



FACILITY CONDITION ASSESSMENT

Summitt ES | February 2022



10/21/2020

Executive Summary

Summitt ES is located at 12207 Brigadoon Lane in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 76,376 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 \$2,730,808. 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 Summitt ES the ten-year need is \$7,141,574.

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 Summitt ES facility has a 5-year FCA score of 56.19%.

Summary of Findings

The table below summarizes the condition findings at Summitt ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,997,912	\$528,265	\$726,926	\$2,526,177	\$3,253,103	\$0	
Permanent Building(s)								
138A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$633,704	\$629,806	\$2,060,156	\$1,263,510	\$3,323,666	\$7,930,019	84.07%
138B	Stand-Alone Classroom Building	\$99,193	\$106,751	\$358,862	\$205,944	\$564,806	\$1,190,040	82.69%
Sub Total for Permanent Building(s):		\$732,896	\$736,557	\$2,419,018	\$1,469,453	\$3,888,471	\$9,120,059	
Total for Site:		\$2,730,808	\$1,264,822	\$3,145,944	\$3,995,630	\$7,141,574	\$9,120,059	56.19%

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	\$28,778	\$4,159	\$1,964,974	\$1,997,912	73.16 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$78,264	\$4,858	\$0	\$102,632	\$185,753	6.80 %
Interior	\$0	\$0	\$3,751	\$0	\$2,582	\$6,333	0.23 %
Mechanical	\$0	\$300,026	\$44,441	\$0	\$0	\$344,468	12.61 %
Electrical	\$0	\$3,497	\$165,769	\$852	\$0	\$170,118	6.23 %
Plumbing	\$0	\$6,083	\$10,119	\$10,023	\$0	\$26,224	0.96 %
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:	\$0	\$387,870	\$257,716	\$15,034	\$2,070,188	\$2,730,808	

