



# FACILITY CONDITION ASSESSMENT

*McBee ES* | February 2022



## Executive Summary

McBee ES is located at 1001 W Braker Ln in Austin, Texas. The oldest building is 21 years old (at time of 2020 assessment). It comprises 69,716 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 \$4,722,069. 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 McBee ES the ten-year need is \$7,523,517.

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 McBee ES facility has a 5-year FCA score of 67.47%.

## Summary of Findings

The table below summarizes the condition findings at McBee 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	\$269,964	\$699,616	\$76,005	\$969,580	\$1,045,585	\$0	
<b>Permanent Building(s)</b>								
165A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,452,104	\$2,025,827	\$0	\$6,477,931	\$6,477,931	\$22,894,040	71.70%
<b>Sub Total for Permanent Building(s):</b>		<b>\$4,452,104</b>	<b>\$2,025,827</b>	<b>\$0</b>	<b>\$6,477,931</b>	<b>\$6,477,931</b>	<b>\$22,894,038</b>	
<b>Total for Site:</b>		<b>\$4,722,069</b>	<b>\$2,725,443</b>	<b>\$76,005</b>	<b>\$7,447,512</b>	<b>\$7,523,517</b>	<b>\$22,894,038</b>	<b>67.47%</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	\$269,964	\$269,964	5.73 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$689	\$17,994	\$0	\$18,684	0.40 %
Interior	\$0	\$0	\$591,397	\$312,323	\$57,804	\$961,524	20.39 %
Mechanical	\$0	\$721,689	\$313,481	\$369,951	\$0	\$1,405,120	29.80 %
Electrical	\$0	\$0	\$1,355,972	\$0	\$0	\$1,355,972	28.76 %
Plumbing	\$0	\$8,541	\$250,538	\$166,388	\$0	\$425,467	9.02 %
Fire and Life Safety	\$278,031	\$0	\$0	\$0	\$0	\$278,031	5.90 %
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>	\$278,031	\$730,230	\$2,512,077	\$866,656	\$327,768	\$4,714,762	

