



FACILITY CONDITION ASSESSMENT

Lee ES | February 2022



Executive Summary

Lee ES is located at 3308 Hampton Rd in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 44,635 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 \$7,148,838. 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 Lee ES the ten-year need is \$9,469,851.

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 Lee ES facility has a 5-year FCA score of 41.95%.

Summary of Findings

The table below summarizes the condition findings at Lee 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	\$1,601,537	\$76,930	\$10,156	\$1,678,467	\$1,688,623	\$0	
Permanent Building(s)								
121A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$5,051,477	\$1,120,025	\$413,966	\$6,171,502	\$6,585,468	\$12,641,700	51.18%
121B	Mechanical Building (old Boiler House)	\$123,673	\$2,780	\$183,085	\$126,453	\$309,538	\$157,771	19.85%
121C	Stand-Alone Library	\$372,151	\$290,621	\$223,450	\$662,772	\$886,222	\$2,082,433	68.17%
Sub Total for Permanent Building(s):		\$5,547,302	\$1,413,426	\$820,501	\$6,960,728	\$7,781,229	\$14,881,905	
Total for Site:		\$7,148,838	\$1,490,356	\$830,657	\$8,639,194	\$9,469,851	\$14,881,905	41.95%

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	\$1,595,082	\$1,595,082	22.34 %
Roofing	\$0	\$1,464,177	\$0	\$0	\$0	\$1,464,177	20.50 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.09 %
Exterior	\$0	\$176,787	\$0	\$0	\$6,197	\$182,984	2.56 %
Interior	\$0	\$0	\$167,937	\$380,804	\$1,583	\$550,324	7.71 %
Mechanical	\$0	\$50,070	\$75,254	\$29,723	\$0	\$155,047	2.17 %
Electrical	\$0	\$0	\$625,050	\$4,357	\$0	\$629,407	8.81 %
Plumbing	\$0	\$0	\$127,635	\$63,404	\$0	\$191,039	2.68 %
Fire and Life Safety	\$503,710	\$0	\$0	\$0	\$0	\$503,710	7.05 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$196,042	\$0	\$0	\$196,042	2.75 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,667,265	\$1,667,265	23.35 %
Total:	\$510,164	\$1,691,034	\$1,191,918	\$478,289	\$3,270,127	\$7,141,532	

