



Canutillo ISD - Facility Condition Assessment

Facility Condition by Campus

ID	Campus Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
1	Canutillo HS	220,250	2005	\$4,835,263	\$14,108,887	\$18,944,150	\$55,811,350	33.94%
2	NW Early College HS	36,680	2008	\$1,571,890	\$451,750	\$2,023,640	\$9,294,712	21.77%
3	Canutillo MS	174,695	1974	\$7,508,932	\$1,628,200	\$9,137,132	\$39,592,522	23.08%
4	Alderete MS	161,936	1976	\$6,635,999	\$1,557,582	\$8,193,581	\$37,471,990	21.87%
5	Canutillo ES	90,637	1998	\$1,824,820	\$1,115,128	\$2,939,948	\$21,112,982	13.92%
6	Davenport ES	68,841	1990	\$1,906,326	\$1,241,139	\$3,147,465	\$16,035,823	19.63%
7	Damian ES	85,695	1990	\$2,952,178	\$1,628,962	\$4,581,140	\$19,961,794	22.95%
8	Childress ES	92,381	1996	\$3,174,319	\$1,353,662	\$4,527,981	\$21,519,230	21.04%
9	Garcia ES	75,610	2008	\$2,144,537	\$767,034	\$2,911,571	\$17,612,594	16.53%
10	Reyes ES	102,097	2015	\$850,985	\$0	\$850,985	\$23,782,476	3.58%
11	Central Office	53,800	1978	\$2,625,936	\$1,782,743	\$4,408,679	\$13,632,920	32.34%
12	Lone Star Building	93,960	1943	\$4,476,044	\$2,891,151	\$7,367,195	\$23,809,464	30.94%
13	Facilities & Transportation	16,000	1997	\$973,022	\$517,395	\$1,490,417	\$4,054,400	36.76%
Totals		1,272,582		\$41,480,250	\$29,043,633	\$70,523,883	\$303,692,257	23.22%



Facility Condition Assessment Canutillo H. School Condition Assessment

Summary of Findings

The Canutillo H. School facility located at 6675 South Desert Blvd. in El Paso, Texas, was built in 2005. It comprises 220,250 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$4,835,263. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$2,282,388	\$0	\$2,282,388		
01	Main Bldg	180,340	2005	\$2,353,814	\$13,807,133	\$16,160,947	\$45,698,160	35.36%
02	Gymnasium	12,000	2015	\$8,160	\$0	\$8,160	\$3,040,800	.27%
03	Agriculture Bldg 1	10,585	2005	\$128,201	\$68,214	\$196,415	\$2,682,239	7.32%
04	Agriculture Bldg 2	4,965	2005	\$5,475	\$46,713	\$52,188	\$1,258,131	4.15%
05	Field House	9,365	2008	\$38,357	\$165,622	\$203,979	\$2,373,091	8.60%
06	Press Box	2,875	2005	\$18,868	\$21,023	\$39,891	\$728,525	5.48%
07	Ticket Booth	120	2005	\$0	\$182	\$182	\$30,408	.60%
Totals		220,250		\$4,835,263	\$14,108,887	\$18,944,150	\$55,811,350	33.94%



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Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$7,888	\$1,346	\$2,489	-	-	\$11,723
Educational Adequacy	-	\$220,277	\$441,332	\$787,442	\$1,012,455	\$2,461,506
Repair	\$133,433	\$68,365	\$293,370	\$436,519	\$1,430,347	\$2,362,034
Total	\$141,321	\$289,988	\$737,192	\$1,223,961	\$2,442,802	\$4,835,263

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$1,346	\$112	\$277,006	\$1,441,829	\$1,720,294
Roofing	\$10,706	\$37,796	\$10,696	\$3,395	-	\$62,593
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$71,331	-	-	\$71,331
Interior	-	-	\$171,034	\$119,431	\$534,827	\$825,293
Mechanical	-	\$224,869	\$40,096	\$17,669	-	\$282,634
Electrical	-	\$25,977	\$212	-	\$134,717	\$160,906
Plumbing	\$110,300	-	-	\$13,613	\$123,803	\$247,716
Fire and Life Safety	\$7,642	-	\$2,378	-	-	\$10,020
Technology	-	-	\$426,327	\$769,773	\$15,409	\$1,211,508
Conveyances	\$12,674	-	-	-	-	\$12,674
Specialties	-	-	\$15,005	\$23,074	\$192,217	\$230,296
Other	-	-	-	-	-	\$0
Total	\$141,321	\$289,988	\$737,192	\$1,223,961	\$2,442,802	\$4,835,263



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Canutilo H. School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$14,108,887.00

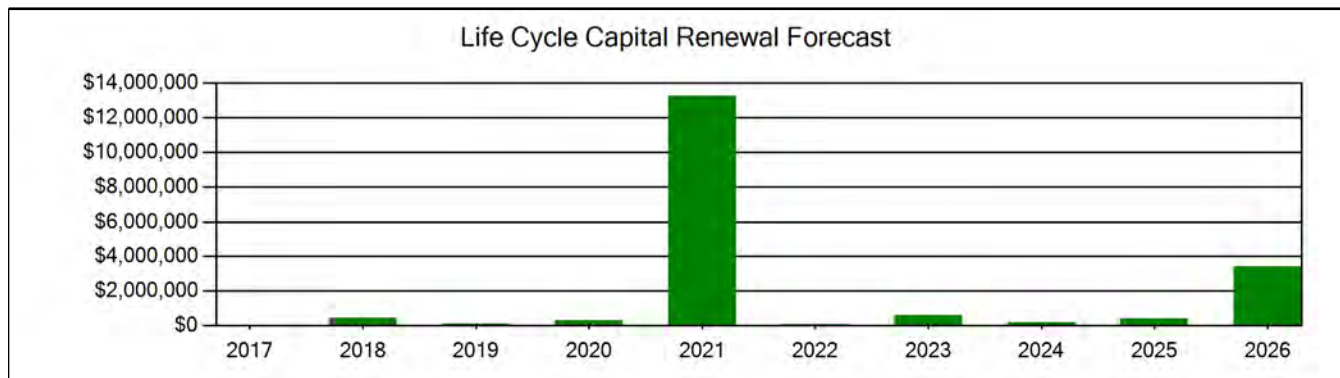


Facility Condition Assessment

Canutilo H. School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	1,720,294	0	0	0	0	0	\$0	\$0.00
Roofing	62,593	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	71,331	0	0	0	0	0	\$0	\$0.00
Interior	825,293	0	428,186	95,224	195,699	120,535	\$839,644	\$3.81
Mechanical	282,634	0	0	0	7,517	12,065,850	\$12,073,370	\$54.82
Electrical	160,906	0	0	0	0	8,459	\$8,459	\$0.04
Plumbing	247,716	0	0	30,738	103,730	17,426	\$151,894	\$0.69
Fire and Life Safety	10,020	0	6,996	0	0	1,025,320	\$1,032,316	\$4.69
Technology	1,211,508	0	0	0	0	3,204	\$3,204	\$0.01
Conveyances	12,674	0	0	0	0	0	\$0	\$0.00
Specialties	230,296	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	4,835,263	0	435,182	125,962	306,946	13,240,797	\$14,108,887	\$64.06





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Canutillo H. School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Canutillo H. School facility has an overall FCI of 33.9%

The total current cost for all building deficiencies is \$4,835,263; which includes \$2,282,388 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$55,811,350.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Canutilo H. School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility Note: Repair cracked sidewalks Location: Site	Code Compliance	25	LF	2	\$1,346	152
Construct an Outdoor Eating Area Note: Deferred Bond Program. Outdoor eating area, "La Sombilla". CISD estimate \$150,000	Repair	1	Ea.	4	\$229,208	585
Fencing Requires Replacement (8' Chain Link Fence) Note: Deferred Bond Project. Fencing, Wall ball courts. CISD estimate \$25,000	Repair	1	LF	4	\$38,201	584
Gate Requires Replacement Note: Replace damaged gates Location: Site	Repair	3	Ea.	4	\$2,141	121
Site Drainage Requires Regrading Note: Gravel is washing onto the sidewalks. Re-grade and slope for adequate drainage Location: East, Southeast of main building	Repair	18,000	SF	4	\$7,456	122
Paved Play Requires Recoating And Resurfacing Note: Play surfaces are deteriorated, peeling, and no longer functional, replace. Location: Tennis courts and Basketball courts	Repair	68,000	SF	5	\$830,148	124
Paving Requires Restriping Note: Re-stripe parking lot for cars and Vans Location: Parking Lot	Repair	320	CAR	5	\$4,279	123
Play Field Requires Repair Note: Deferred Bond Project. Baseball field upgrades. CISD estimate \$130,000	Repair	1	SF	5	\$198,647	583
School has insufficient football/soccer fields. Note: School has insufficient football/soccer fields.	Educational Adequacy	0	Ea.	5	\$0	673
The school has insufficient parking. Note: The school has insufficient parking.	Educational Adequacy	88,125	SF	5	\$408,756	671
Sub Total for System		10	items		\$1,720,182	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Repair Note: Repair door threshold weather seal gasket to prevent leaks Location: Exterior glass doors	Repair	21	Door	3	\$5,070	125
Sub Total for System		1	items		\$5,070	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Cooling Tower Should Be Drained And Recharged Note: The GeoThermal well field has a reported leak of 1.5 gpm. Water meter was installed to verify. Location: Site geothermal well field	Repair	1	TonAC	2	\$30,569	151
Sub Total for System		1	items		\$30,569	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$51,268	3841
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$182,287	3843
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3842
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$79,405	3888
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$113,929	3840
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$56,965	3839
Sub Total for System		6	items		\$521,830	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp Note: Dumpster ramps	Repair	1	LS	4	\$4,737	3812
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		19	items		\$2,282,388	



Facility Condition Assessment

Canutilo H. School Condition Assessment

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	Code Compliance	1	Ea.	3	\$112	162
Note: No sign on the girls restroom Location: Girls Restroom						
Sub Total for System		1	items		\$112	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Replacement	Code Compliance	2	Ea.	1	\$2,631	159
Note: Roof hatch / ladder system is installed incorretly. The hatch is oriented 180 degrees from what it should be. Safety hazard for maintenance personnel, as it is difficult to impossible to safely exit and enter the hatch from the roof Location: Auditorium and band wing roof						
Membrane Flashing At Parapet (>2') Requires Repair	Repair	300	LF	2	\$5,350	155
Note: Roof leak above Admin, Bld C, Mod Bit, along roof perimeter roof to wall detail, and Bld D. Remove and replace along the corridor structure both sides of C and D wings, replace with new material Location: Throughout roof						
Membrane Flashing At Parapet (>2') Requires Repair	Repair	1,000	LF	2	\$17,832	163
Note: Metal roof has numerous leaks. Leak sources not identified. Look for flashing leaks at the roof to parapet intersection Location: Replace flashing and seal as necessary when leak source is determined						
Open Metal Valley Is Damaged And Should Be Replaced	Repair	1,000	LF	2	\$14,614	161
Note: Metal valley at main corridor to wing connections, replace the metal valley flashing. Location: Roof						
Strainers Are Missing And Needed	Repair	1	Ea.	3	\$1,070	160
Note: roof drain does not have debris cover Location: Roof "C" wing						
Sub Total for System		5	items		\$41,497	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Repair	Repair	421	Ea.	3	\$66,261	126
Note: All windows have failed gasket joints allowing rain water into the building causing interior damage. Location: Upper corridor, rotunda, and front entries						
Sub Total for System		1	items		\$66,261	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Repair	200	SF	3	\$4,004	158
Note: Repair damaged and broken ceramic tiles Location: Throughout building						
The Ceramic Tile Flooring Requires Replacement	Repair	500	SF	3	\$19,147	164
Note: Replace broken ceramic floor cove base						
The Vinyl Composition Tile Requires Replacement	Repair	200	SF	3	\$1,535	157
Note: Repair damaged / broken VCT throughout building Location: Throughout building						
The Wood Flooring Requires Replacement	Repair	7,500	SF	3	\$146,349	156
Note: Gym floor damaged from flooding, currently not usable Location: Gym						
Paper Towels in Restrooms	Repair	22	Ea.	4	\$33,617	165
Note: Remove paper towel holders and install electric hand dryers. CISD identified deficiency. Location: All student restrooms						
Renovation is required	Repair	1	Ea.	4	\$76,403	150
Note: The Culinary Arts classroom / kitchen is not functional. Inadequate electrical service, exhaust systems are not adequate, and the plumbing / drains are not adequate to meet code. Re-engineer and re-configure the Culinary Arts kitchen to meet code and functional adequacy requirements Location: Culinary Arts room						
The Gypboard Ceilings Are Damaged And Requires Replacement	Repair	720	SF	4	\$3,235	153
Note: Replace damaged ceiling Location: Throughout building						
Blinds are missing or in poor condition.	Educational Adequacy	90	SF Surf	5	\$2,297	Rollup
Interior Gypboard Walls Require Repainting	Repair	126,250	SF Wall	5	\$366,542	154
Location: Throughout building						
Room lacks a changing table.	Educational Adequacy	2	Ea.	5	\$4,584	Rollup
Room lacks appropriate sound control.	Educational Adequacy	4,673	SF	5	\$130,673	Rollup
Sub Total for System		11	items		\$788,385	



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Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	14	Ea.	2	\$181,346	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$17,669	Rollup
Sub Total for System		2	items		\$199,015	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Requires Replacement	Educational Adequacy	1	Ea.	2	\$25,977	586
Note: Deferred Bond Project. Lighting upgrades, Auditorium. CISD estimate \$17,000						
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	372	Ea.	5	\$120,478	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		4	items		\$147,593	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair	Repair	1	LF	1	\$10,976	120
Note: The domestic water supply line pressure is too high, approx 160 psi. Purchase and install a pressure limiting device to provide correct water pressure to the buildings						
Gas Piping Requires Repair	Repair	13	LF	1	\$99,324	119
Note: The gas manifold in the science classrooms does not work. Per Maintenance staff, the parts are no longer available for the controls system. Purchase and install new Gas Controls modules in all science classrooms						
Location: 13 Science Classrooms						
The Refrigerated Water Cooler Requires Replacement	Repair	2	Ea.	4	\$4,191	166
Note: Replace broken water fountains						
Location: "H" wing and Girls locker room						
Prep room lacks a sink.	Educational Adequacy	17	Ea.	5	\$67,540	Rollup
Room lacks a drinking fountain.	Educational Adequacy	3	Ea.	5	\$2,659	Rollup
Room lacks a private shower area.	Educational Adequacy	3	Ea.	5	\$24,677	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	4	Ea.	5	\$4,859	Rollup
Sub Total for System		7	items		\$214,226	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Requires Replacement	Repair	1	Ea.	1	\$7,642	118
Note: The fire alarm system has several "false" alarms monthly. Very disruptive to classroom learning activities. Research and repair the "false alarm" problem						
Location: Throughout Building						
Sub Total for System		1	items		\$7,642	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	89	Ea.	3	\$407,990	Rollup
Room lacks Fixed Projector	Educational Adequacy	75	Ea.	4	\$244,680	Rollup
Room has insufficient dataports.	Educational Adequacy	57	Ea.	5	\$14,886	Rollup
Sub Total for System		3	items		\$667,557	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Control/Relay Should Be Replaced	Repair	1	Stop	1	\$12,368	116
Note: Elevator not working						
Location: "H" Wing Elevator						
Elevator Electrical System Requires Cleaning And Inspection	Code Compliance	2	Stop	1	\$306	117
Note: Both safety panels have been removed from the electrical / control boxes, safety hazard. Replace the safety covers						
Location: Both Elevators						
Sub Total for System		2	items		\$12,674	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	18	Ea.	3	\$6,189	Rollup
Room has insufficient writing area.	Educational Adequacy	8	Ea.	3	\$7,532	Rollup
High School Athletic Components Require Replacement	Repair	1	Ea.	4	\$18,337	587
Note: Deferred Bond Project. Renovation of weight room. CISD estimate \$12,000						
Room does not have sufficient cubbies.	Educational Adequacy	36	Ea.	5	\$1,357	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	36	Ea.	5	\$394	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	4	Ea.	5	\$18,899	Rollup
Room lacks an appropriate stove.	Educational Adequacy	2	Ea.	5	\$12,836	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	243	Ea.	5	\$129,961	Rollup



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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks the required demonstration table.	Educational Adequacy	2	Ea.	5	\$13,349	Rollup
Sub Total for System		9	items		\$208,853	
Sub Total for Building 01 - Main Building		46	items		\$2,353,814	

Building: 02 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof access ladder requires replacement	Code Compliance	20	LF	1	\$4,951	337
Note: The roof access ladder is not secure enough to keep student from climbing the ladder to the gym roof. Additional security, cage material is required to eliminate this safety hazard. Location: West wall of the new gym						
Strainers Are Missing And Needed	Repair	3	Ea.	3	\$3,209	336
Note: Debris covers are missing from roof drains Location: Roof						
Sub Total for System		2	items		\$8,160	
Sub Total for Building 02 - Gymnasium		2	items		\$8,160	

Building: 03 - Agriculture Bldg 1

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repainting	Repair	10,585	SF Wall	5	\$30,731	338
Note: Repaint all interior walls Location: All interior walls						
Sub Total for System		1	items		\$30,731	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	1	Ea.	3	\$6,143	339
Note: Replace evaporative cooler with refrigerant system. CISD identified deficiency. Location: Roof						
Sub Total for System		2	items		\$19,096	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	34	Ea.	5	\$11,010	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	3	Ea.	5	\$2,090	Rollup
Sub Total for System		2	items		\$13,100	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a private shower area.	Educational Adequacy	2	Ea.	5	\$16,451	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	3	Ea.	5	\$3,644	Rollup
Sub Total for System		3	items		\$24,068	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	3	\$2,378	Rollup
Sub Total for System		1	items		\$2,378	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	4	Ea.	3	\$18,337	Rollup
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	4	\$3,262	Rollup
Room has insufficient dataports.	Educational Adequacy	2	Ea.	5	\$523	Rollup
Sub Total for System		3	items		\$22,122	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$4,725	Rollup



