



FACILITY CONDITION ASSESSMENT

Navarro ECHS | February 2022



Executive Summary

Navarro ECHS is located at 1201 Payton Gin Rd in Austin, Texas. The oldest building is 54 years old (at time of 2020 assessment). It comprises 286,000 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 \$7,960,964. 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 Navarro ECHS the ten-year need is \$29,753,740.

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 Navarro ECHS facility has a 5-year FCA score of 77.74%.

Summary of Findings

The table below summarizes the condition findings at Navarro ECHS

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	\$2,134,978	\$1,719,572	\$1,802,486	\$3,854,550	\$5,657,036	\$0	
Permanent Building(s)								
004A	Main building includes Administration Offices, Classrooms & Cafeteria	\$5,553,984	\$8,715,292	\$451,888	\$14,269,276	\$14,721,164	\$40,963,200	65.17%
004B	Theater Building (includes Band Hall)	\$108,617	\$660,808	\$962,299	\$769,425	\$1,731,724	\$18,008,330	95.73%
004C	Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)	\$20,257	\$1,138,110	\$2,717,028	\$1,158,367	\$3,875,395	\$23,987,820	95.17%
004D	Vocational / Art / Shop Building	\$78,697	\$593,232	\$422,713	\$671,929	\$1,094,642	\$7,324,411	90.83%
004E	Mechanical Building	\$11,466	\$877,603	\$155,468	\$889,069	\$1,044,537	\$1,707,592	47.93%
004F	Greenhouse	\$0	\$0	\$0	\$0	\$0	\$53,826	100.00%
004G	Greenhouse	\$0	\$0	\$9,463	\$0	\$9,463	\$53,826	100.00%
004H	Greenhouse (Head House storage)	\$0	\$7,232	\$9,463	\$7,232	\$16,695	\$35,028	79.35%
004I	Automotive Mechanics & Unit Shops	\$17,655	\$699,936	\$125,116	\$717,591	\$842,707	\$6,996,259	89.74%
004J	Stand-Alone Classroom Building (Science)	\$35,310	\$651,185	\$40,902	\$686,495	\$727,397	\$2,825,796	75.71%
004K	Storage Building (Wood)	\$0	\$1,344	\$0	\$1,344	\$1,344	\$93,621	98.56%
004L	Ag Barn	\$0	\$0	\$0	\$0	\$0	\$1,313,560	100.00%
004M	Storage Building (Wood)	\$0	\$9,491	\$9,491	\$9,491	\$18,982	\$87,380	89.14%
004N	Storage Building (Wood)	\$0	\$6,327	\$6,327	\$6,327	\$12,654	\$37,448	83.10%
Sub Total for Permanent Building(s):		\$5,825,986	\$13,360,560	\$4,910,158	\$19,186,546	\$24,096,704	\$103,488,089	
Total for Site:		\$7,960,964	\$15,080,132	\$6,712,644	\$23,041,096	\$29,753,740	\$103,488,089	77.74%

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	\$51,418	\$61,914	\$2,021,646	\$2,134,978	26.82 %
Roofing	\$4,221,076	\$0	\$0	\$0	\$0	\$4,221,076	53.02 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$907,772	\$85,797	\$993,569	12.48 %
Mechanical	\$0	\$4,747	\$0	\$568,044	\$0	\$572,791	7.19 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$33,450	\$5,100	\$0	\$38,550	0.48 %
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:	\$4,221,076	\$4,747	\$84,868	\$1,542,830	\$2,107,444	\$7,960,964	

