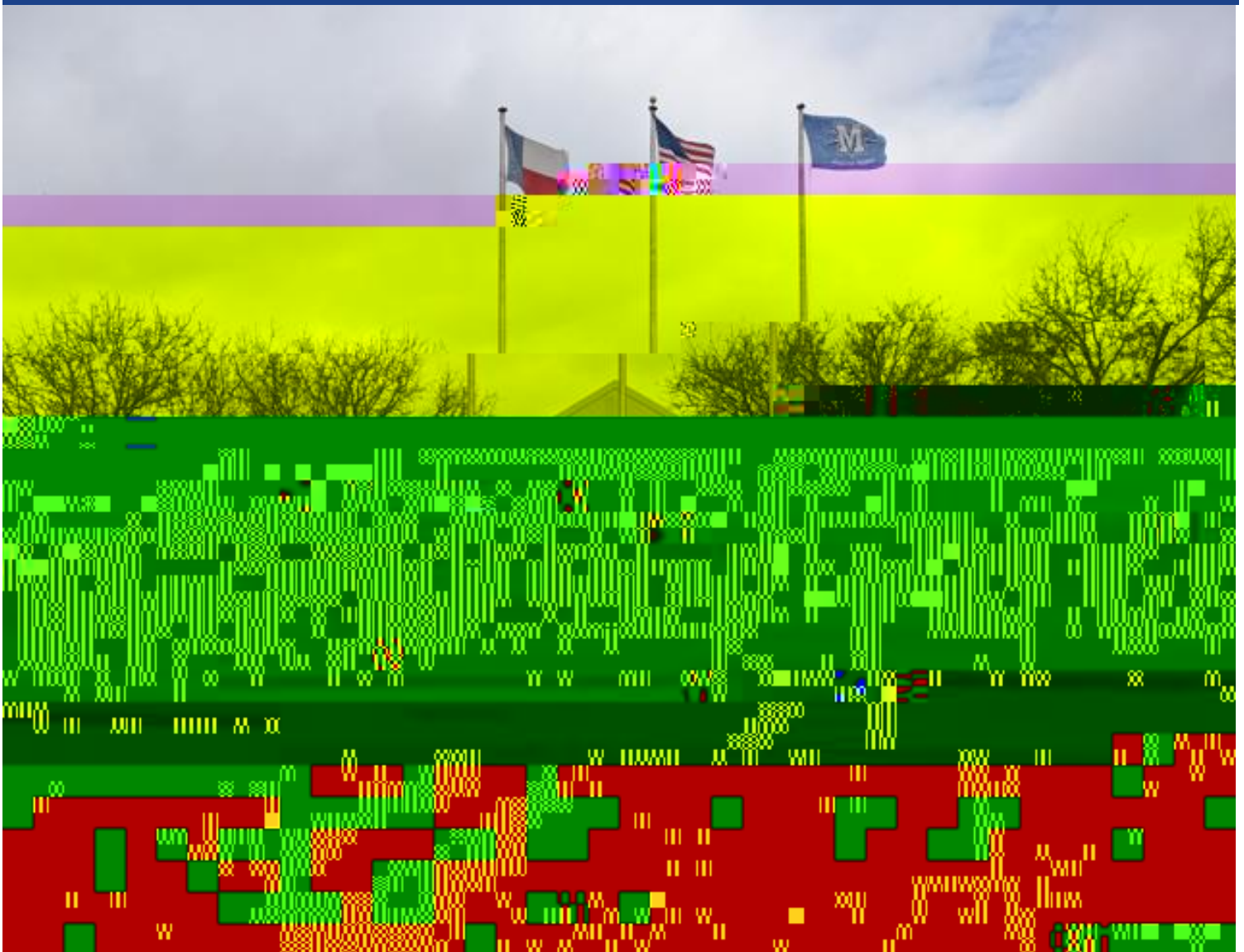




FACILITY CONDITION ASSESSMENT

McCallum HS | February 2022



Approach and Methodology

Facility Deficiency Priority Levels

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

System	Priority

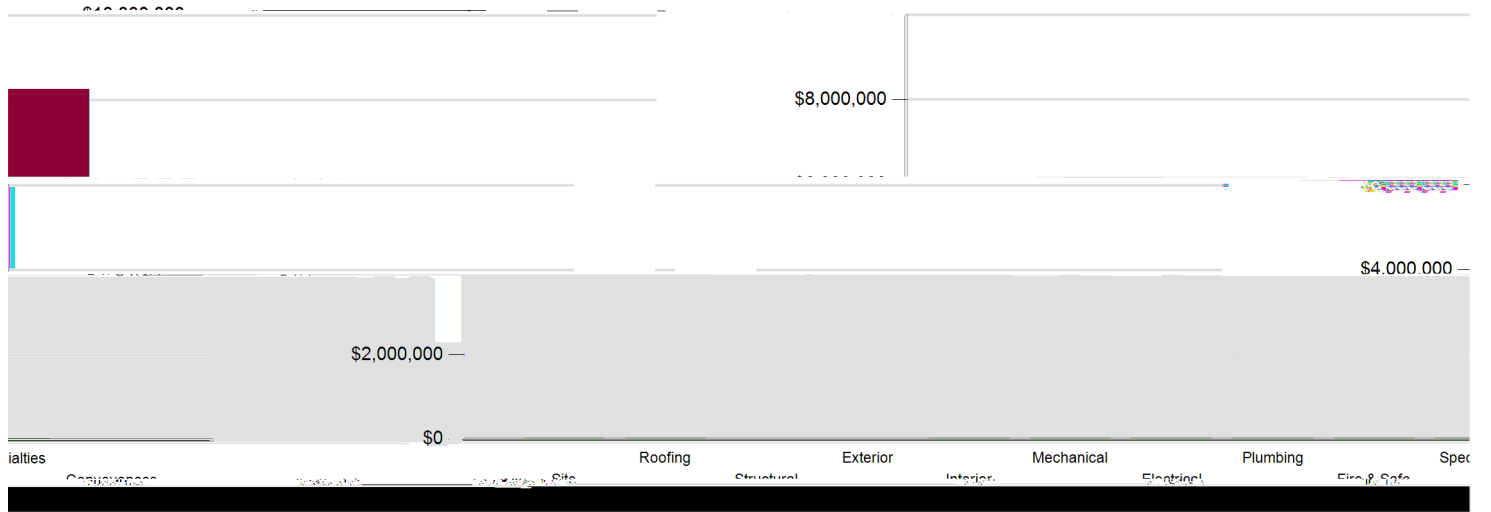


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

Facility Condition Assessment Score

McCallum HS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Weathering/faulting driveway	Capital Renewal	28,570	SF	3	\$183,717	3020
Concrete Walks Replacement Location: All around campus	Capital Renewal	3,206	SF	3	\$36,315	3023
Asphalt Paving Resurfacing Location: Parking lots and drive aisle	Deferred Maintenance	18,665	SF	4	\$77,634	3019
Fencing Replacement (Wood Fence) Note: Wooden fence around tennis court has termite damage Location: Tennis court fence	Deferred Maintenance	110	LF	4	\$3,323	3012
Site Drainage Regrading Note: Ponding/grading issues	Deferred Maintenance	26,750	SF	4	\$38,464	3022
Paving Restriping Note: Faded striping in parking lots and driveways	Deferred Maintenance	306	CAR	5	\$10,176	3021
Site Marquee Repair Note: Site Marquee does not function	Deferred Maintenance	1	Ea.	5	\$3,227	3024
Site Signage Replacement Location: Driveway entrance, parking lot	Capital Renewal	2	Ea.	5	\$483	3025
Small Bench Replacement Location: Broken benches near portables	Deferred Maintenance	2	Ea.	5	\$4,134	3027
Tennis Courts, Nets, And Equipment Repair Note: Tree growing through pavement Location: Southeast section of tennis courts	Deferred Maintenance	1	Ea.	5	\$1,420	3013
Tree Replacement Location: Near Fine Arts Center	Deferred Maintenance	1	Ea.	5	\$527	3026
Sub Total for System		11 items			\$359,421	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD	Deferred Maintenance	2	Job	1	\$12,910	6903
Sub Total for System		1 items			\$12,910	
Sub Total for School and Site Level		12 items			\$372,331	

