



# FACILITY CONDITION ASSESSMENT

*Patton ES* | February 2022



## Executive Summary

Patton ES is located at 6001 Westcreek Dr in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 79,282 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 \$8,433,367. 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 Patton ES the ten-year need is \$12,996,532.

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 Patton ES facility has a 5-year FCA score of 58.74%.

## Summary of Findings

The table below summarizes the condition findings at Patton ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$2,345,567	\$275,981	\$246,125	\$2,621,548	\$2,867,673	\$0	
<b>Permanent Building(s)</b>								
143A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,087,799	\$1,775,040	\$2,234,929	\$7,862,839	\$10,097,768	\$25,101,150	68.68%
143B	Multi Classroom Addition	\$0	\$12,748	\$18,342	\$12,748	\$31,090	\$339,722	96.25%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,087,799</b>	<b>\$1,787,788</b>	<b>\$2,253,271</b>	<b>\$7,875,587</b>	<b>\$10,128,858</b>	<b>\$25,440,869</b>	
<b>Total for Site:</b>		<b>\$8,433,367</b>	<b>\$2,063,769</b>	<b>\$2,499,396</b>	<b>\$10,497,136</b>	<b>\$12,996,532</b>	<b>\$25,440,869</b>	<b>58.74%</b>

## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$2,345,567	\$2,345,567	27.81 %
Roofing	\$1,818,297	\$0	\$0	\$0	\$0	\$1,818,297	21.56 %
Structural	\$0	\$0	\$30,002	\$0	\$0	\$30,002	0.36 %
Exterior	\$0	\$170,522	\$0	\$0	\$0	\$170,522	2.02 %
Interior	\$0	\$0	\$617,808	\$1,031,907	\$0	\$1,649,715	19.56 %
Mechanical	\$0	\$194,542	\$11,561	\$7,823	\$12,799	\$226,724	2.69 %
Electrical	\$0	\$336,043	\$1,467,623	\$0	\$0	\$1,803,666	21.39 %
Plumbing	\$0	\$0	\$0	\$1,592	\$0	\$1,592	0.02 %
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	\$387,282	\$0	\$387,282	4.59 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$1,818,297	\$701,107	\$2,126,993	\$1,428,604	\$2,358,366	\$8,433,367	

