



FACILITY CONDITION ASSESSMENT

Mills ES | February 2022



Executive Summary

Mills ES is located at 6201 Davis Ln, in Austin, Texas. The oldest building is 22 years old (at time of 2020 assessment). It comprises 83,907 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 \$5,376,538. 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 Mills ES the ten-year need is \$11,286,237.

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 Mills ES facility has a 5-year FCA score of 61.40%.

Summary of Findings

The table below summarizes the condition findings at Mills 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	\$800,538	\$639,974	\$9,417	\$1,440,512	\$1,449,929	\$0	
Permanent Building(s)								
181A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,576,000	\$4,619,957	\$640,351	\$9,195,957	\$9,836,308	\$27,554,220	66.63%
Sub Total for Permanent Building(s):		\$4,576,000	\$4,619,957	\$640,351	\$9,195,957	\$9,836,308	\$27,554,220	
Total for Site:		\$5,376,538	\$5,259,931	\$649,768	\$10,636,469	\$11,286,237	\$27,554,220	61.40%

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	\$800,538	\$800,538	14.89 %
Roofing	\$1,371,882	\$0	\$0	\$0	\$0	\$1,371,882	25.52 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$3,707	\$1,839	\$1,241,898	\$0	\$1,247,444	23.20 %
Interior	\$0	\$0	\$104,142	\$222,787	\$60,296	\$387,225	7.20 %
Mechanical	\$0	\$532,673	\$118,856	\$387,683	\$0	\$1,039,212	19.33 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$1,264	\$322,756	\$206,218	\$0	\$530,238	9.86 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,371,882	\$537,644	\$547,593	\$2,058,585	\$860,834	\$5,376,538	

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

Roofing	-	\$1,371,882
Exterior	-	\$1,247,444
Mechanical	-	\$1,039,212

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

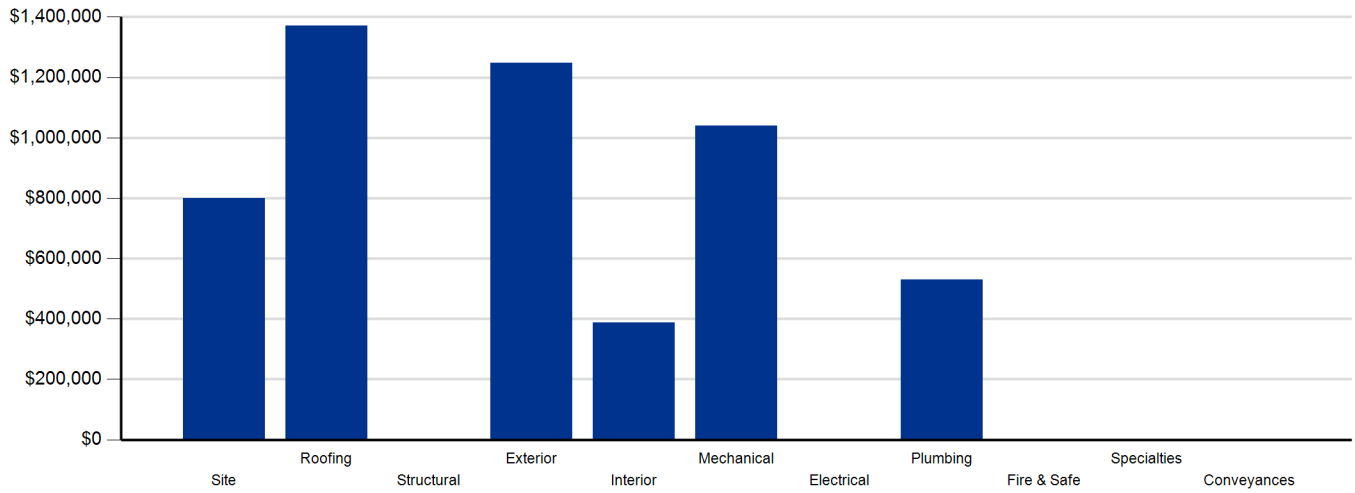


Figure 1: System Deficiencies

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.

