



FACILITY CONDITION ASSESSMENT

Zavala ES | February 2022



Executive Summary

Zavala ES is located at 310 Robert T Martinez Jr St in Austin, Texas. The oldest building is 83 years old (at time of 2020 assessment). It comprises 69,333 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 \$6,106,955. 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 Zavala ES the ten-year need is \$12,560,032.

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 Zavala ES facility has a 5-year FCA score of 58.16%.

Summary of Findings

The table below summarizes the condition findings at Zavala 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 | \$966,280 | \$54,101 | \$67,839 | \$1,020,381 | \$1,088,220 | \$0 | |
| Permanent Building(s) | | | | | | | | |
| 145A | Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | \$5,140,675 | \$3,364,640 | \$2,966,497 | \$8,505,315 | \$11,471,812 | \$22,768,260 | 62.64% |
| Sub Total for Permanent Building(s): | | \$5,140,675 | \$3,364,640 | \$2,966,497 | \$8,505,315 | \$11,471,812 | \$22,768,264 | |
| Total for Site: | | \$6,106,955 | \$3,418,741 | \$3,034,336 | \$9,525,696 | \$12,560,032 | \$22,768,264 | 58.16% |

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 | \$340 | \$617 | \$958,869 | \$959,825 | 15.74 % |
| Roofing | \$1,118,606 | \$0 | \$0 | \$0 | \$0 | \$1,118,606 | 18.34 % |
| Structural | \$6,455 | \$0 | \$0 | \$0 | \$0 | \$6,455 | 0.11 % |
| Exterior | \$0 | \$7,414 | \$115 | \$0 | \$3,873 | \$11,402 | 0.19 % |
| Interior | \$0 | \$0 | \$338,196 | \$53,925 | \$254,749 | \$646,871 | 10.61 % |
| Mechanical | \$0 | \$471,049 | \$337,856 | \$0 | \$1,239 | \$810,145 | 13.28 % |
| Electrical | \$0 | \$50,967 | \$1,446,242 | \$0 | \$0 | \$1,497,210 | 24.55 % |
| Plumbing | \$0 | \$0 | \$7,685 | \$19,074 | \$0 | \$26,759 | 0.44 % |
| Fire and Life Safety | \$624,896 | \$0 | \$0 | \$0 | \$0 | \$624,896 | 10.24 % |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Specialties | \$0 | \$0 | \$0 | \$264,056 | \$0 | \$264,056 | 4.33 % |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$133,424 | \$133,424 | 2.19 % |
| Total: | \$1,749,956 | \$529,430 | \$2,130,435 | \$337,672 | \$1,352,155 | \$6,099,648 | |

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

| | | |
|------------|---|-------------|
| Electrical | - | \$1,497,210 |
| Roofing | - | \$1,118,606 |
| Site | - | \$959,825 |