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

Site	-	\$2,345,567
Roofing	-	\$1,818,297
Electrical	-	\$1,803,666

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

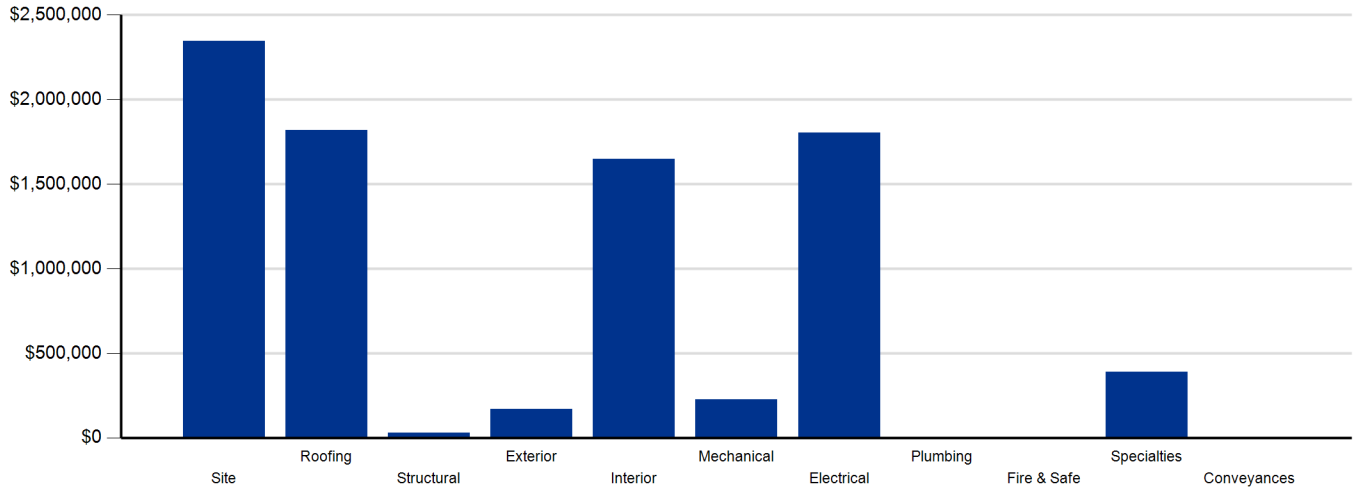


Figure 1: System Deficiencies

## 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.

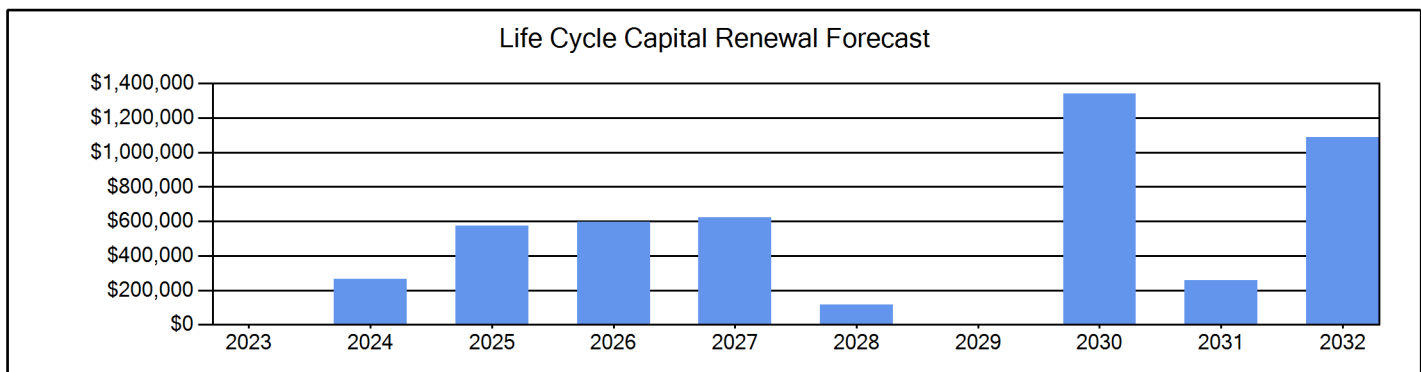
The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

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	\$275,981	\$275,981
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$493,449	\$0	\$0	\$493,449
Interior	\$0	\$264,842	\$0	\$48,387	\$340,855	\$654,084
Mechanical	\$0	\$0	\$18,411	\$95,170	\$973	\$114,554
Electrical	\$0	\$0	\$0	\$78,828	\$0	\$78,828
Plumbing	\$0	\$0	\$64,112	\$79,072	\$6,384	\$149,568
Fire and Life Safety	\$0	\$0	\$0	\$297,305	\$0	\$297,305
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$264,842</b>	<b>\$575,972</b>	<b>\$598,762</b>	<b>\$624,193</b>	<b>\$2,063,769</b>

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$275,981	\$0	\$0	\$0	\$0	\$246,125	\$246,125	\$522,106
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$493,449	\$0	\$0	\$0	\$0	\$2,729	\$2,729	\$496,178
Interior	\$654,084	\$110,581	\$0	\$18,632	\$256,882	\$235,603	\$621,698	\$1,275,782
Mechanical	\$114,554	\$0	\$0	\$1,027,286	\$0	\$73,981	\$1,101,267	\$1,215,821
Electrical	\$78,828	\$0	\$0	\$38,387	\$0	\$90,783	\$129,170	\$207,998
Plumbing	\$149,568	\$0	\$3,184	\$256,189	\$0	\$433,927	\$693,300	\$842,868
Fire and Life Safety	\$297,305	\$6,868	\$0	\$0	\$0	\$4,517	\$11,385	\$308,690
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,063,769</b>	<b>\$117,449</b>	<b>\$3,184</b>	<b>\$1,340,494</b>	<b>\$256,882</b>	<b>\$1,087,665</b>	<b>\$2,805,674</b>	<b>\$4,869,443</b>