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

Mechanical	-	\$1,405,120
Electrical	-	\$1,355,972
Interior	-	\$961,524

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

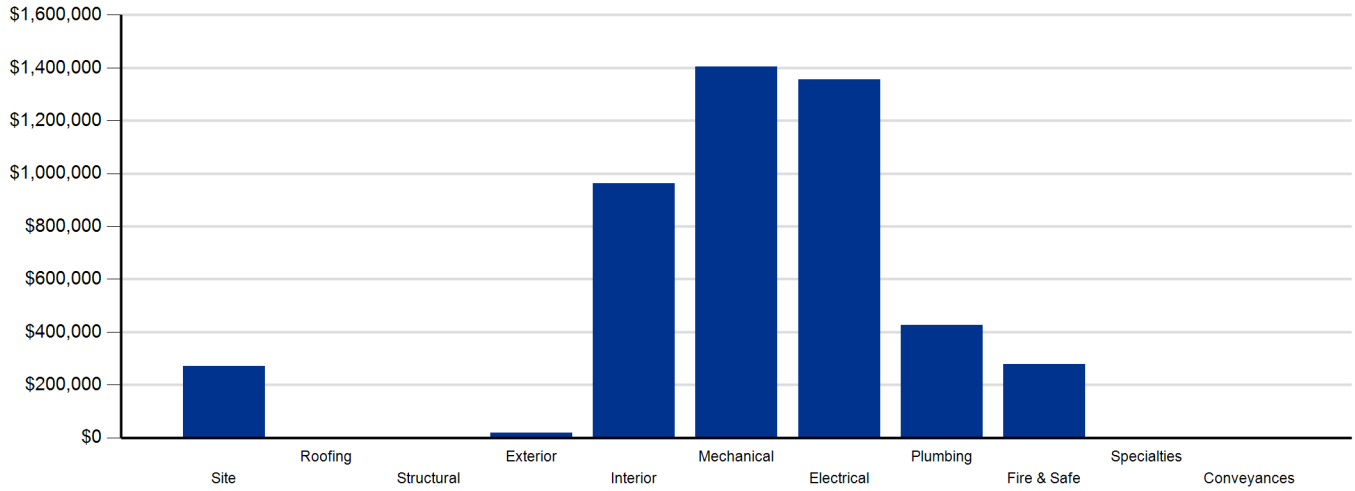


Figure 1: System Deficiencies

## 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	\$0	\$699,616	\$699,616
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$239,527	\$0	\$15,876	\$255,403
Interior	\$0	\$0	\$170,288	\$510,277	\$485,549	\$1,166,114
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$269,507	\$269,507
Plumbing	\$0	\$0	\$0	\$0	\$7,685	\$7,685
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$316,867	\$0	\$316,867
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$409,815</b>	<b>\$827,144</b>	<b>\$1,478,233</b>	<b>\$2,715,192</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	\$699,616	\$0	\$0	\$0	\$0	\$0	\$0	\$699,616
Roofing	\$0	\$0	\$0	\$0	\$0	\$76,005	\$76,005	\$76,005
Exterior	\$255,403	\$0	\$0	\$0	\$0	\$0	\$0	\$255,403
Interior	\$1,166,114	\$0	\$0	\$132,387	\$0	\$7,061	\$139,448	\$1,305,562
Mechanical	\$0	\$0	\$0	\$0	\$0	\$708,515	\$708,515	\$708,515
Electrical	\$269,507	\$0	\$0	\$0	\$0	\$0	\$0	\$269,507
Plumbing	\$7,685	\$0	\$0	\$0	\$0	\$22,333	\$22,333	\$30,018
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$316,867	\$0	\$0	\$0	\$0	\$0	\$0	\$316,867
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,715,192</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,387</b>	<b>\$0</b>	<b>\$813,914</b>	<b>\$946,301</b>	<b>\$3,661,493</b>

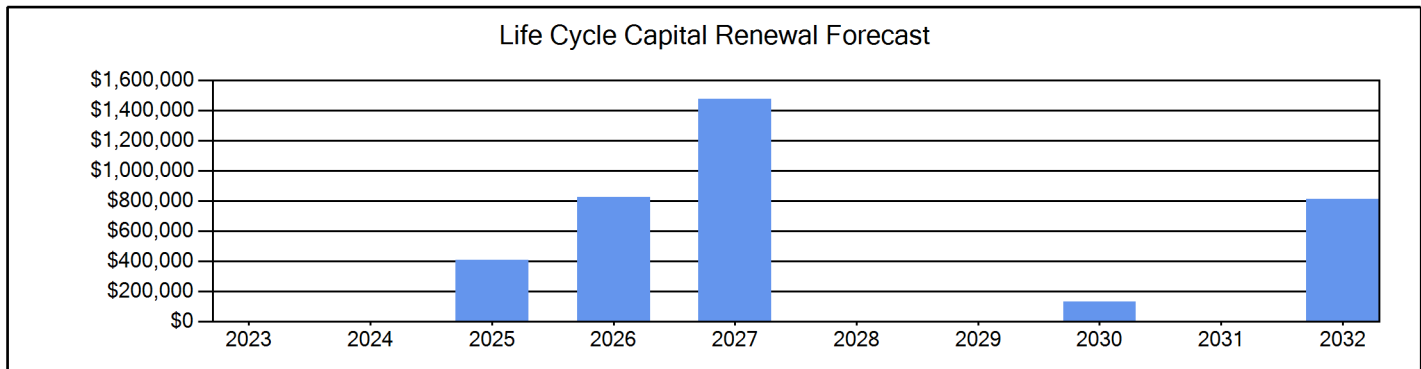


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$22,894,038. For planning purposes, the total 5-year need at the McBee ES is \$7,447,512 (Life Cycle Years 1-5 plus the FCA deficiency cost). The McBee ES facility has a 5-year FCA of 67.47%.