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

Roofing	-	\$4,221,076
Site	-	\$2,134,978
Interior	-	\$993,569

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

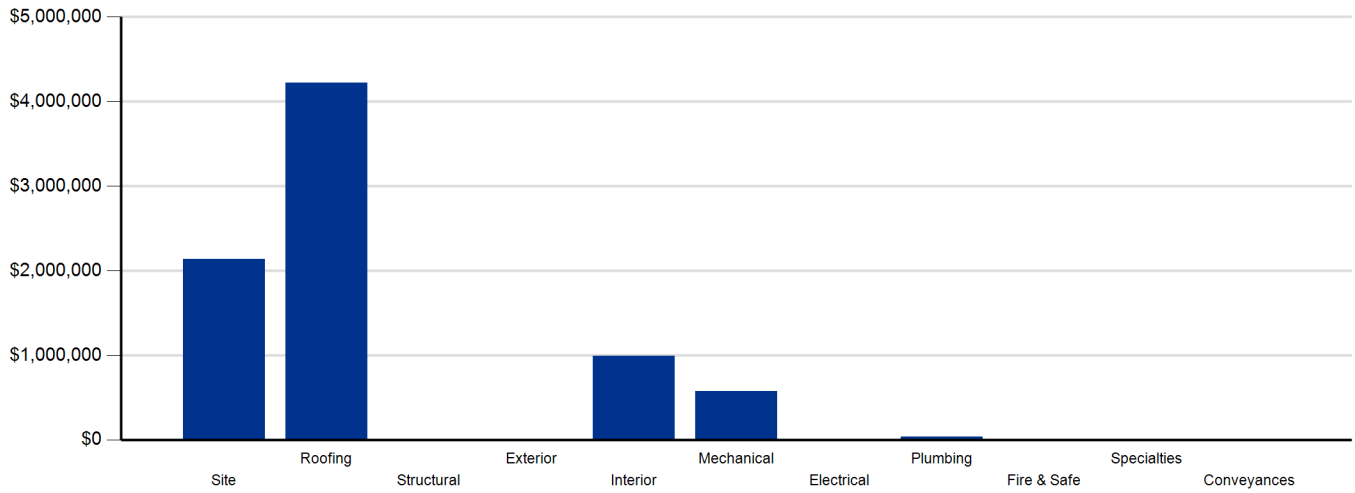


Figure 1: System Deficiencies

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	\$370,728	\$0	\$19,847	\$1,294,079	\$1,684,654
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$15,818	\$0	\$0	\$0	\$0	\$15,818
Interior	\$16,132	\$1,062,711	\$407,661	\$293,523	\$1,579,174	\$3,359,201
Mechanical	\$0	\$0	\$389,056	\$1,273,701	\$2,251,431	\$3,914,188
Electrical	\$0	\$34,918	\$0	\$340,681	\$3,020,171	\$3,395,770
Plumbing	\$0	\$0	\$30,706	\$687,406	\$417,089	\$1,135,201
Fire and Life Safety	\$0	\$0	\$0	\$10,772	\$430,927	\$441,699
Conveyances	\$0	\$0	\$0	\$0	\$98,739	\$98,739
Specialties	\$0	\$0	\$850,053	\$44,009	\$140,800	\$1,034,862
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$31,950	\$1,468,357	\$1,677,476	\$2,669,939	\$9,232,410	\$15,080,132

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	\$1,684,654	\$0	\$0	\$0	\$0	\$1,802,486	\$1,802,486	\$3,487,140
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$15,818	\$0	\$0	\$0	\$15,818	\$0	\$15,818	\$31,636
Interior	\$3,359,201	\$6,064	\$0	\$206,885	\$0	\$744,137	\$957,086	\$4,316,287
Mechanical	\$3,914,188	\$0	\$0	\$127,311	\$0	\$1,045,339	\$1,172,650	\$5,086,838
Electrical	\$3,395,770	\$0	\$0	\$5,358	\$0	\$2,068,835	\$2,074,193	\$5,469,963
Plumbing	\$1,135,201	\$0	\$0	\$71,189	\$0	\$2,384	\$73,573	\$1,208,774
Fire and Life Safety	\$441,699	\$344,330	\$0	\$116,403	\$58,819	\$0	\$519,552	\$961,251
Conveyances	\$98,739	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$106,724
Specialties	\$1,034,862	\$127,859	\$0	\$335,962	\$0	\$226,099	\$689,920	\$1,724,782
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$15,080,132	\$478,253	\$0	\$863,108	\$74,637	\$5,897,265	\$7,313,263	\$22,393,395