Facility Condition Assessment

Canutilo H. School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	20	Ea.	5	\$10,696	Rollup
Sub Total for System		4	items		\$16,706	
Sub Total for Building 03 - Agriculture Bldg 1		16	items		\$128,201	

Building: 04 - Agriculture Bldg 2

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Repair	400	SF	1	\$3,123	341
Note: Repair roof damage near HVAC						
Location: Roof						
Strainers Are Missing And Needed	Repair	2	Ea.	3	\$2,139	340
Note: Roof drains missing debris covers						
Location: Roof						
Sub Total for System		2	items		\$5,263	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Receptacles Require Replacement	Repair	1	Ea.	3	\$212	342
Note: Electrical out has a reported electrical short, replace						
Location: Boys Restroom						
Sub Total for System		1	items		\$212	
Sub Total for Building 04 - Agriculture Bldg 2		3	items		\$5,475	

Building: 05 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Strainers Are Missing And Needed	Repair	4	Ea.	3	\$4,279	217
Note: No debris covers on roof drains						
Location: Roof						
Awning Or Canopy Roof Tie-In Requires Repair	Repair	48	LF	4	\$2,223	304
Note: Repair roof damage						
Location: Roof						
Awning Or Canopy Roofing Cracked Or Spauld	Repair	72	SF	4	\$1,172	303
Note: Repair roof damage						
Location: Roof						
Sub Total for System		3	items		\$7,673	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paper Towels in Restrooms	Repair	4	Ea.	4	\$6,112	274
Note: Remove paper towel holders and install electric hand dryers. CISD identified deficiency						
Location: All student restrooms, locker rooms						
Sub Total for System		1	items		\$6,112	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	4	Ea.	3	\$24,571	167
Note: Replace Evaporative cooler system with refrigerant system. CISD identified deficiency.						
Location: Roof						
Sub Total for System		1	items		\$24,571	
Sub Total for Building 05 - Field House		5	items		\$38,357	

Building: 06 - Press Box

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gypboard Ceilings Are Damaged And Requires Repair	Repair	10	SF	4	\$64	305
Location: Custodial Closet						
Sub Total for System		1	items		\$64	



Facility Condition Assessment

Canutilo H. School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	2	Ea.	3	\$9,382	319
Note: Replace evaporative coolers with refrigerant systems. CISD identified deficiency.						
Location: Roof						
Sub Total for System		1	items		\$9,382	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Repair	4	Ea.	4	\$9,422	318
Note: Water fountains do not work						
Location: Press Box exterior						
Sub Total for System		1	items		\$9,422	
Sub Total for Building 06 - Press Box		3	items		\$18,868	
Total for Campus		94	items		\$4,835,263	

Buildings with no reported deficiencies

07 - Ticket Booth



Facility Condition Assessment

Canutillo H. School Condition Assessment

Canutillo H. School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2005	126,250	SF	\$387,377	2
Carpeting	Carpet	2005	18,034	SF	\$164,844	4
Suspended Plaster and	Painted ceilings	2005	48,692	SF	\$120,535	5
Sub Total for System			3	items	\$672,755	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Water Cooled (5 ton)	2005	295	Ea.	\$12,058,260	5
Sub Total for System			1	items	\$12,058,260	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 10 gallon	2005	2	Ea.	\$2,451	3
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2005	5	Ea.	\$19,483	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2005	45	Ea.	\$94,308	4
Sub Total for System			3	items	\$116,241	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2005	180,340	SF	\$438,833	5
Surveillance Components	Closed-Circuit TV System	2005	180,340	SF	\$187,718	5
Fire Detection and Alarm	Fire Alarm	2005	180,340	SF	\$325,439	5
Fire Detection and Alarm	Fire Alarm Panel	2005	1	Ea.	\$7,885	5
Sub Total for System			4	items	\$959,875	
Sub Total for Building 01 - Main Building			11	items	\$13,807,131	

Building: 03 - Agriculture Bldg 1

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2005	10,056	SF	\$30,855	4
Sub Total for System			1	items	\$30,855	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Furnace - Gas (400 MBH)	2005	1	Ea.	\$7,411	5
Sub Total for System			1	items	\$7,411	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2005	2	Ea.	\$4,191	3
Sub Total for System			1	items	\$4,191	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2005	10,585	SF	\$25,757	5
Sub Total for System			1	items	\$25,757	
Sub Total for Building 03 - Agriculture Bldg 1			4	items	\$68,215	

Building: 04 - Agriculture Bldg 2

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2005	4,965	SF	\$15,234	2
Suspended Plaster and	Painted ceilings	2005	4,965	SF	\$12,291	3
Sub Total for System			2	items	\$27,525	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2005	4,965	SF	\$7,517	4
Sub Total for System			1	items	\$7,517	



Facility Condition Assessment

Canutillo H. School Condition Assessment

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	2005	1	Ea.	\$2,249	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2005	4	Ea.	\$9,422	4
			Sub Total for System	2 items	\$11,671	
			Sub Total for Building 04 - Agriculture Bldg 2	5 items	\$46,713	

Building: 05 - Field House

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	8,335	SF	\$25,575	2
Suspended Plaster and	Painted ceilings	2008	7,492	SF	\$18,546	3
Specialty Flooring	Epoxy Coating	2008	6,365	SF	\$64,387	3
			Sub Total for System	3 items	\$108,507	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2008	1	Ea.	\$4,852	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2008	6	Ea.	\$12,574	5
			Sub Total for System	2 items	\$17,426	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2008	9,365	SF	\$22,788	5
Fire Detection and Alarm	Fire Alarm	2008	9,365	SF	\$16,900	5
			Sub Total for System	2 items	\$39,688	
			Sub Total for Building 05 - Field House	7 items	\$165,622	

Building: 06 - Press Box

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2005	8	Ea.	\$8,459	5
			Sub Total for System	1 items	\$8,459	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2005	1	Ea.	\$2,364	3
			Sub Total for System	1 items	\$2,364	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2005	2,875	SF	\$6,996	2
			Sub Total for System	1 items	\$6,996	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Voice Communications	PA Communications (Bldg.SF)	2005	2,875	SF	\$3,204	5
			Sub Total for System	1 items	\$3,204	
			Sub Total for Building 06 - Press Box	4 items	\$21,023	

Building: 07 - Ticket Booth

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2005	120	SF	\$182	5
			Sub Total for System	1 items	\$182	
			Sub Total for Building 07 - Ticket Booth	1 items	\$182	
			Total for: Canutillo H. School	32 items	\$14,108,885	



Facility Condition Assessment Canutillo H. School Condition Assessment

Canutillo H. School Condition Assessment Supporting Photos



Canutillo_HS Main Building



Canutillo_HS New Gym 2015



Canutillo_HS Ag Bld 1



Canutillo_HS Ag Bld 2



Facility Condition Assessment

Canutillo H. School Condition Assessment



Canutillo_HS Field House



Canutillo_HS Press Box



Canutillo_HS Ticket Booth



Canutillo_HS Roof ladder deficiencies



Canutillo_HS Elevator H Wing not working



Canutillo_HS Ceramic floor tile deficiencies throughout building



Facility Condition Assessment

Canutillo H. School Condition Assessment



Canutillo_HS Cullinary Arts room deficiencies



Canutillo_HS Gym floor water damage



Canutillo_HS Ag 1 Building, evaporative cooler failure



Canutillo_HS Replace paper towels with hand dryers



Canutillo_HS Gas control modules out of date and not functional for class use



Canutillo_HS Basketball and tennis courts pavement failure



Facility Condition Assessment **NW Early College HS (NECHS) Condition Assessment**

Summary of Findings

The NW Early College HS (NECHS) facility located at 6701 South Desert Blvd. in El Paso, Texas, was built in 2008. It comprises 29,400 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$1,571,890. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$699,989	\$0	\$699,989		
01	Portable Bldg 01	900	2008	\$107,389	\$16,043	\$123,432	\$228,060	54.12%
02	Portable Bldg 02	900	2008	\$26,261	\$16,043	\$42,304	\$228,060	18.55%
03	Portable Bldg 03	900	2008	\$26,261	\$16,043	\$42,304	\$228,060	18.55%
04	Portable Bldg 04	900	2008	\$26,958	\$16,043	\$43,001	\$228,060	18.86%
05	Portable Bldg 05	900	2008	\$26,958	\$16,043	\$43,001	\$228,060	18.86%
06	Portable Bldg 06	900	2008	\$43,559	\$16,043	\$59,602	\$228,060	26.13%
07	Portable Bldg 07	900	2008	\$50,482	\$12,006	\$62,488	\$228,060	27.40%
08	Portable Bldg 08	900	2008	\$50,745	\$12,006	\$62,751	\$228,060	27.52%
09	Portable Bldg 09	900	2008	\$19,483	\$16,043	\$35,526	\$228,060	15.58%
10	Portable Bldg 10	900	2008	\$28,161	\$16,043	\$44,204	\$228,060	19.38%
11	Portable Bldg 11	900	2008	\$27,149	\$16,043	\$43,192	\$228,060	18.94%
12	Portable Bldg 12	900	2008	\$25,999	\$13,688	\$39,687	\$228,060	17.40%
13	Portable Bldg 13	900	2008	\$43,675	\$16,043	\$59,718	\$228,060	26.19%
14	Portable Bldg 14	900	2008	\$19,483	\$20,188	\$39,671	\$228,060	17.39%
15	Portable Bldg 15	900	2008	\$19,483	\$16,043	\$35,526	\$228,060	15.58%
16	Portable Bldg 16	900	2008	\$19,483	\$16,043	\$35,526	\$228,060	15.58%
17	Portable Bldg 17	2,400	2008	\$41,549	\$36,501	\$78,050	\$608,160	12.83%
18	Portable Bldg 18	2,400	2008	\$41,549	\$36,501	\$78,050	\$608,160	12.83%
19	Portable Bldg 19	900	2008	\$27,149	\$16,043	\$43,192	\$228,060	18.94%
20	Portable Bldg 20	900	2008	\$27,149	\$16,043	\$43,192	\$228,060	18.94%
21	Portable Bldg 21	900	2008	\$29,899	\$16,043	\$45,942	\$228,060	20.14%
22	Portable Bldg 22	900	2008	\$26,805	\$16,043	\$42,848	\$228,060	18.79%
23	Portable Bldg 23	900	2008	\$24,718	\$16,043	\$40,761	\$228,060	17.87%
24	Portable Bldg 24	900	2008	\$31,733	\$16,043	\$47,776	\$228,060	20.95%
25	Portable Bldg 25	2,400	2008	\$31,733	\$16,043	\$47,776	\$608,160	7.86%
26	Portable Bldg 26	2,400	2008	\$28,090	\$16,043	\$44,133	\$608,160	7.26%
Totals		29,400		\$1,571,890	\$451,750	\$2,023,640	\$7,449,960	27.16%



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$8,997	\$8,401	\$2,378	-	-	\$19,776
Educational Adequacy	-	\$105,214	\$24,557	\$396,915	\$422,878	\$949,565
Repair	\$22,921	\$366,468	\$99,342	\$104,049	\$9,769	\$602,549
Total	\$31,918	\$480,084	\$126,277	\$500,964	\$432,647	\$1,571,890

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$53,482	-	\$27,532	\$81,014
Roofing	-	-	\$11,323	-	\$2,567	\$13,890
Structural	-	-	-	-	-	\$0
Exterior	-	\$10,731	-	\$263	-	\$10,994
Interior	-	-	\$34,537	-	\$22,546	\$57,084
Mechanical	-	\$394,597	-	\$116,719	-	\$511,316
Electrical	-	-	-	-	\$110,590	\$110,590
Plumbing	-	-	-	-	\$31,582	\$31,582
Fire and Life Safety	\$8,997	\$74,755	\$2,378	\$134,644	-	\$220,774
Technology	-	-	\$13,752	\$244,603	\$215,991	\$474,346
Conveyances	-	-	-	-	-	\$0
Specialties	\$22,921	-	\$10,805	\$4,737	\$21,839	\$60,302
Other	-	-	-	-	-	\$0
Total	\$31,918	\$480,084	\$126,277	\$500,964	\$432,647	\$1,571,890



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$451,750.00

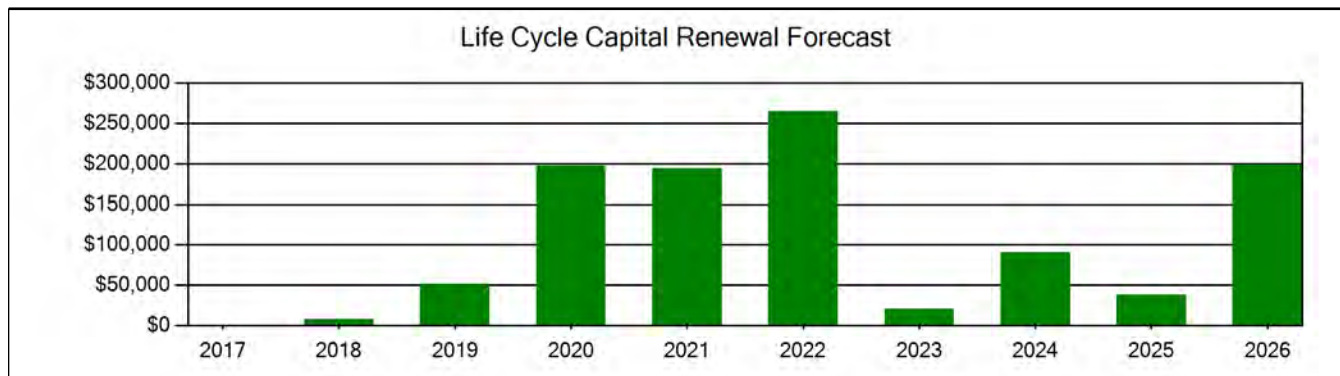


Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	81,014	0	0	0	0	0	\$0	
Roofing	13,890	0	0	0	0	0	\$0	
Structural	0	0	0	0	0	0	\$0	
Exterior	10,994	0	8,038	0	109,852	0	\$117,890	
Interior	57,084	0	0	43,747	87,229	0	\$130,976	
Mechanical	511,316	0	0	0	0	194,502	\$194,502	
Electrical	110,590	0	0	0	0	0	\$0	
Plumbing	31,582	0	0	8,382	0	0	\$8,382	
Fire and Life Safety	220,774	0	0	0	0	0	\$0	
Technology	474,346	0	0	0	0	0	\$0	
Conveyances	0	0	0	0	0	0	\$0	
Specialties	60,302	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	\$0	
Total	1,571,890	0	8,038	52,129	197,081	194,502	\$451,750	





Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The NW Early College HS (NECHS) facility has an overall FCI of 27.2%

The total current cost for all building deficiencies is \$1,571,890; which includes \$699,989 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$7,449,960.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Covered Walkways Require Replacement	Repair	1	SF	3	\$53,482	588
Note: Deferred Bond Project, Canopy. CISD estimate \$35,000						
Paving Requires Restriping	Repair	150	CAR	5	\$2,006	168
Paving Requires Restriping	Repair	150	CAR	5	\$2,006	232
Location: Portable 13						
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$23,521	3400
Note: School lacks marquee or marquee in poor condition.						
Sub Total for System		4	items		\$81,014	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$69,048	3883
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$65,596	3885
Sub Total for System		2	items		\$134,644	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$4,661	3881
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$37,976	3884
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3882
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$148,453	3894
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$4,603	3880
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$10,933	3879
School lacks appropriate number of surveillance cameras.	Educational Adequacy	48	Ea.	5	\$212,071	1840
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7	items		\$456,674	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Repair	1	SF	1	\$22,921	589
Note: Deferred Bond Project, PA System. CISD estimate \$15,000						
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3821
Note: Dumpster ramps						
Sub Total for System		2	items		\$27,658	
Sub Total for School and Site Level		15	items		\$699,989	

Building: 01 - Portable Bldg 01

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	172
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	171
Note: A/C controls are not connected to district control center.						
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$17,669	Rollup
Sub Total for System		4	items		\$47,524	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	34	Ea.	5	\$11,010	Rollup
Sub Total for System		1	items		\$11,010	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks gas service at lab tables.	Educational Adequacy	1	Ea.	5	\$10,273	Rollup
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	7	Ea.	5	\$8,504	Rollup
Sub Total for System		3	items		\$22,750	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	174
Note: No pull station						
Lab lacks an appropriate emergency shower.	Code Compliance	1	Ea.	2	\$8,401	Rollup
Room lacks an appropriate eyewash.	Educational Adequacy	1	Ea.	2	\$2,113	Rollup
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	173
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	3	\$2,378	Rollup
Sub Total for System		5	items		\$15,473	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$4,725	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	9	Ea.	5	\$4,813	Rollup
Sub Total for System		3	items		\$10,479	
Sub Total for Building 01 - Portable Bldg 01		17	items		\$107,389	

Building: 02 - Portable Bldg 02

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	179
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	178
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Sub Total for System		1	items		\$5,830	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	181
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	180
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		1	items		\$535	
Sub Total for Building 02 - Portable Bldg 02		8	items		\$26,261	

Building: 03 - Portable Bldg 03

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	186
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	185
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	



