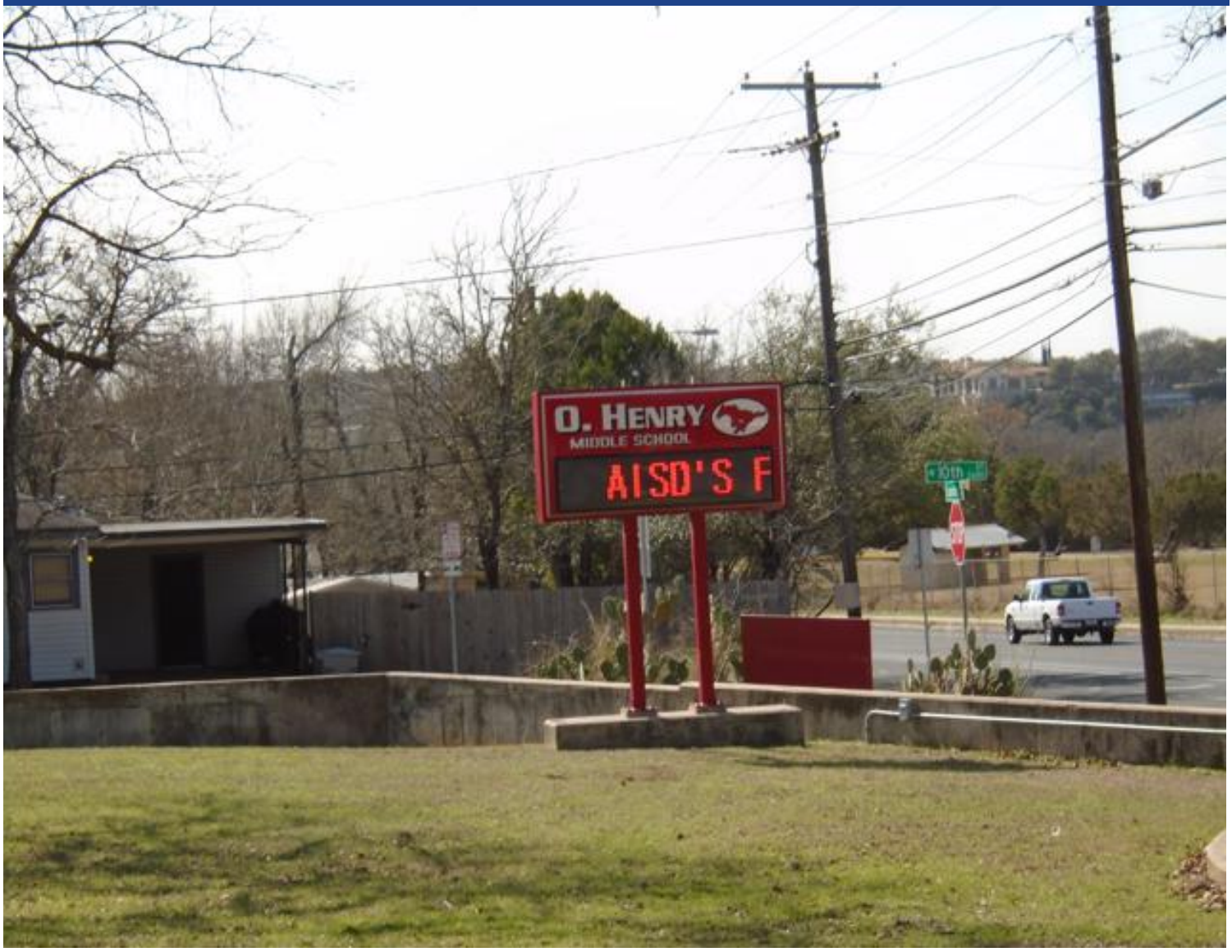
AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

O. Henry MS | **February 2022**



Executive Summary

O. Henry MS is located at 2610 W 10th St in Austin, Texas. The oldest building is 67 years old (at time of 2020 assessment). It comprises 123,694 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 $8,122,421. 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 O. Henry MS the ten-year need is $21,655,134.