Building: 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	467,435	EACH	1	\$491,602	4656
AISD ROOFING P2	Capital Renewal	669,395	EACH	1	\$704,003	4657
AISD ROOFING P3	Capital Renewal	467,435	EACH	1	\$491,602	4658
AISD ROOFING P4	Capital Renewal	477,560	EACH	1	\$502,250	4659
AISD ROOFING P5	Capital Renewal	267,472	EACH	1	\$281,301	4660
Sub Total for System		5 items				

Interior

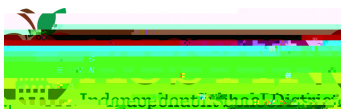
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: To be done with door replacement Location: Various locations	Capital Renewal	105	Door	3	\$155,884	3143
Interior Door Replacement Note: End of life Location: Various locations	Capital Renewal	93	Door	3	\$174,431	3142
Acoustical Ceiling Tile Replacement Note: Damaged/end of life cycle Location: Replace at classrooms, cafeteria, and corridor	Capital Renewal	71,763	SF	4	\$242,326	3133
Interior Ceramic Walls Repair or Replacement Note: Loose tiles, broken Location: Small Gym, Corridors	Capital Renewal	18,400	SF	4	\$152,754	3135
Interior Toilet Partition Repair Note: End of life Location: Various locations	Deferred Maintenance	10	Ea.	4	\$20,165	3138
Interior Wood Wall Replacement (LC) Note: Water damaged, stained Location: Classrooms, Corridors	Capital Renewal	29,441	SF	4	\$461,696	3136
Metal Interior Door Replacement Note: End of life Location: Various locations	Capital Renewal	12	Door	4	\$34,726	3141
Toilet Partition Replacement						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Exhaust Hood Replacement	Capital Renewal	3	Ea.	3	\$33,574	6188
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	25	Ea.	3	\$200,906	6186
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	10	Ea.	3	\$80,362	6189
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$10,625	6169
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$35,269	6171
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$22,829	6172
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	8	Ea.	3	\$15,677	6185
Existing Controls Are Obsolete	Capital Renewal	184,007	SF	4	\$496,308	6158
Sub Total for System		26	items		\$4,419,353	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$17,802	3148
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$18,241	3146
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	3147
Exterior Liquid Filled Transformer Replacement	Capital Renewal	1	Ea.	2	\$47,520	3156
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$24,683	3149
Note: Of the 2 400A panels (R1 in Kitchen area and TP1C in ELEC 130), TP1C is a 2 section panel						
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$13,910	3150
Note: Of the 5 100A panels, panel TP1DA (in CC 112) is mounted behind the door of the room and door swing impacts panel. Also, panel P-4 (in CC 155) has clearance issues						
Panelboard Replacement	Capital Renewal	8	Ea.	2	\$43,996	3151
Note: Of these 8 225A panels, panel B (admin area) and panel H1 (in CC 150) have breakers missing and exposed bus. Panel S (in CC 155) has panel door missing. Panel E has a safety clearance issue						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	3714
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	3145
Note: Outdoor service conn/main switchgear (3 sections) - no NP info available. Assume 1200 A service						
Canopy Lighting Replacement	Capital Renewal	13	Ea.	3	\$27,079	3158
Exterior Mounted Building Lighting Replacement	Capital Renewal	25	Ea.	3	\$22,543	3159
Interior Power Wiring Replacement	Deferred Maintenance	184,007	SF	3	\$218,543	3161
Lighting Fixtures Replacement	Capital Renewal	184,007	SF	3	\$3,374,420	3160
Note:						



Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3666
Fire Alarm Replacement	Capital Renewal	184,007	SF	1	\$292,170	3155
Note: Client interview indicated PA and security system to be old and in need of repair/replacement. PA has reported "dead spots"						
Security Alarm Replacement	Capital Renewal	184,007	SF	1	\$423,532	3154
Note: Client interview indicated PA and security system to be old and in need of repair/replacement. PA has reported "dead spots"						
Sub Total for System		3	items		\$722,570	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	3153
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	1,320	Ea.	4	\$703,225	3144
Note: End of life						
Location: Corridors						
Sub Total for System		1	items		\$703,225	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	412,867	Ea.	5	\$485,057	6904
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	395,463	Ea.	5	\$464,610	6905
Note: PERIMETER SOIL RETAINERS - replace soil retainers - 4059 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	639,943	Ea.	5	\$751,838	6906
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6907
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 5 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	206,433	Ea.	5	\$242,528	6908
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing & reinforcement - 148308 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	126,665	Ea.	5	\$148,813	6909
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pies and hangers and missing insulation - 1 LS						
Sub Total for System		6	items		\$2,109,198	
Sub Total for Building 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		81	items		\$18,394,868	

Building: 005B - Mechanical Building (old Boiler House)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	6212
Note: 4,000 CFM						
Copper Tube Boiler Replacement	Capital Renewal	4	Ea.	2	\$389,742	6199
Note: 2,070 MBH						
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$71,293	6201
Note: 1,500 MBH						
Gas Piping Replacement (SF Basis)	Capital Renewal	2,376	SF	2	\$82,388	6192
HVAC VAV Box Replacement	Capital Renewal	4	Ea.	2	\$15,495	6213
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	2,376	SF	2	\$10,108	6210
Air Compressor Replacement	Capital Renewal	1	Ea.	3	\$5,645	6207
Note: 3 HP						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	6211
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$4,393	6208
Note: 3 HP						
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$21,249	6209

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	6214
Existing Controls Are Obsolete	Capital Renewal	2,376	SF	4	\$6,409	6205
Sub Total for System		12	items		\$680,609	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3163
Note: Panels do not have arc flash/PPE labeling						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$9,372	3164
Note: Panel "no ID" (rated 208V) was found without faceplate, exposing wiring						
Canopy Lighting Replacement	Capital Renewal	9	Ea.	3	\$18,747	3175
Location: Canopy from Building B to Building A, behind the large gym wasnot ID'd on either the Building A plan or Building B plan. It was included, along with the associated canopy lighting, for this building						
Exterior Mounted Building Lighting Replacement	Capital Renewal	4	Ea.	3	\$3,607	3176
Lighting Fixtures Replacement	Capital Renewal	2,364	SF	3	\$43,352	3181
Note: Section from Orch to Choir appeared to be newer than 1953 - no info provided/available on building mods						
Public Address System Replacement, Non-main Building	Deferred Maintenance	2,364	SF	3	\$1,673	3165
Note: Did not see evidence of security or PA system in old boiler areas						
Sub Total for System		6	items		\$79,534	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,376	SF	3	\$8,539	6193
Sanitary Sewer Piping Replacement	Capital Renewal	2,376	SF	3	\$2,638	6194
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	6196
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	6197
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	6198
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	6380
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	6381
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	6195
Sub Total for System		8	items		\$96,244	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	3174
Fire Alarm Replacement	Capital Renewal	2,364	SF	1	\$3,754	3168
Note: Did not see evidence of emergency lighting or PA system in old boiler areas						
Security Alarm Replacement	Capital Renewal	2,364	SF	1	\$5,441	3167
Note: Did not see evidence of security or PA system in old boiler areas						
Sub Total for System		3	items		\$16,063	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	3166
Note: Did not see evidence of security or PA system in old boiler areas						
Sub Total for System		1	items		\$7,307	
Sub Total for Building 005B - Mechanical Building (old Boiler House)		30	items		\$879,756	

