



FACILITY CONDITION ASSESSMENT

Widen ES | February 2022



Executive Summary

Widen ES is located at 5605 Nuckols Crossing in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 74,523 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 \$8,815,012. 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 Widen ES the ten-year need is \$13,728,452.

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 Widen ES facility has a 5-year FCA score of 47.35%.

Summary of Findings

The table below summarizes the condition findings at Widen 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	\$1,808,873	\$580,048	\$270,681	\$2,388,921	\$2,659,602	\$0	
Permanent Building(s)								
175A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,926,482	\$3,381,025	\$183,493	\$10,307,507	\$10,491,000	\$20,907,280	50.70%
175B	Stand-Alone Classroom Building	\$79,657	\$108,946	\$389,247	\$188,603	\$577,850	\$3,565,331	94.71%
Sub Total for Permanent Building(s):		\$7,006,140	\$3,489,971	\$572,740	\$10,496,111	\$11,068,851	\$24,472,609	
Total for Site:		\$8,815,012	\$4,070,019	\$843,421	\$12,885,031	\$13,728,452	\$24,472,609	47.35%

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	\$8,764	\$0	\$98,083	\$53,524	\$1,647,961	\$1,808,332	20.51 %
Roofing	\$6,179,038	\$0	\$20,113	\$0	\$0	\$6,199,151	70.32 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.07 %
Exterior	\$0	\$22,242	\$11,309	\$0	\$115,218	\$148,769	1.69 %
Interior	\$0	\$0	\$0	\$41	\$0	\$41	0.00 %
Mechanical	\$0	\$194,638	\$260,485	\$98,513	\$0	\$553,636	6.28 %
Electrical	\$218	\$3,782	\$59,097	\$284	\$0	\$63,382	0.72 %
Plumbing	\$0	\$0	\$27,691	\$7,042	\$0	\$34,733	0.39 %
Fire and Life Safety	\$514	\$0	\$0	\$0	\$0	\$514	0.01 %
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:	\$6,194,989	\$220,662	\$476,778	\$159,405	\$1,763,179	\$8,815,012	