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 O. Henry MS facility has a 5-year FCA score of 49.27%.

Summary of Findings

The table below summarizes the condition findings at O. Henry MS

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	$943,819	$542,362	$0	$1,486,181	$1,486,181	$0	
Permanent Building(s)								
047A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$7,178,603	$11,942,774	$1,047,577	$19,121,377	$20,168,954	$40,619,880	52.93%
	Sub Total for Permanent Building(s):	***$7,178,603***	***$11,942,774***	***$1,047,577***	***$19,121,377***	***$20,168,954***	***$40,619,876***	
	Total for Site:	**$8,122,421**	**$12,485,136**	**$1,047,577**	**$20,607,557**	**$21,655,134**	**$40,619,876**	**49.27%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$214,748	$1,868	$708,473	$925,089	11.40 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$12,910	$0	$0	$0	$0	$12,910	0.16 %
Exterior	$0	$2,838,625	$0	$84,101	$0	$2,922,726	36.02 %
Interior	$0	$0	$965,127	$342,985	$19,577	$1,327,690	16.36 %
Mechanical	$0	$88,140	$0	$0	$0	$88,140	1.09 %
Electrical	$0	$5,564	$247,906	$0	$0	$253,470	3.12 %
Plumbing	$0	$0	$581,846	$2,384	$0	$584,230	7.20 %
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	$7,991	$0	$7,991	0.10 %
Crawlspace	$0	$0	$0	$0	$1,992,868	$1,992,868	24.56 %
Total:	$12,910	$2,932,329	$2,009,629	$439,329	$2,720,918	$8,115,114	