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

Site	-	\$1,595,082
Roofing	-	\$1,464,177
Electrical	-	\$629,407

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

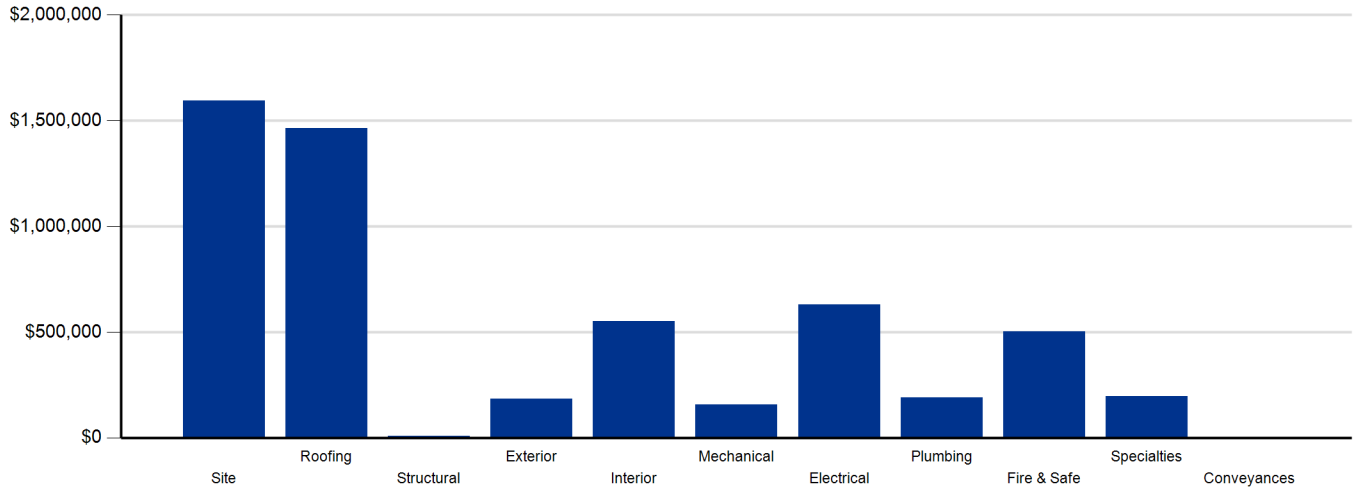


Figure 1: System Deficiencies

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	\$28,318	\$28,318	\$56,636
Roofing	\$0	\$0	\$0	\$0	\$20,294	\$20,294
Exterior	\$0	\$0	\$0	\$0	\$237,150	\$237,150
Interior	\$0	\$0	\$20,022	\$144,900	\$127,809	\$292,731
Mechanical	\$0	\$0	\$0	\$0	\$424,474	\$424,474
Electrical	\$0	\$0	\$0	\$0	\$166,231	\$166,231
Plumbing	\$0	\$0	\$0	\$0	\$113,352	\$113,352
Fire and Life Safety	\$0	\$0	\$0	\$13,069	\$0	\$13,069
Conveyances	\$0	\$0	\$0	\$0	\$7,985	\$7,985
Specialties	\$0	\$0	\$149,632	\$8,802	\$0	\$158,434
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$169,654	\$195,089	\$1,125,613	\$1,490,356

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	\$56,636	\$0	\$0	\$0	\$0	\$10,156	\$10,156	\$66,792
Roofing	\$20,294	\$0	\$0	\$0	\$0	\$0	\$0	\$20,294
Exterior	\$237,150	\$0	\$0	\$75,924	\$0	\$47,022	\$122,946	\$360,096
Interior	\$292,731	\$53,920	\$0	\$52,614	\$180,282	\$49,463	\$336,279	\$629,010
Mechanical	\$424,474	\$204,038	\$0	\$15,315	\$0	\$141,353	\$360,706	\$785,180
Electrical	\$166,231	\$0	\$0	\$173,123	\$0	\$546	\$173,669	\$339,900
Plumbing	\$113,352	\$0	\$0	\$2,992	\$0	\$25,235	\$28,227	\$141,579
Fire and Life Safety	\$13,069	\$0	\$0	\$0	\$0	\$0	\$0	\$13,069
Conveyances	\$7,985	\$0	\$0	\$0	\$0	\$0	\$0	\$7,985
Specialties	\$158,434	\$0	\$0	\$0	\$0	\$0	\$0	\$158,434
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,490,356	\$257,958	\$0	\$319,968	\$180,282	\$273,775	\$1,031,983	\$2,522,339

