



# FACILITY CONDITION ASSESSMENT

*Dawson ES* | February 2022



## Executive Summary

Dawson ES is located at 3001 S 1st St in Austin, Texas. The oldest building is 66 years old (at time of 2020 assessment). It comprises 55,301 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 \$4,569,008. 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 Dawson ES the ten-year need is \$8,399,033.

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 Dawson ES facility has a 5-year FCA score of 57.12%.

## Summary of Findings

The table below summarizes the condition findings at Dawson 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
<b>Exterior Site</b>								
	Exterior Site	\$2,579,875	\$74,677	\$192,198	\$2,654,552	\$2,846,750	\$0	
<b>Permanent Building(s)</b>								
114A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,983,464	\$2,876,234	\$159,221	\$4,859,698	\$5,018,919	\$14,789,700	67.14%
114B	Storage Building (CMU)	\$5,669	\$4,039	\$12,879	\$9,708	\$22,587	\$93,309	89.60%
114C	Stand-Alone Classroom Building	\$0	\$260,539	\$250,238	\$260,539	\$510,777	\$3,272,407	92.04%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,989,133</b>	<b>\$3,140,812</b>	<b>\$422,338</b>	<b>\$5,129,945</b>	<b>\$5,552,283</b>	<b>\$18,155,416</b>	
<b>Total for Site:</b>		<b>\$4,569,008</b>	<b>\$3,215,489</b>	<b>\$614,536</b>	<b>\$7,784,497</b>	<b>\$8,399,033</b>	<b>\$18,155,416</b>	<b>57.12%</b>

## 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	\$2,579,875	\$2,579,875	56.46 %
Roofing	\$1,658,191	\$0	\$0	\$0	\$0	\$1,658,191	36.29 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$88,348	\$85,451	\$4,731	\$0	\$178,531	3.91 %
Electrical	\$0	\$132,901	\$1,010	\$0	\$0	\$133,911	2.93 %
Plumbing	\$0	\$0	\$0	\$18,500	\$0	\$18,500	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 %
<b>Total:</b>	\$1,658,191	\$221,249	\$86,462	\$23,232	\$2,579,875	\$4,569,008	