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

Exterior	-	$2,922,726
Interior	-	$1,327,690
Site	-	$925,089

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

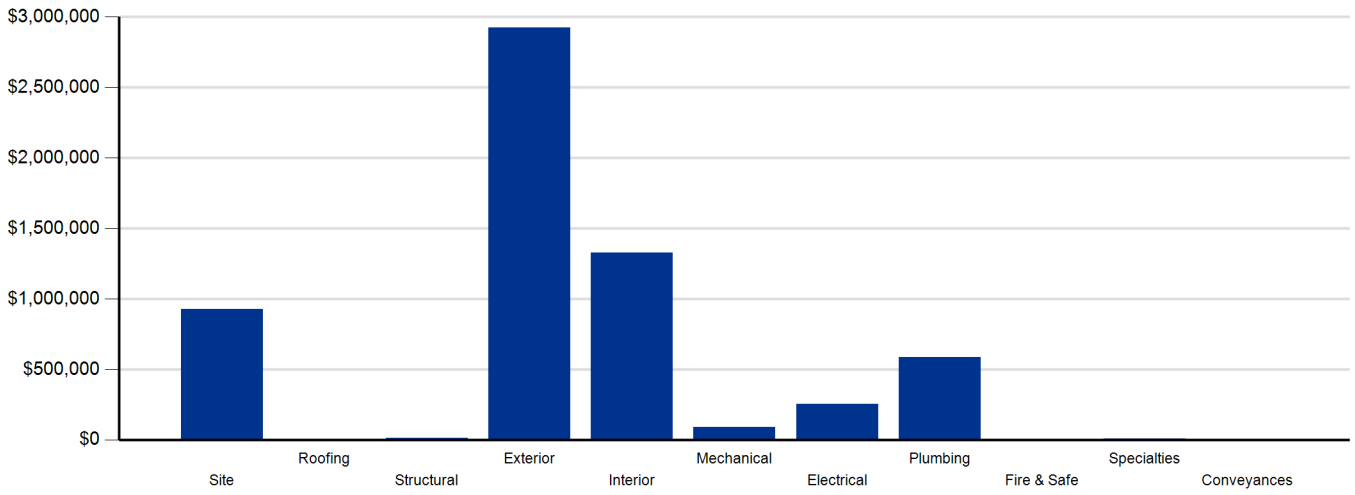


Figure 1: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	**Total 1-5**
Site	$0	$0	$0	$0	$507,444	$507,444
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$782,052	$782,052
Interior	$0	$0	$0	$78,303	$4,012,920	$4,091,223
Mechanical	$0	$0	$0	$0	$1,087,303	$1,087,303
Electrical	$0	$0	$0	$0	$199,684	$199,684
Plumbing	$0	$0	$0	$0	$4,924,582	$4,924,582
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$892,848	$892,848
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$78,303**	**$12,406,833**	**$12,485,136**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	**Total 6-10**	**Total 1-10**
Site	$507,444	$0	$0	$0	$0	$0	$0	$507,444
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$782,052	$0	$0	$50,616	$0	$24,922	$75,538	$857,590
Interior	$4,091,223	$0	$0	$0	$0	$880,400	$880,400	$4,971,623
Mechanical	$1,087,303	$0	$0	$0	$0	$166,794	$166,794	$1,254,097
Electrical	$199,684	$0	$0	$0	$0	$0	$0	$199,684
Plumbing	$4,924,582	$0	$0	$0	$0	$19,612	$19,612	$4,944,194
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$892,848	$0	$0	$0	$0	$0	$0	$892,848
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$12,485,136**	**$0**	**$0**	**$50,616**	**$0**	**$1,091,728**	**$1,142,344**	**$13,627,480**

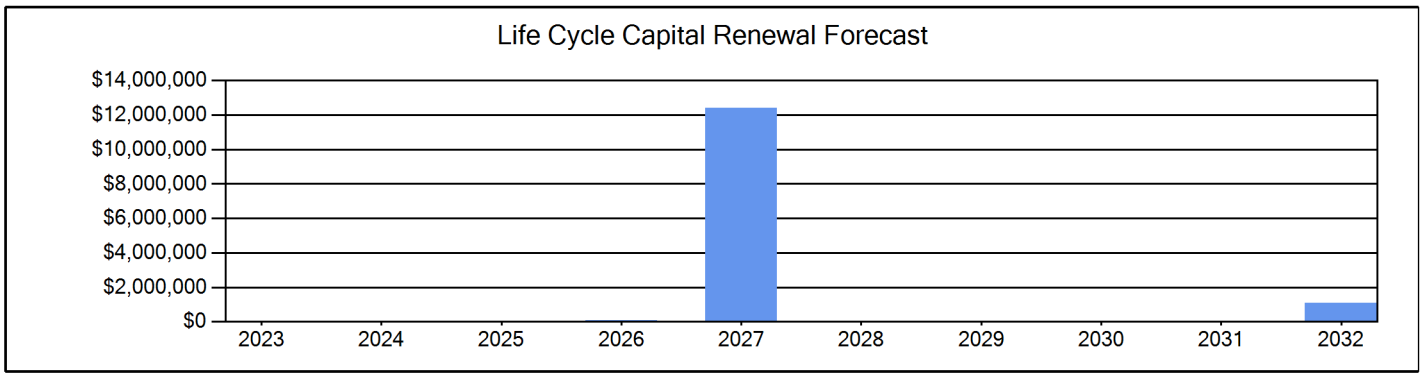


Figure 2: Ten Year Capital Renewal Forecast

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 $40,619,876. For planning purposes, the total 5-year need at the O. Henry MS is $20,607,557 (Life Cycle Years 1-5 plus the FCA deficiency cost). The O. Henry MS facility has a 5-year FCA of 49.27%.