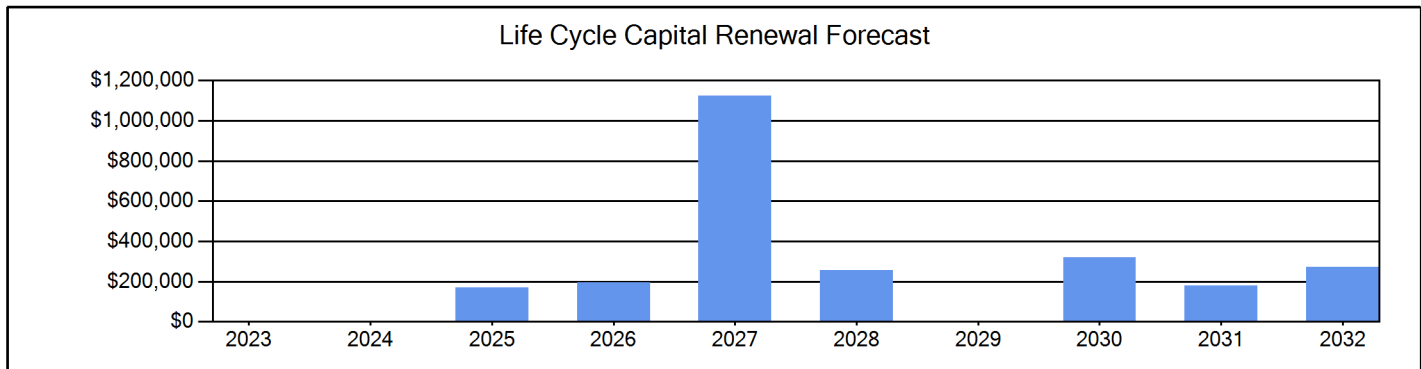


Figure 2: Ten Year Capital Renewal Forecast

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 \$14,881,905. For planning purposes, the total 5-year need at the Lee ES is \$8,639,194 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Lee ES facility has a 5-year FCA of 41.95%.

5-Year Need vs. Replacement

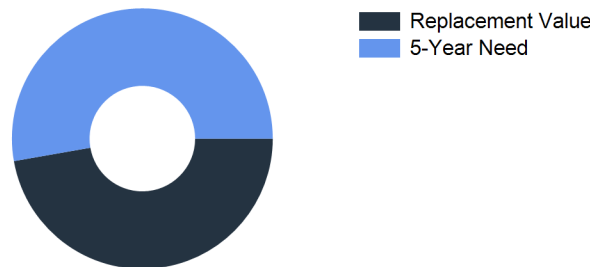


Figure 3: 5-Year FCA

Lee ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	233,521	EACH	5	\$400,951	3810
PUBLIC DEFICIENCIES	ADA Compliance	657,159	EACH	5	\$1,128,329	3809
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	38,324	EACH	5	\$65,802	3811
Sub Total for System		3	items		\$1,595,082	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6707

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	\$1,601,537

Building: 121A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement	Capital Renewal	36,571	SF	2	\$1,260,450	3805

Note: As per AISD email on 2/11/2021

Location: Drew Johnson's directive

Sub Total for System	1	items	\$1,260,450
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Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	48	SF	2	\$4,787	1921
Note: 4' x 4'						
Location: Kitchen						
Aluminum Window Replacement	Capital Renewal	24	SF	2	\$2,393	1922
Note: 3' x 2'						
Location: Kitchen Restrooms						
Aluminum Window Replacement	Capital Renewal	24	SF	2	\$2,393	1923
Note: 2' x 2'						
Location: Gym Restrooms						
Aluminum Window Replacement	Capital Renewal	360	SF	2	\$35,902	1924
Note: 10' x 4'						
Location: Gym						
Glass Wall Replacement (Bldg SF)	Capital Renewal	385	SF	2	\$26,156	1918
Note: Cracked and old glass block around steel windows.						
Metal Exterior Door Replacement	Capital Renewal	5	Door	2	\$18,535	3808
Steel Window Replacement	Capital Renewal	24	SF	2	\$3,469	1925
Note: 2' x 6'						
Location: Above street entrance doors						
Wood Exterior Door Replacement	Capital Renewal	22	Door	2	\$69,597	1929
Note: Old and deteriorated						
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	\$1,936	1919
Note: Moisture stains near downspouts						
Sub Total for System	9	items			\$165,169	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	31	Door	3	\$46,023	1942