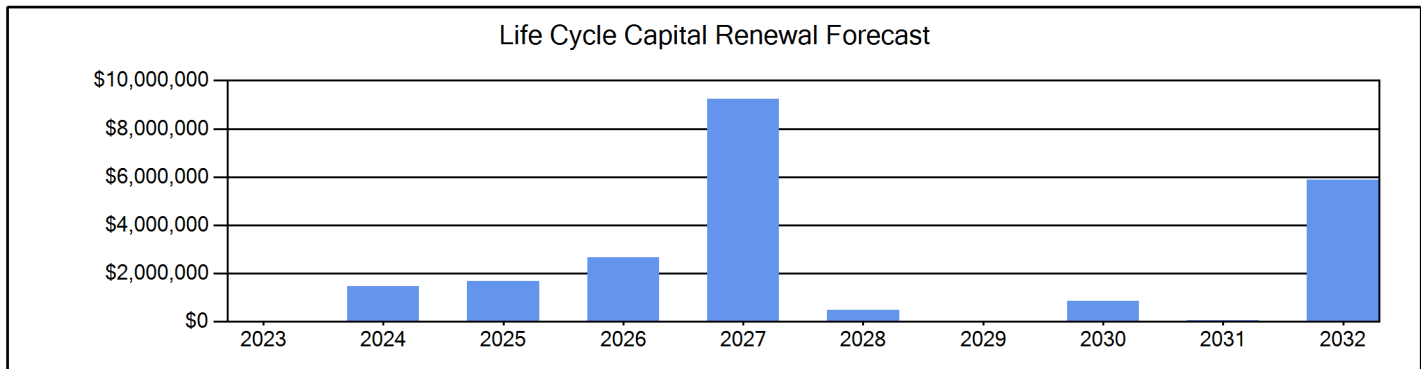


Figure 2: Ten Year Capital Renewal Forecast

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 \$103,488,089. For planning purposes, the total 5-year need at the Navarro ECHS is \$23,041,096 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Navarro ECHS facility has a 5-year FCA of 77.74%.

5-Year Need vs. Replacement

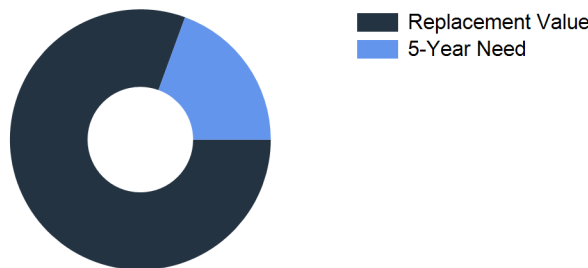


Figure 3: 5-Year FCA

Navarro ECHS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	7,996	SF	3	\$51,418	3695
Note: Drive aisle on north side of school has various potholes, and drive aisle wrapping around west side of building has uneven pavement which need to be repaved Location: North drive aisle, drive aisle west of building						
Asphalt Paving Resurfacing	Deferred Maintenance	350	SF	4	\$1,456	3694
Note: Cracked and broken, needs repaving Location: Parking spot 138						
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	10	LF	4	\$472	3675
Location: Next to parking along Fairfield Dr.						
Gate Replacement	Deferred Maintenance	1	Ea.	4	\$617	3678
Location: Between parking lot along wood fence and band practice area						
Gate Replacement	Deferred Maintenance	5	Ea.	4	\$3,085	4098
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	2	LF	4	\$127	3697
Note: Several downspouts at portables near track are pinched shut, impeding drainage. Needs replacement. Location: Portables near track						
Track Repair	Deferred Maintenance	1	Ea.	4	\$56,157	3693
Note: Track striping is faded, needs restriping						
Backstop Repair	Deferred Maintenance	2	Ea.	5	\$3,040	4099
Note: old						
PROGRAM DEFICIENCIES	ADA Compliance	556,136	EACH	5	\$954,875	4668
PUBLIC DEFICIENCIES	ADA Compliance	237,496	EACH	5	\$407,776	4667
Site Signage Replacement	Capital Renewal	3	Ea.	5	\$724	3701
Location: Northwest entrance and parking Lot						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	378,310	EACH	5	\$649,551	4669
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	4	Ea.	5	\$5,680	4100
Note: old						
Sub Total for System		13	items		\$2,134,978	
Sub Total for School and Site Level		13	items		\$2,134,978	