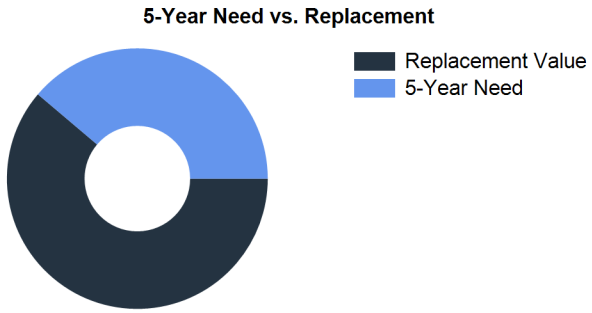


Figure 3: 5-Year FCA

O. Henry MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	23,859	SF	3	$153,424	4062
Note: Beyond useful life						
Concrete Walks Replacement	Capital Renewal	3,441	SF	3	$38,977	4004
Playground Equipment Replacement	Capital Renewal	1	Ea.	3	$22,348	2995
Note: Old and broken down						
Location: South side of building						
Gate Replacement	Deferred Maintenance	2	Ea.	4	$1,234	2996
Note: Gate leading into track on the south side is bent and damaged. Gate between tennis court and portable is extremely rusted.						
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	10	LF	4	$634	2998
Note: Drainage pipe in the middle south edge of south lawn is full of debris - needs to be cleared to confirm it is functioning properly						
Location: South lawn						
Paving Restriping	Deferred Maintenance	99	CAR	5	$3,292	2997
Note: Faded striping						
Location: Throughout site						
PROGRAM DEFICIENCIES	ADA Compliance	256,986	EACH	5	$441,240	3983
PUBLIC DEFICIENCIES	ADA Compliance	68,626	EACH	5	$117,830	3982
Small Bench Replacement	Deferred Maintenance	1	Ea.	5	$2,067	2999
Note: Middle plank on table and bench damaged						
Location: South side of building						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	83,894	EACH	5	$144,044	3984
	Sub Total for System	**10**	**items**		**$925,089**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	$12,910	6868
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	**1**	**items**		**$12,910**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Replacement	Capital Renewal	1	Ea.	3	$5,820	2994
Note: One missing light pole from base						
Location: W 10th Street parking lot						
	Sub Total for System	**1**	**items**		**$5,820**	
	Sub Total for School and Site Level	**12**	**items**		**$943,819**	

Building: 047A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Replacement	Capital Renewal	2	Door	2	$7,938	4063
Brick Exterior Replacement (Bldg SF)	Capital Renewal	2,954	SF	2	$2,780,071	4006
Wood Exterior Door Replacement	Capital Renewal	16	Door	2	$50,616	4005
CMU Wall Replacement (Bldg SF)	Capital Renewal	3,739	SF	4	$84,101	4014
	Sub Total for System	**4**	**items**		**$2,922,726**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	9,477	SF	3	$319,271	3997

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	8,813	SF	3	$296,901	4055
Note: Damaged/Beyond useful life						
Location: Building Wide						
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	8,477	SF	3	$285,582	4065
Note: Beyond useful Life						
Interior Door Hardware Replacement	Capital Renewal	25	Door	3	$37,115	4013
Interior Door Replacement	Capital Renewal	14	Door	3	$26,258	4012
Acoustical Ceiling Tile Replacement	Capital Renewal	12,369	SF	4	$41,767	4045
Note: Beyond useful life						
Ceiling Grid Replacement	Capital Renewal	12,369	SF	4	$51,507	4044
Note: Beyond useful life						
Ceramic Tile Flooring Replacement	Capital Renewal	1,211	SF	4	$21,395	4007
Interior Ceramic Walls Repair or Replacement	Capital Renewal	309	SF	4	$98,352	3998
Metal Interior Door Replacement	Capital Renewal	3	Door	4	$8,681	4011
Toilet Partition Replacement	Capital Renewal	10	Stall	4	$20,165	4009
Vinyl Composition Tile Replacement	Capital Renewal	8,954	SF	4	$73,223	4008
Wood Flooring Replacement	Capital Renewal	1,295	SF	4	$27,894	4010
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,369	SF	5	$19,577	3996
	Sub Total for System	**14**	**items**		**$1,327,690**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Replacement (SF Basis)	Capital Renewal	60	SF	2	$475	2533
Note: Duct has holes and is severely worn						
Location: Duct to HRU-1 on roof						
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	$1,958	2529
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	14	Ea.	2	$79,993	2608
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	$5,714	2609
Note: Not working						
Location: Room #206						
	Sub Total for System	**4**	**items**		**$88,140**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	$5,564	3648
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	3	$438	2557
Note: Broken						
Location: Room 700						
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	$6,249	3647
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	$902	2555
Interior Power Wiring Replacement	Deferred Maintenance	25	SF	3	$30	2559
Note: Damaged conduit due to wind damage. Wires are out of conduit outdoors. RTU-1 power wiring (gym unit)						
Location: Located on the roof						
Interior Power Wiring Replacement	Deferred Maintenance	123,693	SF	3	$146,908	4057
Note: Beyond useful life						
Public Address System Replacement, Non-main Building	Deferred Maintenance	123,693	SF	3	$87,560	4058
Note: Beyond useful life						
	Sub Total for System	**7**	**items**		**$247,651**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	123,693	SF	3	$444,519	4060
Note: Beyond useful life						
Sanitary Sewer Piping Replacement	Capital Renewal	123,693	SF	3	$137,327	4061
Note: Beyond useful life						

