



FACILITY CONDITION ASSESSMENT

Mathews ES | February 2022



Executive Summary

Mathews ES is located at 906 W Lynn St in Austin, Texas. The oldest building is 104 years old (at time of 2020 assessment). It comprises 42,123 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 \$2,445,393. 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 Mathews ES the ten-year need is \$4,954,449.

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 Mathews ES facility has a 5-year FCA score of 36.29%.

Summary of Findings

The table below summarizes the condition findings at Mathews 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	\$845,608	\$100,628	\$30,030	\$946,236	\$976,266	\$0	
Permanent Building(s)								
123A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,588,803	\$630,467	\$1,711,770	\$2,219,270	\$3,931,040	\$4,965,665	55.31%
123B	Boiler House (Kiln Room)	\$10,982	\$11,813	\$6,251	\$22,795	\$29,046	\$46,570	51.05%
123C	Storage Building (CMU)	\$0	\$8,086	\$0	\$8,086	\$8,086	\$5,732	-41.08%
123D	Storage Building (Metal)	\$0	\$8,086	\$1,925	\$8,086	\$10,011	\$11,941	32.28%
Sub Total for Permanent Building(s):		\$1,599,785	\$658,452	\$1,719,946	\$2,258,237	\$3,978,183	\$5,029,908	
Total for Site:		\$2,445,393	\$759,080	\$1,749,976	\$3,204,473	\$4,954,449	\$5,029,908	36.29%

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	\$86,108	\$777,101	\$863,209	35.30 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$87,317	\$0	\$0	\$161,054	\$248,371	10.16 %
Interior	\$0	\$0	\$598,486	\$313,949	\$0	\$912,435	37.31 %
Mechanical	\$0	\$132,126	\$0	\$4,731	\$0	\$136,858	5.60 %
Electrical	\$0	\$62,437	\$438	\$0	\$0	\$62,876	2.57 %
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	\$221,645	\$0	\$221,645	9.06 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$281,881	\$598,924	\$626,433	\$938,155	\$2,445,393	

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

Interior	-	\$912,435
Site	-	\$863,209
Exterior	-	\$248,371

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

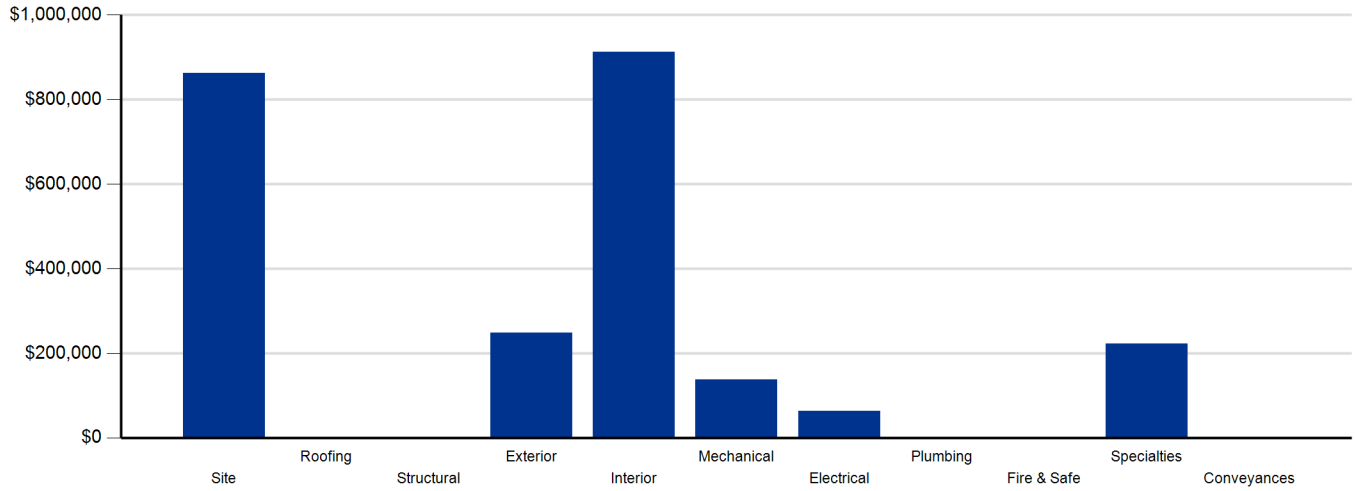


Figure 1: System Deficiencies

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	\$30,112	\$70,516	\$100,628
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$89,160	\$89,160
Interior	\$0	\$46,584	\$0	\$134,308	\$236,689	\$417,581
Mechanical	\$0	\$0	\$0	\$44,378	\$49,434	\$93,812
Electrical	\$0	\$0	\$5,500	\$5,114	\$16,499	\$27,113
Plumbing	\$0	\$0	\$0	\$0	\$4,958	\$4,958
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	\$0	\$46,584	\$5,500	\$213,912	\$467,256	\$733,252