Building: 004A - Main building includes Administration Offices, Classrooms & Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	414,199	EACH	1	\$435,614	4670
AISD ROOFING P2	Capital Renewal	1,718,567	EACH	1	\$1,807,419	4671
AISD ROOFING P3	Capital Renewal	536,789	EACH	1	\$564,542	4672
AISD ROOFING P4	Capital Renewal	1,064,270	EACH	1	\$1,119,294	4673
AISD ROOFING P5	Capital Renewal	279,745	EACH	1	\$294,208	4674
Sub Total for System		5	items		\$4,221,076	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	35,083	SF	4	\$118,467	4102
Note: Beyond useful life						
Ceiling Grid Replacement	Capital Renewal	35,083	SF	4	\$146,094	4101
Note: Beyond useful life						
Stone/Quarry Flooring Replacement	Capital Renewal	5,613	SF	4	\$153,441	4103
Note: Beyond useful life						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement Note: Old/Damaged/Beyond life	Capital Renewal	45,000	SF	4	\$367,997	4104
Sub Total for System		4	items		\$785,999	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement Note: 1.5 Ton, past life	Capital Renewal	1	Ea.	2	\$4,747	4232
Chemistry Lab Fume Hood(s) Replacement Note: Past life	Capital Renewal	2	Ea.	4	\$35,310	4233
Existing Controls Are Obsolete Note: Past life	Capital Renewal	140,333	SF	4	\$479,768	4231
Sub Total for System		3	items		\$519,826	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement Note: past life	Capital Renewal	20	Ea.	3	\$27,084	4230
Sub Total for System		1	items		\$27,084	
Sub Total for Building 004A - Main building includes Administration Offices, Classrooms & Cafeteria		13	items		\$5,553,984	

Building: 004B - Theater Building (includes Band Hall)
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement Note: Damaged/Old	Capital Renewal	5,100	SF	4	\$17,221	4106
Ceiling Grid Replacement Note: Damaged/Old	Capital Renewal	5,100	SF	4	\$21,238	4105
Epoxy Flooring Repair Or Replacement Note: Damaged	Deferred Maintenance	1,500	SF	4	\$18,080	4107
Vinyl Composition Tile Replacement Note: Damaged/Old	Capital Renewal	5,500	SF	4	\$44,977	4108
Interior Door Repair Note: Damaged	Deferred Maintenance	7	Door	5	\$4,518	4109
Interior Door Repair Note: Damaged	Deferred Maintenance	4	Door	5	\$2,582	4110
Sub Total for System		6	items		\$108,617	
Sub Total for Building 004B - Theater Building (includes Band Hall)		6	items		\$108,617	

Building: 004C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement Note: Beyond Useful Life	Capital Renewal	5	Door	4	\$14,469	4111
Metal Interior Door Replacement Note: With windows, beyond useful life	Capital Renewal	2	Door	4	\$5,788	4112
Sub Total for System		2	items		\$20,257	
Sub Total for Building 004C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)		2	items		\$20,257	

Building: 004D - Vocational / Art / Shop Building
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Moveable Partition Repair	Deferred Maintenance	240	SF	5	\$78,697	4113
Note: Old						
Sub Total for System		1	items		\$78,697	
Sub Total for Building 004D - Vocational / Art / Shop Building		1	items		\$78,697	

Building: 004E - Mechanical Building
Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	4256
Note: Past life						
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	4257
Note: Past life						
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	4258
Note: Past life						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	\$2,716	4255
Note: Past life						
Sub Total for System		4	items		\$11,466	
Sub Total for Building 004E - Mechanical Building		4	items		\$11,466	

Building: 004I - Automotive Mechanics & Unit Shops
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	1	Ea.	4	\$17,655	4387
Sub Total for System		1	items		\$17,655	
Sub Total for Building 004I - Automotive Mechanics & Unit Shops		1	items		\$17,655	

Building: 004J - Stand-Alone Classroom Building (Science)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Chemistry Lab Fume Hood(s) Replacement	Capital Renewal	2	Ea.	4	\$35,310	4391
Note: Past life						
Sub Total for System		1	items		\$35,310	
Sub Total for Building 004J - Stand-Alone Classroom Building (Science)		1	items		\$35,310	
Total for Campus		41	items		\$7,960,964	

