AUSTIN Independent School District

# FACILITY CONDITION ASSESSMENT

*Highland Park ES* | **February 2022**

## Executive Summary

Highland Park ES is located at 4900 Fairview Dr in Austin, Texas. The oldest building is 68 years old (at time of 2020 assessment). It comprises 60,998 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 $4,904,184. 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 Highland Park ES the ten-year need is $14,799,959.

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 Highland Park ES facility has a 5-year FCA score of 34.77%.

## Summary of Findings

The table below summarizes the condition findings at Highland Park 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 | $994,950 | $293,503 | $0 | $1,288,453 | $1,288,453 | $0 | |
| ***Permanent Building(s)*** | | | | | | | | |
| 119A | Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | $3,909,234 | $7,868,215 | $1,734,057 | $11,777,449 | $13,511,506 | $20,031,130 | 41.20% |
| | ***Sub Total for Permanent Building(s):*** | ***$3,909,234*** | ***$7,868,215*** | ***$1,734,057*** | ***$11,777,449*** | ***$13,511,506*** | ***$20,031,134*** | |
| | **Total for Site:** | **$4,904,184** | **$8,161,718** | **$1,734,057** | **$13,065,902** | **$14,799,959** | **$20,031,134** | **34.77%** |

## 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)*

| | Priority | | | | | | |
|---|---|---|---|---|---|---|---|
| System | 1 | 2 | 3 | 4 | 5 | Total | % of Total |
| Site | $0 | $0 | $0 | $0 | $988,495 | $988,495 | 20.16 % |
| Roofing | $1,850,615 | $0 | $0 | $0 | $0 | $1,850,615 | 37.74 % |
| Structural | $6,455 | $0 | $0 | $0 | $0 | $6,455 | 0.13 % |
| Exterior | $0 | $0 | $0 | $0 | $0 | $0 | 0.00 % |
| Interior | $0 | $0 | $0 | $140,090 | $0 | $140,090 | 2.86 % |
| Mechanical | $0 | $0 | $0 | $0 | $0 | $0 | 0.00 % |
| Electrical | $0 | $0 | $0 | $0 | $0 | $0 | 0.00 % |
| Plumbing | $0 | $0 | $0 | $0 | $0 | $0 | 0.00 % |
| 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 | $220,047 | $0 | $220,047 | 4.49 % |
| Crawlspace | $0 | $0 | $0 | $0 | $1,698,482 | $1,698,482 | 34.63 % |
| **Total:** | $1,857,070 | $0 | $0 | $360,136 | $2,686,977 | $4,904,184 | |

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

| | | |
|---|---|---|
| Roofing | - | $1,850,615 |
| Site | - | $988,495 |
| Specialties | - | $220,047 |

