



# FACILITY CONDITION ASSESSMENT

*Perez ES* | February 2022



## Executive Summary

Perez ES is located at 7500 S Pleasant Valley Rd in Austin, Texas. The oldest building is 14 years old (at time of 2020 assessment). It comprises 82,223 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 \$439,924. 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 Perez ES the ten-year need is \$8,063,588.

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 Perez ES facility has a 5-year FCA score of 76.27%.

## Summary of Findings

The table below summarizes the condition findings at Perez 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	\$0	\$915,407	\$44,696	\$915,407	\$960,103	\$0	
<b>Permanent Building(s)</b>								
190A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$439,924	\$5,050,751	\$1,612,810	\$5,490,675	\$7,103,485	\$27,001,210	79.67%
<b>Sub Total for Permanent Building(s):</b>		<b>\$439,924</b>	<b>\$5,050,751</b>	<b>\$1,612,810</b>	<b>\$5,490,675</b>	<b>\$7,103,485</b>	<b>\$27,001,212</b>	
<b>Total for Site:</b>		<b>\$439,924</b>	<b>\$5,966,158</b>	<b>\$1,657,506</b>	<b>\$6,406,082</b>	<b>\$8,063,588</b>	<b>\$27,001,212</b>	<b>76.27%</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	\$0	\$0	0.00 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$4,833	\$0	\$0	\$4,833	1.10 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$104,250	\$119,378	\$147,017	\$0	\$370,645	84.25 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$49,294	\$0	\$12,768	\$2,384	\$0	\$64,446	14.65 %
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 %
<b>Total:</b>	\$49,294	\$104,250	\$136,979	\$149,401	\$0	\$439,924	