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

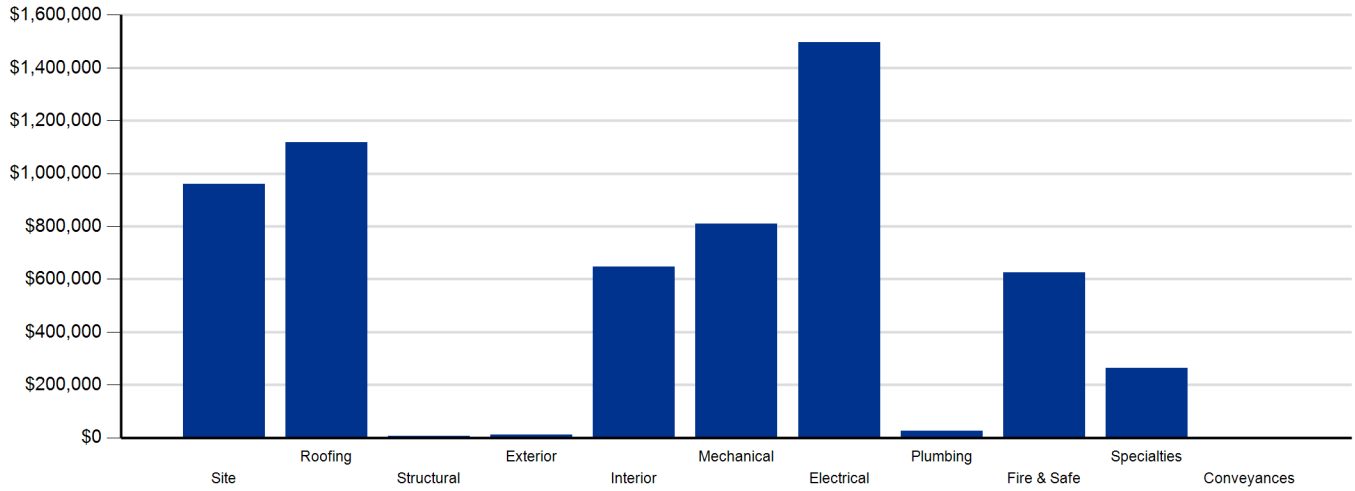


Figure 1: System Deficiencies

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 | \$54,101 | \$54,101 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior | \$0 | \$0 | \$0 | \$6,327 | \$272,514 | \$278,841 |
| Interior | \$0 | \$0 | \$783,569 | \$56,859 | \$439,884 | \$1,280,312 |
| Mechanical | \$0 | \$0 | \$107,281 | \$7,358 | \$561,353 | \$675,992 |
| Electrical | \$0 | \$0 | \$0 | \$12,154 | \$311,735 | \$323,889 |
| Plumbing | \$0 | \$0 | \$15,378 | \$319,126 | \$94,886 | \$429,390 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$0 | \$159,583 | \$159,583 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$106,724 | \$106,724 |
| Specialties | \$0 | \$0 | \$109,909 | \$0 | \$0 | \$109,909 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$1,016,137 | \$401,824 | \$2,000,780 | \$3,418,741 |

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 | \$54,101 | \$0 | \$0 | \$0 | \$0 | \$42,504 | \$42,504 | \$96,605 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,335 | \$25,335 | \$25,335 |
| Exterior | \$278,841 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$278,841 |
| Interior | \$1,280,312 | \$0 | \$254,751 | \$277,461 | \$0 | \$0 | \$532,212 | \$1,812,524 |
| Mechanical | \$675,992 | \$0 | \$0 | \$0 | \$0 | \$22,383 | \$22,383 | \$698,375 |
| Electrical | \$323,889 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$323,889 |
| Plumbing | \$429,390 | \$0 | \$0 | \$2,684 | \$0 | \$2,746,926 | \$2,749,610 | \$3,179,000 |
| Fire and Life Safety | \$159,583 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$159,583 |
| Conveyances | \$106,724 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$106,724 |
| Specialties | \$109,909 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$109,909 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$3,418,741 | \$0 | \$254,751 | \$280,145 | \$0 | \$2,837,148 | \$3,372,044 | \$6,790,785 |