5-Year Need vs. Replacement

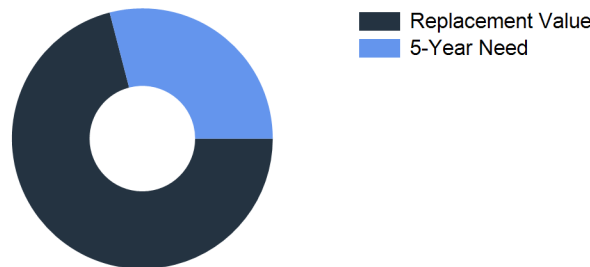


Figure 3: 5-Year FCA



## McBee ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	70,763	EACH	5	\$121,499	5452
PUBLIC DEFICIENCIES	ADA Compliance	43,952	EACH	5	\$75,465	5451
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	42,517	EACH	5	\$73,001	5453
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$269,964</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$269,964</b>	

### Building: 165A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	6	Door	3	\$689	5290
<b>Note:</b> weathered						
<b>Location:</b> chiller area (south)						
CMU Wall Replacement (Bldg SF)	Capital Renewal	800	SF	4	\$17,994	5289
<b>Note:</b> remove failing/failed sealant joints and replace - total linear feet of 800						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$18,684</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	176	Door	3	\$261,291	5336
<b>Note:</b> replace with end of life doors						
Interior Door Replacement	Capital Renewal	176	Door	3	\$330,106	5335
<b>Note:</b> damaged, cracked, inoperable						
<b>Location:</b> classrooms						
Acoustical Ceiling Tile Replacement	Capital Renewal	17,429	SF	4	\$58,853	5330
<b>Note:</b> chipped, cracked, old						
<b>Location:</b> various						
Acoustical Ceiling Tile Replacement	Capital Renewal	2,091	SF	4	\$7,061	5331
<b>Note:</b> end of life						
<b>Location:</b> kitchen						
Carpet Flooring Replacement	Capital Renewal	10,457	SF	4	\$132,387	5333
<b>Note:</b> worn, end of life						
<b>Location:</b> various locations						
Vinyl Composition Tile Replacement	Capital Renewal	13,943	SF	4	\$114,022	5334
<b>Note:</b> end of life						
<b>Location:</b> various						
Interior Wall Repainting (Bldg SF)	Capital Renewal	12,900	SF	5	\$57,804	5332
<b>Note:</b> peeling, stained, damages						
<b>Location:</b> various locations						
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$961,524</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5307
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$41,892	5309
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$41,892	5310
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	\$194,871	5302
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$57,829	5306
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	38	Ea.	2	\$128,823	5311
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$1,486	5308
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	45,000	SF	2	\$80,468	5323
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	\$96,944	5321

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	5322
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$46,828	5324
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	5319
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	5320
Energy Recovery Unit Replacement	Capital Renewal	2	Ea.	3	\$45,455	5312
Energy Recovery Unit Replacement	Capital Renewal	2	Ea.	3	\$112,190	5313
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	5327
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	3	Ea.	3	\$24,109	5326
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	5328
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	5329
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$8,786	5314
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$10,446	5315
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$15,117	5316
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	7	Ea.	3	\$13,718	5325
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	5317
Circulation Pump Replacement	Capital Renewal	39	Ea.	4	\$168,211	5318
Existing Controls Are Obsolete	Capital Renewal	69,716	SF	4	\$188,040	5305
<b>Sub Total for System</b>		<b>26</b>	<b>items</b>		<b>\$1,405,120</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	\$10,415	5353
Exterior Mounted Building Lighting Replacement	Capital Renewal	14	Ea.	3	\$12,624	5354
Lighting Fixtures Replacement	Capital Renewal	69,716	SF	3	\$1,278,490	5355
Lightning Protection System Installation	Functional Deficiency	69,716	SF	3	\$54,442	5351
<b>Note:</b> no lightning protection installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	1	SF	3	\$1	5346
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$1,355,972</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,587	5291
Water Heater Replacement	Capital Renewal	2	Ea.	2	\$4,271	5292
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	5293
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$13,791	5294
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	5298
Toilet Replacement	Capital Renewal	46	Ea.	3	\$232,732	5299
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	5300
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	5297
Refrigerated Water Cooler Replacement	Capital Renewal	8	Ea.	4	\$17,619	5301
Replace classroom lavatory	Capital Renewal	8	Ea.	4	\$20,516	5295
Replace classroom lavatory	Capital Renewal	34	Ea.	4	\$87,193	5303
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	5304
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	13	Ea.	4	\$35,312	5296
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>		<b>\$425,467</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5350
Fire Alarm Replacement	Capital Renewal	69,716	SF	1	\$110,696	5349
Security Alarm Replacement	Capital Renewal	69,716	SF	1	\$160,467	5348
<b>Note:</b> insufficient quantity of cameras and issues with the functions of existing cameras						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$278,031</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5347
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	
<b>Sub Total for Building 165A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>57</b>	<b>items</b>		<b>\$4,452,104</b>	
<b>Total for Campus</b>		<b>60</b>	<b>items</b>		<b>\$4,722,069</b>	