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

Mechanical	-	\$370,645
Plumbing	-	\$64,446
Exterior	-	\$4,833

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

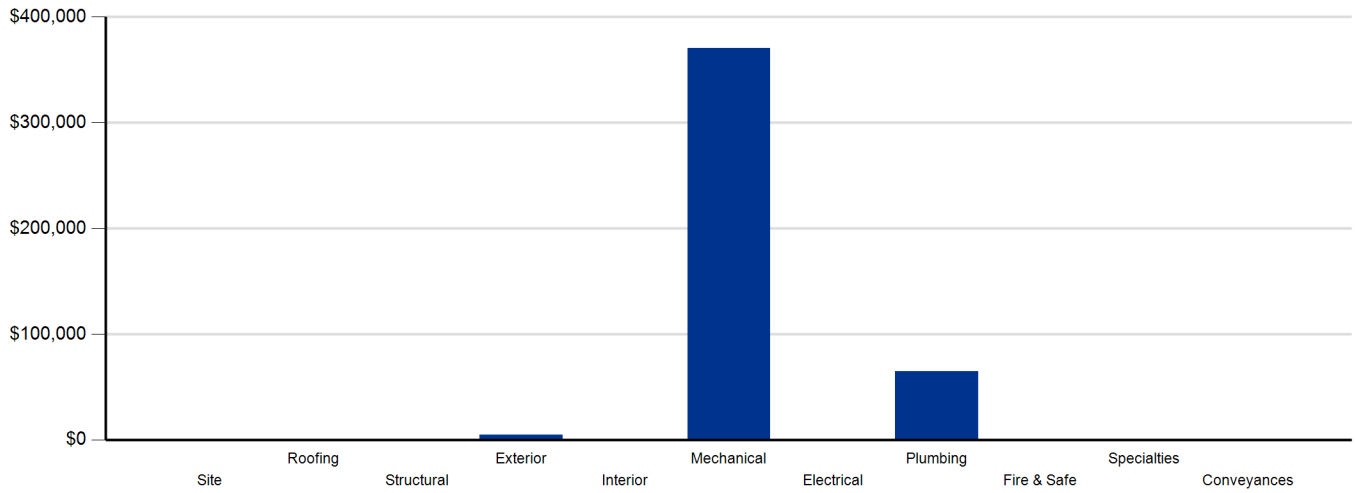


Figure 1: System Deficiencies

## 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	\$185,485	\$0	\$0	\$94,395	\$428,881	\$708,761
Roofing	\$0	\$0	\$0	\$0	\$136,810	\$136,810
Exterior	\$0	\$0	\$0	\$0	\$133,452	\$133,452
Interior	\$0	\$0	\$0	\$208,197	\$647,342	\$855,539
Mechanical	\$0	\$0	\$0	\$169,152	\$1,302,316	\$1,471,468
Electrical	\$0	\$0	\$0	\$69,836	\$1,663,709	\$1,733,545
Plumbing	\$4,775	\$0	\$0	\$302,836	\$112,838	\$420,449
Fire and Life Safety	\$0	\$0	\$0	\$0	\$6,868	\$6,868
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>\$190,260</b>	<b>\$0</b>	<b>\$0</b>	<b>\$844,416</b>	<b>\$4,432,216</b>	<b>\$5,466,892</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	\$708,761	\$0	\$0	\$0	\$44,696	\$0	\$44,696	\$753,457
Roofing	\$136,810	\$0	\$0	\$0	\$0	\$0	\$0	\$136,810
Exterior	\$133,452	\$0	\$0	\$0	\$0	\$76,150	\$76,150	\$209,602
Interior	\$855,539	\$0	\$331,593	\$0	\$0	\$262,724	\$594,317	\$1,449,856
Mechanical	\$1,471,468	\$0	\$0	\$0	\$0	\$1,173,526	\$1,173,526	\$2,644,994
Electrical	\$1,733,545	\$0	\$0	\$0	\$0	\$0	\$0	\$1,733,545
Plumbing	\$420,449	\$0	\$0	\$0	\$0	\$29,163	\$29,163	\$449,612
Fire and Life Safety	\$6,868	\$0	\$0	\$0	\$130,555	\$0	\$130,555	\$137,423
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>\$5,466,892</b>	<b>\$0</b>	<b>\$331,593</b>	<b>\$0</b>	<b>\$175,251</b>	<b>\$1,541,563</b>	<b>\$2,048,407</b>	<b>\$7,515,299</b>

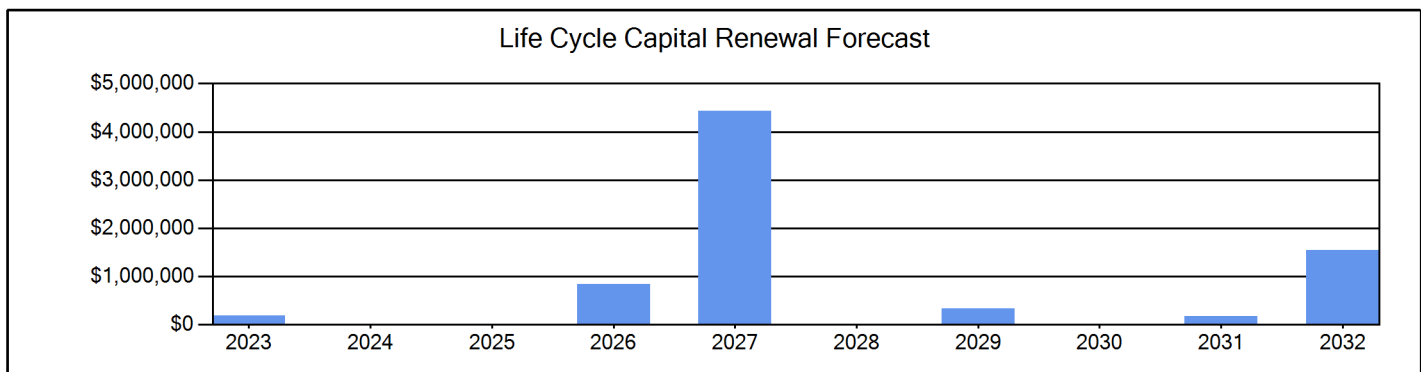


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$27,001,212. For planning purposes, the total 5-year need at the Perez ES is \$6,406,082 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Perez ES facility has a 5-year FCA of 76.27%.