**Figure 2: Ten Year Capital Renewal Forecast**



## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$25,440,869. For planning purposes, the total 5-year need at the Patton ES is \$10,497,136 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Patton ES facility has a 5-year FCA of 58.74%.

5-Year Need vs. Replacement

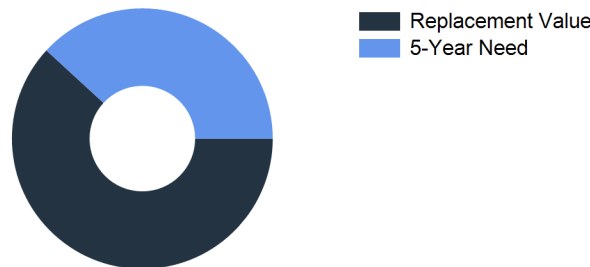


Figure 3: 5-Year FCA



## Patton ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>PROGRAM DEFICIENCIES</b>	ADA Compliance	829,055	EACH	5	\$1,423,471	2305
<b>Note:</b> SECTION TWO: PROGRAM DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area B18,377.32\$ Estimated Construction Cost for Site Plan Area C9,831.14\$ Estimated Construction Cost for Site Plan Area D (3 Locations)84,941.00\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1113,149.47\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 4129,207.33\$ Estimated Construction Cost for Floor Plan Area 573,018.15\$ Estimated Construction Cost for Floor Plan Area 666,103.91\$ Estimated Construction Cost for Floor Plan Area 713,500.66\$ Estimated Construction Cost for Floor Plan Area 8 (3 Locations)352,271.75\$ Estimated Construction Cost for Floor Plan Area 919,368.41\$ Estimated Construction Cost for Floor Plan Area 1051,534.52\$ Estimated Construction Cost for Floor Plan Area 1110,901.02\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1715,905.76\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements829,055.23						
<b>PUBLIC DEFICIENCIES</b>	ADA Compliance	148,050	EACH	5	\$254,199	2304
<b>Note:</b> SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A37,483.29\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 137,483.29\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 1,669.71\$ Estimated Construction Cost for Floor Plan Area 261,049.74\$ Estimated Construction Cost for Floor Plan Area 347,846.98\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1110,566.43\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements148,049.72						
<b>TAS ACCESSIBILITY DEFICIENCIES</b>	ADA Compliance	388,995	EACH	5	\$667,897	2306
<b>Note:</b> SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area E14,821.67\$ Estimated Construction Cost for Site Plan Area F9,009.32\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 123,830.99\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 12126,204.74\$ Estimated Construction Cost for Floor Plan Area 1383,736.67\$ Estimated Construction Cost for Floor Plan Area 1462,325.12\$ Estimated Construction Cost for Floor Plan Area 1539,915.77\$ Estimated Construction Cost for Floor Plan Area 1652,981.66\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1365,163.96\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements388,994.96						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$2,345,567</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$2,345,567</b>	