## McBee 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 (8-10 Ft)	2,200	LF	\$172,359	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Parking Lot Pavement	Asphalt	111	CAR	\$161,039	5
Roadway Pavement	Asphalt Driveways	50,000	SF	\$321,522	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$699,615</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	1,500	SF	\$76,005	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$76,005</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$775,620</b>	

### Building: 165A - 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	1,138	SF	\$113,489	3
Exterior Entrance Doors	Steel - Insulated and Painted	34	Door	\$126,038	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$255,403</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	41,830	SF	\$141,250	3
Suspended Plaster and	Painted ceilings	13,943	SF	\$29,038	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	51,590	SF	\$231,171	4
Interior Door Supplementary Components	Door Hardware	188	Door	\$279,106	4
Compartments and Cubicles	Toilet Partitions	16	Stall	\$32,264	5
Athletic Flooring	Athletic/Sport Flooring	3,486	SF	\$53,480	5
Carpeting	Carpet	3,486	SF	\$44,133	5
Tile Flooring	Ceramic Tile	4,880	SF	\$86,216	5
Tile Flooring	Quarry Tile	1,394	SF	\$38,107	5
Resilient Flooring	Vinyl Composition Tile Flooring	20,915	SF	\$171,037	5
Wood Flooring	Wood Flooring - All Types	697	SF	\$15,013	5
Interior Swinging Doors	Metal Door (Steel)	12	Door	\$34,726	5
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	5
Carpeting	Carpet	10,457	SF	\$132,387	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,091	SF	\$7,061	10
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>	<b>\$1,305,563</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	Ea.	\$194,871	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	69,716	SF	\$188,040	10
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	10
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	10
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	10
Other HVAC Distribution Systems	VFD (15 HP)	2	Ea.	\$15,117	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	39	Ea.	\$168,211	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$708,515</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$55,918	5

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	5
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	5
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	5
<b>Note:</b> one transformer is installed above the ceiling - np not visible (values are assumed)					
Power Distribution	Panelboard - 120/208 100A	5	Ea.	\$13,910	5
Power Distribution	Panelboard - 120/208 225A	5	Ea.	\$27,498	5
<b>Note:</b> electrical gear does not have necessary safety arc-strike labeling. majority of electrical gear has necessary clearance space issues.					
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,918	5
Power Distribution	Panelboard - 277/480 400A	4	Ea.	\$55,563	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
<b>Note:</b> panel has bottom wireway cover missing - wiring exposed					
Electrical Service	Exterior Liquid Filled Transformer (750 KVA)	1	Ea.	\$47,520	5
		<b>Sub Total for System</b>		<b>12 items</b>	<b>\$269,508</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$7,685	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1	Ea.	\$13,791	10
		<b>Sub Total for System</b>		<b>5 items</b>	<b>\$30,017</b>

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	36	Room	\$316,867	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$316,867</b>
<b>Sub Total for Building 165A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>47</b>	<b>items</b>	<b>\$2,885,873</b>	
<b>Total for: McBee ES</b>		<b>52</b>	<b>items</b>	<b>\$3,661,493</b>	

## Supporting Photos

### General Site Photos



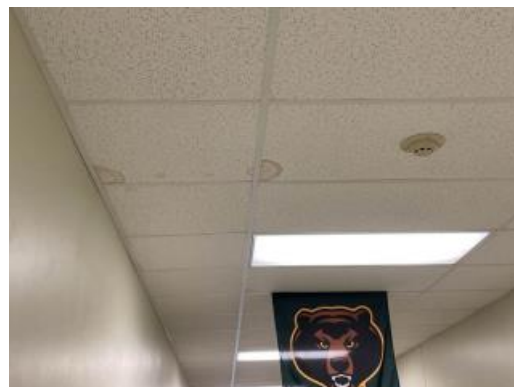
worn door entryway paint



Worn vinyl composite tile



Worn vinyl composite tile is chipped



Stained acoustic ceiling tiles



Exterior metal door



Aged sealant



Aged sealant



Aged sealant