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	\$100,628	\$0	\$0	\$30,030	\$0	\$0	\$30,030	\$130,658
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$89,160	\$0	\$0	\$226,060	\$0	\$357	\$226,417	\$315,577
Interior	\$417,581	\$5,788	\$0	\$7,502	\$46,584	\$379,009	\$438,883	\$856,464
Mechanical	\$93,812	\$0	\$0	\$329,039	\$0	\$63,697	\$392,736	\$486,548
Electrical	\$27,113	\$0	\$0	\$8,795	\$0	\$1,430	\$10,225	\$37,338
Plumbing	\$4,958	\$383,080	\$0	\$7,648	\$0	\$76,935	\$467,663	\$472,621
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$7,985
Specialties	\$0	\$176,037	\$0	\$0	\$0	\$0	\$176,037	\$176,037
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$733,252	\$564,905	\$0	\$609,074	\$46,584	\$529,413	\$1,749,976	\$2,483,228

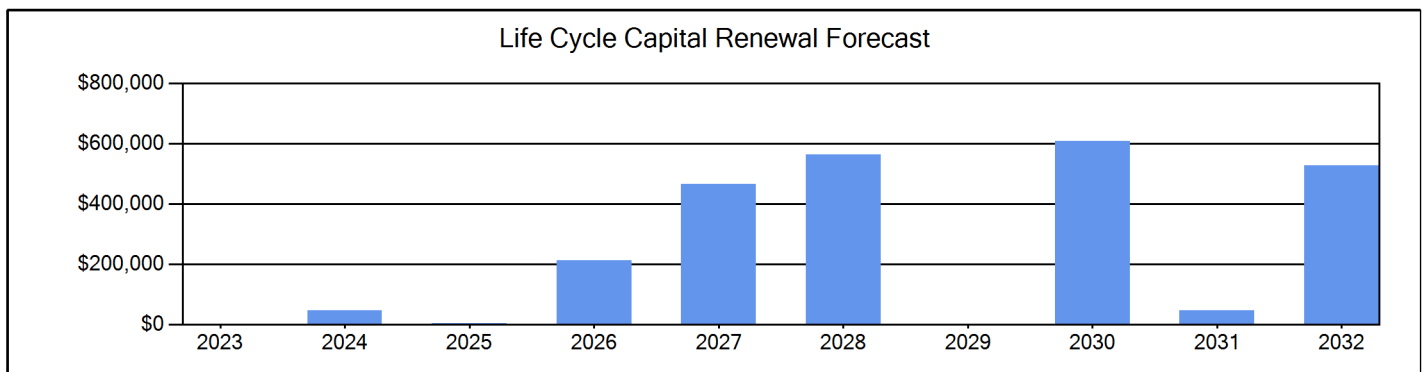


Figure 2: Ten Year Capital Renewal Forecast

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 \$5,029,908. For planning purposes, the total 5-year need at the Mathews ES is \$3,204,473 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Mathews ES facility has a 5-year FCA of 36.29%.

5-Year Need vs. Replacement

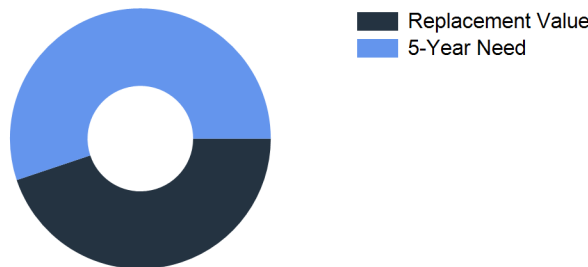


Figure 3: 5-Year FCA

Mathews ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement Note: beyond useful life	Capital Renewal	49	CAR	4	\$71,089	3722
Backstop Repair	Deferred Maintenance	2	Ea.	5	\$3,040	3720
Exterior Basketball Goal Repair	Deferred Maintenance	4	Ea.	5	\$2,582	3721
PROGRAM DEFICIENCIES	ADA Compliance	287,387	EACH	5	\$493,438	4252
PUBLIC DEFICIENCIES	ADA Compliance	93,864	EACH	5	\$161,163	4251
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	66,568	EACH	5	\$114,296	4253
Sub Total for System		6	items		\$845,608	
Sub Total for School and Site Level		6	items		\$845,608	