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

Roofing	-	\$6,199,151
Site	-	\$1,808,332
Mechanical	-	\$553,636

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

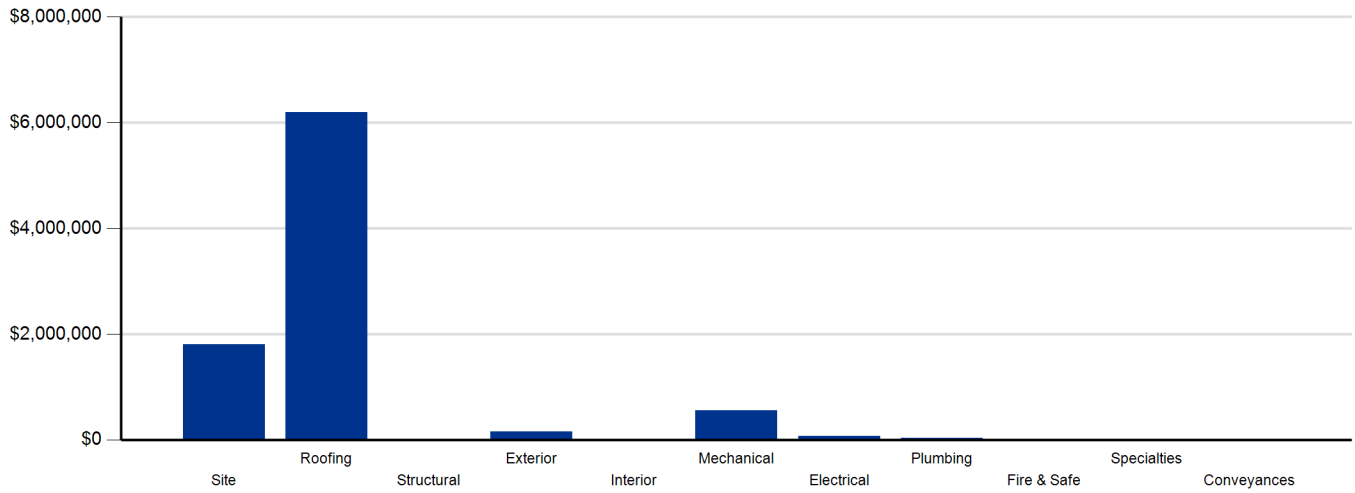


Figure 1: System Deficiencies

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	\$1,570	\$0	\$0	\$578,478	\$580,048
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$487,480	\$487,480
Interior	\$0	\$0	\$0	\$0	\$1,224,031	\$1,224,031
Mechanical	\$0	\$0	\$0	\$41,068	\$175,349	\$216,417
Electrical	\$0	\$0	\$0	\$902	\$1,167,542	\$1,168,444
Plumbing	\$0	\$0	\$0	\$73,272	\$320,327	\$393,599
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	\$1,570	\$0	\$115,242	\$3,953,207	\$4,070,019

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	\$580,048	\$0	\$0	\$229,943	\$0	\$0	\$229,943	\$809,991
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$487,480	\$0	\$0	\$0	\$0	\$86,631	\$86,631	\$574,111
Interior	\$1,224,031	\$0	\$0	\$0	\$0	\$22,181	\$22,181	\$1,246,212
Mechanical	\$216,417	\$0	\$0	\$25,284	\$0	\$333,775	\$359,059	\$575,476
Electrical	\$1,168,444	\$0	\$0	\$40,738	\$0	\$246,991	\$287,729	\$1,456,173
Plumbing	\$393,599	\$0	\$0	\$57,291	\$0	\$20,516	\$77,807	\$471,406
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	\$4,070,019	\$0	\$0	\$353,256	\$0	\$710,094	\$1,063,350	\$5,133,369

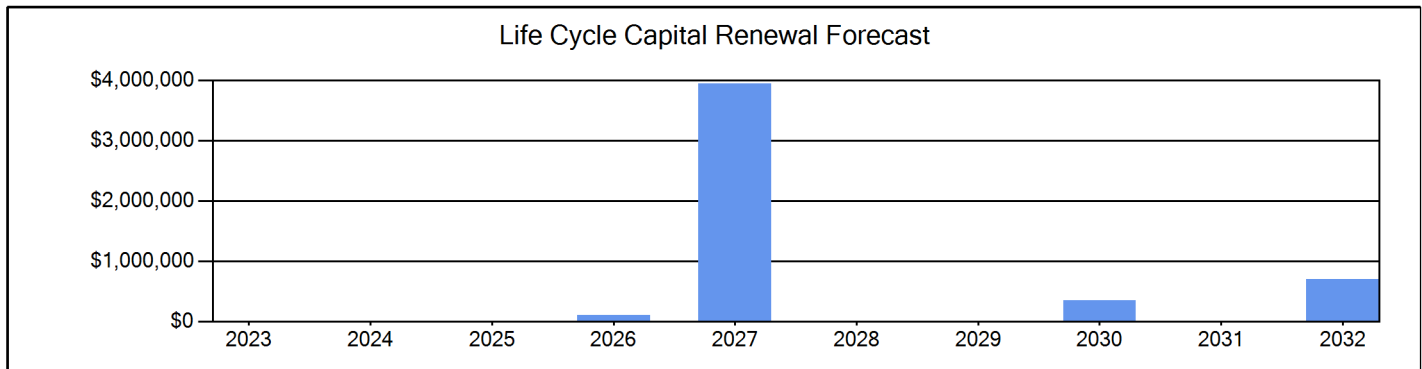


Figure 2: Ten Year Capital Renewal Forecast

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 \$24,472,609. For planning purposes, the total 5-year need at the Widen ES is \$12,885,031 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Widen ES facility has a 5-year FCA of 47.35%.