### Building: 143A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	966,270	EACH	1	\$966,249	2302
AISD ROOFING P3	Capital Renewal	852,067	EACH	1	\$852,048	2303
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,818,297</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
ADD INSULATION STRUCTURE UNDERSIDE	Deferred Maintenance	1	Job	3	\$30,002	6732
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$30,002</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	46	Door	2	\$170,522	807
<b>Note:</b> Doors are original and past their lifespan.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$170,522</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	190	Door	3	\$282,075	2346
Interior Door Replacement	Capital Renewal	179	Door	3	\$335,732	798
<b>Note:</b> Doors are original to the building and past lifespan. Many are deteriorated or damaged. Most do not have ADA appropriate hardware.						
Acoustical Ceiling Tile Replacement	Capital Renewal	68,793	SF	4	\$232,297	800
<b>Note:</b> Tile appears mostly original to the building, stained and deteriorated. Replace.						
Ceiling Grid Replacement	Capital Renewal	68,793	SF	4	\$286,471	795
<b>Note:</b> Tile appears mostly original to the building, stained and deteriorated. Replace.						
Metal Interior Door Replacement	Capital Renewal	11	Door	4	\$31,832	799
<b>Note:</b> Doors are original to the building and past lifespan. Many are deteriorated or damaged. Most do not have ADA appropriate hardware.						

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	58,856	SF	4	\$481,307	797
<b>Note:</b> VCT is functional, but original and has minor damage/deterioration throughout. It appears to have been piecemeal replaced in small various areas with mismatched tile. Recommended replacing all VCT.						
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$1,649,715</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$41,892	828
<b>Note:</b> Condensor outside room 203 is obsolete and uses R-22. Condensor on roof in inaccessible, but assumed beyond its lifespan.						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$55,570	829
<b>Note:</b> Cooling tower is operational but at the end of its useful lifespan.						
Heat Pump HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$97,080	2347
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	830
<b>Note:</b> Pump is aged and past its lifespan.						
<b>Location:</b> Mech Yard						
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$973	834
<b>Note:</b> Fans are not operational. Replace.						
<b>Location:</b> IDFC and OS-ELec						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	831
<b>Note:</b> Pump is making internal noise and is deteriorated/marginally operational.						
<b>Location:</b> Mech Yard						
Duct Grill Replacement	Deferred Maintenance	20	Ea.	5	\$1,978	833
<b>Note:</b> Deteriorated throughout the building.						
Duct Register Replacement	Deferred Maintenance	20	Ea.	5	\$8,342	832
<b>Note:</b> Deteriorated throughout the building.						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	835
<b>Note:</b> Remove 20 gallon abandoned water heater from the mezzanine above the gym office. Remove 1 abandoned pump in the pump room.						
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$226,724</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,905	810
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$17,802	811
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$11,038	813
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Electrical Transformer Replacement	Capital Renewal	3	Ea.	2	\$17,757	814
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$7,287	815
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$9,908	816
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$5,564	817
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	8	Ea.	2	\$43,996	818
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$24,683	819
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$26,754	820
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	8	Ea.	2	\$74,979	821
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$13,891	822
<b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.						

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Replacement <b>Note:</b> Equipment is original to the building and has exceeded its expected lifespan.	Capital Renewal	1	Ea.	2	\$65,478	812
Canopy Lighting Replacement <b>Note:</b> Original to the building and has exceeded its expected lifespan.	Capital Renewal	26	Ea.	3	\$54,157	824
Exterior Mounted Building Lighting Replacement <b>Note:</b> Original to the building and has exceeded its expected lifespan.	Capital Renewal	13	Ea.	3	\$11,723	823
Lighting Fixtures Replacement <b>Note:</b> Original to the building and has exceeded its expected lifespan.	Capital Renewal	76,437	SF	3	\$1,401,743	825
<b>Sub Total for System</b>		<b>16 items</b>			<b>\$1,803,666</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement <b>Note:</b> Mop sinks are cracked/damaged. <b>Location:</b> Kitchen and Hallway custodial closets	Capital Renewal	2	Ea.	4	\$1,592	827
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$1,592</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs <b>Note:</b> Functional, but original to the building and past their lifespan. Replace.	Capital Renewal	44	Room	4	\$387,282	801
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$387,282</b>	
<b>Sub Total for Building 143A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>37 items</b>			<b>\$6,087,799</b>	
<b>Total for Campus</b>		<b>40 items</b>			<b>\$8,433,367</b>	