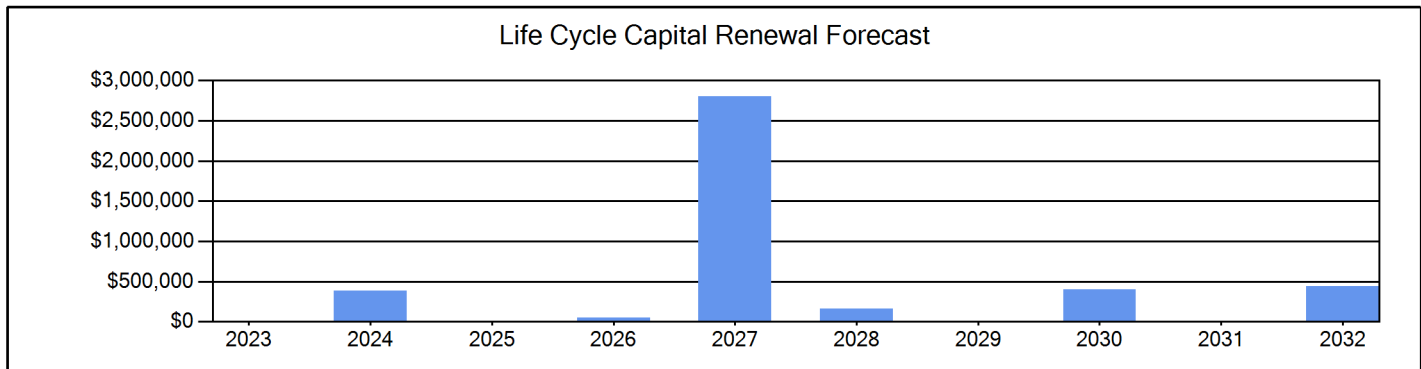
The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

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	\$593,417	\$593,417
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$389,303	\$0	\$0	\$141,161	\$530,464
Interior	\$0	\$0	\$0	\$0	\$1,292,754	\$1,292,754
Mechanical	\$0	\$0	\$0	\$47,059	\$0	\$47,059
Electrical	\$0	\$0	\$0	\$0	\$283,532	\$283,532
Plumbing	\$0	\$0	\$0	\$0	\$7,685	\$7,685
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$98,739	\$98,739
Specialties	\$0	\$0	\$0	\$0	\$387,282	\$387,282
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$389,303	\$0	\$47,059	\$2,804,570	\$3,240,932

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	\$593,417	\$0	\$0	\$0	\$9,417	\$0	\$9,417	\$602,834
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$530,464	\$0	\$0	\$0	\$0	\$0	\$0	\$530,464
Interior	\$1,292,754	\$159,341	\$0	\$403,682	\$0	\$44,997	\$608,020	\$1,900,774
Mechanical	\$47,059	\$0	\$0	\$0	\$0	\$369,858	\$369,858	\$416,917
Electrical	\$283,532	\$0	\$0	\$0	\$0	\$0	\$0	\$283,532
Plumbing	\$7,685	\$0	\$0	\$0	\$0	\$26,799	\$26,799	\$34,484
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$98,739	\$0	\$0	\$0	\$0	\$0	\$0	\$98,739
Specialties	\$387,282	\$0	\$0	\$0	\$0	\$0	\$0	\$387,282
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,240,932	\$159,341	\$0	\$403,682	\$9,417	\$441,654	\$1,014,094	\$4,255,026


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 \$27,554,220. For planning purposes, the total 5-year need at the Mills ES is \$10,636,469 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Mills ES facility has a 5-year FCA of 61.40%.

5-Year Need vs. Replacement

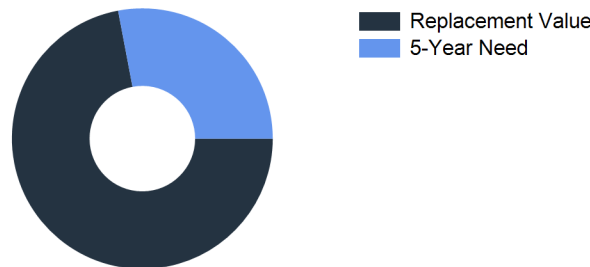


Figure 3: 5-Year FCA

Mills ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	103	CAR	5	\$3,425	4942
Note: Restripe parking lots Location: All parking lots						
PROGRAM DEFICIENCIES	ADA Compliance	268,608	EACH	5	\$461,195	5814
PUBLIC DEFICIENCIES	ADA Compliance	90,516	EACH	5	\$155,414	5813
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	139,821	EACH	5	\$180,504	5815
Sub Total for System		4	items		\$800,538	
Sub Total for School and Site Level		4	items		\$800,538	