5-Year Need vs. Replacement

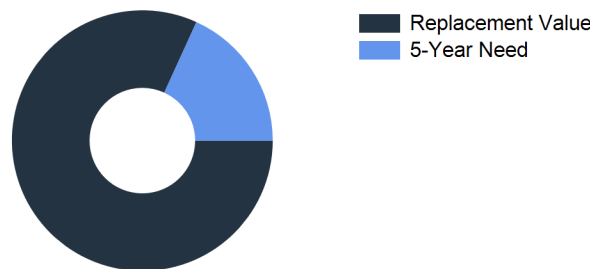


Figure 3: 5-Year FCA



## Perez ES - Deficiency Summary

### Building: 190A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	640	LF	3	\$4,833	706
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$4,833</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement <b>Note:</b> Unit is beyond useful life and needs to be replaced <b>Location:</b> Fire Riser Room	Capital Renewal	1	Ea.	2	\$97,435	783
Ductless Split System AC Replacement <b>Note:</b> Unit is beyond useful life and needs to be replaced <b>Location:</b> Roof and IDF Room	Capital Renewal	1	Ea.	2	\$4,747	787
Fan Coil HVAC Component Replacement <b>Note:</b> Unit is beyond useful life and needs to be replaced <b>Location:</b> Mechanical Room	Capital Renewal	1	Ea.	2	\$2,068	788
Circulation Pump Replacement <b>Note:</b> Units is beyond useful life and needs to be replaced. <b>Location:</b> Mechanical room	Capital Renewal	4	Ea.	3	\$46,242	804
Circulation Pump Replacement <b>Note:</b> Units is beyond useful life and needs to be replaced. <b>Location:</b> Mechanical Room	Capital Renewal	2	Ea.	3	\$28,763	805
Replace Variable Frequency Drive <b>Note:</b> End of remaining life. <b>Location:</b> Mechanical Room	Capital Renewal	1	Ea.	3	\$4,393	792
Replace Variable Frequency Drive <b>Note:</b> End of remaining life. <b>Location:</b> Mechanical Room	Capital Renewal	1	Ea.	3	\$5,223	793
Replace Variable Frequency Drive <b>Note:</b> End of remaining life. <b>Location:</b> Mechanical Room	Capital Renewal	3	Ea.	3	\$17,122	794
Replace Variable Frequency Drive <b>Note:</b> End of remaining life. <b>Location:</b> Mechanical Room	Capital Renewal	2	Ea.	3	\$17,635	796
Circulation Pump Replacement <b>Note:</b> Units is beyond useful life and needs to be replaced. <b>Location:</b> Mechanical Room	Capital Renewal	3	Ea.	4	\$12,939	802
Circulation Pump Replacement <b>Note:</b> Units is beyond useful life and needs to be replaced. <b>Location:</b> Mechanical Room	Capital Renewal	1	Ea.	4	\$6,850	803
Existing Controls Are Obsolete <b>Note:</b> End of useful life <b>Location:</b> Building wide	Capital Renewal	82,223	SF	4	\$127,228	784
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$370,645</b>	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Pump Replacement <b>Note:</b> No pump	Deferred Maintenance	1	Ea.	1	\$49,294	808
Gas Water Heater Replacement <b>Note:</b> Unit is beyond useful life and need to be replaced. <b>Location:</b> Fire Riser Room	Capital Renewal	2	Ea.	3	\$12,768	776

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	6	Ea.	4	\$2,384	782
<b>Note:</b> Unit is beyond useful life and needs to be replaced						
<b>Location:</b> Cafeteria/Gym						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$64,446</b>	
<b>Sub Total for Building 190A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>16</b>	<b>items</b>		<b>\$439,924</b>	
<b>Total for Campus</b>		<b>16</b>	<b>items</b>		<b>\$439,924</b>	