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

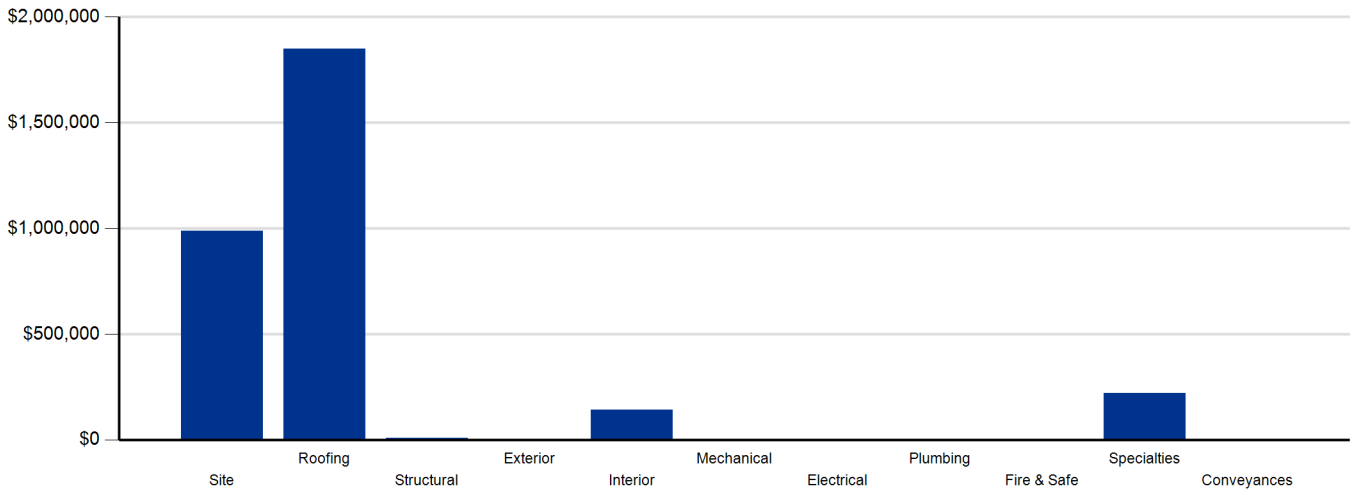



*Figure 1: System Deficiencies*

## 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)*

| | Life Cycle Capital Renewal Projections | | | | | |
|---|---|---|---|---|---|---|
| System | Year 1 2023 | Year 2 2024 | Year 3 2025 | Year 4 2026 | Year 5 2027 | **Total 1-5** |
| Site | $0 | $0 | $0 | $99,389 | $170,835 | $270,224 |
| Roofing | $0 | $0 | $0 | $0 | $0 | $0 |
| Exterior | $987,623 | $0 | $0 | $685,480 | $3,172 | $1,676,275 |
| Interior | $0 | $550,720 | $262,115 | $356,325 | $76,158 | $1,245,318 |
| Mechanical | $0 | $1,586,295 | $0 | $187,064 | $208,262 | $1,981,621 |
| Electrical | $0 | $0 | $0 | $26,061 | $76,686 | $102,747 |
| Plumbing | $0 | $0 | $32,051 | $299,842 | $2,553,640 | $2,885,533 |
| 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** | **$987,623** | **$2,137,015** | **$294,166** | **$1,654,161** | **$3,088,753** | **$8,161,718** |

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

| | | Life Cycle Capital Renewal Projections | | | | | | |
|---|---|---|---|---|---|---|---|---|
| System | **Total 1-5** | Year 6 2028 | Year 7 2029 | Year 8 2030 | Year 9 2031 | Year 10 2032 | **Total 6-10** | **Total 1-10** |
| Site | $270,224 | $0 | $0 | $0 | $0 | $0 | $0 | $270,224 |
| Roofing | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Exterior | $1,676,275 | $0 | $0 | $0 | $0 | $0 | $0 | $1,676,275 |
| Interior | $1,245,318 | $0 | $0 | $0 | $0 | $142,612 | $142,612 | $1,387,930 |
| Mechanical | $1,981,621 | $0 | $0 | $0 | $0 | $276,301 | $276,301 | $2,257,922 |
| Electrical | $102,747 | $0 | $0 | $0 | $0 | $1,149,841 | $1,149,841 | $1,252,588 |
| Plumbing | $2,885,533 | $0 | $0 | $0 | $0 | $2,092 | $2,092 | $2,887,625 |
| Fire and Life Safety | $0 | $0 | $0 | $0 | $124,324 | $0 | $124,324 | $124,324 |
| Conveyances | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Specialties | $0 | $0 | $0 | $0 | $0 | $79,217 | $79,217 | $79,217 |
| Crawlspace | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$8,161,718** | **$0** | **$0** | **$0** | **$124,324** | **$1,650,063** | **$1,774,387** | **$9,936,105** |