Building: 181A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	97,466	EACH	1	\$97,464	5816
AISD ROOFING P3	Capital Renewal	1,274,446	EACH	1	\$1,274,418	5818
Sub Total for System		2	items		\$1,371,882	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	5209
Note: Rusted out frame Location: Loading dock						
Exterior Metal Door Repainting	Deferred Maintenance	16	Door	3	\$1,839	5210
Concrete/CMU Exterior Repair	Deferred Maintenance	83,907	LF	4	\$1,241,898	5190
Note: Per request of the principal we observed dark stains on CMU below window sills. School has pressure washed area with limited/no improvement. We recommend a qualified professional test for mold and make recommendations accordingly.						
Sub Total for System		3	items		\$1,247,444	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	42	Door	3	\$78,775	5187
Note: End of life Location: Classrooms						
Rubber Flooring Replacement	Capital Renewal	1,678	SF	3	\$25,367	5185
Note: End of life Location: Stairs						
Acoustical Ceiling Tile Replacement	Capital Renewal	8,500	SF	4	\$28,702	5182
Note: Stained, Damaged Location: Corridor						
Elevator Finishes Replacement	Capital Renewal	2	Ea.	4	\$15,969	5189
Note: Cab doors corroded						
Interior Fiberglass Panels Repair or Replacement	Capital Renewal	839	SF Wall	4	\$6,383	5183
Note: Damaged Location: Gym wall						
Vinyl Composition Tile Replacement	Capital Renewal	21,000	SF	4	\$171,732	5186
Note: Damaged Location: Corridors and Classrooms						
Interior Door Repainting	Deferred Maintenance	20	Door	5	\$892	5188
Note: Needs refinishing Location: Classrooms						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF)	Capital Renewal	13,257	SF	5	\$59,404	5184
Note: Peeling, wear and tear						
Location: Various locations						
Sub Total for System		8	items		\$387,225	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	4	Ea.	2	\$25,690	5465
Air Cooled Condenser Replacement	Capital Renewal	4	Ea.	2	\$61,063	5467
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$12,845	5468
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	45	Ea.	2	\$152,553	5469
Note: (Ground) Water Source Heat Pump						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$1,176	5470
Note: (Ground) Water Source Heat Pump						
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$3,165	5471
Note: (Ground) Water Source Heat Pump						
Fan Coil Unit Replacement	Capital Renewal	2	Ea.	2	\$3,940	5466
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$24,270	5477
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	63,000	SF	2	\$112,655	5683
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	5679
Note: 3 Ton						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	5680
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$63,447	5681
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	5682
Energy Recovery Unit Replacement	Capital Renewal	2	Ea.	3	\$45,455	5473
Energy Recovery Unit Replacement	Capital Renewal	2	Ea.	3	\$54,174	5474
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	5685
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5684
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$8,626	5677
Circulation Pump Replacement	Capital Renewal	48	Ea.	4	\$207,029	5678
Existing Controls Are Obsolete	Capital Renewal	83,907	SF	4	\$129,833	5464
Kitchen Air/Exhaust Replacement	Capital Renewal	3	Ea.	4	\$31,645	5686
Note: Kitchen exhaust fan (>1')						
Kitchen Air/Exhaust Replacement	Capital Renewal	1	Ea.	4	\$10,548	5687
Note: Kitchen supply fan (>1')						
Sub Total for System		22	items		\$1,039,212	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	5454
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	5458
Toilet Replacement	Capital Renewal	63	Ea.	3	\$318,741	5459
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	5460
Custodial Mop Or Service Sink Replacement	Capital Renewal	6	Ea.	4	\$4,775	5457
Refrigerated Water Cooler Replacement	Capital Renewal	7	Ea.	4	\$15,417	5461
Replace classroom lavatory	Capital Renewal	6	Ea.	4	\$15,387	5455
Replace classroom lavatory	Capital Renewal	38	Ea.	4	\$97,451	5462
Note: Classroom sink w/ drinking fountain						
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	5463
Note: Hand wash sink - 3 faucet station						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	26	Ea.	4	\$70,624	5456
Sub Total for System		10	items		\$530,238	
Sub Total for Building 181A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		45	items		\$4,576,000	
Total for Campus		49	items		\$5,376,538	