Note: Original door hardware, half of old door hardware has already been replaced.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Original doors	Capital Renewal	65	Door	3	\$121,914	1941
Adhered Acoustical Ceiling Tile Replacement Note: Severe water damage in most east side classrooms	Capital Renewal	19,248	SF	4	\$134,114	1936
Vinyl Composition Tile Replacement Note: In poor condition particularly in the auditorium and cafeteria, but entire building is due for replacement.	Capital Renewal	27,717	SF	4	\$226,663	1939
Wood Flooring Repair Note: Refinish stage floor	Deferred Maintenance	1,155	SF	4	\$19,130	1940
Interior Ceiling Repainting Location: North Stairwell	Deferred Maintenance	300	SF	5	\$625	1938
Sub Total for System		6 items			\$548,469	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement Note: 1.5 Ton	Capital Renewal	1	Ea.	2	\$4,747	2073
Steam/HW Unit Heater Replacement Location: Hall and Kitchen Restrooms	Capital Renewal	3	Ea.	2	\$3,722	2071
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	2087
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	\$24,109	2082
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	2081
Sub Total for System		5 items			\$76,057	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement Note: The entire building lighting needs replacement except for lights in the hallways and admin offices which were replaced in 2018.	Capital Renewal	30,000	SF	3	\$550,156	1953
Lightning Protection System Installation	Functional Deficiency	38,496	SF	3	\$30,062	1949
Public Address System Replacement, Non-main Building	Deferred Maintenance	38,496	SF	3	\$27,250	1944
Remove Abandoned Equipment Note: Abandoned electrical panel at stage.	Deferred Maintenance	1	Ea.	4	\$4,357	1954
Sub Total for System		4 items			\$611,826	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$7,685	2056
Gas Water Heater Replacement Location: Kitchen Storage	Capital Renewal	1	Ea.	3	\$6,384	2055
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Original to building	Capital Renewal	15,398	SF	3	\$55,336	2058
Sanitary Sewer Piping Replacement Note: Original to building	Capital Renewal	15,398	SF	3	\$17,095	2060
Shower Replacement	Capital Renewal	2	Ea.	3	\$2,613	2065
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	2066
Water Storage Tank Replacement Note: 2,400 Gallon	Capital Renewal	1	Ea.	3	\$8,165	2053
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	2064
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	6	Ea.	4	\$14,303	2069
Replace classroom lavatory	Capital Renewal	10	Ea.	4	\$25,645	2061
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	4	Ea.	4	\$10,865	2062
Sub Total for System		11 items			\$171,512	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	2	Ea.	1	\$13,736	1948
Fire Alarm Replacement	Capital Renewal	38,496	SF	1	\$61,125	1947

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	38,496	SF	1	\$282,030	2086
Security Alarm Replacement	Capital Renewal	38,496	SF	1	\$88,607	1946
Sub Total for System		4	items		\$445,497	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	1945
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Auditorium Seating Replacement Note: Broken, damaged and old auditorium seating.	Capital Renewal	437	Ea.	3	\$196,042	1943
Sub Total for System		1	items		\$196,042	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - Improve grading and correct water penetration - 1 LS	Deferred Maintenance	236,627	Ea.	5	\$278,001	6708
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 27128 GSF	Deferred Maintenance	117,272	Ea.	5	\$137,777	6709
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair honeycombing - 21178 GSF	Deferred Maintenance	75,659	Ea.	5	\$88,888	6710
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair cracks, corrosion & hole - 1230 LF	Deferred Maintenance	68,483	Ea.	5	\$80,457	6711
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - repair crack & honeycombing - 27178 GSF	Deferred Maintenance	113,489	Ea.	5	\$133,333	6712
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair spalling, honeycombing, penetrations & reinforcement - 27178 GSF	Deferred Maintenance	453,956	Ea.	5	\$533,331	6713
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipe hangers and broken piping - 1 LS	Deferred Maintenance	43,150	Ea.	5	\$50,695	6714
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, INSULATION - replace insulation - 27178 GSF	Deferred Maintenance	226,978	Ea.	5	\$266,665	6715
Sub Total for System		8	items		\$1,569,147	
Sub Total for Building 121A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		50	items		\$5,051,477	

Building: 121B - Mechanical Building (old Boiler House)
Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement Note: As per AISD email on 2/11/2021 Location: Drew Johnson's directive	Capital Renewal	460	SF	2	\$15,854	3806
Sub Total for System		1	items		\$15,854	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement Note: Rusted steel windows.	Capital Renewal	50	SF	2	\$7,227	1909
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,327	1910
Exterior Cleaning Note: Entire building	Deferred Maintenance	800	SF Wall	5	\$3,098	1908
Sub Total for System		3	items		\$16,652	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plaster Ceiling Replacement	Capital Renewal	460	SF	4	\$897	1913
Interior Ceiling Repainting	Deferred Maintenance	460	SF	5	\$958	1911
Sub Total for System		2	items		\$1,855	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement Note: 1,670 MBH	Capital Renewal	1	Ea.	2	\$41,601	2029
Circulation Pump Replacement Note: 15 HP	Capital Renewal	2	Ea.	3	\$28,763	2041
Circulation Pump Replacement Note: 1.5 HP	Capital Renewal	2	Ea.	4	\$8,626	2036
Sub Total for System		3	items		\$78,990	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	460	SF	3	\$8,436	1959
Lightning Protection System Installation	Functional Deficiency	460	SF	3	\$359	1958
Sub Total for System		2	items		\$8,795	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	2023
Sub Total for System		1	items		\$796	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	460	SF	1	\$730	1957
Sub Total for System		1	items		\$730	
Sub Total for Building 121B - Mechanical Building (old Boiler House)		13	items		\$123,673	