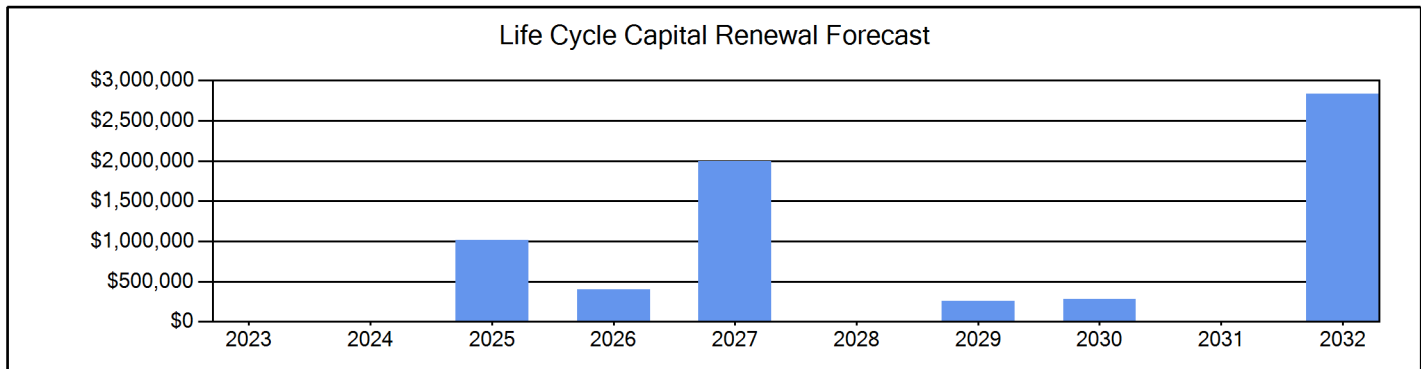


Figure 2: Ten Year Capital Renewal Forecast

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 \$22,768,264. For planning purposes, the total 5-year need at the Zavala ES is \$9,525,696 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Zavala ES facility has a 5-year FCA of 58.16%.

5-Year Need vs. Replacement

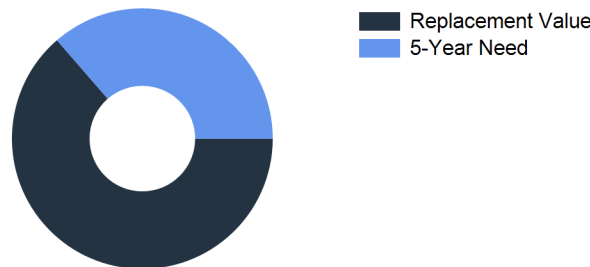


Figure 3: 5-Year FCA

Zavala ES - Deficiency Summary

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------------|----------|--------------|----------|------------------|------|
| Concrete Walks Replacement | Capital Renewal | 30 | SF | 3 | \$340 | 2492 |
| Note: Sidewalks near flagpole are damaged. | | | | | | |
| Gate Replacement | Deferred Maintenance | 1 | Ea. | 4 | \$617 | 2491 |
| Note: Gate by front playground is sagging. | | | | | | |
| PROGRAM DEFICIENCIES | ADA Compliance | 156,218 | EACH | 5 | \$268,223 | 3871 |
| PUBLIC DEFICIENCIES | ADA Compliance | 348,107 | EACH | 5 | \$597,693 | 3870 |
| TAS ACCESSIBILITY DEFICIENCIES | ADA Compliance | 54,137 | EACH | 5 | \$92,952 | 3872 |
| | Sub Total for System | 5 | items | | \$959,825 | |

Structural

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|--|----------|--------------|----------|------------------|------|
| Structural Study Recommended | Deferred Maintenance | 1 | Job | 1 | \$6,455 | 6638 |
| Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD | | | | | | |
| | Sub Total for System | 1 | items | | \$6,455 | |
| | Sub Total for School and Site Level | 6 | items | | \$966,280 | |