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	$2,384	2525
	Sub Total for System	**3**	**items**		**$584,230**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$7,307	4059
Note: Beyond useful life						
	Sub Total for System	**1**	**items**		**$7,307**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	15	Ea.	4	$7,991	4039
	Sub Total for System	**1**	**items**		**$7,991**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	239,831	Ea.	5	$281,766	6860
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 86151 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	371,739	Ea.	5	$436,738	6861
Note: CRAWL SPACE ACCESS/VENTILATION - Improve ventilation - 86151 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	139,192	Ea.	5	$163,530	6862
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 10 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	40,786	Ea.	5	$47,917	6863
Note: SPECIAL FOUNDATIONS - repair minor honeycombing - 2930 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	59,958	Ea.	5	$70,442	6864
Note: SUSPENDED FLOOR BEAMS - repair minor honeycombing & spalling						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	119,916	Ea.	5	$140,883	6865
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing & spalling - 86151 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	$147,177	6866
Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipes and hangers - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	599,578	Ea.	5	$704,415	6867
Note: CRAWL SPACE, INSULATION - replace insulation, 75% - 86151 SF						
	Sub Total for System	**8**	**items**		**$1,992,868**	
Sub Total for Building 047A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**42**	**items**		**$7,178,603**	
	Total for Campus	**54**	**items**		**$8,122,421**	

O. Henry MS - 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)		751	LF	$35,445	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)		428	LF	$33,532	5
Fences and Gates	Competition Style Track		1	Ea.	$294,838	5
Parking Lot Pavement	Asphalt		99	CAR	$143,629	5
		Sub Total for System	**4**	**items**	**$507,444**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		6	Ea.	$34,918	5
		Sub Total for System	**1**	**items**	**$34,918**	
		Sub Total for Building -	**5**	**items**	**$542,362**	

