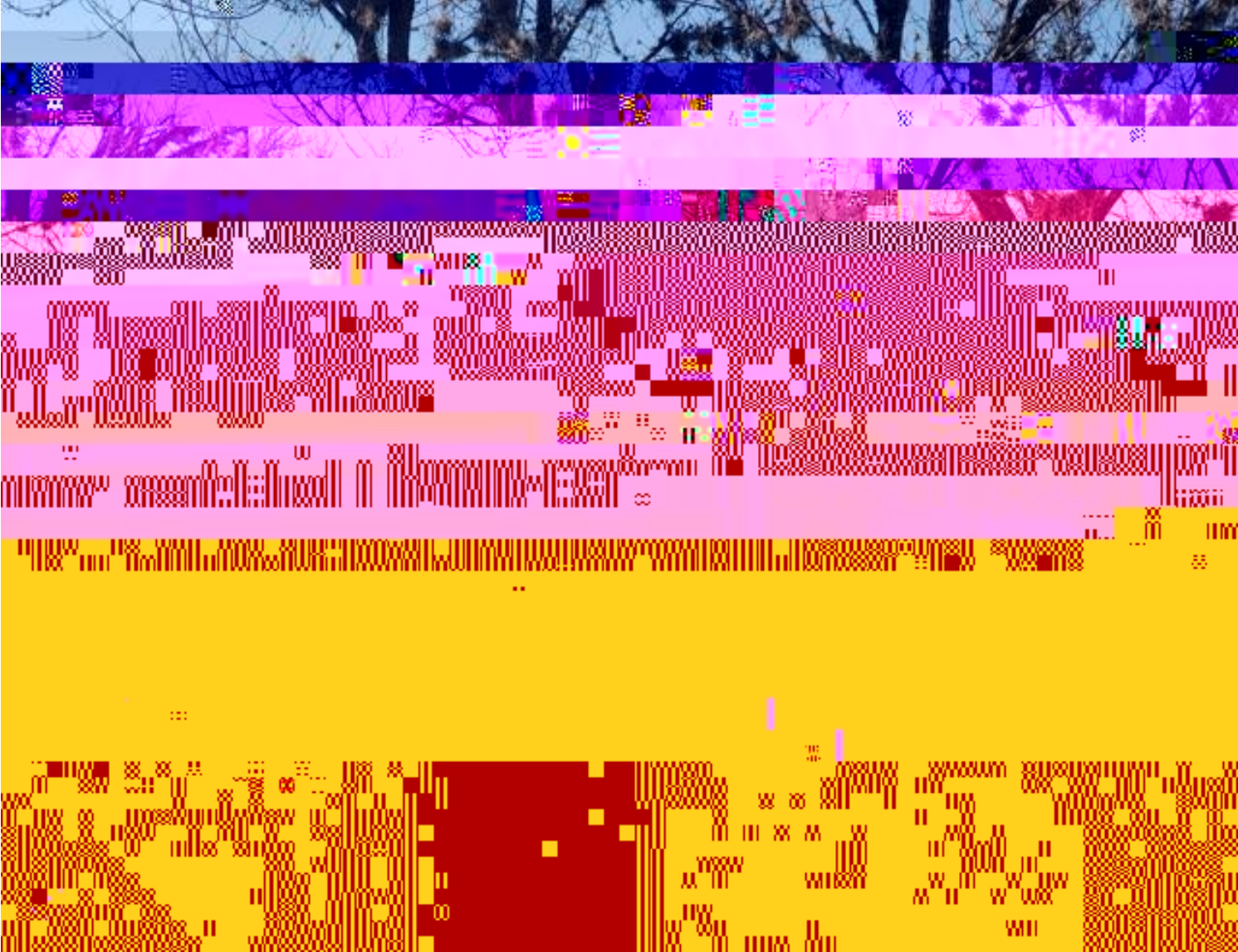


# FACILITY CONDITION ASSESSMENT

*Travis Heights ES |*



## Executive Summary

## Summary of Findings

*Table 1: Facility Condition by Building*

A solid dark blue rectangular block that completely redacts the content of Table 1.