Facility Condition Assessment

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Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Sub Total for System		1	items		\$5,830	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	188
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	187
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		1	items		\$535	
Sub Total for Building 03 - Portable Bldg 03		8	items		\$26,261	

Building: 04 - Portable Bldg 04

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	193
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: A/C controls are not connected to district control center.	Repair	900	SF	4	\$3,378	192
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	195
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	194
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		1	items		\$535	
Sub Total for Building 04 - Portable Bldg 04		9	items		\$26,958	

Building: 05 - Portable Bldg 05

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	200



Facility Condition Assessment

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Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	199
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	202
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	201
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		1	items		\$535	
Sub Total for Building 05 - Portable Bldg 05		9	items		\$26,958	

Building: 06 - Portable Bldg 06

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Repair	120	SF Wall	2	\$10,731	522
Location: EIFS exterior finish is damaged. Internal bond broken causing blistering.						
Sub Total for System		1	items		\$10,731	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	207
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	206
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	209
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	208
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	3	\$4,584	Rollup
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		2	items		\$4,845	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		3	items		\$1,820	
Sub Total for Building 06 - Portable Bldg 06		13	items		\$43,559	

Building: 07 - Portable Bldg 07

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Repair	900	SF	3	\$6,907	325
The Vinyl Composition Tile Requires Replacement	Repair	900	SF	3	\$6,907	527
Interior Wood Walls Require Repainting	Repair	900	SF Wall	5	\$1,595	324
Sub Total for System		3	items		\$15,410	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Repair	1	Ea.	2	\$15,589	327
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	329
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	328
Sub Total for System		3	items		\$32,491	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	658
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	326
Sub Total for System		2	items		\$2,581	
Sub Total for Building 07 - Portable Bldg 07		8	items		\$50,482	

Building: 08 - Portable Bldg 08

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The E.F.I.S Exterior Requires Replacement (Bldg SF)	Repair	20	SF	4	\$263	529
Sub Total for System		1	items		\$263	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Repair	900	SF	3	\$6,907	331
The Vinyl Composition Tile Requires Replacement	Repair	900	SF	3	\$6,907	528
Interior Wood Walls Require Repainting	Repair	900	SF Wall	5	\$1,595	330
Sub Total for System		3	items		\$15,410	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Repair	1	Ea.	2	\$15,589	333
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	335
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	334
Sub Total for System		3	items		\$32,491	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	659
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	332
Sub Total for System		2	items		\$2,581	
Sub Total for Building 08 - Portable Bldg 08		9	items		\$50,745	

Building: 09 - Portable Bldg 09

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	214
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: A/C controls are not connected to district control center.	Repair	900	SF	4	\$3,378	213
Sub Total for System		2	items		\$16,902	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	216
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	215
Sub Total for System		2	items		\$2,581	
Sub Total for Building 09 - Portable Bldg 09		4	items		\$19,483	

Building: 10 - Portable Bldg 10

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	222
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: A/C controls are not connected to district control center.	Repair	900	SF	4	\$3,378	221
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	224
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	223
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	2	Ea.	5	\$523	Rollup
Sub Total for System		1	items		\$523	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$1,476	
Sub Total for Building 10 - Portable Bldg 10		10	items		\$28,161	

Building: 11 - Portable Bldg 11

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	229
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: A/C controls are not connected to district control center.	Repair	900	SF	4	\$3,378	228
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed Note: No pull station	Code Compliance	1	Ea.	1	\$391	231
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	230
Sub Total for System		2	items		\$2,581	



Facility Condition Assessment

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Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$879	
Sub Total for Building 11 - Portable Bldg 11		9	items		\$27,149	

Building: 12 - Portable Bldg 12

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Repair	900	SF	3	\$6,907	320
Sub Total for System		1	items		\$6,907	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	323
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	322
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	321
Sub Total for System		1	items		\$2,190	
Sub Total for Building 12 - Portable Bldg 12		4	items		\$25,999	

Building: 13 - Portable Bldg 13

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate sound control.	Educational Adequacy	643	SF	5	\$17,981	Rollup
Sub Total for System		1	items		\$17,981	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	236
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	235
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	10	Ea.	5	\$3,238	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		3	items		\$4,376	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$886	Rollup
Sub Total for System		1	items		\$886	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	238
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	237
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	3	\$688	Rollup
Sub Total for System		1	items		\$688	
Sub Total for Building 13 - Portable Bldg 13		11	items		\$43,675	

Building: 14 - Portable Bldg 14

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	243
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	242
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	245
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	244
Sub Total for System		2	items		\$2,581	
Sub Total for Building 14 - Portable Bldg 14		4	items		\$19,483	

Building: 15 - Portable Bldg 15

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	250
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	249
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	252
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	251
Sub Total for System		2	items		\$2,581	
Sub Total for Building 15 - Portable Bldg 15		4	items		\$19,483	

Building: 16 - Portable Bldg 16

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	257
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	256
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	259
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	258
Sub Total for System		2	items		\$2,581	
Sub Total for Building 16 - Portable Bldg 16		4	items		\$19,483	

Building: 17 - Portable Bldg 17

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Downspouts Require Replacement	Repair	144	LF	3	\$5,661	523
Splash Blocks Are Required	Repair	12	Ea.	5	\$1,284	524
Sub Total for System		2	items		\$6,945	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	



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NW Early College HS (NECHS) Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	2,394	SF	4	\$8,986	370
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$21,939	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Sub Total for System		1	items		\$3,973	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Educational Adequacy	2,400	SF	2	\$5,840	369
Sub Total for System		1	items		\$5,840	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	3	\$688	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	2	Ea.	5	\$1,070	Rollup
Sub Total for System		3	items		\$2,699	
Sub Total for Building 17 - Portable Bldg 17		10	items		\$41,549	

Building: 18 - Portable Bldg 18

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Downspouts Require Replacement	Repair	144	LF	3	\$5,661	526
Splash Blocks Are Required	Repair	12	Ea.	5	\$1,284	525
Sub Total for System		2	items		\$6,945	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom doors lack appropriate signs.	Educational Adequacy	1	Ea.	5	\$153	Rollup
Sub Total for System		1	items		\$153	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	2,394	SF	4	\$8,986	373
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$21,939	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Sub Total for System		1	items		\$3,973	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Educational Adequacy	2,400	SF	2	\$5,840	372
Sub Total for System		1	items		\$5,840	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	2	Ea.	3	\$688	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	2	Ea.	5	\$1,070	Rollup
Sub Total for System		3	items		\$2,699	
Sub Total for Building 18 - Portable Bldg 18		10	items		\$41,549	

Building: 19 - Portable Bldg 19

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	264
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	263



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	266
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	265
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$879	
Sub Total for Building 19 - Portable Bldg 19		9	items		\$27,149	

Building: 20 - Portable Bldg 20

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	271
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	270
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	273
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	272
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$879	
Sub Total for Building 20 - Portable Bldg 20		9	items		\$27,149	

Building: 21 - Portable Bldg 21

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	279



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	278
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	24	Ea.	5	\$7,772	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$8,468	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	281
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	280
Sub Total for System		2	items		\$2,581	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	3	Ea.	5	\$1,604	Rollup
Sub Total for System		2	items		\$1,948	
Sub Total for Building 21 - Portable Bldg 21		8	items		\$29,899	

Building: 22 - Portable Bldg 22

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	286
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	285
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	288
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	287
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		1	items		\$535	
Sub Total for Building 22 - Portable Bldg 22		8	items		\$26,805	

Building: 23 - Portable Bldg 23

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	293
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	292
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	8	Ea.	5	\$2,590	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$3,287	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	295
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	294
Sub Total for System		2	items		\$2,581	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	3	Ea.	5	\$1,604	Rollup
Sub Total for System		2	items		\$1,948	
Sub Total for Building 23 - Portable Bldg 23		8	items		\$24,718	

Building: 24 - Portable Bldg 24

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	300
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	299
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	302
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	301
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	3	\$4,584	Rollup
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		2	items		\$4,845	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$879	
Sub Total for Building 24 - Portable Bldg 24		10	items		\$31,733	

Building: 25 - Portable Bldg 25

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	309
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	308
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	311
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	310
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	3	\$4,584	Rollup
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		2	items		\$4,845	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		2	items		\$879	
Sub Total for Building 25 - Portable Bldg 25		10	items		\$31,733	

Building: 26 - Portable Bldg 26

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Heat Pump HVAC Component Is Damaged And Requires Replacement	Repair	1	Ea.	2	\$13,523	315
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	900	SF	4	\$3,378	314
Note: A/C controls are not connected to district control center.						
Sub Total for System		2	items		\$16,902	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		2	items		\$6,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Actuator Is Missing And Is Needed	Code Compliance	1	Ea.	1	\$391	317
Note: No pull station						
Security Alarm is Missing or Inadequate	Educational Adequacy	900	SF	2	\$2,190	316
Sub Total for System		2	items		\$2,581	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	1	Ea.	5	\$261	Rollup
Sub Total for System		1	items		\$261	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	1	Ea.	3	\$344	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	1	Ea.	5	\$535	Rollup
Sub Total for System		3	items		\$1,820	
Sub Total for Building 26 - Portable Bldg 26		10	items		\$28,090	
Total for Campus		238	items		\$1,571,890	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

NW Early College HS (NECHS) - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	2,400	SF	\$10,717	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	2,400	SF	\$10,717	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2008	900	SF	\$4,019	4
Sub Total for System			26	items	\$117,883	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	2008	2,400	SF	\$18,420	3
Resilient Flooring	Vinyl Composition Tile Flooring	2008	2,400	SF	\$18,420	3
Resilient Flooring	Vinyl Composition Tile Flooring	2008	900	SF	\$6,907	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Resilient Flooring	Vinyl Composition Tile Flooring	2008	900	SF	\$6,907	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	2,400	SF	\$7,364	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	2,400	SF	\$7,364	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2008	900	SF	\$3,796	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2008	900	SF	\$3,796	4



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	900	SF	\$2,762	4
Sub Total for System			29	items	\$130,965	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
HVAC Air Distribution	Ductwork (Bldg.SF)	2008	900	SF	\$9,262	5
Sub Total for System			21	items	\$194,510	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2008	2	Ea.	\$4,191	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2008	2	Ea.	\$4,191	3
Sub Total for System			2	items	\$8,383	
Sub Total for Building -			78	items	\$451,741	
Total for: NW Early College HS (NECHS)			78	items	\$451,741	



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment

NW Early College HS (NECHS) Condition Assessment

Supporting Photos



NW_Early_College_Campus



NW_Early_College_Campus



NW_Early_College_Campus



NW_Early_College_Campus



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment



NW_Early_College_Campus



NW_Early_College_Campus Exterior paint deficiency



NW_Early_College_Campus Classrooms need to be painted



NW_Early_College_Campus Old HVAC controls



NW_Early_College_Campus Electrical panelboard in classrooms



NW_Early_College_Campus Science Room safety Shower



Facility Condition Assessment

NW Early College HS (NECHS) Condition Assessment



NW_Early_College_Campus Science Classroom



NW_Early_College_Campus Kitchen/Serving room



NW_Early_College_Campus Restroom Portable



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Summary of Findings

The Canutillo Middle School facility located at 7311 Bosque, Canutillo in Canutillo, Texas, was built in 1974. It comprises 174,695 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$7,508,932. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$1,883,208	\$338,807	\$2,222,015		
01	Main Bldg	151,900	1974	\$3,897,409	\$1,053,616	\$4,951,025	\$35,149,660	14.09%
02	Former Admin Bldg A	2,480	1982	\$213,038	\$9,115	\$222,153	\$573,872	38.71%
03	Former Admin Bldg B	3,100	1982	\$211,630	\$0	\$211,630	\$717,340	29.50%
04	Classroom Bldg	3,480	1974	\$240,757	\$53,512	\$294,269	\$805,272	36.54%
05	Physical Education	3,500	1984	\$298,603	\$89,913	\$388,516	\$809,900	47.97%
06	Greenhouse	1,800	1984	\$111,918	\$0	\$111,918	\$416,520	26.87%
07	Warehouse	7,360	1974	\$577,697	\$0	\$577,697	\$871,203	66.31%
08	Concession / RR	675	1974	\$26,973	\$83,237	\$110,210	\$156,195	70.56%
09	Press Box	400	1974	\$47,699	\$0	\$47,699	\$92,560	51.53%
Totals		174,695		\$7,508,932	\$1,628,200	\$9,137,132	\$39,592,522	23.08%



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Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$15,342	-	\$35,002	\$5,010	-	\$55,354
Educational Adequacy	-	\$566,304	\$249,247	\$844,435	\$1,016,440	\$2,676,426
Repair	\$173,187	\$636,672	\$1,035,677	\$1,533,532	\$1,398,083	\$4,777,151
Total	\$188,529	\$1,202,976	\$1,319,926	\$2,382,977	\$2,414,524	\$7,508,932

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$41,058	\$235,506	\$360,421	\$71,678	\$708,663
Roofing	\$140,415	\$4,361	\$22,701	\$11,864	-	\$179,340
Structural	-	-	-	-	-	\$0
Exterior	-	\$90,530	\$123,926	\$20,970	\$198,521	\$433,947
Interior	-	\$28,720	\$167,549	\$630,541	\$1,255,646	\$2,082,456
Mechanical	-	\$82,659	\$249,174	\$47,439	\$167,987	\$547,259
Electrical	-	\$341,058	\$4,256	\$7,402	\$57,146	\$409,862
Plumbing	-	\$3,819	\$239,289	\$38,597	\$43,105	\$324,810
Fire and Life Safety	\$38,019	\$393,788	\$2,378	\$279,644	-	\$713,829
Technology	-	-	\$233,792	\$547,122	\$401,635	\$1,182,549
Conveyances	-	-	\$15,204	-	-	\$15,204
Specialties	\$10,096	\$216,984	\$26,151	\$438,977	\$218,805	\$911,012
Other	-	-	-	-	-	\$0
Total	\$188,529	\$1,202,976	\$1,319,926	\$2,382,977	\$2,414,524	\$7,508,932



Facility Condition Assessment

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Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,628,200.00

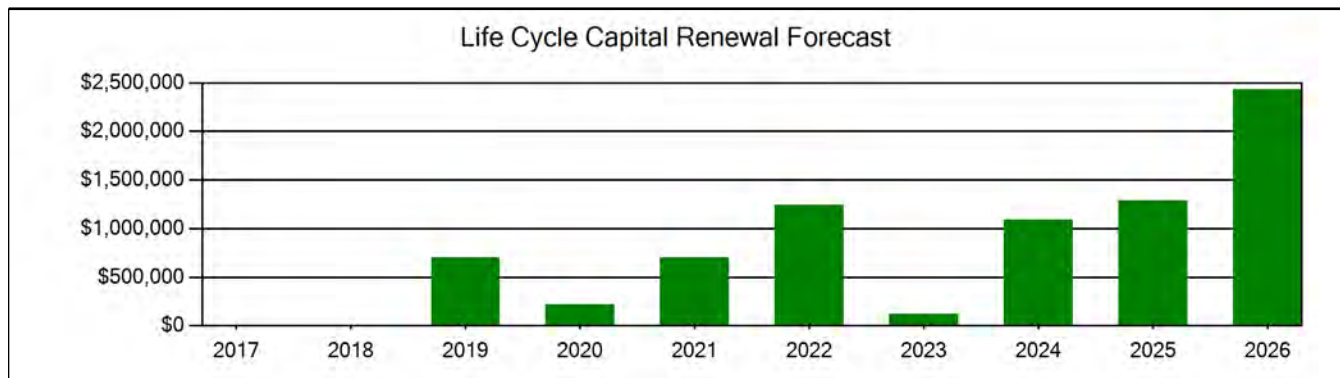


Facility Condition Assessment

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Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	708,663	0	0	0	0	338,807	\$338,807	\$1.94
Roofing	179,340	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	433,947	0	0	84,204	132,262	19,297	\$235,763	\$1.35
Interior	2,082,456	0	0	429,674	0	1,867	\$431,541	\$2.47
Mechanical	547,259	0	0	137,066	22,424	258,570	\$418,060	\$2.39
Electrical	409,862	0	0	0	39,485	43,218	\$82,703	\$0.47
Plumbing	324,810	0	0	46,722	23,098	25,200	\$95,020	\$0.54
Fire and Life Safety	713,829	0	0	0	0	14,833	\$14,833	\$0.08
Technology	1,182,549	0	0	0	0	3,900	\$3,900	\$0.02
Conveyances	15,204	0	0	0	0	0	\$0	\$0.00
Specialties	911,012	0	0	7,573	0	0	\$7,573	\$0.04
Other	0	0	0	0	0	0	\$0	\$0.00
Total	7,508,932	0	0	705,239	217,269	705,692	\$1,628,200	\$9.32





Facility Condition Assessment

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Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Canutillo Middle School facility has an overall FCI of 23.1%

The total current cost for all building deficiencies is \$7,508,932; which includes \$1,883,208 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$39,592,522.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