Building: 005C - Theater Building (includes Band Hall & Choir)

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Flooring Repair	Deferred Maintenance	8,126	SF	4	\$134,591	3295
Note: Refinish stage due to wear and tear						
Sub Total for System		1	items		\$134,591	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	6228

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$113,856	6232
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	6233
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	6234
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	6226
HVAC VAV Box Replacement	Capital Renewal	12	Ea.	2	\$46,486	6236
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	29,023	SF	2	\$70,226	6231
Replace Variable Frequency Drive	Capital Renewal	4	Ea.	3	\$17,573	6230
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	6237
Existing Controls Are Obsolete	Capital Renewal	29,023	SF	4	\$78,282	6224
	Sub Total for System	10	items		\$600,979	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$36,483	3183
Note: Transformers not provided with required clearance						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	3184

Building: 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Replace with doors	Capital Renewal	16	Door	3	\$23,754	3417
Interior Door Replacement Note: End of life	Capital Renewal	14	Door	3	\$26,258	3411
Metal Interior Door Replacement Note: Damaged/broken Location: Corridor	Capital Renewal	2	Door	4	\$5,788	3405
Toilet Partition Replacement Note: Damaged Location: Restrooms	Capital Renewal	6	Stall	4	\$12,099	3402
Interior Ceiling Repainting Note: Peeling/Flaking Location: Various locations	Deferred Maintenance	10,224	SF	5	\$21,292	3400
Interior Door Repainting Note: Needs paint	Deferred Maintenance	6	Door	5	\$268	3412
Interior Door Repair	Deferred Maintenance	4	Door	5	\$2,582	3410
Interior Wall Repainting	Deferred Maintenance	9,800	SF Wall	5	\$22,014	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$2,782	3242
Panelboard Replacement Note: 125A, Storage/Clearance issue at "elec bath" room, panels do not have arc flash warnings provided	Capital Renewal	1	Ea.	2	\$6,688	3243
Panelboard Replacement	Capital Renewal	1				

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	1,139	SF	2	\$2,037	6265
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	6267
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$115,412	6269
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$115,412	6270
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	6271
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$21,249	6263
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$27,872	6264
Existing Controls Are Obsolete	Capital Renewal	1,139	SF	4	\$3,072	6384
	Sub Total for System	10	items		\$1,809,001	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	3255

Note:



Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: No PA or security system						
Sub Total for System		4	items		\$30,583	
Sub Total for Building 005F - Baseball Batting Cage & Storage		10	items		\$116,062	

Building: 005G - Storage Building (Wood), Track Storage

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exposed Ceiling Replacement	Capital Renewal	464	SF	4	\$401	3439
Note: Ceiling is Plywood, repair/replace wood rotting						
Interior Wall Repainting	Deferred Maintenance	464	SF Wall	5	\$1,042	3440
Note: Needs another coat on walls						
Sub Total for System		2	items		\$1,444	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	3291
Note: Panels have no arc flash labeling						
Interior Power Wiring Replacement	Deferred Maintenance	464	SF	3	\$551	3293
Lightning Protection System Installation	Functional Deficiency	464	SF	3	\$362	3292
Note: No lightning protection installed						
Sub Total for System		3	items		\$5,149	
Sub Total for Building 005G - Storage Building (Wood), Track Storage		5	items		\$6,593	

Building: 005H - Stand-Alone Auditorium

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	760	SF	4	\$9,622	3442
Note: Wear and tear						
Location: Entry and seating						
Sub Total for System		1	items		\$9,622	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$97,435	6385
Exterior Chiller Replacement	Capital Renewal	1	Ea.	2	\$191,385	6286
HVAC VAV Box Replacement	Capital Renewal	15	Ea.	2	\$58,108	6292
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	6291
Replace Variable Frequency Drive	Capital Renewal	5	Ea.	3	\$26,116	6287
Replace Variable Frequency Drive	Capital Renewal	3	Ea.	3	\$13,179	6288
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$7,559	6289
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	6290
Existing Controls Are Obsolete	Capital Renewal	25,328	SF	4	\$68,315	6285
Sub Total for System		9	items		\$498,919	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	25,328	SF	3	\$19,779	3294
Note: No lightning protection found						
Sub Total for System		1	items		\$19,779	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	\$27,583	6275
Sub Total for System		1	items		\$27,583	
Sub Total for Building 005H - Stand-Alone Auditorium		12	items		\$555,902	
Total for Campus		247	items		\$25,327,905	