Building: 123A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstop Replacement Note: Need to be replaced	Capital Renewal	2	Ea.	4	\$15,019	3718
Exterior Basketball Goal Repair	Deferred Maintenance	4	Ea.	5	\$2,582	3719
Sub Total for System		2	items		\$17,601	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	385	SF	2	\$55,649	3749
Steel Window Replacement	Capital Renewal	162	SF	2	\$23,416	3750
Wood Window Replacement	Capital Renewal	32	SF	2	\$4,784	3751
Exterior Cleaning	Deferred Maintenance	41,585	SF Wall	5	\$161,054	3748
Sub Total for System		4	items		\$244,902	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF) Note: beyond useful life	Capital Renewal	12,476	SF	3	\$420,304	3725
Interior Door Replacement Note: beyond useful life	Capital Renewal	35	Door	3	\$65,646	3730
Interior Door Replacement Note: beyond useful life	Capital Renewal	60	Door	3	\$112,536	3731
Adhered Acoustical Ceiling Tile Replacement Note: beyond useful life	Capital Renewal	832	SF	4	\$5,797	3723
Adhered Acoustical Ceiling Tile Replacement Location: hall between gym and cafe	Capital Renewal	1,438	SF	4	\$10,020	3752
Ceramic Tile Flooring Replacement Note: beyond useful life	Capital Renewal	832	SF	4	\$14,699	3726
Interior Wood Wall Replacement (LC)	Capital Renewal	832	SF	4	\$13,047	3724
Metal Interior Door Replacement Note: beyond useful life	Capital Renewal	8	Door	4	\$23,151	3728
Metal Interior Door Replacement Note: beyond useful life	Capital Renewal	2	Door	4	\$5,788	3729
Vinyl Composition Tile Replacement Note: beyond useful life	Capital Renewal	29,525	SF	4	\$241,447	3727
Sub Total for System		10	items		\$912,435	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	3763
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	18	Ea.	2	\$102,848	3761
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$22,855	3762
Sub Total for System		3	items		\$132,126	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: end of life	Capital Renewal	1	Ea.	2	\$16,905	3734
Panelboard Replacement Note: end of life	Capital Renewal	1	Ea.	2	\$2,782	3735
Panelboard Replacement Note: end of life	Capital Renewal	2	Ea.	2	\$10,999	3736
Panelboard Replacement Note: obsolete manufacturer "I-T-E" / "GYM OFC" Location: gym office	Capital Renewal	1	Ea.	2	\$12,342	3754
Panelboard Replacement Note: old, corrosion/panel "HC" Location: ELEC 100 room	Capital Renewal	1	Ea.	2	\$2,782	3755
Panelboard Replacement Note: old, corrosion/ panel "HB" Location: elec 100 room	Capital Renewal	1	Ea.	2	\$2,782	3756
Panelboard Replacement Note: Old, corrosion Location: CC 200 Custodian Closet	Capital Renewal	1	Ea.	2	\$2,782	3757
Panelboard Replacement Note: obsolete manufacturer "I-T-E" Location: OFC 200	Capital Renewal	1	Ea.	2	\$2,782	3758
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	6036
2 X 4 Interior Fluorescent Lighting Replacement Note: broken Location: room 101	Capital Renewal	1	Ea.	3	\$438	3759
Sub Total for System		10	items		\$60,094	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement Note: beyond useful life	Capital Renewal	3	Ea.	4	\$1,598	3733
Replace Cabinetry In Classes/Labs Note: beyond useful life	Capital Renewal	25	Room	4	\$220,047	3732
Sub Total for System		2	items		\$221,645	
Sub Total for Building 123A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		31	items		\$1,588,803	

Building: 123B - Boiler House (Kiln Room)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	24	SF	2	\$3,469	3753
Sub Total for System		1	items		\$3,469	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	3764
Sub Total for System		1	items		\$4,731	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: age/corrosion	Capital Renewal	1	Ea.	2	\$2,782	3760