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Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Repair	18,000	SF	3	\$218,087	344
The Playground Impact Surface Does Not Meet ADA Guidelines For Accessible Play Surfaces	Code Compliance	1,200	SQFT	3	\$17,420	364
Note: No hard surface walk area to play fields Location: Site						
Asphalt Paving Requires Replacement	Repair	172	CAR	4	\$338,807	343
Note: Parking lot has deteriorated. Includes drives Location: Main parking lot						
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	500	LF	4	\$21,614	366
Note: The domestic water line is failing and should be replaced. CISD identified deficiency Location: Site						
Exterior Basketball Goals are Required	Educational Adequacy	6	Ea.	5	\$28,193	674
Note: Exterior Basketball Goals are Required						
The school has insufficient parking.	Educational Adequacy	9,375	SF	5	\$43,485	672
Note: The school has insufficient parking.						
Sub Total for System		6 items			\$667,606	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	36	Ea.	2	\$159,563	1834
Note: School site lacks appropriate lighting.						
Sub Total for System		1 items			\$159,563	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	500	SF	3	\$41,563	368
Note: The sanitary sewer line is failing and should be replaced. CISD identified deficiency						
The Sanitary Sewer Piping Requires Replacement	Repair	2	SF	3	\$122,244	385
Note: Decommission and remove 2 Lift Stations. Demo all systems and return sites to play areas						
Sub Total for System		2 items			\$163,807	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$69,048	3849
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$210,596	3850
Sub Total for System		2 items			\$279,644	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$31,589	3846
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$122,675	3848
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3847
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$153,056	3889
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$70,199	3845
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$40,278	3844
School lacks appropriate number of surveillance cameras.	Educational Adequacy	32	Ea.	5	\$141,380	1841
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7 items			\$597,155	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair Tuthill Blower	Repair	1	Ea.	3	\$10,696	3903
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3813
Note: Dumpster ramps						
Sub Total for System		2 items			\$15,433	
Sub Total for School and Site Level		20 items			\$1,883,208	



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Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Permanent roof access is required Note: There is no permanent, safe roof access between roof levels. Currently using a wood pallet as a stair Location: Roof, between roof levels	Code Compliance	8	LF	1	\$978	518
Debris In Gutters Requires Removal Location: roof	Repair	320	LF	2	\$1,839	359
Membrane Flashings At Drain Requires Repair Note: Repair membrane flashings at drains Location: roof	Repair	8	Ea.	2	\$2,375	362
The Roof Drains Require Cleaning Note: Clean roof drains Location: Roof	Repair	8	Ea.	2	\$148	360
Strainers Are Missing And Needed Note: Roof drains missing debris cover Location: Roof	Repair	10	Ea.	3	\$10,696	361
The Roof Requires Cleaning Note: Debris on roof Location: Roof	Repair	129,400	SF	4	\$11,864	358
Sub Total for System		6	items		\$27,899	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement Note: Door hardware not operable Location: Exterior Doors	Repair	14	Ea.	3	\$36,357	349
The Exterior Requires Cleaning Location: Exterior walls	Repair	27,340	SF Wall	5	\$47,626	347
The Exterior Requires Painting Location: Exterior walls	Repair	27,340	SF Wall	5	\$83,813	348
Sub Total for System		3	items		\$167,795	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: Replace damaged ceramic floor tiles	Repair	1,500	SF	3	\$22,585	354
Ceiling Grid Requires Replacement	Repair	91,140	SF	4	\$435,114	345
Interior Ceramic Walls Require Repair Or Replacement Note: Repair interior ceramic wall damage	Repair	1,500	SF Wall	4	\$24,617	353
Paper Towels in Restrooms Note: Remove paper towel holders and install electric hand dryers. CISD identified deficiency Location: All Student Restrooms	Repair	14	Ea.	4	\$21,393	365
The Gypboard Ceilings Are Damaged And Requires Repair Location: Interior Gypboard ceilings	Repair	1,500	SF	4	\$9,627	351
The Handrails In The Stair Area Are Not ADA Compliant Location: Library	Code Compliance	48	LF	4	\$5,010	374
Interior Gypboard Walls Require Repainting Location: Interior walls	Repair	136,710	SF Wall	5	\$396,911	350
Room lacks appropriate sound control.	Educational Adequacy	3,099	SF	5	\$86,659	Rollup
The Acoustical Ceilings Tiles Require Replacement	Repair	91,140	SF	5	\$384,377	346
The Exposed Ceilings Require Repainting	Repair	30,380	SF	5	\$142,454	352
Sub Total for System		10	items		\$1,528,746	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
The Chiller HVAC Component Is Damaged And Requires Replacement Note: Two compressor / chillers have pigeons nesting inside units. Fabricate bird shields, clean units Location: Roof	Repair	2	Ea.	2	\$3,056	384
The Furnaces HVAC Component Requires Replacement Note: Replace old roof top heaters. EX HU 1 and EX HU 2 Location: Roof	Repair	2	Ea.	2	\$4,966	381



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Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement Note: Replace old 4-ton RTU's. EX RTU 4 and EX RTU 5 Location: Roof	Repair	2	TonAC	2	\$4,238	380
Ductwork Requires Replacement Location: Throughout building	Repair	5,000	LF	3	\$88,587	377
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$17,669	Rollup
Duct Cleaning Required Location: Throughout building	Repair	100,000	SF	5	\$72,201	376
Duct Grill is Damaged Requires Replacement Location: Throughout building	Repair	250	Ea.	5	\$22,214	379
Duct Register Requires Replacement Location: Throughout building	Repair	250	Ea.	5	\$63,472	378
Sub Total for System		9	items		\$289,356	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Replace all old Federal Pacific panelboards. Rooms; 318, 408, and Gym Location: Throughout building	Repair	6	Ea.	2	\$41,358	387
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	158	Ea.	5	\$51,179	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	7	Ea.	5	\$4,878	Rollup
Sub Total for System		4	items		\$97,857	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof Top Unit Condensate Drain Requires Repair Note: Condensate lines not properly supported, will not drain correctly Location: Roof	Repair	20	Ea.	3	\$5,060	375
Non-Refrigerated Drinking Fountain Requires Replacement Note: Replace one broken water fountain on site	Repair	1	Ea.	4	\$2,356	383
The Refrigerated Water Cooler Requires Replacement Note: Replace 2 broken water fountains	Repair	2	Ea.	4	\$4,191	382
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$886	Rollup
Room lacks private toilets.	Educational Adequacy	2	Ea.	5	\$20,024	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	15	Ea.	5	\$18,222	Rollup
Sub Total for System		7	items		\$54,712	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks an appropriate eyewash.	Educational Adequacy	1	Ea.	2	\$2,113	Rollup
Security Alarm is Missing or Inadequate Note: Replace system	Educational Adequacy	151,900	SF	2	\$369,628	386
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	3	\$2,378	Rollup
Sub Total for System		3	items		\$374,119	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	51	Ea.	3	\$233,792	Rollup
Room lacks Fixed Projector	Educational Adequacy	28	Ea.	4	\$91,347	Rollup
Room has insufficient dataports.	Educational Adequacy	597	Ea.	5	\$155,837	Rollup
Sub Total for System		3	items		\$480,976	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Access Is Not ADA Compliant And Requires A Platform Lift Location: Stage	Code Compliance	1	Ea.	3	\$15,204	363
Sub Total for System		1	items		\$15,204	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Retractable Bleachers are Damaged and Require Replacement Location: Gym	Repair	500	Seat	2	\$216,984	357
Room has insufficient tackboard area.	Educational Adequacy	34	Ea.	3	\$11,690	Rollup



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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	4	Ea.	3	\$3,765	Rollup
The Base Storage Cabinets Require Replacement	Repair	1,500	LF	4	\$309,244	355
Note: Replace base cabinets						
The Upper Storage Cabinets Require Replacement	Repair	750	LF	4	\$100,256	356
Room does not have sufficient cubbies.	Educational Adequacy	28	Ea.	5	\$1,057	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	24	Ea.	5	\$263	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	5	Ea.	5	\$23,624	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	350	Ea.	5	\$187,187	Rollup
Room lacks the required demonstration table.	Educational Adequacy	1	Ea.	5	\$6,675	Rollup
Sub Total for System		10	items		\$860,744	
Sub Total for Building 01 - Main Building		56	items		\$3,897,409	

Building: 02 - Former Admin Building A

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Repair	10	Door	3	\$20,973	424
The Vinyl Composition Tile Requires Replacement	Repair	2,356	SF	3	\$18,082	428
Ceiling Grid Requires Replacement	Repair	2,480	SF	4	\$11,840	425
Demountable Partition	Repair	3,000	SF	4	\$5,959	666
Note: Interior wall system has failed and should be replaced.						
Location: Throughout building						
Interior walls require repainting (Bldg SF)	Repair	2,480	SF	5	\$5,535	427
The Acoustical Ceilings Tiles Require Replacement	Repair	2,480	SF	5	\$10,459	426
Sub Total for System		6	items		\$72,848	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Repair	1	Ea.	2	\$33,490	438
Ductwork Requires Replacement (SF Basis)	Repair	2,480	SF	3	\$25,523	437
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	2,480	SF	4	\$3,755	436
The Small Diameter Exhausts/Hoods Require Replacement	Repair	1	Ea.	4	\$2,293	439
Sub Total for System		4	items		\$65,061	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Service & Distribution Requires Replacement	Repair	2,480	SF	2	\$4,236	440
The Lighting Fixtures Require Replacement	Repair	2,480	SF	2	\$9,533	444
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$7,060	441
The Mounted Building Lighting Should Be Replaced	Repair	3	Ea.	3	\$2,553	442
The Canopy Lighting Requires Replacement	Repair	1	Ea.	4	\$1,057	443
Sub Total for System		5	items		\$24,440	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Repair	1	Ea.	2	\$883	430
The Gas Water Heater Requires Replacement	Repair	1	Ea.	3	\$2,364	431
The Toilets Plumbing Fixtures Require Replacement	Repair	2	Ea.	3	\$4,522	435
The Custodial Mop Or Service Sink Requires Replacement	Repair	5	Ea.	4	\$7,232	432
The Refrigerated Water Cooler Requires Replacement	Repair	1	Ea.	4	\$2,096	433
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	2	Ea.	4	\$4,188	434
Sub Total for System		6	items		\$21,284	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	2,480	SF	1	\$4,475	447
Fire Alarm Panel Requires Replacement	Repair	1	Ea.	1	\$7,885	448
Security Alarm is Missing or Inadequate	Educational Adequacy	2,480	SF	2	\$6,035	446
Sub Total for System		3	items		\$18,395	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Repair	2,480	SF	1	\$2,764	445



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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Repair	40	LF	4	\$8,247	429
Sub Total for System		2	items		\$11,010	
Sub Total for Building 02 - Former Admin Building A		26	items		\$213,038	

Building: 03 - Former Admin Building B

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Repair	4	Door	2	\$15,348	450
The Exterior Requires Painting (Bldg SF)	Repair	3,100	SF	5	\$13,842	449
Sub Total for System		2	items		\$29,190	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Repair	18	Door	3	\$37,751	452
The Vinyl Composition Tile Requires Replacement	Repair	2,945	SF	3	\$22,603	456
Ceiling Grid Requires Replacement	Repair	3,100	SF	4	\$14,800	453
Demountable Partition	Repair	3,100	SF	4	\$6,158	667
Note: Interior wall system has failed and should be replaced.						
Location: Throughout building						
Interior walls require repainting (Bldg SF)	Repair	2,945	SF	5	\$9,036	455
The Acoustical Ceilings Tiles Require Replacement	Repair	3,100	SF	5	\$13,074	454
Sub Total for System		6	items		\$103,421	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Service & Distribution Requires Replacement	Repair	3,100	SF	2	\$5,295	465
The Lighting Branch Wiring Requires Replacement	Repair	3,100	SF	2	\$6,089	467
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$5,073	466
The Mounted Building Lighting Should Be Replaced	Repair	1	Ea.	3	\$851	468
The Canopy Lighting Requires Replacement	Repair	6	Ea.	4	\$6,344	469
Sub Total for System		5	items		\$23,654	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Repair	1	Ea.	2	\$883	458
The Toilets Plumbing Fixtures Require Replacement	Repair	3	Ea.	3	\$6,783	463
The Urinal Plumbing Fixtures Require Replacement	Repair	1	Ea.	3	\$1,493	464
The Classroom Lavatories Plumbing Fixtures Require Replacement	Repair	1	Ea.	4	\$1,630	459
The Custodial Mop Or Service Sink Requires Replacement	Repair	1	Ea.	4	\$1,446	460
The Refrigerated Water Cooler Requires Replacement	Repair	1	Ea.	4	\$2,096	461
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	2	Ea.	4	\$4,188	462
Sub Total for System		7	items		\$18,519	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	3,100	SF	1	\$5,594	472
Fire Alarm Panel Requires Replacement	Repair	1	Ea.	1	\$7,885	473
Security Alarm is Missing or Inadequate	Educational Adequacy	3,100	SF	2	\$7,543	471
Sub Total for System		3	items		\$21,022	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Repair	3,100	SF	1	\$3,454	470
The Base Storage Cabinets Require Replacement	Repair	60	LF	4	\$12,370	457
Sub Total for System		2	items		\$15,824	
Sub Total for Building 03 - Former Admin Building B		25	items		\$211,630	

Building: 04 - Classroom Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Repair	3,480	SF	1	\$37,470	482
Sub Total for System		1	items		\$37,470	



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Repair	1	Door	2	\$3,837	483
The Overhead Door Requires Replacement	Repair	2	Door	2	\$19,376	481
The Exterior Requires Painting (Bldg SF)	Repair	3,480	SF	5	\$15,539	480
Sub Total for System		3	items		\$38,752	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Repair	3	Door	3	\$6,292	485
Ceiling Grid Requires Replacement	Repair	3,480	SF	4	\$16,614	486
Demountable Partition	Repair	3,480	SF	4	\$6,913	668
Note: Interior wall system has failed and should be replaced.						
Location: Throughout building						
Interior walls require repainting (Bldg SF)	Repair	3,480	SF	5	\$8,857	488
The Acoustical Ceilings Tiles Require Replacement	Repair	3,480	SF	5	\$14,677	487
Sub Total for System		5	items		\$53,352	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Repair	1	Ea.	2	\$23,955	492
Ductwork Requires Replacement (SF Basis)	Repair	3,480	SF	3	\$35,814	491
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	3,480	SF	4	\$5,269	490
Sub Total for System		3	items		\$65,038	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Service & Distribution Requires Replacement	Repair	3,480	SF	2	\$5,945	493
The Lighting Fixtures Require Replacement	Repair	3,480	SF	2	\$13,377	495
The Mounted Building Lighting Should Be Replaced	Repair	1	Ea.	3	\$851	494
Sub Total for System		3	items		\$20,173	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Repair	1	Ea.	4	\$1,446	489
Sub Total for System		1	items		\$1,446	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	2,380	SF	1	\$4,295	498
Fire Alarm Panel Requires Replacement	Repair	1	Ea.	1	\$7,885	499
Security Alarm is Missing or Inadequate	Educational Adequacy	3,480	SF	2	\$8,468	497
Sub Total for System		3	items		\$20,648	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Repair	3,480	SF	1	\$3,878	496
Sub Total for System		1	items		\$3,878	
Sub Total for Building 04 - Classroom Building		20	items		\$240,757	

Building: 05 - Physical Education

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Epoxy Flooring Damaged	Repair	2,975	SF	4	\$30,094	516
Interior Gypboard Walls Require Repair	Repair	5,100	SF Wall	4	\$23,667	3807
Note: Enclose batt insulation at gym						
Room lacks appropriate sound control.	Educational Adequacy	4,914	SF	5	\$137,412	Rollup
Sub Total for System		3	items		\$191,173	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	2	Ea.	5	\$648	Rollup
Sub Total for System		1	items		\$648	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Repair	1	Ea.	3	\$2,364	517
Sub Total for System		1	items		\$2,364	



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient dataports.	Educational Adequacy	400	Ea.	5	\$104,418	Rollup
Sub Total for System		1	items		\$104,418	
Sub Total for Building 05 - Physical Education		6	items		\$298,603	

Building: 06 - Greenhouse

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Requires Replacement (SF Basis)	Repair	1,800	SF	2	\$41,058	417
Sub Total for System		1	items		\$41,058	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plexiglass/Polycarb sheet roof requires replacement	Repair	1,800	SF	3	\$12,004	413
Sub Total for System		1	items		\$12,004	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Repair	2	Door	2	\$7,674	412
Greenhouse (polycarbonate) Walls Require Replacement (Bldg SF)	Repair	1,800	SF	4	\$17,208	411
Sub Total for System		2	items		\$24,882	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete Flooring Is Damaged And Requires Replacement	Repair	500	SF	4	\$3,320	414
Note: 500 sq ft of concrete, remainder of floor is dirt						
Sub Total for System		1	items		\$3,320	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Requires Replacement	Repair	2	Ea.	3	\$4,688	420
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	2	Ea.	3	\$7,014	422
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	1,800	SF	4	\$2,725	421
Sub Total for System		3	items		\$14,427	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Service & Distribution Requires Replacement	Repair	1,800	SF	2	\$3,075	415
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$3,837	416
Sub Total for System		2	items		\$6,912	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Repair	1,800	SF	3	\$7,870	418
The Custodial Mop Or Service Sink Requires Replacement	Repair	1	Ea.	4	\$1,446	419
Sub Total for System		2	items		\$9,316	
Sub Total for Building 06 - Greenhouse		12	items		\$111,918	

Building: 07 - Warehouse

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Repair	7,360	SF	1	\$79,247	392
Sub Total for System		1	items		\$79,247	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Repair	4	Door	2	\$15,348	390
The Overhead Door Requires Replacement	Repair	2	Door	2	\$19,376	391
The Metal Panel Exterior Is Damaged And Requires Replacement	Repair	7,360	SF Wall	3	\$83,055	389
The Exterior Requires Painting (Bldg SF)	Repair	7,360	SF	5	\$32,864	388
Sub Total for System		4	items		\$150,643	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Repair	15	Door	2	\$28,720	393
Interior Doors Require Replacement	Repair	15	Door	3	\$31,459	394