Building: 145A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------|-----------------------------|-----------|--------------|----------|--------------------|------|
| AISD ROOFING P1 | Capital Renewal | 1,030,275 | EACH | 1 | \$1,083,541 | 3879 |
| AISD ROOFING P2 | Capital Renewal | 33,341 | EACH | 1 | \$35,065 | 3880 |
| | Sub Total for System | 2 | items | | \$1,118,606 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------------|----------|--------------|----------|-----------------|------|
| Metal Exterior Door Replacement | Capital Renewal | 2 | Door | 2 | \$7,414 | 2494 |
| Note: Fire escape door in room 37 and door to auditorium | | | | | | |
| Exterior Metal Door Repainting | Deferred Maintenance | 1 | Door | 3 | \$115 | 2495 |
| Exterior Cleaning | Deferred Maintenance | 1,000 | SF Wall | 5 | \$3,873 | 2493 |
| Note: Primarily near downspouts | | | | | | |
| | Sub Total for System | 3 | items | | \$11,402 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------------|----------|--------------|----------|------------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 152 | Door | 3 | \$225,660 | 2499 |
| Note: Replace all door hardware | | | | | | |
| Interior Door Replacement | Capital Renewal | 60 | Door | 3 | \$112,536 | 2498 |
| Acoustical Ceiling Tile Replacement | Capital Renewal | 400 | SF | 4 | \$1,351 | 2496 |
| Note: Wet tiles in various places. | | | | | | |
| Carpet Flooring Replacement | Capital Renewal | 3,467 | SF | 4 | \$43,893 | 3488 |
| Metal Interior Door Replacement | Capital Renewal | 3 | Door | 4 | \$8,681 | 2497 |
| Interior Wall Repainting (Bldg SF) | Capital Renewal | 56,852 | SF | 5 | \$254,749 | 3489 |
| | Sub Total for System | 6 | items | | \$646,871 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--------------------------------------|-----------------|-----|-----|----------|-------------|------|
| Ductless Split System AC Replacement | Capital Renewal | 1 | Ea. | 2 | \$4,747 | 2508 |
| Location: MDF Room | | | | | | |
| Heat Pump HVAC Component Replacement | Capital Renewal | 31 | Ea. | 2 | \$276,137 | 2509 |
| Location: Classrooms | | | | | | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|-----------------|-----|----------|------------------|------|
| Heat Pump HVAC Component Replacement Note: 1.5 Ton | Capital Renewal | 1 | Ea. | 2 | \$7,358 | 2582 |
| Heat Pump HVAC Component Replacement Note: 2- 2 Ton and 2- 2.5 Ton | Capital Renewal | 4 | Ea. | 2 | \$35,631 | 2583 |
| Heat Pump HVAC Component Replacement Note: 4 Ton, 5 Ton and 6 Ton | Capital Renewal | 3 | Ea. | 2 | \$36,405 | 2584 |
| Heat Pump HVAC Component Replacement Note: 20 Ton | Capital Renewal | 1 | Ea. | 2 | \$45,894 | 2585 |
| Package Roof Top Unit Replacement Note: 3 Ton Location: Roof | Capital Renewal | 2 | Ea. | 2 | \$31,818 | 2513 |
| Package Roof Top Unit Replacement Note: 2.5 Ton Location: Roof | Capital Renewal | 2 | Ea. | 2 | \$31,818 | 2514 |
| Steam/HW Unit Heater Replacement Note: Space heater is beyond useful life. Location: Near stairs to gym | Capital Renewal | 1 | Ea. | 2 | \$1,241 | 2507 |
| Energy Recovery Unit Replacement Location: Roof | Capital Renewal | 1 | Ea. | 3 | \$22,727 | 2510 |
| Energy Recovery Unit Replacement Note: 16,000 CFM Location: Roof | Capital Renewal | 1 | Ea. | 3 | \$56,095 | 2511 |
| Kitchen Exhaust Hood Replacement | Capital Renewal | 2 | Ea. | 3 | \$22,383 | 2519 |
| Testing And Balancing Note: Hot and cold spots throughout the building. | Deferred Maintenance | 69,332 | SF | 3 | \$236,651 | 2545 |
| Remove Abandoned Equipment | Deferred Maintenance | 1 | Ea. | 5 | \$1,239 | 2520 |
| Sub Total for System | | 14 items | | | \$810,145 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------------|-----|----------|--------------------|------|
| Panelboard Replacement | Capital Renewal | 5 | Ea. | 2 | \$27,498 | 2530 |
| Panelboard Replacement | Capital Renewal | 4 | Ea. | 2 | \$11,128 | 2531 |
| Panelboard Replacement | Capital Renewal | 1 | Ea. | 2 | \$12,342 | 2532 |
| Canopy Lighting Replacement | Capital Renewal | 6 | Ea. | 3 | \$12,498 | 2540 |
| Exterior Mounted Building Lighting Replacement | Capital Renewal | 26 | Ea. | 3 | \$23,445 | 2541 |
| Interior Power Wiring Replacement | Deferred Maintenance | 30,000 | SF | 3 | \$35,631 | 2543 |
| Lighting Fixtures Replacement | Capital Renewal | 69,332 | SF | 3 | \$1,271,448 | 2542 |
| Lightning Protection System Installation | Functional Deficiency | 69,332 | SF | 3 | \$54,142 | 2539 |
| Public Address System Replacement, Non-main Building | Deferred Maintenance | 69,332 | SF | 3 | \$49,079 | 2535 |
| Sub Total for System | | 9 items | | | \$1,497,210 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------------|-----|----------|-----------------|------|
| Backflow Preventer Replacement Note: Missing backflow preventer. | Capital Renewal | 1 | Ea. | 3 | \$7,685 | 2501 |
| Custodial Mop Or Service Sink Replacement Location: Janitor closet | Capital Renewal | 3 | Ea. | 4 | \$2,388 | 2502 |
| Non-Refrigerated Drinking Fountain Replacement Location: Hallways | Capital Renewal | 7 | Ea. | 4 | \$16,686 | 2504 |
| Sub Total for System | | 3 items | | | \$26,759 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-----------------|--------|-----|----------|-------------|------|
| Fire Alarm Panel Replacement | Capital Renewal | 1 | Ea. | 1 | \$6,868 | 2538 |
| Fire Alarm Replacement | Capital Renewal | 69,332 | SF | 1 | \$110,087 | 2537 |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|-----------------------|----------|--------------|----------|------------------|------|
| Install Fire Sprinklers | Functional Deficiency | 69,332 | SF | 1 | \$507,941 | 2518 |
| Sub Total for System | | 3 | items | | \$624,896 | |

