Renewal	1	Ea.	2	\$2,684	12
Custodial Mop Or Service Sink Replacement Note: Aged Location: Kitchen	Capital Renewal	1	Ea.	4	\$796	14
Replace classroom lavatory Note: Aged Location: Corridors	Capital Renewal	2	Ea.	4	\$5,129	13
Sub Total for System		3 items			\$8,609	
Sub Total for Building 144A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		33 items			\$1,049,798	
Total for Campus		42 items			\$2,126,549	

Wooten 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	Fencing - Wood	160	LF	\$4,833	5
Roadway Pavement	Asphalt Driveways	13,496	SF	\$86,785	5
Parking Lot Pavement	Asphalt	56	CAR	\$81,245	10
Sub Total for System			3 items	\$172,863	
Sub Total for Building -			3 items	\$172,863	

Building: 144A - 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	570	SF	\$56,844	5
Exterior Operating Windows	Aluminum - Windows per SF	5,120	SF	\$510,602	5
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	5
Exterior Operating Windows	Aluminum - Windows per SF	344	SF	\$34,306	5
Exterior Operating Windows	Aluminum - Windows per SF	2,720	SF	\$271,257	5
Exterior Entrance Doors	Steel - Insulated and Painted	37	Door	\$137,159	5
Exterior Operating Windows	Aluminum - Windows per SF	864	SF	\$86,164	10
Sub Total for System			7 items	\$1,098,726	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types	537	SF	\$11,567	4
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	1,073	SF	\$7,476	5
Suspended Plaster and	Painted ceilings	1,074	SF	\$2,237	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	23,623	SF	\$105,853	5
Carpeting	Carpet	537	SF	\$6,799	5
Interior Door Supplementary Components	Door Hardware	13	Door	\$19,300	5
Interior Door Supplementary Components	Door Hardware	86	Door	\$127,676	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	51,541	SF	\$174,041	10
Wall Paneling	Wood Panel wall	2,684	SF	\$42,091	10
Compartments and Cubicles	Toilet Partitions	24	Stall	\$48,396	10
Sub Total for System			10 items	\$545,435	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	135	Ton	\$1,755,326	2
	Note: Classroom Wings				
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	53,689	SF	\$83,076	4
Decentralized Cooling	Heat Pump (5 Ton)	11	Ea.	\$133,486	4
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	\$9,798	4
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	4
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	5	Ea.	\$49,863	5
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	1	Ea.	\$15,266	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2	Ea.	\$48,472	5
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	1	Ea.	\$2,617	8
Decentralized Cooling	Heat Pump (10 Ton)	1	Ea.	\$24,044	8
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	10
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	10
HVAC Air Distribution	VAV Boxes / Terminal Device	6	Ea.	\$23,243	10
Sub Total for System			15 items	\$2,262,777	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	26,844	SF	\$31,882	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	53,689	SF	\$38,005	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	15	Ea.	\$31,245	10
Lighting Fixtures	Light Fixtures (Bldg SF)	53,689	SF	\$984,578	10
Sub Total for System		6	items	\$1,098,516	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$32,595	3
Plumbing Fixtures	Showers	1	Ea.	\$1,306	3
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	3
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	4
Plumbing Fixtures	Classroom Lavatory	25	Ea.	\$64,112	4
Plumbing Fixtures	Toilets	30	Ea.	\$151,782	8
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	8
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$17,619	8
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2	Ea.	\$5,368	10
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	Ea.	\$27,583	10
Sub Total for System		11	items	\$332,319	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	67	Room	\$589,725	8
Sub Total for System		1	items	\$589,725	
Sub Total for Building 144A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		50	items	\$5,927,498	
Total for: Wooten ES		53	items	\$6,100,362	

Supporting Photos

General Site Photos



Exterior windows are beyond their expected life.



The exterior brick veneer presents cracking.



The air curtain is not operating.



The ceiling grid is bowing and beyond useful life.