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Demountable Partition	Repair	7,360	SF	4	\$14,620	669
Note: Interior wall system has failed and should be replaced.						
Location: Throughout the building						
Interior walls require repainting (Bldg SF)	Repair	7,360	SF	5	\$22,583	396
The Gypboard Ceilings Are Damaged And Requires Repainting	Repair	7,360	SF	5	\$18,219	395
Sub Total for System		5 items			\$115,601	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Repair	7,360	SF	3	\$75,746	405
Electric Unit Heater Requires Replacement	Repair	3	Ea.	3	\$3,275	401
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	4	Ea.	3	\$8,527	403
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	7,360	SF	4	\$11,143	402
The Small Diameter Exhausts/Hoods Require Replacement	Repair	2	Ea.	4	\$4,586	406
Through the Wall AC Requires Replacement	Repair	2	Ea.	5	\$10,100	404
Sub Total for System		6 items			\$113,377	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Service & Distribution Requires Replacement	Repair	7,360	SF	2	\$12,572	407
The Lighting Branch Wiring Requires Replacement	Repair	7,360	SF	2	\$14,457	409
The Lighting Fixtures Require Replacement	Repair	7,360	SF	2	\$28,292	410
The Panelboard Requires Replacement	Repair	2	Ea.	2	\$10,146	408
Sub Total for System		4 items			\$65,468	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Repair	1	Ea.	2	\$2,052	397
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Repair	7,360	SF	3	\$38,244	398
The Toilets Plumbing Fixtures Require Replacement	Repair	3	Ea.	3	\$6,783	400
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	3	Ea.	4	\$6,282	399
Sub Total for System		4 items			\$53,361	
Sub Total for Building 07 - Warehouse		24 items			\$577,697	

Building: 08 - Concession Stand / Restrooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Repair	3,100	SF	1	\$16,982	477
Sub Total for System		1 items			\$16,982	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Repair	200	SF	4	\$3,763	476
The Exterior Requires Painting (Bldg SF)	Repair	675	SF	5	\$3,014	474
The Exterior Soffit Requires Repainting	Repair	15	SF	5	\$37	475
Sub Total for System		3 items			\$6,813	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior walls require repainting (Bldg SF)	Repair	675	SF	5	\$1,506	479
The Gypboard Ceilings Are Damaged And Requires Repainting	Repair	675	SF	5	\$1,671	478
Sub Total for System		2 items			\$3,177	
Sub Total for Building 08 - Concession Stand / Restrooms		6 items			\$26,973	

Building: 09 - Press Box

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement	Repair	400	SF	1	\$5,737	507
Sub Total for System		1 items			\$5,737	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Repair	72	SF	2	\$5,735	505
The Metal Exterior Door Requires Replacement	Repair	1	Door	2	\$3,837	506
The Metal Panel Exterior Is Damaged And Requires Replacement	Repair	400	SF Wall	3	\$4,514	504



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting (Bldg SF)	Repair	400	SF	5	\$1,786	503
Sub Total for System		4	items		\$15,872	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Flooring Requires Replacement	Repair	400	SF	3	\$7,805	510
Demountable Partition	Repair	400	SF	4	\$795	670
Note: Interior wall system has failed and should be replaced. Location: Throughout the building						
Interior walls require repainting (Bldg SF)	Repair	400	SF	5	\$1,227	509
The Gypboard Ceilings Are Damaged And Requires Repainting	Repair	400	SF	5	\$990	508
Sub Total for System		4	items		\$10,817	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Repair	400	SF	2	\$1,538	515
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$9,611	514
Sub Total for System		2	items		\$11,149	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Repair	20	LF	4	\$4,123	511
Sub Total for System		1	items		\$4,123	
Sub Total for Building 09 - Press Box		12	items		\$47,699	
Total for Campus		207	items		\$7,508,932	



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Canutillo Middle School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt	1974	172	CAR	\$338,807	5
Sub Total for System			1	items	\$338,807	
Sub Total for Building -			1	items	\$338,807	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1974	29,620	SF	\$132,262	4
Exterior Wall Veneer	Glass Block (Bldg SF)	1974	759	SF	\$14,254	5
Sub Total for System			2	items	\$146,515	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1974	136,710	SF	\$419,472	3
Sub Total for System			1	items	\$419,472	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (1600 MBH)	1974	2	Ea.	\$137,066	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1974	5	Ea.	\$22,424	4
Decentralized Heating Equipment	Radiant Heater - Radiator Water	1974	110	Ea.	\$197,669	5
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	1974	13	Ea.	\$47,854	5
Decentralized Heating Equipment	Unit Heater Electric (20 KW)	1974	4	Ea.	\$13,047	5
Sub Total for System			5	items	\$418,060	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Motor Controller (Loads)	1974	1	Ea.	\$2,071	5
Sub Total for System			1	items	\$2,071	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1974	20	Ea.	\$41,915	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1974	1	Ea.	\$2,356	3
Domestic Water Equipment	Water Heater - Electric - 10 gallon	1974	2	Ea.	\$2,451	3
Domestic Water Equipment	Water Heater - Gas - 200 gallon	2005	2	Ea.	\$20,775	5
Sub Total for System			4	items	\$67,496	
Sub Total for Building 01 - Main Building			13	items	\$1,053,615	

Building: 02 - Former Admin Building A

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1982	1	Door	\$3,837	3
Exterior Entrance Doors	Wood	1982	1	Door	\$3,411	3
Sub Total for System			2	items	\$7,248	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Tile Flooring	Ceramic Tile	1982	124	SF	\$1,867	5
Sub Total for System			1	items	\$1,867	
Sub Total for Building 02 - Former Admin Building A			3	items	\$9,115	

Building: 04 - Classroom Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1974	3,480	SF	\$39,271	3
Exterior Operating Windows	Steel - Windows per SF	1974	21	SF	\$3,230	3
Exterior Operating Windows	Steel - Windows per SF	1974	1	SF	\$154	3
Sub Total for System			3	items	\$42,655	



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	1974	1	Ea.	\$10,857	4
Sub Total for System			1	items	\$10,857	
Sub Total for Building 04 - Classroom Building			4	items	\$53,512	

Building: 05 - Physical Education

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Stucco - Bldg SF basis	1984	70	SF	\$1,568	3
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1984	70	SF	\$313	3
Exterior Entrance Doors	Steel - Insulated and Painted	1984	1	Door	\$3,837	3
Exterior Utility Doors	Overhead	1984	1	Door	\$9,688	3
Sub Total for System			4	items	\$15,406	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1984	3,325	SF	\$10,202	3
Sub Total for System			1	items	\$10,202	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Electrical Service	1984	3,500	SF	\$5,979	5
Power Distribution	Panelboard - 120/208 400A	1984	2	Ea.	\$21,714	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1984	3,500	SF	\$13,454	5
Sub Total for System			3	items	\$41,146	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	1984	1	Ea.	\$883	5
Plumbing Fixtures	Mop/Service Sinks	1984	1	Ea.	\$1,446	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1984	1	Ea.	\$2,096	5
Sub Total for System			3	items	\$4,425	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1984	3,500	SF	\$8,517	5
Fire Detection and Alarm	Fire Alarm	1984	3,500	SF	\$6,316	5
Sub Total for System			2	items	\$14,833	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Voice Communications	PA Communications (Bldg.SF)	1984	3,500	SF	\$3,900	5
Sub Total for System			1	items	\$3,900	
Sub Total for Building 05 - Physical Education			14	items	\$89,913	

Building: 08 - Concession Stand / Restrooms

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	1974	48	SF	\$7,384	3
Exterior Entrance Doors	Steel - Insulated and Painted	1974	3	Door	\$11,511	3
Exterior Wall Veneer	CMU - Bldg SF Basis	1974	475	SF	\$5,043	5
Sub Total for System			3	items	\$23,937	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Electrical Service	1974	3,100	SF	\$5,295	4
Power Distribution	Panelboard - 120/208 225A	1974	1	Ea.	\$5,073	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1974	3,100	SF	\$11,916	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1974	6	Ea.	\$6,344	4
Sub Total for System			4	items	\$28,630	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1974	675	SF	\$3,507	4
Plumbing Fixtures	Restroom Lavatories	1974	4	Ea.	\$8,376	4
Plumbing Fixtures	Toilets	1974	3	Ea.	\$6,783	4



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	1974	2	Ea.	\$2,986	4
Plumbing Fixtures	Mop/Service Sinks	1974	1	Ea.	\$1,446	4
Sub Total for System			5	items	\$23,098	

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1974	20	LF	\$4,123	3
Casework	Lockers	1974	8	Ea.	\$3,450	3
Sub Total for System			2	items	\$7,574	
Sub Total for Building 08 - Concession Stand / Restrooms			14	items	\$83,239	
Total for: Canutillo Middle School			49	items	\$1,628,200	



Facility Condition Assessment

Canutillo Middle School Condition Assessment

Canutillo Middle School Condition Assessment

Supporting Photos



Canutillo_MS Main Building



Canutillo_MS Former Admin Bld A, abandoned



Canutillo_MS Former Admin Bld B, abandoned



Canutillo_MS Greenhouse



Facility Condition Assessment

Canutillo Middle School Condition Assessment



Canutillo_MS Physical Education Bld



Canutillo_MS Classroom Bld, abandoned



Canutillo_MS Warehouse Bld



Canutillo_MS Concession Stane / Restrooms



Canutillo_MS Press Box, abandoned, not structurally safe



Canutillo_MS Lift Station



Facility Condition Assessment

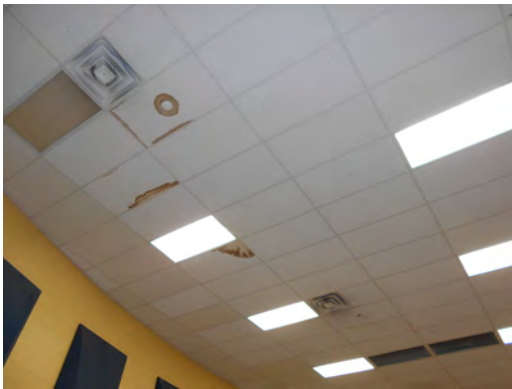
Canutillo Middle School Condition Assessment



Canutillo_MS Parking Lots, repave and restripe



Canutillo_MS Retractable Bleacher system, original, replace



Canutillo_MS Replace ceiling grid and tile systems



Canutillo_MS Library lift station is not ADA compliant



Canutillo_MS Unsafe roof access, wood pallet used as ladder



Canutillo_MS Replace paper towels with hand dryers



Facility Condition Assessment

Canutilo Middle School Condition Assessment



Canutilo_MS Replace old ductwork and registers



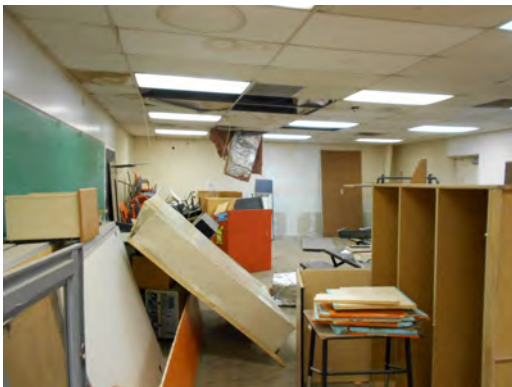
Canutilo_MS Press Box, abandoned interior



Canutilo_MS Warehouse interior ceiling



Canutilo_MS Former Admin Bld A interior



Canutilo_MS Classroom Bld interior, abandoned



Facility Condition Assessment

Alderete Middle School Condition Assessment

Summary of Findings

The Alderete Middle School facility located at 801 Talbot Road in Canutillo, Texas, was built in 1976. It comprises 161,936 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$6,635,999. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$1,805,726	\$415,887	\$2,221,613		
01	Main Bldg	97,000	1976	\$4,125,241	\$1,019,982	\$5,145,223	\$22,445,800	22.92%
02	Science Bldg	29,000	2007	\$379,172	\$95,643	\$474,815	\$6,710,600	7.08%
03	Gymnasium	12,216	1976	\$205,814	\$0	\$205,814	\$2,826,782	7.28%
04	New Gym	22,400	2015	\$110,533	\$0	\$110,533	\$5,183,360	2.13%
05	Concession / RR	1,320	2009	\$9,513	\$26,070	\$35,583	\$305,448	11.65%
Totals		161,936		\$6,635,999	\$1,557,582	\$8,193,581	\$37,471,990	21.87%



Facility Condition Assessment

Alderete Middle School Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$7,017	\$138,700	\$192,034	\$1,879	-	\$339,630
Educational Adequacy	-	\$174,629	\$379,687	\$1,094,873	\$1,054,004	\$2,703,194
Repair	\$125	\$65,373	\$850,536	\$2,644,291	\$32,851	\$3,593,175
Total	\$7,142	\$378,701	\$1,422,258	\$3,741,043	\$1,086,855	\$6,635,999

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$138,700	\$1,083	\$351,852	\$15,296	\$506,930
Roofing	\$7,142	\$3,971	\$2,889	\$443	-	\$14,445
Structural	-	-	-	-	-	\$0
Exterior	-	\$8,167	\$69,386	\$17,446	\$6,163	\$101,163
Interior	-	-	\$799,942	\$1,639,270	\$215,926	\$2,655,138
Mechanical	-	\$12,953	\$6,143	\$196,419	-	\$215,515
Electrical	-	\$212,797	\$129,884	-	\$147,077	\$489,758
Plumbing	-	-	\$160,751	-	\$87,718	\$248,469
Fire and Life Safety	-	\$2,113	\$2,378	\$310,716	-	\$315,207
Technology	-	-	\$229,208	\$587,738	\$395,366	\$1,212,312
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$20,595	\$637,158	\$219,309	\$877,063
Other	-	-	-	-	-	\$0
Total	\$7,142	\$378,701	\$1,422,258	\$3,741,043	\$1,086,855	\$6,635,999



Facility Condition Assessment

Alderete Middle School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,557,582.00

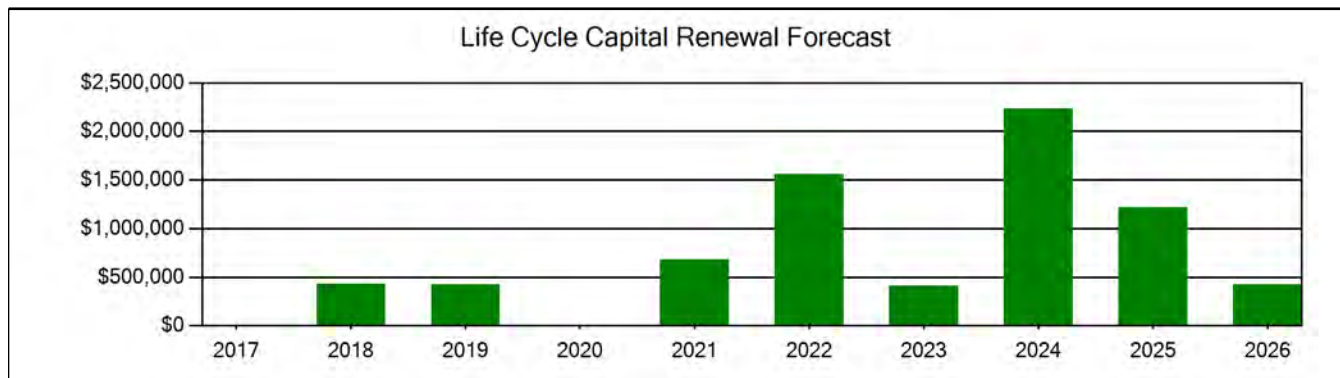


Facility Condition Assessment

Alderete Middle School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	506,930	0	325,018	90,869	0	0	\$415,887	\$2.57
Roofing	14,445	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	101,163	0	20,059	70,825	0	0	\$90,884	\$0.56
Interior	2,655,138	0	89,163	4,050	0	213,336	\$306,549	\$1.89
Mechanical	215,515	0	0	0	9,613	68,533	\$78,146	\$0.48
Electrical	489,758	0	0	0	0	109,241	\$109,241	\$0.67
Plumbing	248,469	0	0	26,165	0	0	\$26,165	\$0.16
Fire and Life Safety	315,207	0	0	236,036	0	0	\$236,036	\$1.46
Technology	1,212,312	0	0	0	0	294,674	\$294,674	\$1.82
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	877,063	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	6,635,999	0	434,240	427,945	9,613	685,784	\$1,557,582	\$9.62





Facility Condition Assessment

Alderete Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Alderete Middle School facility has an overall FCI of 21.9%