Building: 047A - 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		3,600	SF	$359,017	5
Exterior Operating Windows	Aluminum - Windows per SF		1,368	SF	$136,426	5
Exterior Operating Windows	Aluminum - Windows per SF		705	SF	$70,307	5
Exterior Operating Windows	Aluminum - Windows per SF		396	SF	$39,492	5
Exterior Entrance Doors	Steel - Insulated and Painted		22	Door	$81,554	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum		24	Door	$95,256	5
Exterior Entrance Doors	Wooden Door		16	Door	$50,616	8
Exterior Utility Doors	Overhead Door		3	Door	$24,922	10
		Sub Total for System	**8**	**items**	**$857,590**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet		6,185	SF	$78,303	4
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles		6,185	SF	$43,095	5
Suspended Plaster and	Painted ceilings		6,185	SF	$12,881	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		12,369	SF	$55,425	5
Compartments and Cubicles	Toilet Partitions		57	Stall	$114,940	5
Athletic Flooring	Athletic/Sport Flooring		2,474	SF	$37,955	5
Tile Flooring	Ceramic Tile		3,711	SF	$65,563	5
Resilient Flooring	Vinyl Composition Tile Flooring		98,954	SF	$809,217	5
Wood Flooring	Wood Flooring - All Types		9,895	SF	$213,137	5
Interior Door Supplementary Components	Door Hardware		262	Door	$388,967	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		86,585	SF	$292,376	5
Stone Facing	CMU Wall		58,754	SF	$1,979,364	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		86,585	SF	$360,561	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		12,369	SF	$41,767	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)		16	Door	$57,938	10
Interior Swinging Doors	Wooden Door		224	Door	$420,134	10
		Sub Total for System	**16**	**items**	**$4,971,624**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	AHU 50,000 CFM Interior		2	Ea.	$355,178	5
Decentralized Cooling	AHU 50,000 CFM Interior		1	Ea.	$177,589	5
Heat Generation	Boiler - Copper Tube (1600 MBH)		3	Ea.	$213,880	5
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)		1	Ea.	$102,018	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)		15	Ea.	$238,638	5
Central Cooling	Cooling Tower - Metal (300 Tons)		1	Ea.	$57,829	10
Other HVAC Distribution Systems	VFD (20 HP)		2	Ea.	$17,635	10
Exhaust Air	Roof Exhaust Fan - Small		22	Ea.	$43,113	10
Exhaust Air	Roof Exhaust Fan - Large		6	Ea.	$48,217	10
		Sub Total for System	**9**	**items**	**$1,254,097**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	$17,802	5
Power Distribution	Panelboard - 120/208 100A	2	Ea.	$5,564	5
Power Distribution	Panelboard - 120/240 225A	8	Ea.	$62,586	5
Power Distribution	Panelboard - 120/240 400A	5	Ea.	$51,735	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	$27,079	5
	Sub Total for System	**5**	**items**	**$164,766**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	2	Ea.	$1,757	5
Domestic Water Equipment	Gas Piping System (BldgSF)	123,693	SF	$4,289,088	5
Plumbing Fixtures	Classroom Lavatory	69	Ea.	$176,950	5
Plumbing Fixtures	Restroom Lavatory	40	Ea.	$108,652	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	$4,775	5
Plumbing Fixtures	Showers	33	Ea.	$43,113	5
Plumbing Fixtures	Toilets	49	Ea.	$247,910	5
Plumbing Fixtures	Urinals	11	Ea.	$14,896	5
Plumbing Fixtures	Refrigerated Drinking Fountain	17	Ea.	$37,441	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	$4,460	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	$12,768	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	$2,384	10
	Sub Total for System	**12**	**items**	**$4,944,193**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Bleachers	256	Seat	$105,756	5
Casework	Fixed Cabinetry	48	Room	$422,490	5
Casework	Lockers	452	Ea.	$240,801	5
Casework	Lockers, Gym	255	Ea.	$123,801	5
	Sub Total for System	**4**	**items**	**$892,848**	
Sub Total for Building 047A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**54**	**items**	**$13,085,119**	
	Total for: O. Henry MS	**59**	**items**	**$13,627,481**	

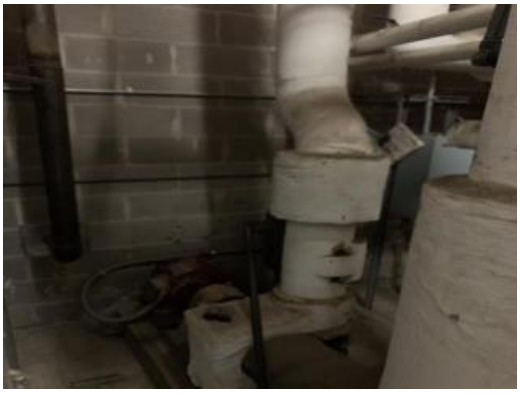
Supporting Photos

General Site Photos

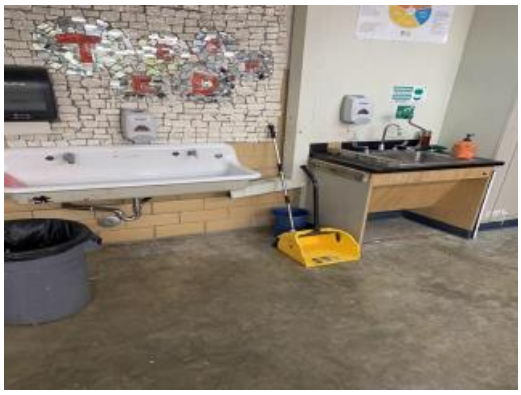
Missing light fixture

Damaged thermostat

Exposed wiring in mechanical Room



Corrugated pipes



Exposed Concrete

Aged ventilation Unit

Water pooling will eventually cause serious damage

Damaged roof