McCallum HS - 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	110	LF	\$3,323	10
Parking Lot Pavement	Asphalt	183	CAR	\$265,497	10
Roadway Pavement	Asphalt Driveways	114,275	SF	\$734,837	10
Roadway Pavement	Concrete Driveways	750	SF	\$9,363	10
Sub Total for System		4	items	\$1,013,020	
Sub Total for Building -		4	items	\$1,013,020	

Building: 005A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	1
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	3,680	SF	\$69,010	2
Exterior Operating Windows	Aluminum - Windows per SF	84	SF	\$8,377	2
Exterior Operating Windows	Aluminum - Windows per SF	88	SF	\$8,726	2
Exterior Operating Windows	Aluminum - Windows per SF	110	SF	\$10,970	2
Exterior Entrance Doors	Steel - Insulated and Painted	35	Door	\$129,745	5
Exterior Operating Windows	Aluminum - Windows per SF	484	SF	\$48,268	7
Exterior Operating Windows	Aluminum - Windows per SF	8	SF	\$748	7
Exterior Operating Windows	Aluminum - Windows per SF	189	SF	\$18,848	7
Exterior Operating Windows	Aluminum - Windows per SF	138	SF	\$13,762	7
Exterior Operating Windows	Aluminum - Windows per SF	1,734	SF	\$172,926	7
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	9
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	85,563	SF	\$2,069,029	10
Exterior Entrance Doors	Steel - Insulated and Painted	25	Door	\$92,675	10
Sub Total for System		14	items	\$2,649,412	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,042	SF	\$255,601	2
Compartments and Cubicles	Toilet Partitions	39	Stall	\$78,643	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,840	SF	\$6,213	5
Note: FRP/Kitchen					
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	22,081	SF	\$153,854	5
Tile Flooring	Quarry Tile	1,840	SF	\$50,300	5
Wood Flooring	Wood Flooring - All Types	18,401	SF	\$396,356	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	5
Interior Swinging Doors	Metal Door (Steel)	16	Door	\$46,301	5
Tile Flooring	Ceramic Tile	46,002	SF	\$812,731	5
Carpeting	Carpet	18,401	SF	\$232,960	6
Interior Swinging Doors	Wooden Door	154	Door	\$288,842	6
Interior Door Supplementary Components	Door Hardware	170	Door	\$252,383	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,042	SF	\$255,601	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	71,763	SF	\$242,326	10
Suspended Plaster and	Painted ceilings	36,801	SF	\$76,642	10
Sub Total for System		15	items	\$3,155,994	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Steam/HW (85 MBH)	4	Ea.	\$5,944	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	11	Ea.	\$37,291	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	184,007	SF	\$496,308	10