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

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	3,930	LF	\$185,485	1
Fences and Gates	Fencing - Chain Link (4 Ft)	2,000	LF	\$94,395	4
Roadway Pavement	Concrete Driveways	8,600	SF	\$107,359	5
Roadway Pavement	Asphalt Driveways	50,000	SF	\$321,522	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$753,456</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	2,700	SF	\$136,810	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$136,810</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	12	Ea.	\$69,836	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$69,836</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$960,102</b>	

### Building: 190A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	36	Door	\$133,452	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	15	Door	\$59,535	10
Exterior Utility Doors	Overhead Door	2	Door	\$16,615	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$209,601</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	16,445	SF	\$208,197	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	57,556	SF	\$194,352	5
Fluid-Applied Flooring	Epoxy Coating	4,111	SF	\$49,551	5
Resilient Flooring	Vinyl Composition Tile Flooring	49,334	SF	\$403,439	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	74,001	SF	\$331,593	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	57,556	SF	\$239,677	10
Suspended Plaster and	Painted ceilings	4,111	SF	\$8,562	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	4	Door	\$14,485	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$1,449,856</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - Water cool/Water heat ( 1 Ton)	3	Ea.	\$4,748	4
	<b>Note:</b> Throughout the building				
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (1.5 Ton)	1	Ea.	\$1,680	4
	<b>Note:</b> Throughout the building				
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	39	Ea.	\$132,213	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	9	Ea.	\$30,511	4
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	1	Ea.	\$275,717	5
	<b>Note:</b> Mechanical Yard				
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	4	Ea.	\$90,910	5
	<b>Note:</b> No nameplate data. Manufacturer is Engineered Air				
Facility Hydronic Distribution	2-Pipe System (Cold)	82,223	SF	\$147,029	5
Facility Hydronic Distribution	2-Pipe Water System (Hot)	82,223	SF	\$349,779	5
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	5
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	5
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	5

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$40,181	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	82,223	SF	\$127,228	10
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	10
	<b>Note:</b> Mechanical yard				
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	10
Other HVAC Distribution Systems	VFD (10 HP)	3	Ea.	\$17,122	10
	<b>Note:</b> End of remaining life.				
Other HVAC Distribution Systems	VFD (20 HP)	2	Ea.	\$17,635	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	3	Ea.	\$12,939	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	Ea.	\$46,242	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
HVAC Air Distribution	Ductwork (Bldg.SF)	82,223	SF	\$650,585	10
	<b>Sub Total for System</b>	<b>27</b>	<b>items</b>	<b>\$2,644,992</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	82,223	SF	\$58,204	5
Lighting Fixtures	Light Fixtures (Bldg SF)	82,223	SF	\$1,507,850	5
Power Distribution	Power Wiring	82,223	SF	\$97,655	5
	<b>Sub Total for System</b>	<b>3</b>	<b>items</b>	<b>\$1,663,709</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	1
Plumbing Fixtures	Restroom Lavatory	15	Ea.	\$40,744	4
Plumbing Fixtures	Toilets	51	Ea.	\$258,029	4
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	4
Plumbing Fixtures	Classroom Lavatory	44	Ea.	\$112,838	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	6	Ea.	\$14,303	10
	<b>Sub Total for System</b>	<b>8</b>	<b>items</b>	<b>\$449,611</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Fire Detection and Alarm	Fire Alarm	82,223	SF	\$130,555	9
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$137,423</b>	
<b>Sub Total for Building 190A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>51</b>	<b>items</b>	<b>\$6,555,192</b>	
<b>Total for: Perez ES</b>		<b>58</b>	<b>items</b>	<b>\$7,515,294</b>	

## Supporting Photos

### General Site Photos



Damaged control joint



Brick Control Joint



Main Photo



Gymnasium



Theater stage



Drinking fountain



Pump system



Fire riser system



Kitchen space



Exterior fan unit system