The total current cost for all building deficiencies is \$6,635,999; which includes \$1,805,726 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$37,471,990.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Alderete Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility Location: Site	Code Compliance	1,875	LF	2	\$138,700	31
The Car Accessible Parking Spaces Are Not Properly Striped Location: Parking lot	Code Compliance	155	Ea.	3	\$573	30
The Van Accessible Parking Spaces Are Not Properly Striped Note: Van Handicap spaces need to be restriped Location: Parking Lot	Code Compliance	10	Ea.	3	\$510	29
Asphalt Paving Requires Replacement Note: Re-pave and mark the parking lot.	Repair	165	CAR	4	\$325,018	8
Site Drainage Requires Regrading Note: Re-grade 8,400 sq ft on east side to improve drainage, rain water runoff flow.	Repair	8,400	SF	4	\$5,219	7
The site domestic water line is beyond failing / beyond useful life and should be replaced Note: The domestic water line is failing. CISD identified deficiency, replace line from building to city main	Repair	500	LF	4	\$21,614	22
Bollards Are Damaged And Require Replacement	Repair	11	Ea.	5	\$15,296	9
Sub Total for System		7	items		\$506,930	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Computer room lacks independent AC. Note: Computer room lacks independent AC.	Educational Adequacy	1	Ea.	4	\$37,399	1755
Sub Total for System		1	items		\$37,399	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting. Note: School site lacks appropriate lighting.	Educational Adequacy	36	Ea.	2	\$159,563	1835
The Pole Lighting Is Missing And Needed Note: Deferred Bond Project. Electrical Lighting Exterior Upgrades. CISD estimate \$ 85,000	Educational Adequacy	13	Ea.	3	\$129,884	590
Sub Total for System		2	items		\$289,447	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement Note: The Sanitary Sewer pipe is failing. CISD identified deficiency, replace the sanitary sewer pipe from the building to the city main.	Repair	500	SF	3	\$41,563	21
Sub Total for System		1	items		\$41,563	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$69,048	3829
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$241,668	3831
Sub Total for System		2	items		\$310,716	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$36,250	3826
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$69,048	3828
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3827
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$209,446	3886
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$80,556	3825
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$40,278	3824
School lacks appropriate number of surveillance cameras. Note: School lacks appropriate number of surveillance cameras.	Educational Adequacy	32	Ea.	5	\$141,380	1842
Sub Total for System		7	items		\$614,934	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp Note: Dumpster ramps	Repair	1	LS	4	\$4,737	3810
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		21	items		\$1,805,726	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Parapet (>2') Requires Repair	Repair	2,400	LF	2	\$3,971	34
Note: Caulk the TPO roof flashing on the block wall transition						
Location: Roof						
Awning Or Canopy Roofing Decking Is Damaged	Repair	320	SF	3	\$2,575	35
Note: Repair / replace damage as necessary						
Location: Entry canopy at kitchen						
The Roof Requires Cleaning	Repair	88,600	SF	4	\$443	33
Note: Roof needs to be cleaned of debris and vegetation.						
Location: Roof						
Sub Total for System		3	items		\$6,989	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Repair	970	SF	2	\$8,167	26
The Exterior Entry Door Width Does Not Meet The Minimum Width ADA Requirement	Code Compliance	1	Door	3	\$69,386	571
Note: Deferred Bond Project, ADA door widening. Cisd Estimate \$45,408.26						
The Brick Exterior Requires Replacement	Repair	20	SF Wall	4	\$914	10
Note: Missing brick, holes in brick wall						
Location: rear of bld, north side						
The Stucco Exterior Is Damaged And Requires Replacement	Repair	970	SF Wall	4	\$16,532	11
Note: Replace / Repair stucco exterior walls						
Location: Kitchen area						
The Exterior Requires Painting (Bldg SF)	Repair	970	SF	5	\$6,163	27
Location: Kitchen area exterior wall						
Sub Total for System		5	items		\$101,163	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Repair	15,720	SF	3	\$143,692	14
Note: Replace carpet						
Location: Library, conf room, admin area, classrooms, ...						
The Ceramic Tile Flooring Requires Replacement	Repair	1,200	SF	3	\$18,068	15
Note: Replace / repair ceramic floor tiles as needed throughout the building						
Location: Throughout Building						
The Suspended Ceiling Grid and Tiles Require Replacement	Repair	89,240	SF	3	\$638,182	12
Note: Replace accoustical ceiling grid and tile system						
Location: Throughout building						
Interior Gypboard Walls Require Repair	Repair	79,540	SF Wall	4	\$369,106	13
Location: Throughout building						
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	25
Note: Remove paper towel holders and install electric hand dryers, Cisd identified deficiency.						
Location: All restrooms						
Renovation is required	Repair	1	Ea.	4	\$1,161,321	3504
Note: Renovate the locker and weight rooms. Deferred Bond Project.						
Renovation is required	Repair	1	Ea.	4	\$91,683	3505
Note: Deferred Bond Project. Renovate/Repurpose the existing Home Economics Room. Cisd Estimate 60k.						
The Handrails In The Stair Area Are Not ADA Compliant	Code Compliance	18	LF	4	\$1,879	32
Location: Up the stairs to conference room						
Blinds are missing or in poor condition.	Educational Adequacy	609	SF Surf	5	\$15,545	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$330	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	2	Ea.	5	\$306	Rollup
Interior Doors Require Repainting	Repair	210	Door	5	\$11,392	16
Location: All interior doors						
Room lacks a changing table.	Educational Adequacy	2	Ea.	5	\$4,584	Rollup
Sub Total for System		13	items		\$2,468,312	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$12,953	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$17,669	Rollup
Sub Total for System		2	items		\$30,622	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Repair	2	Ea.	2	\$28,590	36
Note: Replace old Federal Pacific electrical panelboards Location: Electrical Rooms						
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$6,893	3506
The Panelboard Requires Replacement	Repair	3	Ea.	2	\$15,219	3507
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$2,532	3508
Room has insufficient electrical outlets.	Educational Adequacy	402	Ea.	5	\$130,186	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		6	items		\$184,117	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Restroom is Not ADA Compliant	Code Compliance	1	SF	3	\$119,188	601
Note: Deferred Bond Project. Renovation, New faculty restroom. CISD estimate \$78,000						
Prep room lacks a sink.	Educational Adequacy	2	Ea.	5	\$7,946	Rollup
Room lacks private toilets.	Educational Adequacy	5	Ea.	5	\$50,059	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	7	Ea.	5	\$8,504	Rollup
Sub Total for System		4	items		\$185,697	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks an appropriate eyewash.	Educational Adequacy	1	Ea.	2	\$2,113	Rollup
Room lacks shut-off valves for utilities.	Code Compliance	1	Ea.	3	\$2,378	Rollup
Sub Total for System		2	items		\$4,491	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	33	Ea.	3	\$151,277	Rollup
Room lacks Fixed Projector	Educational Adequacy	21	Ea.	4	\$68,510	Rollup
Room has insufficient dataports.	Educational Adequacy	491	Ea.	5	\$128,164	Rollup
Sub Total for System		3	items		\$347,952	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	28	Ea.	3	\$9,627	Rollup
Room has insufficient writing area.	Educational Adequacy	3	Ea.	3	\$2,824	Rollup
The Base Storage Cabinets Require Replacement	Repair	200	LF	4	\$41,233	17
Location: Classrooms						
The Demonstration Storage Cabinets Require Replacement	Repair	125	LF	4	\$90,031	19
The Metal Student Lockers Require Replacement	Repair	1,100	Ea.	4	\$474,423	28
Note: Replace all old lockers Location: Hallways and locker rooms						
The Upper Storage Cabinets Require Replacement	Repair	200	LF	4	\$26,735	18
Location: Classrooms						
Room does not have sufficient cubbies.	Educational Adequacy	66	Ea.	5	\$2,491	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	60	Ea.	5	\$657	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	3	Ea.	5	\$14,174	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	250	Ea.	5	\$133,705	Rollup
Sub Total for System		10	items		\$795,898	
Sub Total for Building 01 - Main Building		48	items		\$4,125,241	

Building: 02 - Science Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof access ladder requires replacement	Code Compliance	16	LF	1	\$3,961	24
Note: The roof ladder / hatch system is oriented incorrectly. The hatch opens directly onto a roof ledge with no fall protection. This a safety hazard for all personnel required to use the ladder. Re-orient the ladder / hatch system 180 degrees so the exit on the roof is to a safe path. Location: Roof Hatch						
The Modified Roof Covering Requires Replacement	Repair	16	SF	1	\$125	23
Note: Repair / replace blistered area as required Location: Roof, near the roof access hatch						
Sub Total for System		2	items		\$4,086	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate sound control.	Educational Adequacy	1,247	SF	5	\$34,870	Rollup
Sub Total for System		1	items		\$34,870	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an appropriate fume hood.	Educational Adequacy	8	Ea.	4	\$141,351	Rollup
Sub Total for System		1	items		\$141,351	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	16	Ea.	5	\$5,183	Rollup
Sub Total for System		1	items		\$5,183	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	5	\$9,718	Rollup
Sub Total for System		1	items		\$9,718	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	13	Ea.	3	\$59,594	Rollup
Room lacks Fixed Projector	Educational Adequacy	11	Ea.	4	\$35,886	Rollup
Room has insufficient dataports.	Educational Adequacy	74	Ea.	5	\$19,315	Rollup
Sub Total for System		3	items		\$114,795	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	6	Ea.	3	\$2,063	Rollup
Room has insufficient writing area.	Educational Adequacy	5	Ea.	3	\$4,706	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	8	Ea.	5	\$37,798	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	46	Ea.	5	\$24,602	Rollup
Sub Total for System		4	items		\$69,169	
Sub Total for Building 02 - Science Building		13	items		\$379,172	

Building: 03 - Gymnasium

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$330	Rollup
Room lacks appropriate sound control.	Educational Adequacy	4,403	SF	5	\$123,123	Rollup
Sub Total for System		2	items		\$123,453	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	18	Ea.	5	\$5,830	Rollup
Sub Total for System		1	items		\$5,830	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$1,773	Rollup
Sub Total for System		2	items		\$5,745	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	3	\$4,584	Rollup
Room lacks Fixed Projector	Educational Adequacy	2	Ea.	4	\$6,525	Rollup
Room has insufficient dataports.	Educational Adequacy	209	Ea.	5	\$54,558	Rollup
Sub Total for System		3	items		\$65,667	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	4	Ea.	3	\$1,375	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	7	Ea.	5	\$3,744	Rollup
Sub Total for System		2	items		\$5,119	
Sub Total for Building 03 - Gymnasium		10	items		\$205,814	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Building: 04 - New Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof access ladder requires replacement	Code Compliance	1	LF	1	\$3,056	38
Note: The existing roof ladder is at the edge of a high exterior wall, no parapet. Install safety guard rails extending at least 6' onto the roof surface for safe access to the ladder by maintenance personnel Location: Roof						
Sub Total for System		1	items		\$3,056	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate sound control.	Educational Adequacy	910	SF	5	\$25,447	Rollup
Sub Total for System		1	items		\$25,447	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient electrical outlets.	Educational Adequacy	16	Ea.	5	\$5,182	Rollup
Sub Total for System		1	items		\$5,182	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$1,773	Rollup
Sub Total for System		2	items		\$5,745	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	\$13,752	Rollup
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	4	\$3,262	Rollup
Room has insufficient dataports.	Educational Adequacy	199	Ea.	5	\$51,949	Rollup
Sub Total for System		3	items		\$68,964	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	4	Ea.	5	\$2,139	Rollup
Sub Total for System		1	items		\$2,139	
Sub Total for Building 04 - New Gym		9	items		\$110,533	

Building: 05 - Concession / Rest Rooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Awning Or Canopy Membrane Roof Coating Requires Repair	Repair	24	SF	3	\$314	40
Note: Canopy damage Location: Canopy over concession serving area						
Sub Total for System		1	items		\$314	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paper Towels in Restrooms	Repair	2	Ea.	4	\$3,056	39
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency. Location: All Restrooms						
Sub Total for System		1	items		\$3,056	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	1	Ea.	3	\$6,143	41
Note: The Evaporative cooler should be replaced with a refrigerant cooling system, CISD identified deficiency. Location: Roof						
Sub Total for System		1	items		\$6,143	
Sub Total for Building 05 - Concession / Rest Rooms		3	items		\$9,513	
Total for Campus		104	items		\$6,635,999	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Alderete Middle School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	1978	165	CAR	\$325,018	2
Pedestrian Pavement	Sidewalks - Concrete	1978	7,500	SF	\$90,869	3
Sub Total for System			2	items	\$415,888	
Sub Total for Building -			2	items	\$415,888	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Soffit in SF	1976	1,600	SF	\$70,825	3
Sub Total for System			1	items	\$70,825	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1976	7,760	SF	\$19,209	5
Branch Wiring for Lighting	Electrical Wiring	1976	97,000	SF	\$190,538	5
Sub Total for System			2	items	\$209,748	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	1976	9	Ea.	\$9,613	4
Heat Generation	Boiler - Copper Tube (1600 MBH)	1976	1	Ea.	\$68,533	5
Sub Total for System			2	items	\$78,146	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformers (30 KVA)	1976	1	Ea.	\$5,651	5
Electrical Service	Transformer (45 KVA)	1976	1	Ea.	\$6,461	5
Electrical Service	Transformer (75 KVA)	1976	1	Ea.	\$8,035	5
Electrical Service	Transformer (112.5 KVA)	1976	1	Ea.	\$10,181	5
Power Distribution	Panelboard - 120/240 100A	1976	2	Ea.	\$7,674	5
Power Distribution	Panelboard - 120/208 225A	1976	7	Ea.	\$35,512	5
Power Distribution	Panelboard - 277/480 100A	1976	1	Ea.	\$6,893	5
Power Distribution	Panelboard - 277/480 225A	1976	3	Ea.	\$28,834	5
Sub Total for System			8	items	\$109,241	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1976	9	Ea.	\$18,862	3
Domestic Water Equipment	Water Heater - Electric - 10 gallon	1976	2	Ea.	\$2,451	3
Sub Total for System			2	items	\$21,313	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2000	97,000	SF	\$236,036	3
Sub Total for System			1	items	\$236,036	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Data Communications	LAN/WAN, Cabling	1976	97,000	SF	\$186,018	5
Voice Communications	PA Communications (Bldg.SF)	1976	97,000	SF	\$108,090	5
Audio-Video Systems	Antenna System	1976	1	Ea.	\$566	5
Sub Total for System			3	items	\$294,674	
Sub Total for Building 01 - Main Building			19	items	\$1,019,983	

Building: 02 - Science Building

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2007	28,420	SF	\$87,202	2



Facility Condition Assessment

Alderete Middle School Condition Assessment

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2007	1,450	SF	\$3,589	5
Sub Total for System			2	items	\$90,791	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2007	1	Ea.	\$4,852	3
Sub Total for System			1	items	\$4,852	
Sub Total for Building 02 - Science Building			3	items	\$95,643	

Building: 05 - Concession / Rest Rooms

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2009	1,320	SF	\$5,894	2
Exterior Wall Veneer	Soffit in SF	2009	320	SF	\$14,165	2
Sub Total for System			2	items	\$20,059	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2009	792	SF	\$1,961	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	2009	1,320	SF	\$4,050	3
Sub Total for System			2	items	\$6,011	
Sub Total for Building 05 - Concession / Rest Rooms			4	items	\$26,070	
Total for: Alderete Middle School			28	items	\$1,557,583	



Facility Condition Assessment

Alderete Middle School Condition Assessment

Alderete Middle School Condition Assessment

Supporting Photos



Alderete_MS Science Building



Alderete_MS New Gym Building



Alderete_MS Restroom / Concession Stand Building



Alderete_MS Parking Lot / Roadways. Damage, replace and restripe



Facility Condition Assessment

Alderete Middle School Condition Assessment



Alderete_MS Science building, Library



Alderete_MS Science building, Library



Alderete_MS Science building, classroom



Alderete_MS Science building, meeting room



Alderete_MS Main building hallway



Alderete_MS Main building gym



Facility Condition Assessment

Alderete Middle School Condition Assessment



Alderete_MS Parking lot damaged, replace and restripe



Alderete_MS Bollard damaged



Alderete_MS Pavement, sidewalks cracked and missing



Alderete_MS Ceiling grid and time system



Alderete_MS Replace paper towel holders with hand dryers



Alderete_MS New Gym, locker room / restroom



Facility Condition Assessment

Alderete Middle School Condition Assessment



Alderete_MS New Gym



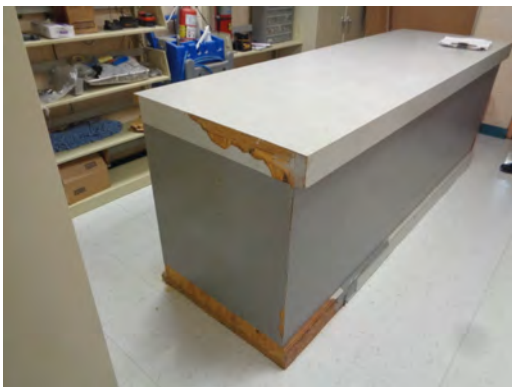
Alderete_MS Main building, replace old RTU's



Alderete_MS Main building, replace old worn carpet



Alderete_MS Main building, replace old damaged locker system



Alderete_MS Main building, replace old worn built-in cabinets



Alderete_MS Main Building, clean and clear debris from roof



Facility Condition Assessment

Alderete Middle School Condition Assessment



Alderete_MS Main building, handrails not ADA compliant



Alderete_MS Main building, replace all old Federal Pacific electrical panels



Alderete_MS Main building, seal parapet walls and recaulk flashing joints



Alderete_MS New Gym building, the roof ladder needs additional safety rails. The ladder is at the edge of a steep exterior wall with no parapet or additional protection.



