



Baldwin ES | February 2022



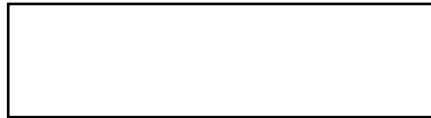


Executive Summary

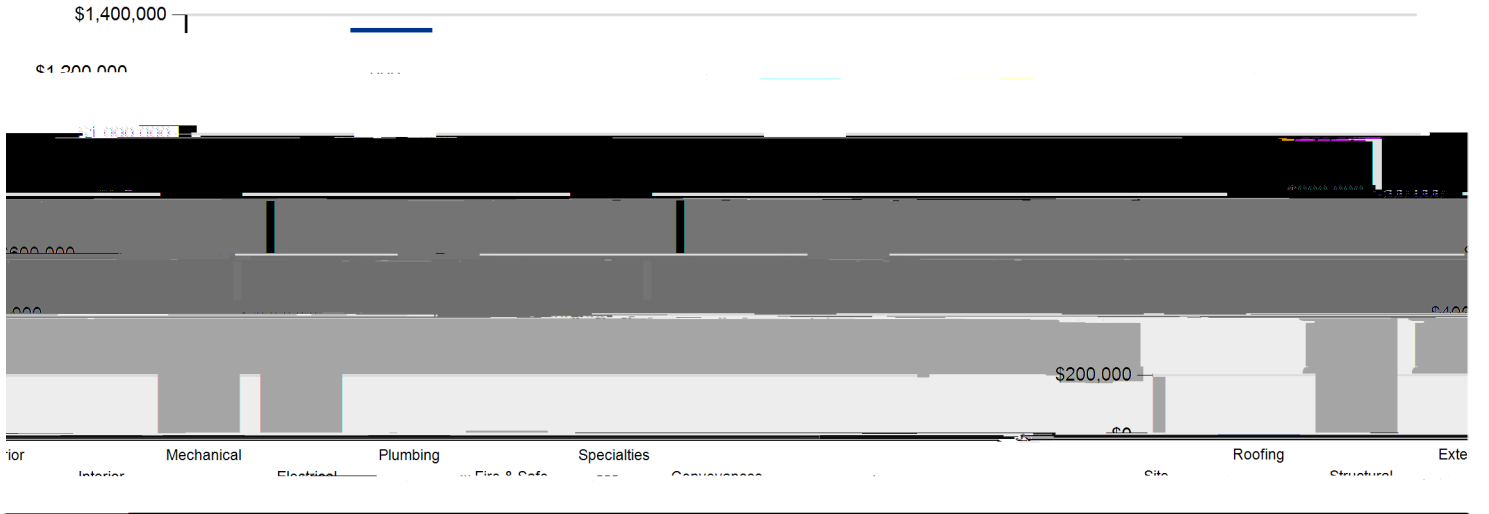


Table 2: System by Priority (Site & Permanent Buildings)

System	Priority						% of Total



Facility Condition Assessment









Facility Condition Assessment Score



Figure 3: 5-Year FCA



Baldwin ES - Deficiency Summary

Building: 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P4	Capital Renewal	1,340,830	EACH	1	\$1,340,801	5719
AISD ROOFING P5	Capital Renewal	14,475	EACH	1	\$14,475	5720
Sub Total for System		2	items		\$1,355,275	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Damaged Location: Building Wide	Capital Renewal	29	Door	3	\$43,054	5983
Interior Door Replacement Note: Difficult to Operate and Close Location: Building Wide	Capital Renewal	4	Door	3	\$7,502	5985
Acoustical Ceiling Tile Replacement Note: Difficult to Maintain/ Soft /Grime Location: Kitchen	Capital Renewal	1,738	SF	4	\$5,869	5977
Carpet Flooring Replacement Note: Stained and Heavy Wear and Tear Location: Building Wide	Capital Renewal	4,345	SF	4	\$55,008	5981
Metal Interior Door Replacement Note: Stained /Color marks Location: Building Wide	Capital Renewal	25	Door	4	\$72,345	5984
Toilet Partition Replacement Note: Loose Bracket/Adjust Door Panel Location: Boys Restroom	Capital Renewal	2	Stall	4	\$4,033	5980
Vinyl Composition Tile Replacement Note: Worn and Broken	Capital Renewal	21,289	SF	4	\$174,095	5982
Interior Ceiling Repainting	Deferred	8,690				



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	6003
Sub Total for System		16	items		\$1,205,821	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	5	Ea.	2	\$6,319	5986
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	\$12,768	5987
Sub Total for System		2	items		\$19,087	
Sub Total for Building 187A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		29	items		\$3,030,274	
Total for Campus		29	items		\$3,030,274	



Baldwin 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 - Chain Link (8-10 Ft)	500	LF	\$39,172	8
Parking Lot Pavement	Asphalt	89	CAR	\$129,121	10
Sub Total for System		2	items	\$168,294	
Sub Total for Building -		2	items	\$168,294	

Building: 187A - 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	508	SF	\$50,661	10
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,984	10
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	10
Sub Total for System		3	items	\$82,594	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	78,206	SF	\$350,435	4
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Tile Flooring	Ceramic Tile	1,738	SF	\$30,706	6
Tile Flooring	Quarry Tile	1,738	SF	\$47,511	6
Interior Swinging Doors	Wooden Door	104	Door	\$195,062	6
Interior Door Supplementary Components	Door Hardware	149	Door	\$221,207	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	72,123	SF	\$243,542	8
Carpeting	Carpet	4,345	SF	\$55,008	8
Resilient Flooring	Vinyl Composition Tile Flooring	52,137	SF	\$426,361	8
Interior Swinging Doors	Metal Door (Steel)				



Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
Exhaust Air	Roof Exhaust Fan - Small	15	Ea.	\$29,395	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		25	items	\$2,035,412	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	86,895	SF	\$61,511	4
	Note: PA in room 301 and 208 were reported to be in need of repair or replacement				
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	44	Ea.	\$91,651	10
Lighting Fixtures	Light Fixtures (Bldg SF)	86,895			

General Site Photos