Technology

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|----------------|------|
| Public Address System Head-End Requires Replacement | Functional Deficiency | 1 | Ea. | 3 | \$7,307 | 2536 |
| Sub Total for System | | 1 | items | | \$7,307 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------------|-----------------|----------|--------------|----------|------------------|------|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 30 | Room | 4 | \$264,056 | 2500 |
| Sub Total for System | | 1 | items | | \$264,056 | |

Crawlspace

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|-----------|--------------|----------|--------------------|------|
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 62,637 | Ea. | 5 | \$73,589 | 6516 |
| Note: CRAWL SPACE ACCESS/VENTILATION - add (3) access hatches - 3 EA | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 31,376 | Ea. | 5 | \$36,862 | 6517 |
| Note: STRUCTURE, BASEMENT WALLS - minor repairs to exposed reinforcing & honeycombing - 760 LF | | | | | | |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD | Deferred Maintenance | 19,554 | Ea. | 5 | \$22,973 | 6518 |
| Note: SUSPENDED FLOOR BEAMS - minor spalling repairs - 20069 GSF | | | | | | |
| Sub Total for System | | 3 | items | | \$133,424 | |
| Sub Total for Building 145A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | | 45 | items | | \$5,140,675 | |
| Total for Campus | | 51 | items | | \$6,106,955 | |

Zavala 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) | 500 | LF | \$23,599 | 5 |
| Fences and Gates | Fencing - Ornamental, Iron | 100 | LF | \$7,848 | 5 |
| Pedestrian Pavement | Sidewalks - Concrete | 2,000 | SF | \$22,654 | 5 |
| Parking Lot Pavement | Asphalt | 16 | CAR | \$23,213 | 10 |
| Roadway Pavement | Asphalt Driveways | 3,000 | SF | \$19,291 | 10 |
| Sub Total for System | | 5 | items | \$96,605 | |