Buildings with no reported deficiencies

- 004F - Greenhouse
- 004G - Greenhouse
- 004H - Greenhouse (Head House storage)
- 004K - Storage Building (Wood)
- 004L - Ag Barn
- 004M - Storage Building (Wood)
- 004N - Storage Building (Wood)

Navarro ECHS - 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)	4,732	LF	\$370,728	2
Fences and Gates	Fencing - Wood	657	LF	\$19,847	4
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	5
Roadway Pavement	Concrete Driveways	6,916	SF	\$86,337	5
Pedestrian Pavement	Sidewalks - Concrete	14,000	SF	\$158,581	5
Fences and Gates	Fencing - Chain Link (4 Ft)	3,643	LF	\$171,940	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3,385	LF	\$265,197	5
Note: Fence is damaged at Southwest parking lot area adjacent to three parking spots					
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	5
Parking Lot Pavement	Asphalt	513	CAR	\$744,262	10
Parking Lot Pavement	Asphalt	353	CAR	\$512,133	10
Roadway Pavement	Asphalt Driveways	84,923	SF	\$546,091	10
		Sub Total for System		12 items	\$3,487,140

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	6	Ea.	\$34,918	2
		Sub Total for System		1 items	\$34,918
		Sub Total for Building -		13 items	\$3,522,058

Building: 004A - Main building includes Administration Offices, Classrooms & Cafeteria

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	120	Stall	\$241,978	2
Resilient Flooring	Vinyl Composition Tile Flooring	96,128	SF	\$786,107	2
Suspended Plaster and	Painted ceilings	5,613	SF	\$11,690	3
Carpeting	Carpet	2,807	SF	\$35,537	4
Tile Flooring	Ceramic Tile	6,315	SF	\$111,569	5
Interior Swinging Doors	Metal Door (Steel)	21	Door	\$60,770	5
Interior Swinging Doors	Metal Door (Steel)	16	Door	\$46,301	5
Interior Swinging Doors	Wooden Door	106	Door	\$198,814	5
Interior Swinging Doors	Wooden Door	29	Door	\$54,392	5
Carpeting	Carpet	8,420	SF	\$106,599	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	35,083	SF	\$118,467	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	22,453	SF	\$75,818	10
		Sub Total for System		12 items	\$1,848,042

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	3
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	4	Ea.	\$328,467	4
Facility Hydronic Distribution	4-Pipe System	140,333	SF	\$339,560	5
HVAC Air Distribution	AHU 15,000 CFM Interior	13	Ea.	\$1,480,134	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	5
Exhaust Air	Roof Exhaust Fan - Large	7	Ea.	\$56,254	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	8
Heating System Supplementary Components	Controls - Pneumatic (Bldg.SF)	140,333	SF	\$479,768	10
		Sub Total for System		8 items	\$2,708,081

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	8	Ea.	\$142,419	4
Power Distribution	Panelboard - 120/208 225A	9	Ea.	\$49,496	4
Power Distribution	Panelboard - 120/208 100A	3	Ea.	\$8,346	4
Power Distribution	Panelboard - 277/480 100A	8	Ea.	\$53,508	4

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	4
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	140,333	SF	\$99,339	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	50	Ea.	\$104,148	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	20	Ea.	\$18,035	5
Lighting Fixtures	Light Fixtures (Bldg SF)	140,333	SF	\$2,573,503	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Sub Total for System		11	items	\$3,080,021	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Domestic Water Equipment	Water Heater - Gas - 50 gallon	1	Ea.	\$3,491	3
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	3
Plumbing Fixtures	Restroom Lavatory	70	Ea.	\$190,140	4
Plumbing Fixtures	Sink - Service / Mop Sink	8	Ea.	\$6,367	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	65	Ea.	\$328,860	4
Plumbing Fixtures	Refrigerated Drinking Fountain	13	Ea.	\$28,631	4
Plumbing Fixtures	Classroom Lavatory	29	Ea.	\$74,370	5
Sub Total for System		9	items	\$643,202	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	140,333	SF	\$323,007	5
Fire Detection and Alarm	Fire Alarm	140,333	SF	\$222,823	6
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	6
Sub Total for System		3	items	\$573,302	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	5
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	1,513	Ea.	\$806,044	3
Sub Total for System		1	items	\$806,044	
Sub Total for Building 004A - Main building includes Administration Offices, Classrooms & Cafeteria		46	items	\$9,765,416	