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

Site	-	\$1,997,912
Mechanical	-	\$344,468
Exterior	-	\$185,753

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

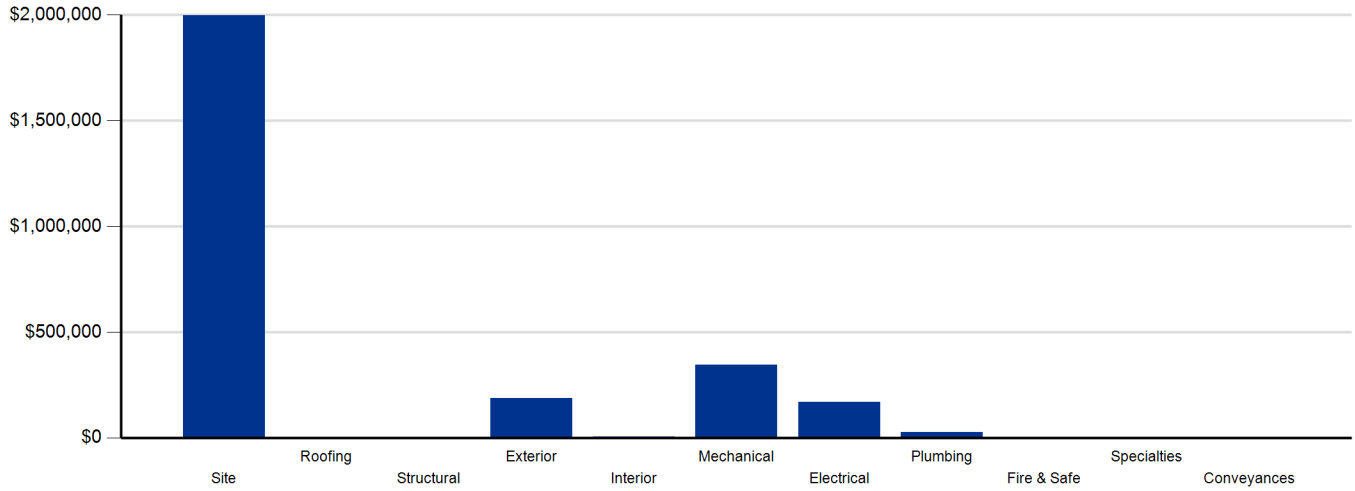


Figure 1: System Deficiencies

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	\$528,265	\$528,265
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$11,627	\$11,627
Interior	\$0	\$0	\$0	\$0	\$379,812	\$379,812
Mechanical	\$0	\$0	\$0	\$38,241	\$143,822	\$182,063
Electrical	\$0	\$0	\$0	\$0	\$69,937	\$69,937
Plumbing	\$0	\$0	\$0	\$69,760	\$23,358	\$93,118
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$108,001	\$1,156,821	\$1,264,822

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	\$528,265	\$22,348	\$0	\$466,296	\$0	\$34,143	\$522,787	\$1,051,052
Roofing	\$0	\$0	\$0	\$0	\$0	\$157,582	\$157,582	\$157,582
Exterior	\$11,627	\$0	\$0	\$0	\$0	\$229,774	\$229,774	\$241,401
Interior	\$379,812	\$0	\$0	\$0	\$0	\$245,188	\$245,188	\$625,000
Mechanical	\$182,063	\$0	\$0	\$102,744	\$0	\$350,491	\$453,235	\$635,298
Electrical	\$69,937	\$0	\$0	\$56,226	\$0	\$1,411,040	\$1,467,266	\$1,537,203
Plumbing	\$93,118	\$0	\$0	\$2,716	\$0	\$73,479	\$76,195	\$169,313
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
Total	\$1,264,822	\$22,348	\$0	\$627,982	\$0	\$2,501,697	\$3,152,027	\$4,416,849

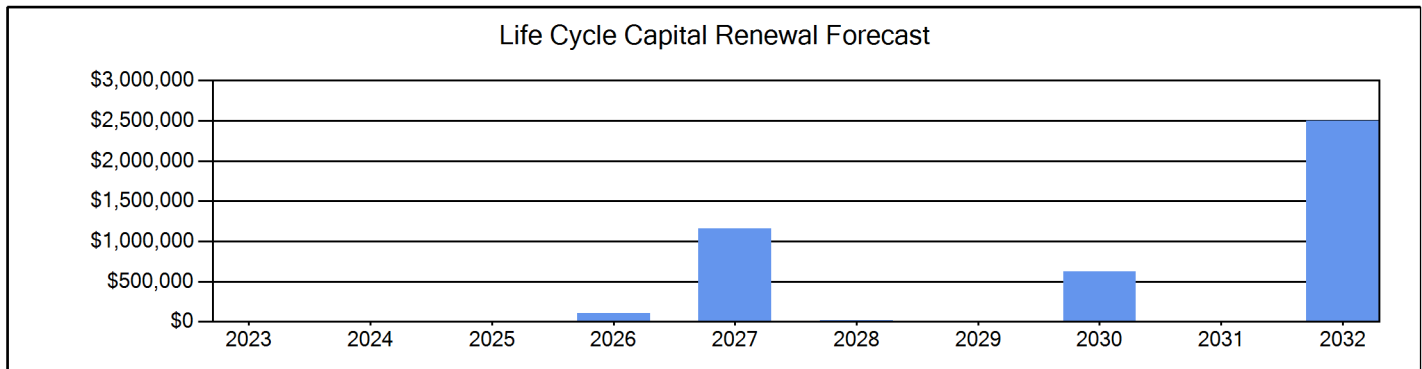


Figure 2: Ten Year Capital Renewal Forecast

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 \$9,120,059. For planning purposes, the total 5-year need at the Summitt ES is \$3,995,630 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Summitt ES facility has a 5-year FCA of 56.19%.