Roofing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|---------------------|----------|--------------|------------------|----------------|
| Canopy Roofing | Aluminum panels | 500 | SF | \$25,335 | 10 |
| Sub Total for System | | 1 | items | \$25,335 | |
| Sub Total for Building - | | 6 | items | \$121,940 | |

Building: 145A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|--------------|------------------|----------------|
| Exterior Entrance Doors | Wooden Door | 2 | Door | \$6,327 | 4 |
| Exterior Operating Windows | Aluminum - Windows per SF | 2,340 | SF | \$233,361 | 5 |
| Exterior Operating Windows | Steel - Windows per SF | 117 | SF | \$16,911 | 5 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 6 | Door | \$22,242 | 5 |
| Sub Total for System | | 4 | items | \$278,841 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------------|-----------|--------------|--------------------|----------------|
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 62,399 | SF | \$210,705 | 3 |
| Suspended Plaster and | Painted ceilings | 4,160 | SF | \$8,663 | 3 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 41,599 | SF | \$340,186 | 3 |
| Wood Flooring | Wood Flooring - All Types | 10,400 | SF | \$224,015 | 3 |
| Tile Flooring | Quarry Tile | 2,080 | SF | \$56,859 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 62,399 | SF | \$259,844 | 5 |
| Wall Paneling | Wood Panel wall | 5,547 | SF | \$86,982 | 5 |
| Compartments and Cubicles | Toilet Partitions | 34 | Stall | \$68,560 | 5 |
| Tile Flooring | Ceramic Tile | 1,387 | SF | \$24,498 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 56,852 | SF | \$254,751 | 7 |
| Stone Facing | CMU Wall | 6,933 | SF | \$233,573 | 8 |
| Carpeting | Carpet | 3,467 | SF | \$43,888 | 8 |
| Sub Total for System | | 12 | items | \$1,812,524 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------------------|----------|--------------|------------------|----------------|
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 69,332 | SF | \$107,281 | 3 |
| Decentralized Cooling | Heat Pump (1 Ton) | 1 | Ea. | \$7,358 | 4 |
| HVAC Air Distribution | Ductwork (Bldg.SF) | 69,332 | SF | \$548,586 | 5 |
| Exhaust Air | Roof Exhaust Fan - Large | 1 | Ea. | \$8,036 | 5 |
| Exhaust Air | Wall Exhaust Fan | 1 | Ea. | \$4,731 | 5 |
| Exhaust Air | Kitchen Exhaust Hoods | 2 | Ea. | \$22,383 | 10 |
| Sub Total for System | | 6 | items | \$698,375 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--|-----|-----|-------------|----------------|
| Power Distribution | Panelboard - 277/480 225A | 1 | Ea. | \$9,372 | 4 |
| Power Distribution | Panelboard - 120/208 100A | 1 | Ea. | \$2,782 | 4 |
| Electrical Service | Switchgear - Main Dist Panel (2000 Amps) | 1 | Ea. | \$65,478 | 5 |
| Electrical Service | Transformer (75 KVA) | 2 | Ea. | \$14,575 | 5 |
| Electrical Service | Transformer (112.5 KVA) | 3 | Ea. | \$29,724 | 5 |
| Electrical Service | Transformer (112.5 KVA) | 1 | Ea. | \$9,908 | 5 |
| Power Distribution | Distribution Panels (400 Amps) | 3 | Ea. | \$50,715 | 5 |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|-----------|--------------|------------------|----------------|
| Power Distribution | Distribution Panels (800 Amps) | 1 | Ea. | \$18,564 | 5 |
| Power Distribution | Panelboard - 120/208 225A | 1 | Ea. | \$5,500 | 5 |
| Power Distribution | Panelboard - 120/208 400A | 5 | Ea. | \$61,708 | 5 |
| Power Distribution | Panelboard - 400+ Amps | 4 | Ea. | \$55,563 | 5 |
| Sub Total for System | | 11 | items | \$323,890 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|-----------|--------------|--------------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 20 gallon | 1 | Ea. | \$1,587 | 3 |
| Domestic Water Equipment | Water Heater - Gas - 200 Gallon | 1 | Ea. | \$13,791 | 3 |
| Plumbing Fixtures | Restroom Lavatory | 20 | Ea. | \$54,326 | 4 |
| Plumbing Fixtures | Toilets | 51 | Ea. | \$258,029 | 4 |
| Plumbing Fixtures | Urinals | 5 | Ea. | \$6,771 | 4 |
| Plumbing Fixtures | Classroom Lavatory | 37 | Ea. | \$94,886 | 5 |
| Domestic Water Equipment | Water Heater - Electric - 40 gallon | 1 | Ea. | \$2,684 | 8 |
| Domestic Water Equipment | Gas Piping System (BldgSF) | 69,332 | SF | \$2,404,106 | 10 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 69,332 | SF | \$249,160 | 10 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 69,332 | SF | \$76,974 | 10 |
| Plumbing Fixtures | Non-Refrigerated Drinking Fountain | 7 | Ea. | \$16,686 | 10 |
| Sub Total for System | | 11 | items | \$3,179,000 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------|----------|--------------|------------------|----------------|
| Security System Component | Security Alarm System | 69,332 | SF | \$159,583 | 5 |
| Sub Total for System | | 1 | items | \$159,583 | |