Building: 004B - Theater Building (includes Band Hall)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	15,474	SF	\$52,252	3
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	12,777	SF	\$57,253	4
Carpeting	Carpet	2,839	SF	\$35,942	4
Fluid-Applied Flooring	Epoxy Coating	3,407	SF	\$41,066	4
Interior Door Supplementary Components	Door Hardware	62	Door	\$92,046	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	15,474	SF	\$64,437	5
Suspended Plaster and	Painted ceilings	4,685	SF	\$9,757	5
Compartments and Cubicles	Toilet Partitions	14	Stall	\$28,231	5
Resilient Flooring	Vinyl Composition Tile Flooring	11,073	SF	\$90,552	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
Interior Swinging Doors	Wooden Door	47	Door	\$88,153	5
Interior Swinging Doors	Wooden Door	11	Door	\$20,632	5
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	5
Sub Total for System		14	items	\$597,182	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	28,393	SF	\$76,582	8
Other HVAC Distribution Systems	VFD (5 HP)	9	Ea.	\$39,538	8
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$7,839	10
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Sub Total for System		5	items	\$164,268	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$16,664	10
Lighting Fixtures	Light Fixtures (Bldg SF)	28,393	SF	\$520,686	10
Sub Total for System		3	items	\$546,367	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	5
Sub Total for System		1	items	\$12,768	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	28,393	SF	\$45,083	9
Fire Detection and Alarm	Fire Alarm Panel	2	Ea.	\$13,736	9
Sub Total for System		2	items	\$58,819	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$17,604	5
Fixed Multiple Seating	Auditorium Seating	504	Ea.	\$226,099	10
Sub Total for System		2	items	\$243,703	
Sub Total for Building 004B - Theater Building (includes Band Hall)		27	items	\$1,623,106	

Building: 004C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,586	SF	\$25,616	3
Suspended Plaster and	Painted ceilings	759	SF	\$1,581	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,057	SF	\$22,660	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,586	SF	\$31,590	5
Tile Flooring	Ceramic Tile	8,850	SF	\$156,356	5
Resilient Flooring	Vinyl Composition Tile Flooring	17,953	SF	\$146,814	5
Interior Swinging Doors	Metal Door (Steel)	53	Door	\$153,372	5
Interior Swinging Doors	Wooden Door	2	Door	\$3,751	5
Interior Door Supplementary Components	Door Hardware	76	Door	\$112,830	5
Wood Flooring	Wood Flooring - All Types	22,757	SF	\$490,184	10
Sub Total for System		11	items	\$1,164,919	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	2	Ea.	\$9,494	5
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	5	Ea.	\$121,179	5
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	5
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	5
Exhaust Air	Roof Exhaust Fan - Large	7	Ea.	\$56,254	5
Facility Hydronic Distribution	4-Pipe System	50,572	SF	\$122,368	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$172,653	10
HVAC Air Distribution	AHU 15,000 CFM Interior	2	Ea.	\$227,713	10
Sub Total for System		8	items	\$724,326	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	4

Note: Weight room, mech room

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	4
	Note: AHU 19				
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$24,683	4
	Note: AHUM Mech Gym				
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	4
Power Distribution	Panelboard - 277/480 100A	2	Ea.	\$13,377	4
	Note: AHU 19, Mech Gym				
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	50,572	SF	\$35,799	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	12	Ea.	\$10,821	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	15	Ea.	\$31,245	10
Lighting Fixtures	Light Fixtures (Bldg SF)	50,572	SF	\$927,417	10
Sub Total for System		11	items	\$1,088,241	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	1	Ea.	\$5,719	5
Plumbing Fixtures	Restroom Lavatory	16	Ea.	\$43,461	5
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	5
Plumbing Fixtures	Showers	16	Ea.	\$20,903	5
Plumbing Fixtures	Refrigerated Drinking Fountain	6	Ea.	\$13,214	5
Plumbing Fixtures	Toilets	13	Ea.	\$65,772	8
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	8
Sub Total for System		7	items	\$156,078	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	50,572	SF	\$80,299	6
Fire Detection and Alarm	Fire Alarm Panel	2	Ea.	\$13,736	6
Security System Component	Security Alarm System	50,572	SF	\$116,403	8
Sub Total for System		3	items	\$210,438	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$44,009	4
Fixed Multiple Seating	Bleachers	8	Seat	\$3,305	5
Casework	Lockers	240	Ea.	\$127,859	6
Casework	Lockers, Gym	692	Ea.	\$335,962	8
Sub Total for System		4	items	\$511,135	
Sub Total for Building 004C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)		44	items	\$3,855,137	