Mills 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)	400	LF	\$18,879	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,950	LF	\$152,772	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Parking Lot Pavement	Asphalt	103	CAR	\$149,433	5
Roadway Pavement	Asphalt Driveways	35,400	SF	\$227,637	5
Fences and Gates	Fencing - Ornamental, Iron	120	LF	\$9,417	9
Sub Total for System		6	items	\$602,834	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	8	Ea.	\$46,557	5
Sub Total for System		1	items	\$46,557	
Sub Total for Building -		7	items	\$649,392	

Building: 181A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	12,586	SF	\$389,303	2
Exterior Operating Windows	Aluminum - Windows per SF	128	SF	\$12,765	5
Exterior Entrance Doors	Steel - Insulated and Painted	25	Door	\$92,675	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	9	Door	\$35,721	5
Sub Total for System		4	items	\$530,464	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,678	SF	\$5,666	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	57,057	SF	\$192,667	5
Suspended Plaster and	Painted ceilings	22,655	SF	\$47,181	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	66,287	SF	\$297,027	5
Tile Flooring	Ceramic Tile	1,678	SF	\$29,646	5
Tile Flooring	Quarry Tile	1,678	SF	\$45,871	5
Resilient Flooring	Vinyl Composition Tile Flooring	58,735	SF	\$480,318	5
Wood Flooring	Wood Flooring - All Types	839	SF	\$18,072	5
Interior Swinging Doors	Wooden Door	94	Door	\$176,306	5
Carpeting	Carpet	12,586	SF	\$159,341	6
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	8
Interior Swinging Doors	Metal Door (Steel)	37	Door	\$107,071	8
Interior Door Supplementary Components	Door Hardware	193	Door	\$286,529	8
Wall Coverings	FRP Wall Finish	839	SF Wall	\$6,383	10
Athletic Flooring	Athletic/Sport Flooring	2,517	SF	\$38,614	10
Sub Total for System		15	items	\$1,900,776	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	3	Ea.	\$10,654	4
Decentralized Cooling	Heat Pump (5 Ton)	3	Ea.	\$36,405	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	83,907	SF	\$129,833	10
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	10
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	48	Ea.	\$207,029	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		8	items	\$416,919	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	16	Ea.	\$87,992	5
	Note: Electric panels do not have NEC-safety arc flash labelling (typ.), BL2/BL3 (near CD127) have less than required NEC clearance in front of them (see photo "290") - water basin location, also, panels are within 42" of water source				
Power Distribution	Panelboard - 120/208 125A	6	Ea.	\$8,753	5
	Note: BL2/BL3 (near CD127) have less than required NEC clearance in front of them (see photo "290") - water basin location, also, panels are within 42" of water source, Panels PL1 (storage) and AUD (stage) have exposed BLD due to missing breakers (see photos "639" and "184"), PNL BL1 (CAF) was less than req'd nec-clearance(see photo "487")				
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$24,683	5
Electrical Service	Exterior Liquid Filled Transformer (750 KVA)	1	Ea.	\$47,520	5
	Note: #960923-1996				
Sub Total for System		5	items	\$236,976	

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 - 5 to 10 gallon	1	Ea.	\$1,264	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	4	Ea.	\$25,535	10
Sub Total for System		3	items	\$34,484	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	5
Sub Total for System		1	items	\$98,739	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	44	Room	\$387,282	5
Sub Total for System		1	items	\$387,282	
Sub Total for Building 181A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		37	items	\$3,605,641	
Total for: Mills ES		44	items	\$4,255,033	

Supporting Photos

General Site Photos



Cracked vinyl composite tile



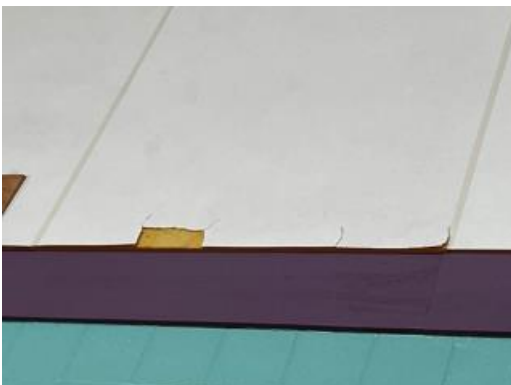
Stained wall



Damaged vinyl composite tile



Damaged acoustic ceiling tile



Plastic wall paneling is aged



Damaged exterior door frame



Stained exterior concrete wall



Exposed electric box on roof