5-Year Need vs. Replacement

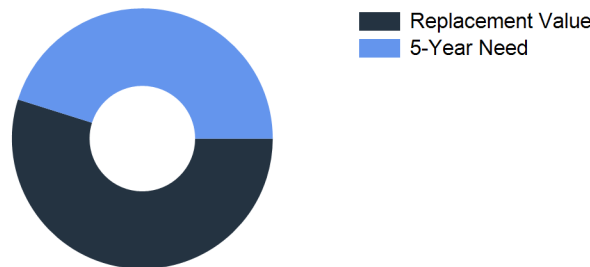


Figure 3: 5-Year FCA

Widen ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Deferred Maintenance	120	LF	1	\$8,764	66
Note: Sidewalks are cracked and create multiple safety issues (10,000 SF of sidewalk)						
Location: Site wide						
Asphalt Driveway Replacement	Capital Renewal	12,500	SF	3	\$40,479	231
Note: Driveway is cracked and failing						
Location: Nucklos Crossing Road towards dumpsters, maintenance drive off Ainez Drive, south parking lot drive						
Concrete Walks Replacement	Capital Renewal	5,000	SF	3	\$55,539	233
Note: Sidewalk from south parking lot toward portables to be replaced; sidewalk area on south side of building to be replaced. large cracks and failures, tripping hazards						
Storm Drain Cover Installation	Deferred Maintenance	1	Ea.	3	\$2,066	65
Note: Storm drain is damaged and prevents water flow						
Asphalt Paving Replacement	Capital Renewal	30	CAR	4	\$43,524	230
Note: Parking lot has failures and cracking						
Location: South, southeast, southwest, and northwest parking lot						
Site Regrading And Gravel Fill	Deferred Maintenance	27	SF	4	\$77	64
Note: Water does not properly flow into storm drain						
Site Regrading And Gravel Fill	Deferred Maintenance	3,500	SF	4	\$9,924	232
Note: Sidewalk drainage box along path from buildings to basketball court area is completely blocked and needs to be cleaned out; regrading adjacent to this may be necessary to re-establish drainage pattern. Outfall structure at pond is damaged and needs to be repaired; inlet pipe from west is exposed at surface and also needs to be maintained (basketballs and other vegetation visible at outlet), re-establish cover over pipe. Storm outfall on south side of building is overgrown and needs to be cleaned out; discharges into what appears to be a channel, which is overgrown and needs to be regraded. Unclear if this channel was designed or a result of erosion; review is needed. Culverts and drainage channel adjacent to west entrance need to be regraded; overgrown and blocking path of drainage flow. Pipe and storm outfall on south side of building adjacent to sidewalk is exposed; re-establish cover over pipe and regrade from outfall for positive drainage.						
PROGRAM DEFICIENCIES	ADA Compliance	432,382	EACH	5	\$742,392	5839
PUBLIC DEFICIENCIES	ADA Compliance	240,009	EACH	5	\$412,091	5838
Site Signage Replacement	Capital Renewal	2	Ea.	5	\$483	234
Note: Sign near south end of northwest parking lot is worn and needs to be replaced; also, a sign pole near southwest corner of northwest parking lot is missing sign						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	286,809	EACH	5	\$492,446	5840
Tree Trimming	Deferred Maintenance	3	Ea.	5	\$550	235
Note: (2) trees in center parking islands of northwest parking lot and (1) tree at southwest corner of south parking lot needs to be trimmed						
Sub Total for System		12	items		\$1,808,332	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Electrical Enclosure Repair	Deferred Maintenance	1	Ea.	2	\$540	236
Note: Repair screen/metal pole fence/gate, not stable / located south of loading dock						
Sub Total for System		1	items		\$540	
Sub Total for School and Site Level		13	items		\$1,808,873	

Building: 175A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	1,451,842	EACH	1	\$1,451,810	5842
AISD ROOFING P2	Capital Renewal	1,434,163	EACH	1	\$1,434,131	5843
AISD ROOFING P3	Capital Renewal	1,858,156	EACH	1	\$1,858,115	5845