5-Year Need vs. Replacement

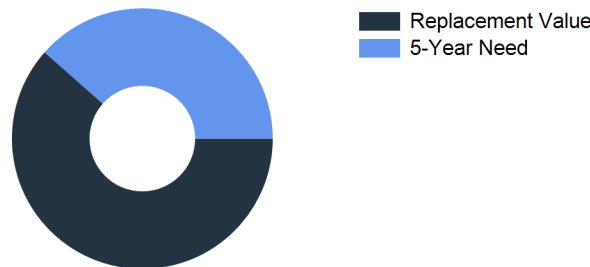


Figure 3: 5-Year FCA

Summitt ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Broken / loose pavement.	Capital Renewal	1,000	SF	3	\$6,430	314
Playground Equipment Replacement Note: rusted stairs Location: north	Capital Renewal	1	Ea.	3	\$22,348	256
Asphalt Paving Resurfacing Note: broken asphalt Location: parking space 1 and drive aisle	Deferred Maintenance	1,000	SF	4	\$4,159	257
PROGRAM DEFICIENCIES	ADA Compliance	599,447	EACH	5	\$1,029,239	5834
PUBLIC DEFICIENCIES	ADA Compliance	299,372	EACH	5	\$514,016	5833
Small Bench Replacement Note: bent in the middle	Deferred Maintenance	1	Ea.	5	\$2,067	258
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	244,413	EACH	5	\$419,652	5835
Sub Total for System		7	items		\$1,997,912	
Sub Total for School and Site Level		7	items		\$1,997,912	

Building: 138A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF) Note: cracking diagonally Location: east gym wall	Capital Renewal	200	SF	2	\$5,619	128
Metal Exterior Door Replacement Note: rusted bottom Location: mechanical storage	Capital Renewal	4	Door	2	\$14,828	129
Steel Window Replacement	Capital Renewal	400	SF	2	\$57,817	451
Exterior Metal Door Repainting Location: all exterior	Deferred Maintenance	29	Door	3	\$3,332	131
Metal Exterior Door Repair Note: slight rust on frame Location: @ ext. kitchen and storage, and @ at external storage NW side	Deferred Maintenance	4	Door	3	\$836	130
Exterior Cleaning	Deferred Maintenance	26,500	SF Wall	5	\$102,632	452
Sub Total for System		6	items		\$185,063	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: both from cafeteria to kitchen need replaced Location: cafeteria to kitchen	Capital Renewal	2	Door	3	\$3,751	126
Interior Door Repair Note: RR doors stick and can't be opened, trim up doors Location: SE hall RR, NW hall RR	Deferred Maintenance	4	Door	5	\$2,582	127
Sub Total for System		2	items		\$6,333	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	317
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	318

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Make Up Air Equipment Replacement	Capital Renewal	4	Ea.	3	\$35,553	315
		3	items		\$250,634	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Electrical Enclosure Replacement	Deferred Maintenance	1	Ea.	2	\$715	145
Note: open and nonfunctioning						
Location: on cooling tower						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	140
Location: stage - antiquated, no cover						
Lighting Fixtures Replacement	Capital Renewal	8,341	SF	3	\$152,962	430
Note: The lghting at the Gym is not sufficient.						
Lightning Protection Terminal Replacement	Deferred Maintenance	66,410	SF	3	\$11,136	144
Note: not present						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	3	Ea.	4	\$852	147
Location: 150's wing main area - bad ballast						
		5	items		\$168,447	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	132
Note: Past serviceable life						
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	133
Note: Past serviceable life						
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,135	381
Toilet Replacement	Capital Renewal	2	Ea.	3	\$10,119	429
Custodial Mop Or Service Sink Replacement	Capital Renewal	2	Ea.	4	\$1,592	134
Location: custodial closets						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	319
		6	items		\$23,226	
Sub Total for Building 138A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		22	items		\$633,704	