Building: 121C - Stand-Alone Library
Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Roof Covering Replacement Note: As per AISD email on 2/11/2021 Location: Drew Johnson's directive	Capital Renewal	5,451	SF	2	\$187,873	3807
Sub Total for System		1	items		\$187,873	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	300	SF Wall	5	\$1,162	1895
Sub Total for System		1	items		\$1,162	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Repair Note: Missing lens	Deferred Maintenance	1	Ea.	3	\$332	1967
Lightning Protection System Installation	Functional Deficiency	5,678	SF	3	\$4,434	1966
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,678	SF	3	\$4,019	1961
Sub Total for System		3	items		\$8,786	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	2	Ea.	3	\$10,119	1984
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	1982
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	1985

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	1981
	Sub Total for System	4	items		\$18,731	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	1965
Fire Alarm Replacement	Capital Renewal	5,678	SF	1	\$9,016	1963
Install Fire Sprinklers	Functional Deficiency	5,678	SF	1	\$41,598	2022
	Sub Total for System	3	items		\$57,482	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	13,919	Ea.	5	\$16,353	6716
Note: SOIL/DRAINAGE BELOW BUILDING - insulation piping - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	41,758	Ea.	5	\$49,059	6717
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	27,838	Ea.	5	\$32,706	6718
Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipes and add pipe insulation - 1 LS						
	Sub Total for System	3	items		\$98,118	
	Sub Total for Building 121C - Stand-Alone Library	15	items		\$372,151	
	Total for Campus	82	items		\$7,148,838	

Lee 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)	600	LF	\$28,318	4
Pedestrian Pavement	Sidewalks - Concrete	2,500	SF	\$28,318	5
Parking Lot Pavement	Asphalt	7	CAR	\$10,156	10
Sub Total for System		3	items	\$66,792	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	400	SF	\$20,294	5
Sub Total for System		1	items	\$20,294	
Sub Total for Building -		4	items	\$87,086	

Building: 121A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,386	SF	\$138,221	5
Exterior Operating Windows	Aluminum - Windows per SF	992	SF	\$98,929	5
Exterior Entrance Doors	Wooden Door	22	Door	\$69,597	8
Sub Total for System		3	items	\$306,748	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,080	SF	\$10,400	3
Suspended Plaster and	Painted ceilings	4,620	SF	\$9,622	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	32,337	SF	\$144,900	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,080	SF	\$12,826	5
Compartments and Cubicles	Toilet Partitions	22	Stall	\$44,363	5
Carpeting	Carpet	1,155	SF	\$14,623	5
Tile Flooring	Quarry Tile	1,155	SF	\$31,571	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,929	SF	\$23,398	8
Terrazzo Flooring	Terrazzo	5,004	SF	\$170,534	9
Athletic Flooring	Athletic/Sport Flooring	1,540	SF	\$23,626	10
Wood Flooring	Wood Flooring - All Types	1,155	SF	\$24,879	10
Sub Total for System		11	items	\$510,740	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	38,496	SF	\$103,832	5
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	5
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	5
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	5
HVAC Air Distribution	VAV Boxes / Terminal Device	10	Ea.	\$38,739	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		6	items	\$347,318	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	7	Ea.	\$14,581	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	5
Power Distribution	Power Wiring	38,496	SF	\$45,721	5
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$55,918	8
Power Distribution	Motor Controller (Loads)	8	Ea.	\$14,696	8
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	8
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	8
Power Distribution	Panelboard - 120/208 225A	6	Ea.	\$32,997	8
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	8
Sub Total for System		9	items	\$191,904	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	23,098	SF	\$83,008	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	23,098	SF	\$25,644	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	6	Ea.	\$14,303	10
Sub Total for System		6	items	\$132,330	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		1	items	\$7,985	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	17	Room	\$149,632	3
Sub Total for System		1	items	\$149,632	
Sub Total for Building 121A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		37	items	\$1,646,655	