Alderete_MS Science building, roof hatch system opens onto a ledge. Safety fall hazard. Orient the hatch system correctly



Alderete_MS Main Classroom building



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Summary of Findings

The Canutillo Elementary School facility located at 651 Canutillo Avenue in Canutillo, Texas, was built in 1998. It comprises 90,637 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$1,824,820. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$736,812	\$0	\$736,812		
01	Main Bldg	90,037	1998	\$1,065,384	\$1,088,187	\$2,153,571	\$20,973,220	10.27%
02	Restroom Building	600	1998	\$22,625	\$26,941	\$49,566	\$139,764	35.46%
Totals		90,637		\$1,824,820	\$1,115,128	\$2,939,948	\$21,112,982	13.92%



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$978	-	\$693	-	-	\$1,670
Educational Adequacy	-	-	\$257,006	\$682,260	\$456,801	\$1,396,068
Repair	\$6,460	\$37,578	\$55,658	\$322,124	\$5,262	\$427,082
Total	\$7,438	\$37,578	\$313,357	\$1,004,384	\$462,063	\$1,824,820

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$22,360	-	\$22,360
Roofing	\$7,438	\$35,665	\$12,836	-	-	\$55,939
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,913	\$1,236	-	\$2,885	\$6,034
Interior	-	-	-	\$288,245	\$69,482	\$357,727
Mechanical	-	-	-	\$3,695	-	\$3,695
Electrical	-	-	\$23	\$3,087	\$76,682	\$79,792
Plumbing	-	-	\$41,563	-	\$157,506	\$199,069
Fire and Life Safety	-	-	-	\$287,700	-	\$287,700
Technology	-	-	\$215,456	\$394,560	\$73,041	\$683,057
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$42,243	\$4,737	\$82,468	\$129,448
Other	-	-	-	-	-	\$0
Total	\$7,438	\$37,578	\$313,357	\$1,004,384	\$462,063	\$1,824,820



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,115,128.00

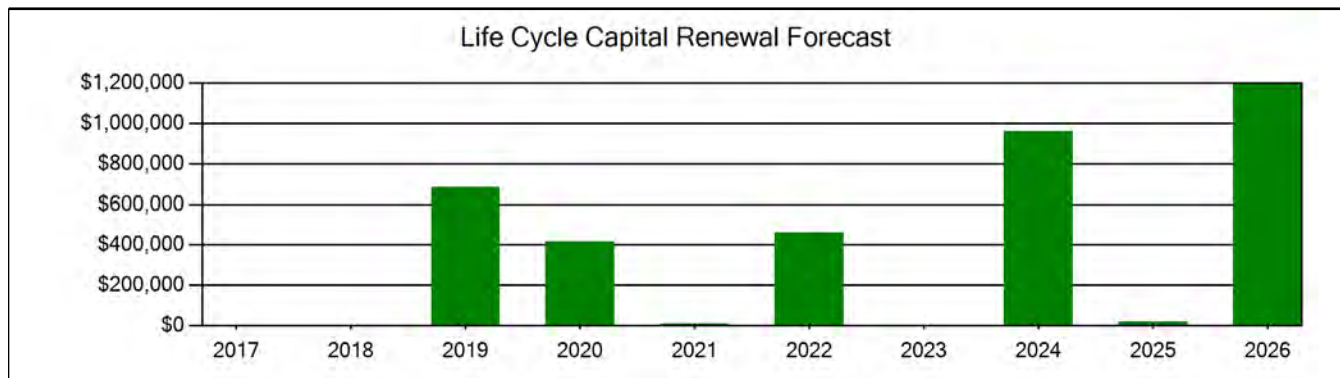


Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	22,360	0	0	0	0	0	\$0	\$0.00
Roofing	55,939	0	0	0	0	6,460	\$6,460	\$0.07
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	6,034	0	0	0	408,863	0	\$408,863	\$4.51
Interior	357,727	0	0	274,968	0	0	\$274,968	\$3.03
Mechanical	3,695	0	0	0	0	0	\$0	\$0.00
Electrical	79,792	0	0	0	0	5,107	\$5,107	\$0.06
Plumbing	199,069	0	0	28,735	9,422	0	\$38,157	\$0.42
Fire and Life Safety	287,700	0	0	381,573	0	0	\$381,573	\$4.21
Technology	683,057	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	129,448	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	1,824,820	0	0	685,276	418,285	11,567	\$1,115,128	\$12.30





Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Canutillo Elementary School facility has an overall FCI of 13.9%

The total current cost for all building deficiencies is \$1,824,820; which includes \$736,812 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$21,112,982.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading	Repair	1,200	SF	4	\$746	105
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	500	LF	4	\$21,614	95
Note: The domestic water line is failing. CISD identified deficiency, replace line from building to city main						
Sub Total for System		2	items		\$22,360	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical wiring requires replacement	Repair	1	LF	3	\$23	675
Note: Electrical wiring requires replacement						
Sub Total for System		1	items		\$23	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	500	SF	3	\$41,563	94
Note: The Sanitary Sewer pipe is failing. CISD identified deficiency, replace the sanitary sewer pipe from the building to the city main.						
Sub Total for System		1	items		\$41,563	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$46,032	3836
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$241,668	3838
Sub Total for System		2	items		\$287,700	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$25,375	3834
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$83,548	3837
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3835
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$78,254	3887
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$56,389	3833
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$28,195	3832
School lacks appropriate number of surveillance cameras.	Educational Adequacy	16	Ea.	5	\$70,691	1843
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7	items		\$380,429	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3811
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		14	items		\$736,812	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Permanent roof access is required	Code Compliance	55	LF	1	\$978	520
Note: Vertical Linear Feet 1 @ 20 VLF ladder to kitchen roof with lock & cage. 5 @ 5 VLF ladder to various roof levels						
Location: No safe roof access between roof levels						
Membrane Flashing At Parapet (>2') Requires Repair	Repair	2,000	LF	2	\$35,665	103
Note: Horizontal seam is breaking down. Seal CMU with sealer and recaulk at seam.						
Location: @ TPO roof to CMU parapet connection						
Strainers Are Missing And Needed	Repair	12	Ea.	3	\$12,836	521
Sub Total for System		3	items		\$49,478	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	96
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency.						
Location: All restrooms						
Renovation is required	Repair	1	Ea.	4	\$275,050	573
Note: Deferred Bond Project. Fascia, Soffit and water proofing. CISD estimate \$180,000						



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	60	SF Surf	5	\$1,531	Rollup
Room lacks a changing table.	Educational Adequacy	1	Ea.	5	\$2,292	Rollup
Room lacks appropriate sound control.	Educational Adequacy	2,263	SF	5	\$63,281	Rollup
Sub Total for System		5	items		\$354,379	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	2	Ea.	5	\$883	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	234	Ea.	5	\$75,799	Rollup
Sub Total for System		2	items		\$76,682	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	3	Ea.	5	\$11,919	Rollup
Room lacks a drinking fountain.	Educational Adequacy	41	Ea.	5	\$36,337	Rollup
Room lacks private toilets.	Educational Adequacy	8	Ea.	5	\$80,094	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	24	Ea.	5	\$29,155	Rollup
Sub Total for System		4	items		\$157,506	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	47	Ea.	3	\$215,456	Rollup
Room lacks Fixed Projector	Educational Adequacy	26	Ea.	4	\$84,822	Rollup
Room has insufficient dataports.	Educational Adequacy	9	Ea.	5	\$2,350	Rollup
Sub Total for System		3	items		\$302,628	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	88	Ea.	3	\$30,255	Rollup
Room has insufficient writing area.	Educational Adequacy	12	Ea.	3	\$11,295	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	6	LF	3	\$693	104
Location: A portion is to be replaced.						
Room does not have sufficient cubbies.	Educational Adequacy	346	Ea.	5	\$13,045	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	64	Ea.	5	\$697	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	3	Ea.	5	\$14,174	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	102	Ea.	5	\$54,552	Rollup
Sub Total for System		7	items		\$124,711	
Sub Total for Building 01 - Main Building		24	items		\$1,065,384	

Building: 02 - Restroom Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Repair	600	SF	1	\$6,460	112
Location: Surface Type: Coating/Paint						
Sub Total for System		1	items		\$6,460	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Damaged Metal Cover Plate	Repair	60	LF	2	\$1,913	113
Exterior Metal Door Requires Repainting	Repair	1	Door	3	\$130	110
The Metal Exterior Door Requires Repair	Repair	1	Door	3	\$448	109
The Wood Exterior Door Requires Repainting	Repair	2	Door	3	\$659	108
The Exterior Requires Cleaning	Repair	600	SF Wall	5	\$1,045	106
The Exterior Requires Painting	Repair	600	SF Wall	5	\$1,839	107
Sub Total for System		6	items		\$6,034	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Walls Require Repainting	Repair	600	SF	4	\$971	111
Interior Toilet Partition Require Repainting	Repair	200	SF Wall	5	\$2,378	127
Sub Total for System		2	items		\$3,349	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exhaust Fan Ventilation Requires Replacement	Repair	2	Ea.	4	\$3,695	114
Sub Total for System		1	items		\$3,695	



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Repair	10	Ea.	4	\$3,087	115
	Sub Total for System	1	items		\$3,087	
	Sub Total for Building 02 - Restroom Building	11	items		\$22,625	
	Total for Campus	49	items		\$1,824,820	



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Canutillo Elementary School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1998	90,037	SF	\$402,040	4
Sub Total for System			1	items	\$402,040	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1998	4,500	SF	\$11,140	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1998	85,500	SF	\$262,343	3
Sub Total for System			2	items	\$273,482	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 10 gallon	1998	3	Ea.	\$3,677	3
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1998	1	Ea.	\$10,388	3
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1998	1	Ea.	\$2,096	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1998	6	Ea.	\$12,574	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1998	1	Ea.	\$2,356	4
Sub Total for System			5	items	\$31,091	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1998	90,037	SF	\$219,093	3
Fire Detection and Alarm	Fire Alarm	1998	90,037	SF	\$162,480	3
Sub Total for System			2	items	\$381,572	
Sub Total for Building 01 - Main Building			10	items	\$1,088,186	

Building: 02 - Restroom Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	1998	600	SF	\$6,460	5
Sub Total for System			1	items	\$6,460	

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wood	1998	2	Door	\$6,823	4
Sub Total for System			1	items	\$6,823	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1998	600	SF	\$1,485	3
Sub Total for System			1	items	\$1,485	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1998	6	Ea.	\$5,107	5
Sub Total for System			1	items	\$5,107	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1998	3	Ea.	\$7,066	4
Sub Total for System			1	items	\$7,066	
Sub Total for Building 02 - Restroom Building			5	items	\$26,942	
Total for: Canutillo Elementary School			15	items	\$1,115,127	



Facility Condition Assessment

Canutillo Elementary School Condition Assessment

Canutillo Elementary School Condition Assessment

Supporting Photos



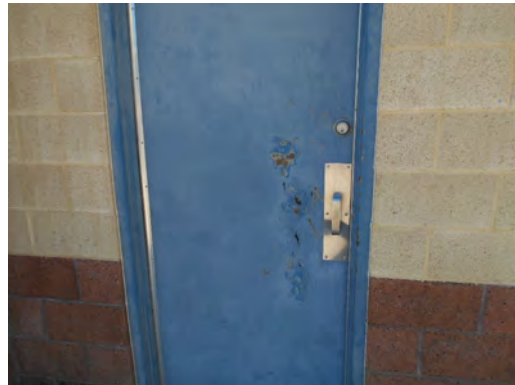
Canutillo ES_Canutillo ES Front Entry



Canutillo ES_Clean CMU before painting



Canutillo ES_Countertop does not meet ADA



Canutillo ES_Exterior door needs repaired



Facility Condition Assessment

Canutillo Elementary School Condition Assessment



Canutillo ES_Interior CMU needs repainting



Canutillo ES_Interior doors need repainted



Canutillo ES_Light fixtures failing



Canutillo ES_Metal roof should be replaced



Canutillo ES_Repaint exterior door



Canutillo ES_Replace damaged metal cover



Facility Condition Assessment

Canutillo Elementary School Condition Assessment



Canutillo ES_Replace Paper Towel Holders



Canutillo ES_Restroom exhaust deficient



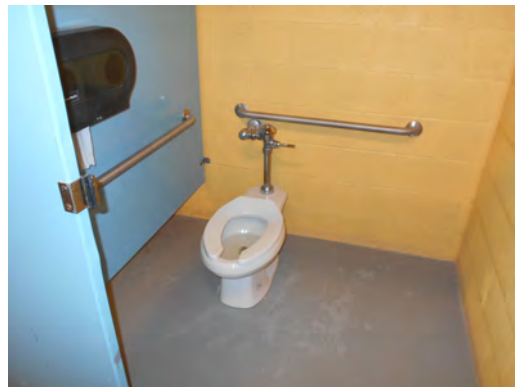
Canutillo ES_Roof debris covers, stainers are missing



Canutillo ES_Seal CMU wall and recaulk parapet wall joints



Canutillo ES_Site drainage inadequate



Canutillo ES_Toilet partitions need to be painted



Facility Condition Assessment

Canutilo Elementary School Condition Assessment



Canutilo ES_Unsafe roof access 1



Canutilo ES_Unsafe roof access 2



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Summary of Findings

The Deanna Davenport Elementary School facility located at 8401 Remington Road in Canutilo, Texas, was built in 1990. It comprises 68,841 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$1,906,326. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

		A	B	C	D	E=C+D	F	G=E/F
No.	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$1,110,211	\$0	\$1,110,211		
	Main Bldg	68,841	1990	\$796,114	\$1,241,139	\$2,037,253	\$16,035,820	12.70%
Totals		68,841		\$1,906,326	\$1,241,139	\$3,147,465	\$16,035,823	19.63%



Facility Condition Assessment **Deanna Davenport Elementary School Condition Assessment**

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$978	-	\$28,055	-	-	\$29,033
Educational Adequacy	-	\$48,756	\$218,382	\$573,851	\$513,190	\$1,354,178
Repair	-	\$13,689	\$268,632	\$238,654	\$2,139	\$523,115
Total	\$978	\$62,445	\$515,069	\$812,505	\$515,329	\$1,906,326

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$27,363	\$150,811	\$25,126	\$203,300
Roofing	\$978	\$13,689	\$19,253	\$6,312	\$535	\$40,767
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	\$19,926	\$134,088	\$154,014
Mechanical	-	-	-	\$7,390	-	\$7,390
Electrical	-	\$48,756	-	-	\$108,386	\$157,142
Plumbing	-	-	\$249,378	-	\$80,425	\$329,803
Fire and Life Safety	-	-	-	\$197,938	-	\$197,938
Technology	-	-	\$183,366	\$375,913	\$73,041	\$632,320
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$35,708	\$54,216	\$93,728	\$183,652
Other	-	-	-	-	-	\$0
Total	\$978	\$62,445	\$515,069	\$812,505	\$515,329	\$1,906,326



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,241,139.00

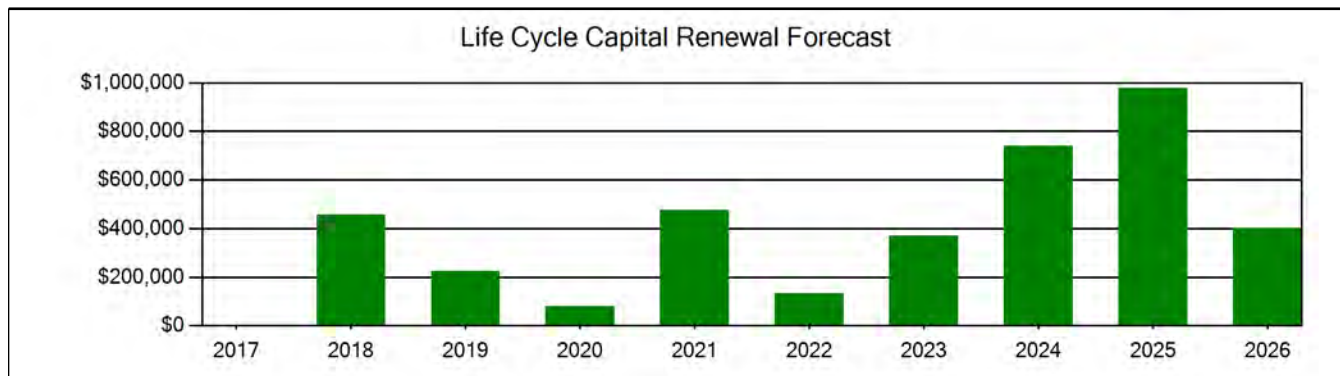


Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	203,300	0	0	0	0	0	\$0	\$0.00
Roofing	40,767	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	\$0	\$0.00
Interior	154,014	0	200,663	0	0	17,041	\$217,704	\$3.16
Mechanical	7,390	0	258,371	0	0	91,378	\$349,749	\$5.08
Electrical	157,142	0	0	0	0	0	\$0	\$0.00
Plumbing	329,803	0	0	58,051	2,356	357,713	\$418,120	\$6.07
Fire and Life Safety	197,938	0	0	167,515	0	0	\$167,515	\$2.43
Technology	632,320	0	0	0	76,712	0	\$76,712	\$1.11
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	183,652	0	0	0	0	11,339	\$11,339	\$0.16
Other	0	0	0	0	0	0	\$0	\$0.00
Total	1,906,326	0	459,034	225,566	79,068	477,471	\$1,241,139	\$18.03





Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Deanna Davenport Elementary School facility has an overall FCI of 19.6%