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: OSSt01 panel B						
	Sub Total for System	1	items		\$2,782	
	Sub Total for Building 123B - Boiler House (Kiln Room)	3	items		\$10,982	
	Total for Campus	40	items		\$2,445,393	

Buildings with no reported deficiencies

- 123C - Storage Building (CMU)
- 123D - Storage Building (Metal)

Mathews 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)	638	LF	\$30,112	4
Playfield Areas	ES Playgrounds	3	Ea.	\$67,044	5
Roadway Pavement	Asphalt Driveways	540	SF	\$3,472	5
Roadway Pavement	Concrete Driveways	1,412	SF	\$17,627	8
Pedestrian Pavement	Sidewalks - Concrete	1,095	SF	\$12,403	8
Sub Total for System		5	items	\$130,658	
Sub Total for Building -		5	items	\$130,658	

Building: 123A - 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	18	SF	\$1,795	5
Exterior Operating Windows	Aluminum - Windows per SF	90	SF	\$8,975	5
Exterior Operating Windows	Wood - Windows per SF	64	SF	\$9,568	5
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	8	Door	\$31,752	5
Exterior Operating Windows	Aluminum - Windows per SF	396	SF	\$39,492	8
Exterior Operating Windows	Wood - Windows per SF	1,248	SF	\$186,568	8
Sub Total for System		7	items	\$300,392	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,396	SF	\$46,584	2
Carpeting	Carpet	4,159	SF	\$52,654	4
Interior Door Supplementary Components	Door Hardware	53	Door	\$78,684	4
Resilient Flooring	Vinyl Composition Tile Flooring	16,634	SF	\$136,028	5
Interior Swinging Doors	Wooden Door	49	Door	\$91,904	5
Interior Swinging Doors	Wooden Door	4	Door	\$7,502	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,396	SF	\$46,584	9
Athletic Flooring	Athletic/Sport Flooring	1,248	SF	\$19,146	10
Wood Flooring	Wood Flooring - All Types	16,634	SF	\$358,295	10
Sub Total for System		9	items	\$837,381	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	4
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	5
HVAC Air Distribution	Ductwork (Bldg.SF)	41,585	SF	\$329,039	8
Exhaust Air	Roof Exhaust Fan - Small	12	Ea.	\$23,516	10
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$40,181	10
Sub Total for System		9	items	\$486,547	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	3
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	8
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	10
Sub Total for System		6	items	\$35,444	

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	5
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	5
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	41,585	SF	\$149,445	6
Sanitary Sewerage Piping	Sanitary Sewer Piping	41,585	SF	\$46,169	6
Plumbing Fixtures	Restroom Lavatory	15	Ea.	\$40,744	6
Plumbing Fixtures	Toilets	29	Ea.	\$146,722	6
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	8
Plumbing Fixtures	Classroom Lavatory	30	Ea.	\$76,935	10
Sub Total for System		10	items	\$472,621	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		1	items	\$7,985	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	20	Room	\$176,037	6
Sub Total for System		1	items	\$176,037	
Sub Total for Building 123A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		43	items	\$2,316,407	

Building: 123B - Boiler House (Kiln Room)
Exterior

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

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,969	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	6
Sub Total for System		2	items	\$8,757	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	4
Power Distribution	Power Wiring	390	SF	\$463	8
Sub Total for System		2	items	\$1,894	
Sub Total for Building 123B - Boiler House (Kiln Room)		5	items	\$18,064	

Building: 123C - Storage Building (CMU)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System		1	items	\$3,707	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	1	Door	\$1,485	4
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	5
Sub Total for System		2	items	\$4,378	
Sub Total for Building 123C - Storage Building (CMU)		3	items	\$8,085	

Building: 123D - Storage Building (Metal)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	100	SF	\$357	10
Sub Total for System		2	items	\$4,064	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	1	Door	\$1,485	4
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	5
Wall Paneling	Wood Panel wall	100	SF	\$1,568	10
	Sub Total for System	3	items	\$5,947	
	Sub Total for Building 123D - Storage Building (Metal)	5	items	\$10,011	
	Total for: Mathews ES	61	items	\$2,483,226	

Supporting Photos

General Site Photos



Aged distribution panel



Aged window panel



Glued ceiling tiles are damaged and missing



Damaged vinyl composition tile flooring



Aged plumbing fixtures