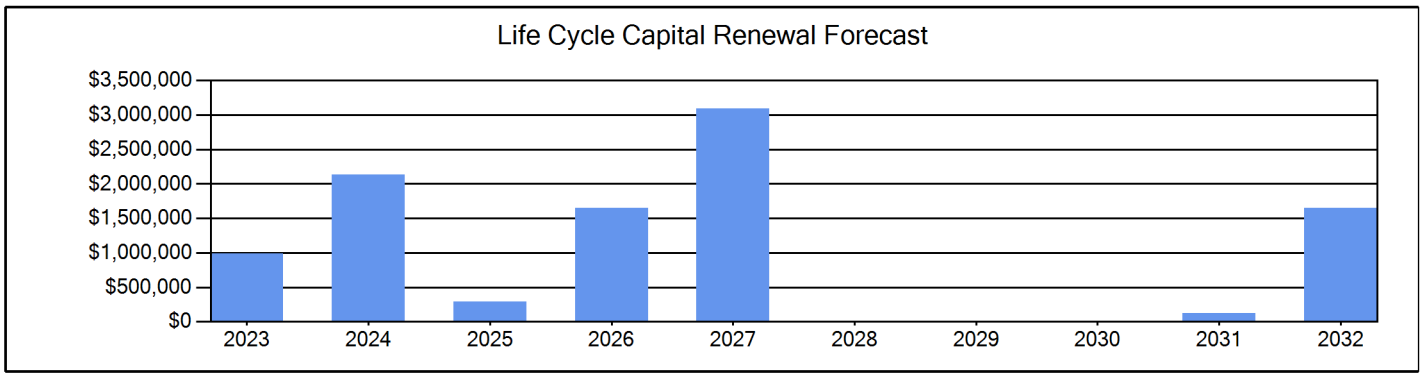



*Figure 2: Ten Year Capital Renewal Forecast*

## 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 – (Total Repair Cost/ 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 $20,031,134. For planning purposes, the total 5-year need at the Highland Park ES is $13,065,902 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Highland Park ES facility has a 5-year FCA of 34.77%.

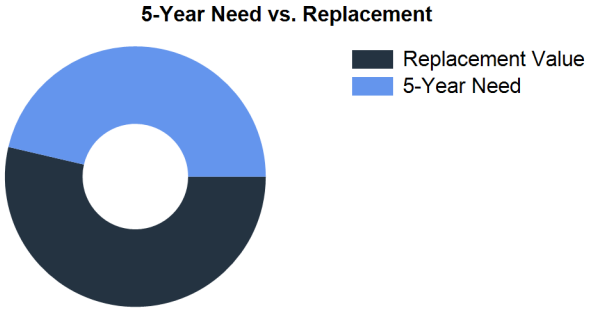



*Figure 3: 5-Year FCA*

# Highland Park ES - Deficiency Summary

## Site Level Deficiencies

### Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| PROGRAM DEFICIENCIES | ADA Compliance | 311,497 | EACH | 5 | $534,834 | 5793 |
| PUBLIC DEFICIENCIES | ADA Compliance | 147,695 | EACH | 5 | $253,589 | 5792 |
| TAS ACCESSIBILITY DEFICIENCIES | ADA Compliance | 116,525 | EACH | 5 | $200,071 | 5794 |
| | **Sub Total for System** | **3** | **items** | | **$988,495** | |

### Structural

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| Structural Study Recommended | Deferred Maintenance | 1 | Job | 1 | $6,455 | 6767 |
| **Note:** Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD | | | | | | |
| | **Sub Total for System** | **1** | **items** | | **$6,455** | |
| | **Sub Total for School and Site Level** | **4** | **items** | | **$994,950** | |

## Building: 119A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

### Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| AISD ROOFING P1 | Capital Renewal | 260,447 | EACH | 1 | $260,441 | 5795 |
| AISD ROOFING P2 | Capital Renewal | 441,919 | EACH | 1 | $441,909 | 5796 |
| AISD ROOFING P3 | Capital Renewal | 539,861 | EACH | 1 | $539,849 | 5797 |
| AISD ROOFING P4 | Capital Renewal | 460,931 | EACH | 1 | $460,921 | 5798 |
| AISD ROOFING P5 | Capital Renewal | 147,498 | EACH | 1 | $147,495 | 5799 |
| | **Sub Total for System** | **5** | **items** | | **$1,850,615** | |

### Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| Toilet Partition Replacement | Capital Renewal | 20 | Stall | 4 | $40,330 | 6004 |
| **Note:** Beyond Usueful life | | | | | | |
| **Location:** Classroom Restrooms and Rooms 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 207, 208,209, 210. | | | | | | |
| Vinyl Composition Tile Replacement | Capital Renewal | 12,199 | SF | 4 | $99,760 | 6005 |
| **Location:** VAT Flooring Classrooms, 201 thru 210, 102, 104,108 | | | | | | |
| | **Sub Total for System** | **2** | **items** | | **$140,090** | |

### Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 25 | Room | 4 | $220,047 | 6006 |
| **Note:** Casework needs to be replaced. | | | | | | |
| **Location:** All Old Classrooms | | | | | | |
| | **Sub Total for System** | **1** | **items** | | **$220,047** | |

### Crawlspace

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 400,427 | Ea. | 5 | $470,442 | 6768 |
| **Note:** SOIL/DRAINAGE BELOW BUILDING - Corrected extensive drainage issues to ensure the crawlspace is dry - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 1,392 | Ea. | 5 | $1,635 | 6769 |
| **Note:** PERIMETER SOIL RETAINERS - replace one retainer - 1 EA | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 163,440 | Ea. | 5 | $192,018 | 6770 |
| **Note:** CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 68,204 | Ea. | 5 | $80,130 | 6771 |
| **Note:** CRAWL SPACE ACCESS/VENTILATION - repair hatches, (6), clear access (1) - 7 EA | | | | | | |

## Crawlspace

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|---|---|---|---|---|---|
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 163,440 | Ea. | 5 | $192,018 | 6772 |
| **Note:** STANDARD FOUNDATIONS - repair column defects - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 163,440 | Ea. | 5 | $192,018 | 6773 |
| **Note:** SPECIAL FOUNDATIONS - repair honeycombing & exposed reinforcing - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 163,440 | Ea. | 5 | $192,018 | 6774 |
| **Note:** SUSPENDED FLOOR BEAMS - repair honeycombing & exposed reinforcing - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 245,159 | Ea. | 5 | $288,025 | 6775 |
| **Note:** SUSPENDED FLOOR SLABS - repair spalling & exposed reinforcing - 58710 GSF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 35,000 | Ea. | 5 | $41,120 | 6776 |
| **Note:** CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes, hangers and degraded insulation - 1 LS | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 41,758 | Ea. | 5 | $49,059 | 6777 |
| **Note:** CRAWL SPACE, EQUIPMENT - Correct electrical deficencies - 1 LS | | | | | | |
| | **Sub Total for System** | **10** | **items** | | **$1,698,482** | |
| **Sub Total for Building 119A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym** | | **18** | **items** | | **$3,909,234** | |
| | **Total for Campus** | **22** | **items** | | **$4,904,184** | |

# Highland Park ES - Life Cycle Summary Yrs 1-10

## Site Level Life Cycle Items

### Site

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Parking Lot Pavement | Asphalt | 62 | CAR | $89,950 | 4 |
| Fences and Gates | Fencing - Chain Link (4 Ft) | 200 | LF | $9,439 | 4 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 450 | LF | $35,255 | 5 |
| Playfield Areas | ES Playgrounds | 2 | Ea. | $44,696 | 5 |
| Roadway Pavement | Asphalt Driveways | 2,000 | SF | $12,861 | 5 |
| Roadway Pavement | Concrete Driveways | 6,250 | SF | $78,023 | 5 |
| | **Sub Total for System** | **6** | **items** | **$270,224** | |

### Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Parking Lot Lighting | Pole Lighting | 4 | Ea. | $23,279 | 4 |
| | **Sub Total for System** | **1** | **items** | **$23,279** | |
| | **Sub Total for Building -** | **7** | **items** | **$293,502** | |