Conveyances

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|--------------|------------------|----------------|
| Elevators | Passenger elevator cab finishes | 1 | Ea. | \$7,985 | 5 |
| Elevators | Hydraulic (Passenger Elev) | 1 | Ea. | \$98,739 | 5 |
| Sub Total for System | | 2 | items | \$106,724 | |

Specialties

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------|-----------|--------------|--------------------|----------------|
| Fixed Multiple Seating | Auditorium Seating | 245 | Ea. | \$109,909 | 3 |
| Sub Total for System | | 1 | items | \$109,909 | |
| Sub Total for Building 145A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | | 48 | items | \$6,668,847 | |
| Total for: Zavala ES | | 54 | items | \$6,790,787 | |

Supporting Photos

General Site Photos



Casework finish is worn and damaged



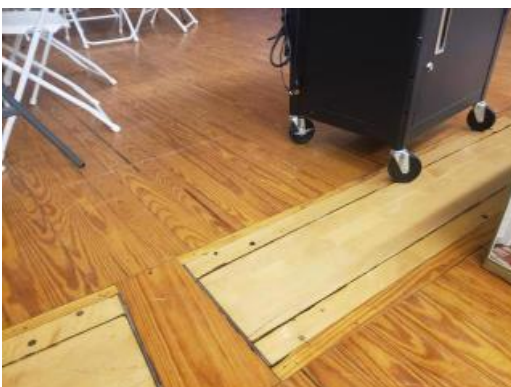
Damaged wall seal



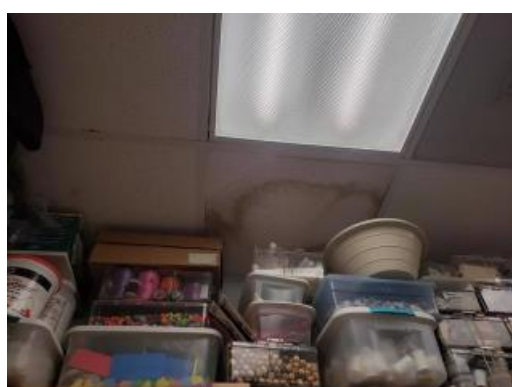
Damaged door



Stained plaster ceiling



Damaged wood floor



Stained/molded acoustical ceiling tile



Warped/damaged acoustical ceiling tile



Cracked terrazzo



Stained brick wall



Damaged sidewalk



Warped/damaged gate