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

Site	-	\$2,579,875
Roofing	-	\$1,658,191
Mechanical	-	\$178,531

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

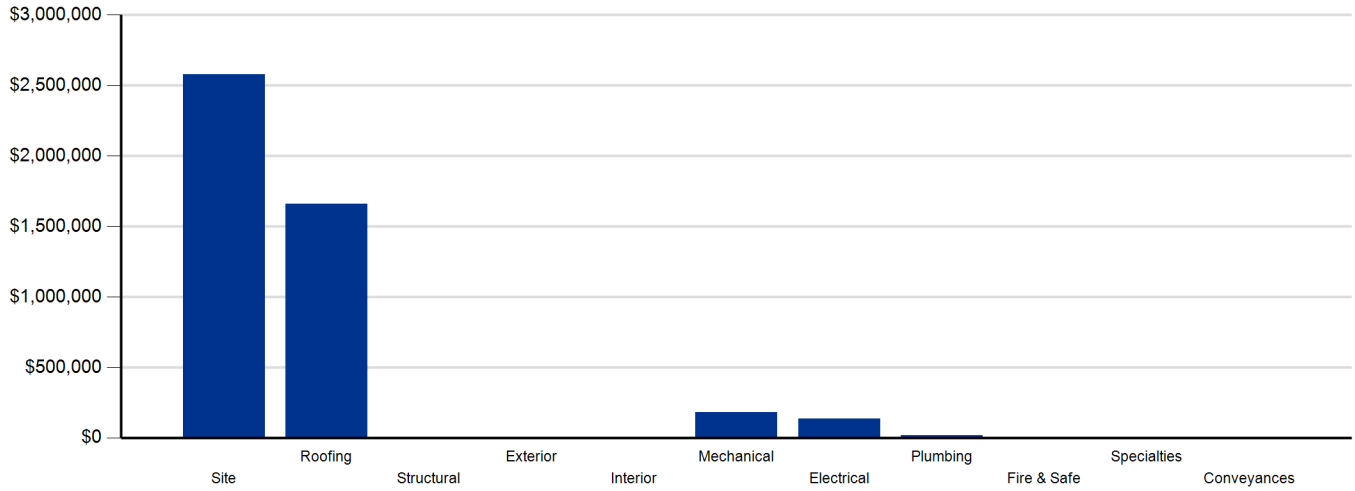


Figure 1: System Deficiencies

## 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	\$51,398	\$0	\$51,398
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$151,987	\$151,987
Interior	\$0	\$0	\$0	\$31,608	\$447,300	\$478,908
Mechanical	\$0	\$0	\$0	\$87,729	\$372,334	\$460,063
Electrical	\$0	\$18,646	\$0	\$48,468	\$950,994	\$1,018,108
Plumbing	\$0	\$0	\$5,724	\$218,842	\$351,787	\$576,353
Fire and Life Safety	\$0	\$0	\$0	\$0	\$126,597	\$126,597
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$352,075	\$352,075
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$18,646</b>	<b>\$5,724</b>	<b>\$438,045</b>	<b>\$2,753,074</b>	<b>\$3,215,489</b>

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	\$51,398	\$0	\$0	\$0	\$0	\$192,198	\$192,198	\$243,596
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$151,987	\$0	\$0	\$0	\$0	\$31,348	\$31,348	\$183,335
Interior	\$478,908	\$0	\$0	\$0	\$0	\$7,242	\$7,242	\$486,150
Mechanical	\$460,063	\$0	\$0	\$0	\$0	\$159,221	\$159,221	\$619,284
Electrical	\$1,018,108	\$0	\$0	\$0	\$0	\$188,190	\$188,190	\$1,206,298
Plumbing	\$576,353	\$0	\$0	\$0	\$0	\$20,516	\$20,516	\$596,869
Fire and Life Safety	\$126,597	\$0	\$0	\$0	\$15,821	\$0	\$15,821	\$142,418
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$352,075	\$0	\$0	\$0	\$0	\$0	\$0	\$352,075
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,215,489</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,821</b>	<b>\$598,715</b>	<b>\$614,536</b>	<b>\$3,830,025</b>

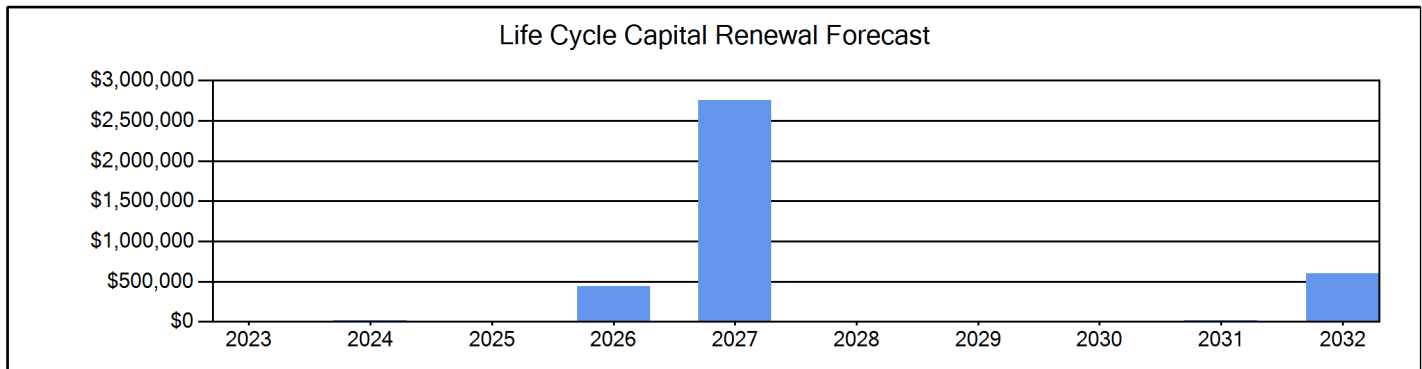


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$18,155,416. For planning purposes, the total 5-year need at the Dawson ES is \$7,784,497 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Dawson ES facility has a 5-year FCA of 57.12%.