## Building: 119A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

### Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Exterior Wall Veneer | Metal Panel - Bldg SF basis | 1,830 | SF | $6,537 | 1 |
| Exterior Window Wall | Storefront / Curtain Wall (Bldg SF) | 4,880 | SF | $118,005 | 1 |
| Exterior Operating Windows | Aluminum - Windows per SF | 4,320 | SF | $430,820 | 1 |
| Exterior Operating Windows | Steel - Windows per SF | 1,100 | SF | $158,996 | 1 |
| Exterior Operating Windows | Steel - Windows per SF | 480 | SF | $69,380 | 1 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 55 | Door | $203,885 | 1 |
| Exterior Wall Veneer | Brick - Bldg SF basis | 24,399 | SF | $685,480 | 4 |
| Exterior Wall Veneer | Stucco - Bldg SF basis | 610 | SF | $3,172 | 5 |
| | **Sub Total for System** | **8** | **items** | **$1,676,275** | |

### Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Acoustical Suspended Ceilings | Ceilings - Adhered acoustical tiles | 25,009 | SF | $174,255 | 2 |
| **Note:** | Classrooms | | | | |
| Tile Flooring | Ceramic Tile | 3,050 | SF | $53,885 | 2 |
| **Note:** | Restrooms | | | | |
| Interior Swinging Doors | Wooden Door | 96 | Door | $180,058 | 2 |
| **Note:** | All Old Classroom Areas | | | | |
| Interior Door Supplementary Components | Door Hardware | 96 | Door | $142,522 | 2 |
| Carpeting | Carpet | 610 | SF | $7,723 | 3 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 31,108 | SF | $254,392 | 3 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 15,249 | SF | $63,500 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 15,249 | SF | $51,492 | 4 |
| Suspended Plaster and | Painted ceilings | 12,199 | SF | $25,406 | 4 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 48,188 | SF | $215,927 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 5,490 | SF | $18,538 | 5 |
| **Note:** | Library | | | | |
| Wall Coverings | Vinyl/Fabric Wall Covering | 610 | SF | $2,874 | 5 |
| Compartments and Cubicles | Toilet Partitions | 8 | Stall | $16,132 | 5 |
| Carpeting | Carpet | 3,050 | SF | $38,614 | 5 |
| **Note:** | Library | | | | |
| Compartments and Cubicles | Toilet Partitions | 20 | Stall | $40,330 | 10 |
| Athletic Flooring | Athletic/Sport Flooring | 2,440 | SF | $37,433 | 10 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 7,930 | SF | $64,849 | 10 |
| **Note:** | 500 Wing Classrooms | | | | |
| | **Sub Total for System** | **17** | **items** | **$1,387,931** | |

## Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Hydronic Distribution Systems | Ground Source Loop Field Pipe | 122 | Ton | $1,586,295 | 2 |
| **Note:** | 60% of the building is Ground Source and 40% is RTU's. There were no chillers or Boilers | | | | |
| Central Cooling | Chiller - Indoor Water Cooled (50 Tons) | 1 | Ea. | $68,110 | 4 |
| Decentralized Cooling | Ductless Split System (1 Ton) | 1 | Ea. | $3,004 | 4 |
| Decentralized Cooling | Fan Coil - Water Cool/Water Heat ( 2 Ton) | 21 | Ea. | $44,759 | 4 |
| Decentralized Cooling | Fan Coil - Water Cool/Water Heat ( 3 Ton) | 21 | Ea. | $71,191 | 4 |
| Heating System Supplementary Components | Controls - DDC (Bldg.SF) | 60,997 | SF | $164,523 | 5 |
| Decentralized Cooling | Ductless Split System (3 Ton) | 6 | Ea. | $32,548 | 5 |
| Exhaust Air | Kitchen Exhaust Hoods | 1 | Ea. | $11,191 | 5 |
| Air Distribution | Energy Recovery Unit (6,000 CFM) | 1 | Ea. | $20,116 | 10 |
| HVAC Air Distribution | AHU 10,000 CFM Outdoor | 2 | Ea. | $202,681 | 10 |
| Exhaust Air | Roof Exhaust Fan - Small | 15 | Ea. | $29,395 | 10 |
| Exhaust Air | Roof Exhaust Fan - Large | 3 | Ea. | $24,109 | 10 |
| | **Sub Total for System** | **12** | **items** | **$2,257,922** | |

## Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Power Distribution | Panelboard - 120/208 100A | 1 | Ea. | $2,782 | 4 |
| Power Distribution | Panelboard - 120/208 225A | 3 | Ea. | $16,499 | 5 |
| **Note:** | CC100 | | | | |
| Power Distribution | Panelboard - 120/208 400A | 4 | Ea. | $49,366 | 5 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 12 | Ea. | $10,821 | 5 |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 15 | Ea. | $31,245 | 10 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 60,997 | SF | $1,118,596 | 10 |
| | **Sub Total for System** | **6** | **items** | **$1,229,308** | |

## Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Domestic Water Equipment | Water Heater - Gas - 30 gallon | 3 | Ea. | $10,956 | 3 |
| Domestic Water Equipment | Water Heater - Gas - 30 gallon | 2 | Ea. | $7,304 | 3 |
| Domestic Water Equipment | Water Heater - Gas - 200 Gallon | 1 | Ea. | $13,791 | 3 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 10 | Ea. | $7,959 | 4 |
| Plumbing Fixtures | Toilets | 52 | Ea. | $263,088 | 4 |
| Plumbing Fixtures | Urinals | 5 | Ea. | $6,771 | 4 |
| Plumbing Fixtures | Refrigerated Drinking Fountain | 10 | Ea. | $22,024 | 4 |
| Domestic Water Equipment | Gas Piping System (BldgSF) | 60,997 | SF | $2,115,087 | 5 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 60,997 | SF | $219,207 | 5 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 60,997 | SF | $67,721 | 5 |
| Plumbing Fixtures | Classroom Lavatory | 39 | Ea. | $100,015 | 5 |
| Plumbing Fixtures | Restroom Lavatory | 19 | Ea. | $51,610 | 5 |
| Domestic Water Equipment | Backflow Preventers - 2 in. (Ea.) | 1 | Ea. | $2,092 | 10 |
| | **Sub Total for System** | **13** | **items** | **$2,887,625** | |

## Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Fire Detection and Alarm | Fire Alarm | 60,997 | SF | $96,852 | 9 |
| Fire Detection and Alarm | Fire Alarm Panel | 4 | Ea. | $27,472 | 9 |
| | **Sub Total for System** | **2** | **items** | **$124,324** | |

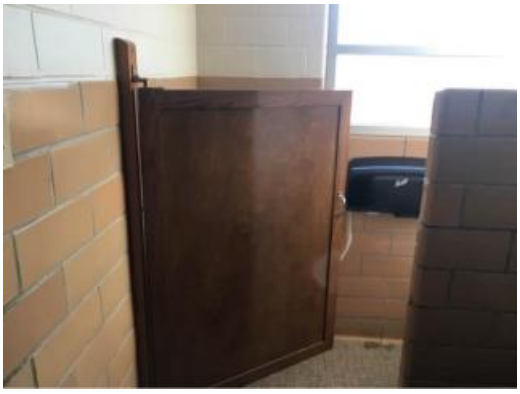
## Specialties

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|---|---|---|---|
| Casework | Fixed Cabinetry | 9 | Room | $79,217 | 10 |
| | **Sub Total for System** | **1** | **items** | **$79,217** | |
| **Sub Total for Building 119A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.** | | **59** | **items** | **$9,642,601** | |
| | **Total for: Highland Park ES** | **66** | **items** | **$9,936,104** | |

## Supporting Photos

### General Site Photos

Classroom cabinets are beyond service life.



Class restroom partitions are beyond service life.

Classroom vinyl asbestos tile flooring is beyond service life.

Site sidewalk is damaged and is a trip hazard.

External bike racks

Cafeteria space

Sink and casework

Classroom space