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P4	Capital Renewal	1,434,163	EACH	1	\$1,434,131	5847
AISD ROOFING P5	Capital Renewal	850	EACH	1	\$850	5849
Metal Downspout Installation or Replacement	Deferred Maintenance	800	LF	3	\$18,930	63
Note: Downspouts pool water around the base of building at all (40) downspouts.						
Metal Downspout Installation or Replacement	Deferred Maintenance	50	LF	3	\$1,183	6016
Note: Connect downspouts to site drainage pipes						
Location: multiple locations around the building						
Sub Total for System		7	items		\$6,199,151	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	67
Note: Cooling tower slab is shifting and moving away from main mechanical pad. A study is recommended to determine cause and to identify solution						
Location: Cooling tower slab next to mechanical slab						
Sub Total for System		1	items		\$6,455	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	\$11,121	358
Steel Window Repair	Deferred Maintenance	8	Ea.	3	\$11,309	71
Note: Chipping paint						
Location: South entry at library						
Exterior Cleaning	Deferred Maintenance	23,000	SF Wall	5	\$89,076	453
Sub Total for System		3	items		\$111,506	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	12	SF	4	\$41	70
Note: Tiles have water damage						
Location: Bookroom						
Sub Total for System		1	items		\$41	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$54,285	74
Note: Boiler is broken and needs to be replaced						
Location: Mechanical room						
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$55,570	75
Note: Cooling tower is in very poor condition and needs to be replaced						
Location: Exterior - near mechanical pad						
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$51,445	364
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	1,000	SF	2	\$2,420	78
Note: Piping is rusted						
Location: Mechanical room						
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	79
Note: Unit is in very poor condition						
Location: Near cooling tower						
HVAC Piping System Repair	Deferred Maintenance	20	LF	3	\$4,948	305
Note: HVAC leaking above ceiling						
Location: 1st floor bookroom						
Make Up Air Equipment Replacement	Capital Renewal	3	Ea.	3	\$26,665	76
Note: Units are aged and in very poor condition and need to be replaced						
Location: roof						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Testing And Balancing	Deferred Maintenance	63,666	SF	3	\$217,312	77
Note: Hot and cold spots throughout the building						
Existing Controls Are Obsolete	Capital Renewal	63,666	SF	4	\$98,513	361
Sub Total for System		9	items		\$522,717	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Wiring Repair	Deferred Maintenance	1	Ea.	1	\$218	61
Note: Exposed wires intended to serve cooling tower basin heater						
Location: Exterior - cooling tower yard						
Distribution Panel Repair	Deferred Maintenance	2	Ea.	2	\$460	81
Note: 120/280 400A (2) panelboard covers are falling off						
Location: kitchen/cafe						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	80
Note: Unit is obsolete and missing cover						
Location: cafe stage						
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$902	84
Note: Missing fixture with open J-box						
Location: Outside K2						
Lightning Protection System Installation	Functional Deficiency	63,666	SF	3	\$49,718	83
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	1	Ea.	4	\$284	85
Note: Improper mounting						
Location: Cafe mechanical closet						
Sub Total for System		6	items		\$54,364	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Storage Tank Replacement	Capital Renewal	1	Ea.	3	\$27,691	72
Note: Unit is aged and beyond useful life						
Location: Mechanical room						
Custodial Mop Or Service Sink Replacement	Capital Renewal	5	Ea.	4	\$3,979	73
Note: Sinks are in very poor condition and need to be replaced						
Location: Janitor closet						
Hose Bib Replacement	Deferred Maintenance	1	Ea.	4	\$65	68
Sub Total for System		3	items		\$31,735	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Replacement	Capital Renewal	1	Ea.	1	\$514	82
Note: Obsolete and head is broken						
Location: cafeteria						
Sub Total for System		1	items		\$514	

Sub Total for Building 175A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

31 items \$6,926,482

Building: 175B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	\$11,121	372
Exterior Cleaning	Deferred Maintenance	6,750	SF Wall	5	\$26,142	454
Sub Total for System		2	items		\$37,263	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: Unit is aged and beyond useful service life Location: Mechanical yard	Capital Renewal	1	Ea.	2	\$9,973	100
Air Cooled Condenser Replacement Note: Unit is aged and beyond useful service life Location: Mechanical yard	Capital Renewal	1	Ea.	2	\$20,946	101
Sub Total for System		2	items		\$30,919	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	10,856	SF	3	\$8,478	102
Sub Total for System		1	items		\$8,478	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement Note: Sink is aged and beyond useful service life. Location: Janitor closet	Capital Renewal	1	Ea.	4	\$796	99
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	431
Sub Total for System		2	items		\$2,998	
Sub Total for Building 175B - Stand-Alone Classroom Building		7	items		\$79,657	
Total for Campus		51	items		\$8,815,012	