5-Year Need vs. Replacement

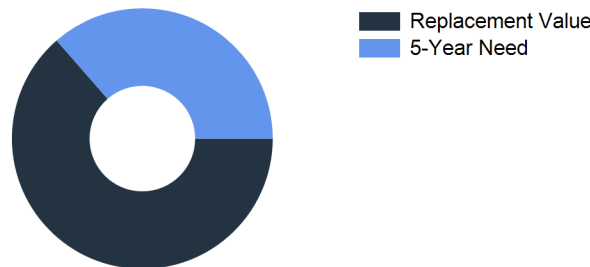


Figure 3: 5-Year FCA



## Dawson ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	907,380	EACH	5	\$1,557,954	4295
PUBLIC DEFICIENCIES	ADA Compliance	523,347	EACH	5	\$898,577	4294
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	71,838	EACH	5	\$123,344	4296
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$2,579,875</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$2,579,875</b>	

### Building: 114A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	24,460	EACH	1	\$25,725	4297
AISD ROOFING P3	Capital Renewal	1,417,916	EACH	1	\$1,491,224	5484
AISD ROOFING P4	Capital Renewal	134,299	EACH	1	\$141,242	5486
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,658,191</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	4	Ea.	2	\$25,690	5341
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5342
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	\$938	5339
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$51,424	5340
Fin Tube Water Radiant Heater Replacement	Capital Renewal	4	Ea.	2	\$2,936	5338
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	6	Ea.	3	\$48,217	5344
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	19	Ea.	3	\$37,234	5343
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$172,862</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement <b>Note:</b> age, corrosion, obsolete manufacturer <b>Location:</b> STOADM1 outside room next to Conf Admin	Capital Renewal	4	Ea.	2	\$7,348	5356
Motor Control Center Replacement <b>Note:</b> age, corrosion, obsolete manufacturer <b>Location:</b> CUST OFF across from admin area	Capital Renewal	5	Ea.	2	\$9,185	5357
Panelboard Replacement <b>Note:</b> age corrosion, obsolete manufacturer <b>Location:</b> room CC200	Capital Renewal	1	Ea.	2	\$2,782	5384
Panelboard Replacement <b>Note:</b> age corrosion, obsolete manufacturer <b>Location:</b> room ELEC 400	Capital Renewal	1	Ea.	2	\$2,782	5385
Panelboard Replacement <b>Note:</b> age corrosion, obsolete manufacturer <b>Location:</b> room CUSTOFC	Capital Renewal	2	Ea.	2	\$5,500	5386
Panelboard Replacement <b>Note:</b> age corrosion, obsolete manufacturer <b>Location:</b> room ELECGYM	Capital Renewal	1	Ea.	2	\$5,500	5387
Panelboard Replacement <b>Note:</b> age corrosion, obsolete manufacturer <b>Location:</b> room ELEC 400	Capital Renewal	1	Ea.	2	\$5,500	5388
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$38,387	6363
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$55,918	6364

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement <b>Note:</b> broken <b>Location:</b> cafeteria	Capital Renewal	2	Ea.	3	\$877	5163
Electrical Receptacle Replacement <b>Note:</b> corroded <b>Location:</b> restroom next to nurse office	Capital Renewal	1	Ea.	3	\$134	5162
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$133,911</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement <b>Note:</b> Non-ADA compliant <b>Location:</b> cafe	Capital Renewal	1	Ea.	4	\$2,202	5161
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	6	Ea.	4	\$16,298	5337
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$18,500</b>	
<b>Sub Total for Building 114A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>23</b>	<b>items</b>		<b>\$1,983,464</b>	

**Building: 114B - Storage Building (CMU)**

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	\$938	5345
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	5352
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$5,669</b>	
<b>Sub Total for Building 114B - Storage Building (CMU)</b>		<b>2</b>	<b>items</b>		<b>\$5,669</b>	
<b>Total for Campus</b>		<b>28</b>	<b>items</b>		<b>\$4,569,008</b>	