## Approach and Methodology

## Facility Deficiency Priority Levels

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

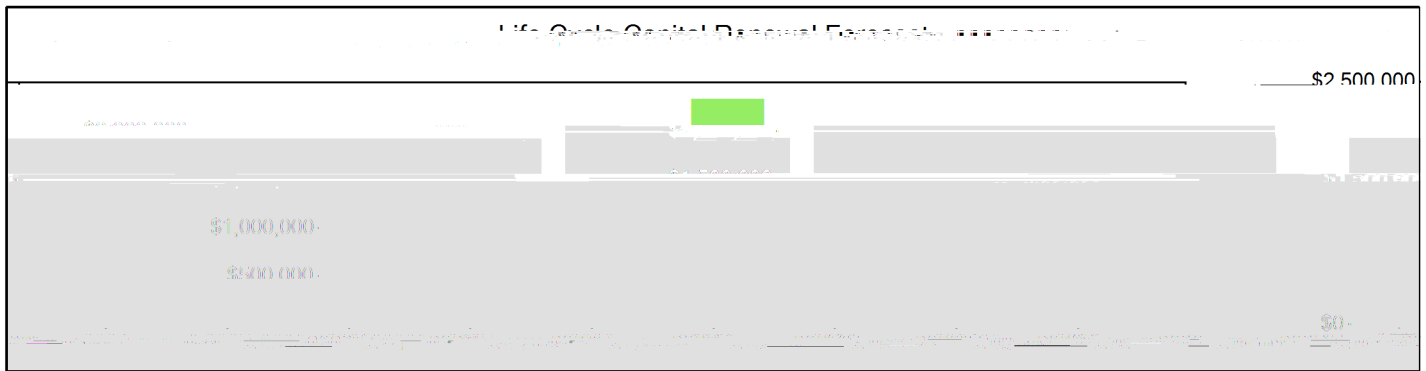
System	Priority



*Figure 1: System Deficiencies*



Table 3b: Capital Renewal Forecast (Yrs 6-10)



Facility Condition Assessment Score



# Travis Heights ES - Deficiency Summary

## Site Level Deficiencies

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Playground Impact Surface Replacement	Deferred Maintenance	1,750	SF	3	\$22,276	2477

**Note:** Playground chips need to be replaced. Signs of wear.

PROGRAM DEFICIENCIES	ADA Compliance	769,451	EACH	5	\$1,321,133	2317
----------------------	----------------	---------	------	---	-------------	------

**Note:** SECTION TWO: PROGRAM DEFICIENCIES  
 Site/Exterior Improvements Estimated Construction Cost for Site Plan Area D2,683.80\$  
 Estimated Construction Cost for Site Plan Area E171,427.73\$ Estimated Construction Cost for Site Plan Area F3,061.07\$ Estimated Construction Cost for Site Plan Area G1,051.09\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1178,223.68\$  
 Interior Improvements Estimated Construction Cost for Floor Plan Area 9 - Building A 11,218.28\$ Estimated Construction Cost for Floor Plan Area 10 - Building A 153,174.24\$ Estimated Construction Cost for Floor Plan Area 11 (Areas 11A & 11B) (X2) - Building A191,218.45\$ Estimated Construction Cost for Floor Plan Area 12 - Building A56,693.36\$ Estimated Construction Cost for Floor Plan Area 13 - Building C24,514.98\$ Estimated Construction Cost for Floor Plan Area 14 - Building C35,085.89\$ Estimated Construction Cost for Floor Plan Area 15 (Areas 15A & 15B) (X2) - Building C60,335.66\$ Estimated Construction Cost for Floor Plan Area 16 - Building A30,919.29\$ Estimated Construction Cost for Floor Plan Area 17 - Building A15,054.20\$ Estimated Construction Cost for Floor Plan Area 18 - Building A13,012.60\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1591,226.95\$  
 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements769,450.64

PUBLIC DEFICIENCIES	ADA Compliance	666,659	EACH	5	\$1,144,641	2316
---------------------	----------------	---------	------	---	-------------	------

**Note:** SECTION ONE: PUBLIC DEFICIENCIES  
 Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A27,733.24\$ Estimated Construction Cost for Site Plan Area B2,510.31\$ Estimated Construction Cost for Site Plan Area C70,699.92\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1100,943.47\$  
 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - Building A222,891.24\$ Estimated Construction Cost for Floor Plan Area 2 - Building A145,011.47\$ Estimated Construction Cost for Floor Plan Area 3 - Building A8,951.81\$ Estimated Construction Cost for Floor Plan Area 4 - Building A41,282.69\$ Estimated Construction Cost for Floor Plan Area 5 - Building A15,603.80\$ Estimated Construction Cost for Floor Plan Area 6 - Building A6,774.68\$ Estimated Construction Cost for Floor Plan Area 7 - Building B59,110.31\$ Estimated Construction Cost for Floor Plan Area 8 - Building B66,089.53\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement <b>Note:</b> 600 amp distribution panel in of crawl space - weathered	Capital Renewal	1	Ea.	2	\$17,802	1931
Panelboard Replacement <b>Note:</b> located in kitchen and panelboard is rusted	Capital Renewal	1	Ea.	2	\$7,823	1935
Panelboard Replacement <b>Note:</b> estimated - Panels DP & 2P <b>Location:</b> ground level boiler room	Capital Renewal	2	Ea.	2	\$10,999	2490
Panelboard Replacement <b>Note:</b> (125A) replace al\$6 597.707 452.8464.7Oanelboa q 30.494 609.555 284.6585.8598 re W n BT /F46 7.0 Tf 0 0 0 rg 316.902 TL 30.528 611.054 1	Capital Renewal	4	Ea.	2	\$16,943	2640