Building: 121B - Mechanical Building (old Boiler House)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	8
Sub Total for System		1	items	\$6,327	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	460	SF	\$958	10
Sub Total for System		1	items	\$958	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	460	SF	\$823	5
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	460	SF	\$1,957	5
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	6
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1	Ea.	\$41,601	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	460	SF	\$1,241	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Sub Total for System		7	items	\$242,121	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	8
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	8
Power Distribution	Power Wiring	460	SF	\$546	10
Sub Total for System		3	items	\$20,569	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	460	SF	\$1,653	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	460	SF	\$511	10
Sub Total for System		2	items	\$2,164	
Sub Total for Building 121B - Mechanical Building (old Boiler House)		14	items	\$272,139	

Building: 121C - Stand-Alone Library
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	336	SF	\$33,508	10
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	10
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	10
Sub Total for System		3	items	\$47,023	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,451	SF	\$24,426	5
Carpeting	Carpet	4,259	SF	\$53,920	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,259	SF	\$14,382	8
Suspended Plaster and	Painted ceilings	1,420	SF	\$2,957	8
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	8
Resilient Flooring	Vinyl Composition Tile Flooring	1,192	SF	\$9,748	9
Sub Total for System		6	items	\$117,309	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe System (Cold)	5,678	SF	\$10,153	5
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	5,678	SF	\$24,154	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	5
HVAC Air Distribution	Ductwork (Bldg.SF)	5,678	SF	\$44,927	6
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	5,678	SF	\$15,315	8
Sub Total for System		7	items	\$195,741	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	5,678	SF	\$104,126	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Sub Total for System		3	items	\$127,428	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	5
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
Sub Total for System		3	items	\$7,084	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	5,678	SF	\$13,069	4
Sub Total for System		1	items	\$13,069	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	4
Sub Total for System		1	items	\$8,802	
Sub Total for Building 121C - Stand-Alone Library		24	items	\$516,456	
Total for: Lee ES		79	items	\$2,522,336	

Supporting Photos

General Site Photos



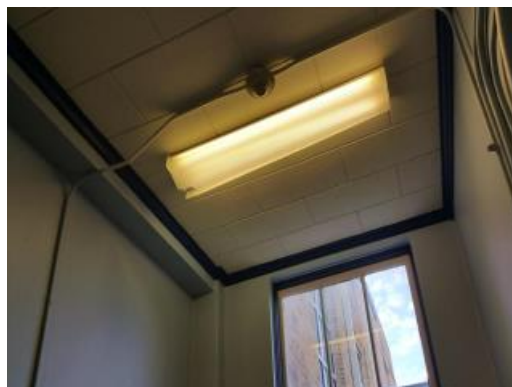
Boiler at end of its life



Circulating pumps at end of their life



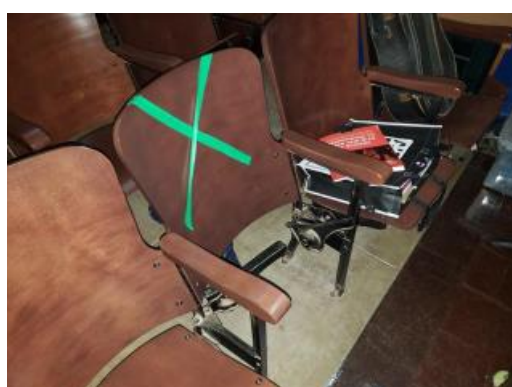
Deficient roofs



Aged and worn interior lighting



Cracked floor tiles



Broken chair



Aged wooden door



Aged acoustic ceiling tiles



Stained concrete masonry unit



Stained exterior walls