**Buildings with no reported deficiencies**

114C - Stand-Alone Classroom Building

## Dawson 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 (4 Ft)	1,089	LF	\$51,398	4
Roadway Pavement	Asphalt Driveways	16,352	SF	\$105,150	10
Parking Lot Pavement	Asphalt	60	CAR	\$87,048	10
		<b>Sub Total for System</b>	<b>3 items</b>	<b>\$243,596</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	4	Ea.	\$23,279	5
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$23,279</b>	
		<b>Sub Total for Building -</b>	<b>4 items</b>	<b>\$266,875</b>	

### Building: 114A - 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	41	Door	\$151,987	5
		<b>Sub Total for System</b>	<b>1 items</b>	<b>\$151,987</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,756	SF	\$30,273	4
Suspended Plaster and	Painted ceilings	4,504	SF	\$9,380	5
Tile Wall Finish	Ceramic Tile wall	13,511	SF	\$112,166	5
Wall Paneling	Wood Panel wall	2,252	SF	\$35,316	5
Compartments and Cubicles	Toilet Partitions	14	Stall	\$28,231	5
Interior Door Supplementary Components	Door Hardware	40	Door	\$59,384	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	27,022	SF	\$91,247	5
		<b>Sub Total for System</b>	<b>7 items</b>	<b>\$365,997</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	4	Ea.	\$39,891	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	6	Ea.	\$20,340	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	2	Ea.	\$27,498	4
Decentralized Cooling	Ductless Split System (3 Ton)	3	Ea.	\$16,274	5
HVAC Air Distribution	Ductwork (Bldg.SF)	45,000	SF	\$356,060	5
HVAC Air Distribution	AHU 2,000 CFM Interior	4	Ea.	\$116,058	10
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	10
		<b>Sub Total for System</b>	<b>7 items</b>	<b>\$619,283</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	2
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	2
Electrical Service	Transformer (3 KVA)	1	Ea.	\$2,923	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	21	Ea.	\$43,742	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	4
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	45,037	SF	\$31,881	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Light Fixtures (Bldg SF)	45,037	SF	\$825,913	5
		<b>Sub Total for System</b>	<b>11 items</b>	<b>\$983,081</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$4,460	3

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	14	Ea.	\$38,028	4
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	4
Plumbing Fixtures	Toilets	33	Ea.	\$166,960	4
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	4
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$6,607	4
Plumbing Fixtures	Classroom Lavatory	33	Ea.	\$84,628	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	Ea.	\$2,528	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	45,000	SF	\$161,718	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	45,000	SF	\$49,960	5
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$529,783</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	45,037	SF	\$103,663	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$103,663</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	32	Room	\$281,660	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$281,660</b>	
<b>Sub Total for Building 114A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>40</b>	<b>items</b>	<b>\$3,035,454</b>	

**Building: 114B - Storage Building (CMU)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,414</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	298	SF	\$1,335	4
Suspended Plaster and	Painted ceilings	298	SF	\$621	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$1,956</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	2
Lighting Fixtures	Light Fixtures (Bldg SF)	298	SF	\$5,465	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$7,548</b>	
<b>Sub Total for Building 114B - Storage Building (CMU)</b>		<b>5</b>	<b>items</b>	<b>\$16,918</b>	

**Building: 114C - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	240	SF	\$23,934	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$23,934</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,964	SF	\$33,646	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,964	SF	\$44,648	5
Interior Door Supplementary Components	Door Hardware	22	Door	\$32,661	5
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$118,198</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	5
Lighting Fixtures	Light Fixtures (Bldg SF)	9,964	SF	\$182,725	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$192,391</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg,SF)	9,900	SF	\$35,578	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,900	SF	\$10,991	5
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$67,085</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	9,964	SF	\$22,934	5
Fire Detection and Alarm	Fire Alarm	9,964	SF	\$15,821	9
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$38,755</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$70,415</b>	
<b>Sub Total for Building 114C - Stand-Alone Classroom Building</b>		<b>14</b>	<b>items</b>	<b>\$510,778</b>	
<b>Total for: Dawson ES</b>		<b>63</b>	<b>items</b>	<b>\$3,830,025</b>	

## Supporting Photos

### General Site Photos



Damaged wooden door frame and floor tiles



Mortar failure on brick



Aged electrical panels



Drinking Fountain



Stained Ceiling



Mechanical equipment beyond useful life



Aged water heater