Mechanical

Building: 005C - Theater Building (includes Band Hall & Choir)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	7
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	7
Sub Total for System			3 items	\$64,960	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,902	SF	\$9,799	5
Suspended Plaster and	Painted ceilings	4,353	SF	\$9,066	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,865	SF	\$84,533	5
Resilient Flooring	Vinyl Composition Tile Flooring	12,190	SF	\$99,686	5
Wood Flooring	Wood Flooring - All Types	8,126	SF	\$175,033	5
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	5
Carpeting	Carpet	4,353	SF	\$55,110	6
Tile Flooring	Ceramic Tile	871	SF	\$15,388	6
Interior Swinging Doors	Wooden Door	34	Door	\$63,770	6
Interior Door Supplementary Components	Door Hardware	38	Door	\$56,415	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,707	SF	\$29,401	8
Wall Coverings	FRP Wall Finish	871	SF Wall	\$6,627	8
Wall Coverings	Vinyl/Fabric Wall Covering	8,707	SF	\$41,028	8
Compartments and Cubicles	Toilet Partitions	9	Stall	\$18,148	8
Athletic Flooring	Athletic/Sport Flooring	2,902	SF	\$44,521	10
Resilient Flooring	Rubber Tile Flooring	580	SF	\$8,768	10
Sub Total for System			16 items	\$728,868	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	29,023	SF	\$78,282	10
Other HVAC Distribution Systems	VFD (5 HP)	4	Ea.	\$17,573	10
Sub Total for System			4 items	\$104,247	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Note: No arc strike cabelling at panels					
Sub Total for System			1 items	\$2,782	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	29,023	SF	\$104,301	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	29,023	SF	\$32,222	10
Sub Total for System			3 items	\$139,696	

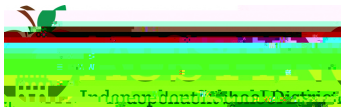
Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	282	Ea.	\$126,508	5
Casework	Lockers, Gym	150	Ea.	\$72,824	8
Sub Total for System			2 items	\$199,332	
Sub Total for Building 005C - Theater Building (includes Band Hall & Choir)			29 items	\$1,239,885	

Building: 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$70,433	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	7
Sub Total for System			2 items	\$78,371	



Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	2
Suspended Plaster and	Painted ceilings	10,224	SF	\$21,292	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,949	SF	\$80,428	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	909	SF	\$3,069	5
Fluid-Applied Flooring	Epoxy Coating	2,272	SF	\$27,385	5
Resilient Flooring	Vinyl Composition Tile Flooring	4,317	SF	\$35,303	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	5
Tile Flooring	Ceramic Tile	6,816	SF	\$120,420	6
Interior Door Supplementary Components	Door Hardware	24	Door	\$35,631	8
Athletic Flooring	Athletic/Sport Flooring	4,544	SF	\$69,711	10
Wood Flooring	Wood Flooring - All Types	4,544	SF	\$97,877	10
Sub Total for System		11	items	\$534,657	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	10
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	10
Sub Total for System		6	items	\$66,523	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	22,720	SF	\$416,652	10
<p>Note: Approximately 1/2 of the 22720 coverage of lighting appears to be 10 years old or less, the remaining 1/2 has lighting that is more than 20 years old</p>					
Sub Total for System		1	items	\$416,652	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	6	Ea.	\$82,748	10
<p>Note: 4 of the 6 do not work: 3 of these 4 are shut down with fault codes on screen, the fourth one has a blank screen and is inoperable</p>					
Domestic Water Equipment	Gas Piping System (BldgSF)	5,680	SF	\$196,956	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	22,720	SF	\$81,650	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	22,720	SF	\$25,224	10
Sub Total for System		4	items	\$386,578	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	292	Ea.	\$141,764	4
Sub Total for System		1	items	\$141,764	
Sub Total for Building 005D - Stand-Alone Gym - Dance gym (includes Weight Room, Lockers & Showers)		25	items	\$1,624,545	

Building: 005E - Mechanical Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Sub Total for System		1	items	\$7,414	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Indoor Water Cooled (750 Tons)	2	Ea.	\$1,281,975	10
Central Cooling	Cooling Tower - Metal (750 Tons)	2	Ea.	\$210,814	10
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	10
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1,139	SF	\$3,072	10
Sub Total for System		8	items	\$1,798,928	
Sub Total for Building 005E - Mechanical Building		9	items	\$1,806,342	

Building: 005F - Baseball Batting Cage & Storage

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	746	SF	\$9,661	10
Sub Total for System		1	items	\$9,661	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	187	SF	\$2,933	5
Wall Coverings					

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg,SF)	25,328	SF	\$68,315	10
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	1	Ea.	\$191,385	10
Other HVAC Distribution Systems	VFD (7.5 HP)				