## Electrical

Deficiency

**Note:** Aged lights at entries

Category

Qty UoM

Priority

Repair Cost

ID

**Sub Total for System**

**1 items**

**\$3,791**

## Crawlspace

Deficiency

CRAWL SPACE DEFICIENEF16T.- Estimteg and Info by AIS

Category

Qty UoM

Priority

Repair Cost

ID

# Travis Heights 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	Asphalt Driveways	2,500	SF	\$16,076	4
Fences and Gates	Fencing - Chain Link (4 Ft)	600	LF	\$28,318	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	130	LF	\$10,185	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Parking Lot Pavement	Asphalt	50	CAR	\$72,540	5
Roadway Pavement	Concrete Driveways	1,000	SF	\$12,484	5
Pedestrian Pavement	Sidewalks - Concrete	6,300	SF	\$71,362	5
Pedestrian Pavement	Sidewalks - Gravel	350	SF	\$216	6
Roadway Pavement	Asphalt Driveways	5,000	SF	\$32,152	7
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$265,681</b>	

Ea.

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Wood Covered Walkways	1,400	SF	\$49,359	4
Canopy Roofing	Steel panels	700	SF	\$35,514	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$84,873</b>	
<b>Sub Total for Building -</b>		<b>11</b>	<b>items</b>	<b>\$350,554</b>	

## Building: 140A - Main building includes Administration Offices, Classrooms, Cafeteria.

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	6,086	SF	\$12,675	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	34,490	SF	\$116,464	5
Carpeting	Carpet	4,058	SF	\$51,375	5
Compartments and Cubicles	Toilet Partitions	15	Stall	\$30,247	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$210,761</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil Units	23	Ea.	\$47,567	4
<b>Note:</b> All classrooms have vertical classroom unit ventilators, model VUV in them					
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4
<b>Note:</b> No tag, roof					
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
<b>Note:</b> PCHWR-690ea. T100 0 0 r.rg 316.902 TL 402.84 609.398 Td (LF) Tj T* ET Q q 431.637 608a28 263.582 T,3 (Ea.)S743.32 408.086 Td (6,086) T20 0 0 r.rg 3					
Exhaust Air	Roof Exhaust Fan - Small				

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	4-Pipe System	40,576	SF	\$98,181	10
<b>Sub Total for System</b>		<b>21</b>	<b>items</b>	<b>\$627,792</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	40,576	SF	\$28,723	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	4
<b>Note:</b> estimated - no information, or blocked panels (NP2, 4P, L, 3P)					
Power Distribution	Panelboard - 120/208 400A	3	Ea.	\$37,025	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	5
Lighting Fixtures	Light Fixtures (Bldg SF)	40,576	SF	\$744,105	5
<b>Note:</b> Lighting within classroom is dim, which appears to be from deeply yellowing diffusers					
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	10
<b>Note:</b> SDSB 600 amp blocked by storage - not reviewed ground floor electrical room 32					
Power Distribution	Power Wiring	40,576	SF	\$48,192	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$914,182</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	1	Ea.	\$5,719	5
Plumbing Fixtures	Restroom Lavatory	22	Ea.	\$59,758	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	5
Plumbing Fixtures	Toilets	33	Ea.	\$166,960	5
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	23	Ea.	\$54,827	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	3	Ea.	\$4,214	8
Plumbing Fixtures	Classroom Lavatory	27	Ea.	\$69,241	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$372,028</b>	

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	40,576	SF	\$64,427	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	40,576	SF	\$93,395	4
Water-Based Fire-Suppression	Fire Pump	1	Ea.	\$49,294	8
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$213,984</b>	

## Specialties

Uniformat Description	LC Type Description

**Mechanical**



### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	14	Ea.	\$33,373	8
Plumbing Fixtures	Classroom Lavatory	15	Ea.	\$38,467	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$141,124</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,420	SF	\$14,957	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	9,420	SF	\$21,682	4
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$43,507</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	6
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$70,415</b>	
<b>Sub Total for Building 140C - Stand-Alone Classroom Building</b>		<b>23</b>	<b>items</b>	<b>\$689,881</b>	
<b>Total for: Travis Heights ES</b>		<b>102</b>	<b>items</b>	<b>\$3,966,706</b>	

## General Site Photos