Building: 138B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	6	Door	3	\$689	154
Location: all exterior doors						
		1	items		\$689	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	7	Ea.	2	\$84,945	158
Note: past lifespan						
Location: whole building						
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	\$8,888	320
		2	items		\$93,834	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection Terminal Replacement	Deferred Maintenance	9,966	SF	3	\$1,671	155
Note: not present						
		1	items		\$1,671	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement Note: lifespan J.C.	Capital Renewal	1	Ea.	4	\$796	156
Refrigerated Water Cooler Replacement Note: past life span Location: main	Capital Renewal	1	Ea.	4	\$2,202	157
	Sub Total for System	2	items		\$2,998	
	Sub Total for Building 138B - Stand-Alone Classroom Building	6	items		\$99,193	
	Total for Campus	35	items		\$2,730,808	

Summitt 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	107	CAR	\$155,236	5
Roadway Pavement	Asphalt Driveways	58,010	SF	\$373,029	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	6
	Note: south playground				
Fences and Gates	Fencing - Chain Link (4 Ft)	2,623	LF	\$123,799	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	77	LF	\$6,033	8
Pedestrian Pavement	Sidewalks - Concrete	29,704	SF	\$336,464	8
Roadway Pavement	Concrete Driveways	2,735	SF	\$34,143	10
Sub Total for System		7	items	\$1,051,051	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3,106	SF	\$157,582	10
Sub Total for System		1	items	\$157,582	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	8	Ea.	\$46,557	8
Sub Total for System		1	items	\$46,557	
Sub Total for Building -		9	items	\$1,255,191	

Building: 138A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	6,641	SF	\$11,627	5
Exterior Operating Windows	Aluminum - Windows per SF	1,404	SF	\$140,017	10
Exterior Operating Windows	Aluminum - Windows per SF	210	SF	\$20,943	10
Sub Total for System		3	items	\$172,586	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	4,649	SF	\$58,857	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	61,761	SF	\$276,746	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	62,426	SF	\$210,797	10
Suspended Plaster and	Painted ceilings	664	SF	\$1,383	10
Sub Total for System		4	items	\$547,783	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	1	Ea.	\$6,423	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	66,410	SF	\$102,759	5
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	5
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	5
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	8
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	8
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	Ea.	\$194,871	10
Exhaust Air	Roof Exhaust Fan - Small	22	Ea.	\$43,113	10
Exhaust Air	Roof Exhaust Fan - Large	14	Ea.	\$112,507	10
Sub Total for System		12	items	\$619,877	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	5
Power Distribution	Power Wiring	26,564	SF	\$31,550	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$9,669	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	10
Lighting Fixtures	Light Fixtures (Bldg SF)	66,410	SF	\$1,217,863	10
Sub Total for System		5	items	\$1,303,717	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	11	Ea.	\$24,226	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Plumbing Fixtures	Classroom Lavatory	6	Ea.	\$15,387	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Sub Total for System		6	items	\$52,080	
Sub Total for Building 138A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		30	items	\$2,696,043	

Building: 138B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	432	SF	\$43,082	10
Exterior Operating Windows	Aluminum - Windows per SF	35	SF	\$3,490	10
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	10
Sub Total for System		3	items	\$68,814	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,866	SF	\$44,209	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,468	SF	\$31,971	10
Suspended Plaster and	Painted ceilings	498	SF	\$1,037	10
Sub Total for System		3	items	\$77,217	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,966	SF	\$15,421	5
Sub Total for System		1	items	\$15,421	

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)	9,966	SF	\$182,762	10
Sub Total for System		2	items	\$186,928	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	8
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,966	SF	\$11,065	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	9,966	SF	\$35,815	10
Sub Total for System		6	items	\$117,233	
Sub Total for Building 138B - Stand-Alone Classroom Building		15	items	\$465,613	
Total for: Summitt ES		54	items	\$4,416,847	

Supporting Photos

General Site Photos



Playground rusted steps



Exterior metal doors in need of re-finishing.



Exposed use water heater.



Outdated wall finishes at the stage.



Corroded exterior door.