Building: 004D - Vocational / Art / Shop Building
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,275	SF	\$48,203	3
Suspended Plaster and	Painted ceilings	2,230	SF	\$4,644	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	14,275	SF	\$59,445	5
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	5
Interior Door Supplementary Components	Door Hardware	39	Door	\$57,900	5
Sub Total for System		5	items	\$182,290	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Pneumatic (Bldg.SF)	22,304	SF	\$76,253	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	2	Ea.	\$11,428	4
Decentralized Heating Equipment	Radiant Heater - Infrared Gas	7	Ea.	\$15,259	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
Sub Total for System		5	items	\$148,026	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	2	Ea.	\$11,838	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	22,304	SF	\$15,789	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$5,410	5
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	10
Lighting Fixtures	Light Fixtures (Bldg SF)	22,304	SF	\$409,023	10
Sub Total for System		6	items	\$455,749	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Compressed-Air Systems	Air Compressor (10 hp)	1	Ea.	\$13,219	4
Plumbing Fixtures	Restroom Lavatory	15	Ea.	\$40,744	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$6,607	5
Sub Total for System		8	items	\$118,654	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	22,304	SF	\$51,338	5
Fire Detection and Alarm	Fire Alarm	22,304	SF	\$35,415	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Sub Total for System		3	items	\$93,620	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$17,604	5
Sub Total for System		1	items	\$17,604	
Sub Total for Building 004D - Vocational / Art / Shop Building		28	items	\$1,015,943	

Building: 004E - Mechanical Building
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	1	Stall	\$2,016	2
Tile Flooring	Ceramic Tile	94	SF	\$1,661	2
Interior Swinging Doors	Wooden Door	1	Door	\$1,876	2
Interior Door Supplementary Components	Door Hardware	6	Door	\$8,908	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	211	SF	\$879	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	211	SF	\$713	3
Wall Coverings	Vinyl/Fabric Wall Covering	94	SF	\$443	4
Interior Swinging Doors	Metal Door (Steel)	5	Door	\$14,469	5
Sub Total for System		8	items	\$30,964	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (750 Tons)	1	Ea.	\$105,407	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	7	Ea.	\$100,669	3
Heating System Supplementary Components	Controls - Pneumatic (Bldg,SF)	4,680	SF	\$16,000	3
Central Cooling	Chiller - Indoor Water Cooled (150 Ton)	3	Ea.	\$436,358	4
Facility Hydronic Distribution	4-Pipe System	4,680	SF	\$11,324	5
Sub Total for System		5	items	\$669,759	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	4,680	SF	\$3,313	4
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	4
Note: Main mech					
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	5
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	1	Ea.	\$84,797	5
Power Distribution	Motor Controller (Loads)	8	Ea.	\$14,696	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	10
Lighting Fixtures	Light Fixtures (Bldg SF)	4,680	SF	\$85,824	10
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$65,478	10
		Sub Total for System		8 items	\$264,663

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (2 hp)	1	Ea.	\$4,311	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	6	Ea.	\$38,303	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
		Sub Total for System		3 items	\$44,997

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	4,680	SF	\$10,772	4
Fire Detection and Alarm	Fire Alarm	4,680	SF	\$7,431	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
		Sub Total for System		3 items	\$25,071
		Sub Total for Building 004E - Mechanical Building		27 items	\$1,035,454

Building: 004G - Greenhouse
Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	10
		Sub Total for System		1 items	\$9,463
		Sub Total for Building 004G - Greenhouse		1 items	\$9,463