**Buildings with no reported deficiencies**

143B - Multi Classroom Addition

## Patton ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	98	CAR	\$142,179	5
Roadway Pavement	Asphalt Driveways	12,000	SF	\$77,165	5
Fences and Gates	Fencing - Chain Link (4 Ft)	1,200	LF	\$56,637	5
Playfield Areas	ES Playgrounds	3	Ea.	\$67,044	10
Playfield Areas	Natural Turf Surface	1	Ea.	\$4,547	10
Pedestrian Pavement	Sidewalks - Concrete	11,000	SF	\$124,600	10
Roadway Pavement	Concrete Driveways	4,000	SF	\$49,934	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$522,106</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$522,106</b>	

### Building: 143A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,620	SF	\$161,558	3
Exterior Operating Windows	Aluminum - Windows per SF	1,200	SF	\$119,672	3
Exterior Operating Windows	Aluminum - Windows per SF	2,128	SF	\$212,219	3
Exterior Wall Veneer	Metal Panel - Bldg SF basis	764	SF	\$2,729	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$496,178</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	3,822	SF	\$7,960	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,328	SF	\$256,882	2
Carpeting	Carpet	3,822	SF	\$48,387	4
Wall Paneling	Wood Panel wall	15,287	SF	\$239,732	5
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5
Wood Flooring	Wood Flooring - All Types	3,822	SF	\$82,326	5
Tile Flooring	Ceramic Tile	1,529	SF	\$27,013	6
Tile Flooring	Quarry Tile	3,057	SF	\$83,568	6
Fluid-Applied Flooring	Epoxy Coating	764	SF	\$9,209	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	57,328	SF	\$256,882	9
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	3,822	SF	\$3,306	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	68,793	SF	\$232,297	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$1,253,612</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	3	Ea.	\$95,170	4
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$973	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	76,437	SF	\$118,275	8
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
HVAC Air Distribution	Ductwork (Bldg.SF)	76,437	SF	\$604,803	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	3	Ea.	\$47,728	8
Facility Hydronic Distribution	2-Pipe System (Cold)	76,437	SF	\$136,682	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	8
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	8
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	8
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	8
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
<b>Sub Total for System</b>		<b>17</b>	<b>items</b>	<b>\$1,211,419</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Distributed Systems	PA Communications (Bldg.SF)	76,437	SF	\$78,828	4
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	8
Power Distribution	Power Wiring	76,437	SF	\$90,783	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$207,998</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	25	Ea.	\$64,112	3
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	4
Plumbing Fixtures	Toilets	11	Ea.	\$55,653	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	7
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$27,163	8
Plumbing Fixtures	Toilets	45	Ea.	\$227,672	8
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	8
Plumbing Fixtures	Classroom Lavatory	29	Ea.	\$74,370	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	76,437	SF	\$274,694	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	76,437	SF	\$84,863	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$842,868</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	76,437	SF	\$121,368	4
Security System Component	Security Alarm System	76,437	SF	\$175,937	4
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	6
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$304,172</b>	
<b>Sub Total for Building 143A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>51</b>	<b>items</b>	<b>\$4,316,247</b>	

**Building: 143B - Multi Classroom Addition**
**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,845	SF	\$12,748	5
Suspended Plaster and	Painted ceilings	142	SF	\$296	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,703	SF	\$9,127	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$22,171</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,845	SF	\$4,402	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$4,402</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,845	SF	\$4,517	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$4,517</b>	
<b>Sub Total for Building 143B - Multi Classroom Addition</b>		<b>5</b>	<b>items</b>	<b>\$31,091</b>	
<b>Total for: Patton ES</b>		<b>63</b>	<b>items</b>	<b>\$4,869,443</b>	

## Supporting Photos

### General Site Photos



Pump is beyond its service life



Rusted valve



Water Damage to acoustical ceiling tile containing vent



Peeling wall paint