Widen 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 - Ornamental, Iron	20	LF	\$1,570	2
	Note: Paint beginning to peel and starting to rust				
Fences and Gates	Fencing - Chain Link (4 Ft)	2,550	LF	\$120,353	5
Parking Lot Pavement	Asphalt	91	CAR	\$132,023	5
Roadway Pavement	Asphalt Driveways	44,500	SF	\$286,154	5
Roadway Pavement	Concrete Driveways	3,200	SF	\$39,948	5
Pedestrian Pavement	Sidewalks - Concrete	20,300	SF	\$229,943	8
Sub Total for System		6	items	\$809,990	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	8
Sub Total for System		1	items	\$40,738	
Sub Total for Building -		7	items	\$850,728	

Building: 175A - 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	1,296	SF	\$129,246	5
Exterior Operating Windows	Aluminum - Windows per SF	1,575	SF	\$157,070	5
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,984	5
Exterior Operating Windows	Steel - Windows per SF	504	SF	\$72,849	5
Exterior Entrance Doors	Steel - Insulated and Painted	33	Door	\$122,331	5
Sub Total for System		5	items	\$487,480	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	62,393	SF	\$210,686	5
Suspended Plaster and	Painted ceilings	637	SF	\$1,327	5
Wall Paneling	Wood Panel wall	12,733	SF	\$199,680	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	49,659	SF	\$222,518	5
Carpeting	Carpet	1,273	SF	\$16,116	5
Resilient Flooring	Vinyl Composition Tile Flooring	59,845	SF	\$489,395	5
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	10
Sub Total for System		7	items	\$1,161,903	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$24,270	4
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	5
	Note: Hydrotherm				
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	5
Exhaust Air	Roof Exhaust Fan - Small	15	Ea.	\$29,395	5
Exhaust Air	Roof Exhaust Fan - Large	6	Ea.	\$48,217	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	8
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	63,666	SF	\$98,513	10
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	10
Facility Hydronic Distribution	2-Pipe System (Cold)	63,666	SF	\$113,846	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Sub Total for System		12	items	\$535,527	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Lighting Fixtures	Light Fixtures (Bldg SF)	63,666	SF	\$1,167,542	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	18	Ea.	\$37,493	10
Sub Total for System		3	items	\$1,205,937	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	11	Ea.	\$55,653	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$17,619	4
Plumbing Fixtures	Classroom Lavatory	44	Ea.	\$112,838	5
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	5
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$32,595	5
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Plumbing Fixtures	Toilets	33	Ea.	\$166,960	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Sub Total for System		8	items	\$393,599	
Sub Total for Building 175A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		35	items	\$3,784,446	

Building: 175B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	288	SF	\$28,721	10
Exterior Operating Windows	Aluminum - Windows per SF	432	SF	\$43,082	10
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	10
Sub Total for System		3	items	\$86,631	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,639	SF	\$35,925	5
Suspended Plaster and	Painted ceilings	109	SF	\$227	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,747	SF	\$48,157	5
Sub Total for System		3	items	\$84,309	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,856	SF	\$16,798	4
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$7,839	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	8
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	8
Sub Total for System		4	items	\$39,948	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	10
Lighting Fixtures	Light Fixtures (Bldg SF)	10,856	SF	\$199,083	10
Sub Total for System		2	items	\$209,498	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	8
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	8
Plumbing Fixtures	Toilets	10	Ea.	\$50,594	8
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sub Total for System		4	items	\$77,806	
Sub Total for Building 175B - Stand-Alone Classroom Building		16	items	\$498,192	
Total for: Widen ES		58	items	\$5,133,366	

Supporting Photos

General Site Photos



Exposed drainage pipe



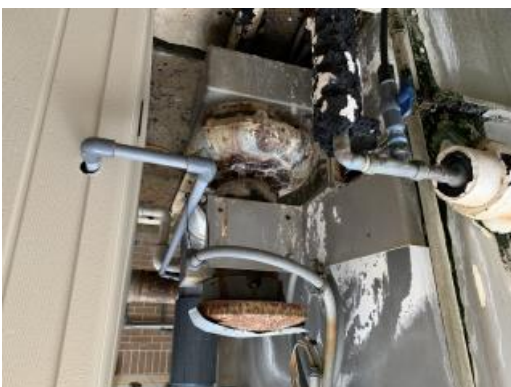
The exterior windows are in need of maintenance.



Door at the mechanical room is warped



Damaged accoustical ceiling system.



Corroded HVAC equipment.