Building: 004H - Greenhouse (Head House storage)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fluid-Applied Flooring	Epoxy Coating	600	SF	\$7,232	4
		Sub Total for System		1 items	\$7,232

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	10
		Sub Total for System		1 items	\$9,463
		Sub Total for Building 004H - Greenhouse (Head House storage)		2 items	\$16,695

Building: 004I - Automotive Mechanics & Unit Shops
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	1
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,550	SF	\$31,440	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,550	SF	\$25,494	3
Suspended Plaster and	Painted ceilings	599	SF	\$1,247	3
Wall Paneling	Wood Panel wall	2,397	SF	\$37,590	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,984	SF	\$53,699	3
Resilient Flooring	Vinyl Composition Tile Flooring	13,063	SF	\$106,825	3
Tile Flooring	Ceramic Tile	599	SF	\$10,583	5
Carpeting	Carpet	479	SF	\$6,064	6
Interior Door Supplementary Components	Door Hardware	40	Door	\$59,384	8
Tile Wall Finish	Ceramic Tile wall	719	SF	\$5,969	10
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,984	SF	\$53,699	10
		Sub Total for System		12 items	\$408,128

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Pneumatic (Bldg.SF)	23,968	SF	\$81,941	3
Facility Hydronic Distribution	4-Pipe System	23,968	SF	\$57,995	5
		Sub Total for System		2 items	\$139,936

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	3
Domestic Water Equipment	Water Heater - Gas - 50 gallon	1	Ea.	\$3,491	3
Compressed-Air Systems	Air Compressor (2 hp)	1	Ea.	\$4,311	4
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$27,163	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	4
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	4
Plumbing Fixtures	Classroom Lavatory	16	Ea.	\$41,032	5
Sub Total for System		10	items	\$130,693	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$44,009	3
Casework	Lockers	192	Ea.	\$102,287	5
Sub Total for System		2	items	\$146,297	
Sub Total for Building 004I - Automotive Mechanics & Unit Shops		26	items	\$825,054	

Building: 004J - Stand-Alone Classroom Building (Science)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,874	SF	\$35,283	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,433	SF	\$28,476	8
Wall Coverings	FRP Wall Finish	43	SF Wall	\$327	8
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	8
Sub Total for System		4	items	\$76,185	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	4
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	6	Ea.	\$492,701	4
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
Sub Total for System		3	items	\$513,521	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	3
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	4
Plumbing Fixtures	Classroom Lavatory	26	Ea.	\$66,677	5
Sub Total for System		6	items	\$102,382	
Sub Total for Building 004J - Stand-Alone Classroom Building (Science)		13	items	\$692,088	

Building: 004K - Storage Building (Wood)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	300	SF	\$1,344	4
Sub Total for System		1	items	\$1,344	
Sub Total for Building 004K - Storage Building (Wood)		1	items	\$1,344	

Building: 004M - Storage Building (Wood)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	1
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	1
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	9
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	9
Sub Total for System		4	items	\$18,981	
Sub Total for Building 004M - Storage Building (Wood)		4	items	\$18,981	

Building: 004N - Storage Building (Wood)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	1
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	9
	Sub Total for System	2	items	\$12,654	
	Sub Total for Building 004N - Storage Building (Wood)	2	items	\$12,654	
	Total for: Navarro ECHS	234	items	\$22,393,393	

Supporting Photos

General Site Photos



Stained acoustical tile flooring



Aged acoustic ceiling tile



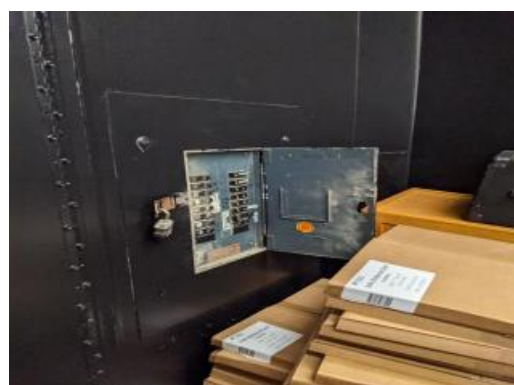
Worn vinyl composition tile flooring



Aged asphalt paving



Aged electrical distribution panels



Obstructed electrical panel