The total current cost for all building deficiencies is \$1,906,326; which includes \$1,110,211 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$16,035,823.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Car Accessible Parking Spaces Are Not Properly Striped	Code Compliance	112	Ea.	3	\$26,955	84
The Van Accessible Parking Spaces Are Not Properly Striped	Code Compliance	8	Ea.	3	\$408	83
Fencing Requires Replacement (8' Chain Link Fence)	Repair	500	LF	4	\$18,833	3808
Note: Add playground barrier for safety						
Play Structures Require Removal	Repair	3	Ea.	4	\$2,292	662
Location: Remove 3 abandoned iron play structures (goal frames).						
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	3,000	LF	4	\$129,686	77
Note: The domestic water line is failing. Cisd identified deficiency, replace line from building to city main						
Paving Requires Restriping	Repair	120	CAR	5	\$1,604	80
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$23,521	3401
Note: School lacks marquee or marquee in poor condition.						
Sub Total for System		7	items		\$203,300	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	11	Ea.	2	\$48,756	1836
Note: School site lacks appropriate lighting.						
Sub Total for System		1	items		\$48,756	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	3,000	SF	3	\$249,378	76
Note: The Sanitary Sewer pipe is failing. Cisd identified deficiency, replace the sanitary sewer pipe from the building to the city main.						
Sub Total for System		1	items		\$249,378	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$46,032	3870
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$151,906	3871
Sub Total for System		2	items		\$197,938	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$22,786	3867
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$75,953	3869
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3868
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$120,834	3891
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$50,635	3866
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$25,318	3865
School lacks appropriate number of surveillance cameras.	Educational Adequacy	16	Ea.	5	\$70,691	1844
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7	items		\$404,193	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3817
Note: Dumpster ramps						
Computer room lacks appropriate furniture.	Educational Adequacy	1	Ea.	5	\$1,910	1756
Note: Computer room lacks appropriate furniture.						
Sub Total for System		2	items		\$6,647	
Sub Total for School and Site Level		20	items		\$1,110,211	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Permanent roof access is required	Code Compliance	8	LF	1	\$978	513
Note: Vertical Linear Feet						
Location: No safe roof access between roof levels						
Gutter Joints Require Repair	Repair	20	Ea.	2	\$5,843	87
Membrane Flashing At Parapet (>2') Requires Repair	Repair	440	LF	2	\$7,846	89
Strainers Are Missing And Needed	Repair	18	Ea.	3	\$19,253	512



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Repair	68,841	SF	4	\$6,312	79
Splash Blocks Are Required	Repair	5	Ea.	5	\$535	88
Sub Total for System		6	items		\$40,767	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	78
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency. Location: All restrooms						
The Gypboard Ceilings Are Damaged And Requires Repair	Repair	1,200	SF	4	\$7,701	81
Classroom doors lack appropriate signs.	Educational Adequacy	37	Ea.	5	\$5,654	Rollup
Room lacks appropriate sound control.	Educational Adequacy	4,593	SF	5	\$128,435	Rollup
Sub Total for System		4	items		\$154,014	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exhaust Fan Ventilation Requires Replacement	Repair	4	Ea.	4	\$7,390	86
Location: Teacher's lounge RR (2), Hallway Admin RR (2)						
Sub Total for System		1	items		\$7,390	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	2	Ea.	5	\$883	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	332	Ea.	5	\$107,503	Rollup
Sub Total for System		2	items		\$108,386	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	13	Ea.	5	\$11,522	Rollup
Room lacks private toilets.	Educational Adequacy	6	Ea.	5	\$60,071	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	4	Ea.	5	\$4,859	Rollup
Sub Total for System		4	items		\$80,425	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	40	Ea.	3	\$183,366	Rollup
Room lacks Fixed Projector	Educational Adequacy	13	Ea.	4	\$42,411	Rollup
Room has insufficient dataports.	Educational Adequacy	9	Ea.	5	\$2,350	Rollup
Sub Total for System		3	items		\$228,128	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	6	Ea.	3	\$2,063	Rollup
Room has insufficient writing area.	Educational Adequacy	35	Ea.	3	\$32,952	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	6	LF	3	\$693	85
The Base Storage Cabinets Require Replacement	Repair	240	LF	4	\$49,479	82
Room does not have sufficient cubbies.	Educational Adequacy	692	Ea.	5	\$26,110	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	296	Ea.	5	\$3,223	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$4,725	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	108	Ea.	5	\$57,761	Rollup
Sub Total for System		8	items		\$177,005	
Sub Total for Building 01 - Main Building		28	items		\$796,114	
Total for Campus		48	items		\$1,906,326	



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Deanna Davenport Elementary School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1990	65,398	SF	\$200,663	2
Suspended Plaster and	Painted ceilings	1990	6,884	SF	\$17,041	5
Sub Total for System			2	items	\$217,704	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	1990	5	Ea.	\$258,371	2
Heat Generation	Boiler - Steel Tube (2400 MBH)	1990	1	Ea.	\$91,378	5
Sub Total for System			2	items	\$349,749	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 10 gallon	1990	1	Ea.	\$1,226	3
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1990	1	Ea.	\$35,868	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1990	10	Ea.	\$20,957	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1990	1	Ea.	\$2,356	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1990	68,841	SF	\$357,713	5
Sub Total for System			5	items	\$418,119	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1990	68,841	SF	\$167,515	3
Sub Total for System			1	items	\$167,515	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Voice Communications	PA Communications (Bldg.SF)	1990	68,841	SF	\$76,712	4
Sub Total for System			1	items	\$76,712	

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1990	55	LF	\$11,339	5
Sub Total for System			1	items	\$11,339	
Sub Total for Building 01 - Main Building			12	items	\$1,241,138	
Total for: Deanna Davenport Elementary School			12	items	\$1,241,138	



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Deanna Davenport Elementary School Condition Assessment

Supporting Photos



Davenport_ES Main Building



Davenport_ES Replace old Marquee



Davenport_ES Replace paper towel holders with hand dryers



Davenport_ES unsafe roof access



Facility Condition Assessment

Deanna Davenport Elementary School Condition Assessment



Davenport_ES Parapet wall seal and caulk joints



Davenport_ES Parking lot repairs and restripe



Davenport_ES Counter is not ADA Compliant



Davenport_ES Clean roof and install debris covers on overflow drains



Davenport_ES Replace built-in base cabinets



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Summary of Findings

The Jose Damian Elementary School facility located at 6300 Strahan Road in El Paso, Texas, was built in 1992. It comprises 85,695 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$2,952,178. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$1,441,503	\$0	\$1,441,503		
01	Main Bldg	84,927	1992	\$1,510,675	\$1,598,429	\$3,109,104	\$19,782,900	15.72%
02	Portable Classroom	768	1990	\$0	\$30,533	\$30,533	\$178,898	17.07%
Totals		85,695		\$2,952,178	\$1,628,962	\$4,581,140	\$19,961,794	22.95%



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	-	-	\$52,965	-	-	\$52,965
Educational Adequacy	-	\$206,658	\$260,530	\$663,770	\$681,112	\$1,812,071
Repair	-	\$171,758	\$52,340	\$694,363	\$168,681	\$1,087,142
Total	\$0	\$378,417	\$365,835	\$1,358,134	\$849,793	\$2,952,178

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$37,526	\$609,685	\$166,863	\$814,074
Roofing	-	\$277	\$9,627	\$7,786	\$1,818	\$19,508
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$12,490	\$70,061	\$158,319	\$240,870
Mechanical	-	\$171,481	\$992	-	-	\$172,473
Electrical	-	-	-	-	\$142,976	\$142,976
Plumbing	-	-	\$43,977	\$2,094	\$143,360	\$189,431
Fire and Life Safety	-	\$206,658	-	\$229,009	-	\$435,668
Technology	-	-	\$215,456	\$434,761	\$73,823	\$724,040
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$45,767	\$4,737	\$162,634	\$213,138
Other	-	-	-	-	-	\$0
Total	\$0	\$378,417	\$365,835	\$1,358,134	\$849,793	\$2,952,178



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,628,962.00

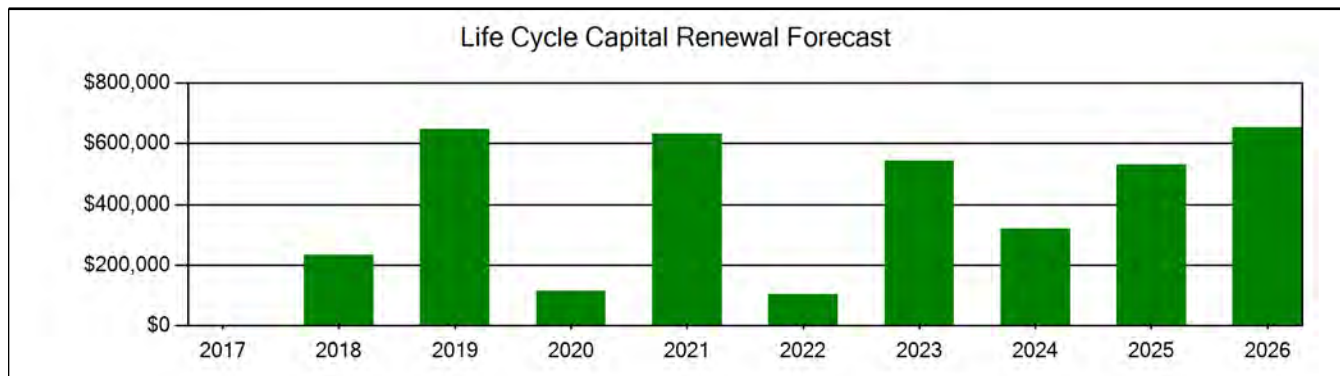


Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	814,074	0	0	0	0	0	\$0	\$0.00
Roofing	19,508	0	0	0	0	150,607	\$150,607	\$1.77
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	3,429	0	\$3,429	\$0.04
Interior	240,870	0	234,525	0	5,595	0	\$240,120	\$2.83
Mechanical	172,473	0	0	0	9,067	23,172	\$32,239	\$0.38
Electrical	142,976	0	0	0	0	450,173	\$450,173	\$5.30
Plumbing	189,431	0	0	493,511	2,356	7,776	\$503,643	\$5.93
Fire and Life Safety	435,668	0	0	153,258	0	0	\$153,258	\$1.80
Technology	724,040	0	0	0	95,493	0	\$95,493	\$1.12
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	213,138	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	2,952,178	0	234,525	646,769	115,940	631,728	\$1,628,962	\$19.18





Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Jose Damian Elementary School facility has an overall FCI of 22.9%

The total current cost for all building deficiencies is \$2,952,178; which includes \$1,441,503 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$19,961,794.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Repair	13	SF	3	\$158	55
Location: East side						
The Car Accessible Parking Spaces Are Not Properly Striped	Code Compliance	154	Ea.	3	\$37,063	43
The Van Accessible Parking Spaces Are Not Properly Striped	Code Compliance	6	Ea.	3	\$306	42
Site Marquee Is Damaged And Requires Replacement	Repair	80	Ea.	4	\$588,071	1
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	500	LF	4	\$21,614	53
Note: The domestic water line is failing. CISD identified deficiency, replace line from building to city main						
Paved Play Requires Recoating And Resurfacing	Repair	13,493	SF	5	\$164,723	3
Paving Requires Restriping	Repair	160	CAR	5	\$2,139	2
Sub Total for System		7	items		\$814,074	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	500	SF	3	\$41,563	52
Note: The Sanitary Sewer pipe is failing. CISD identified deficiency, replace the sanitary sewer pipe from the building to the city main.						
Sub Total for System		1	items		\$41,563	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$46,032	3863
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$182,977	3864
Sub Total for System		2	items		\$229,009	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$27,447	3860
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$91,143	3862
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3861
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$33,373	3892
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$60,992	3859
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$30,496	3858
School lacks appropriate number of surveillance cameras.	Educational Adequacy	16	Ea.	5	\$70,691	1845
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7	items		\$352,119	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3816
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		18	items		\$1,441,503	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Drains Require Cleaning	Repair	15	Ea.	2	\$277	6
Strainers Are Missing And Needed	Repair	9	Ea.	3	\$9,627	519
The Roof Requires Cleaning	Repair	84,927	SF	4	\$7,786	4
Splash Blocks Are Required	Repair	17	Ea.	5	\$1,818	5
Sub Total for System		4	items		\$19,508	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device	Code Compliance	1	Ea.	3	\$8,481	45
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	Code Compliance	4	Ea.	3	\$4,010	46
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	54
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency.						
Location: All restrooms						
The Stone/Quarry Flooring Is Damaged And Requires Replacement	Repair	1,800	SF	4	\$57,836	575
Note: Deferred Bond Project. Kitchen floor upgrades. CISD estimate \$58,000						
Blinds are missing or in poor condition.	Educational Adequacy	64	SF Surf	5	\$1,632	Rollup



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$330	Rollup
Classroom doors lack appropriate signs.	Educational Adequacy	42	Ea.	5	\$6,418	Rollup
Room lacks a changing table.	Educational Adequacy	1	Ea.	5	\$2,292	Rollup
Room lacks appropriate sound control.	Educational Adequacy	5,280	SF	5	\$147,647	Rollup
Sub Total for System		9	items		\$240,870	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Repair	11	Ea.	2	\$171,481	48
Location: Trane, 4 Tons each						
Repair HVAC Piping	Repair	20	LF	3	\$992	49
Note: Pipe corrosion/leaks at multiple locations.						
Location: Main Boiler Room						
Sub Total for System		2	items		\$172,473	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	438	Ea.	5	\$141,837	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		3	items		\$142,976	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Restroom Grab Bars are not ADA Compliant	Code Compliance	9	Ea.	3	\$2,414	47
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	1	Ea.	4	\$2,094	50
Location: Wing 300 RR area						
Prep room lacks a sink.	Educational Adequacy	3	Ea.	5	\$11,919	Rollup
Room lacks a drinking fountain.	Educational Adequacy	13	Ea.	5	\$11,522	Rollup
Room lacks a private shower area.	Educational Adequacy	2	Ea.	5	\$16,451	Rollup
Room lacks private toilets.	Educational Adequacy	9	Ea.	5	\$90,106	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	11	Ea.	5	\$13,363	Rollup
Sub Total for System		7	items		\$147,868	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Educational Adequacy	84,927	SF	2	\$206,658	51
Sub Total for System		1	items		\$206,658	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	47	Ea.	3	\$215,456	Rollup
Room lacks Fixed Projector	Educational Adequacy	47	Ea.	4	\$153,333	Rollup
Room has insufficient dataports.	Educational Adequacy	12	Ea.	5	\$3,133	Rollup
Sub Total for System		3	items		\$371,921	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	38	Ea.	3	\$13,065	Rollup
Room has insufficient writing area.	Educational Adequacy	34	Ea.	3	\$32,010	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	6	LF	3	\$693	44
Room does not have sufficient cubbies.	Educational Adequacy	638	Ea.	5	\$24,073	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	372	Ea.	5	\$4,052	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	3	Ea.	5	\$14,174	Rollup
Room lacks an appropriate stove.	Educational Adequacy	2	Ea.	5	\$12,836	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	201	Ea.	5	\$107,499	Rollup
Sub Total for System		8	items		\$208,401	
Sub Total for Building 01 - Main Building		37	items		\$1,510,675	
Total for Campus		55	items		\$2,952,178	

Buildings with no reported deficiencies

02 - Portable Classroom



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Jose Damian Elementary School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1990	768	SF	\$3,429	4
Sub Total for System			1	items	\$3,429	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1990	768	SF	\$3,239	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	1990	768	SF	\$2,356	4
Sub Total for System			2	items	\$5,595	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	1990	768	SF	\$7,904	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1990	768	SF	\$1,163	4
Note: Not on district system.						
Decentralized Cooling	Package DX Unit (5 Ton)	1990	1	Ea.	\$11,586	5
Sub Total for System			3	items	\$20,652	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Voice Communications	PA Communications (Bldg.SF)	1990	768	SF	\$856	4
Sub Total for System			1	items	\$856	
Sub Total for Building -			7	items	\$30,533	

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	1992	10,500	SF	\$150,607	5
Sub Total for System			1	items	\$150,607	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1992	76,434	SF	\$234,525	2
Sub Total for System			1	items	\$234,525	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (5 Ton)	1992	1	Ea.	\$11,586	5
Sub Total for System			1	items	\$11,586	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1992	1	Ea.	\$49,608	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1992	39	Ea.	\$33,194	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1992	9	Ea.	\$9,517	5
Lighting Fixtures	Pole Mounted Fixtures (Ea.)	1992	7	Ea.	\$31,394	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1992	84,927	SF	\$326,460	5
Sub Total for System			5	items	\$450,173	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	1992	2	Ea.	\$20,775	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1992	84,927	SF	\$441,300	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1992	15	Ea.	\$31,436	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1992	1	Ea.	\$2,356	4
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1992	1	Ea.	\$7,776	5
Sub Total for System			5	items	\$503,643	



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1992	84,927	SF	\$153,258	3
Sub Total for System			1	items	\$153,258	

Technology

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Voice Communications	PA Communications (Bldg.SF)	1992	84,927	SF	\$94,637	4
Sub Total for System			1	items	\$94,637	
Sub Total for Building 01 - Main Building			15	items	\$1,598,429	
Total for: Jose Damian Elementary School			22	items	\$1,628,962	



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment

Jose Damian Elementary School Condition Assessment

Supporting Photos



Damian_ES Marquee is old and in need of replacement



Damian_ES Splashpads required to prevent erosion



Damian_ES Entry doors require ADA assist device



Damian_ES Replace non working restroom lavatory



Facility Condition Assessment

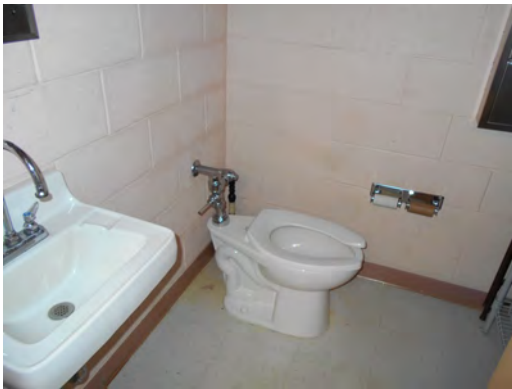
Jose Damian Elementary School Condition Assessment



Damian_ES Main Building



Damian_ES Parking lot deficiency, restripe



Damian_ES Restroom is not ADA Compliant



Damian_ES Admin countertop is not ADA compliant



Damian_ES Replace paper towels with hand dryers



Damian_ES Roof, clean debris and install drain debris covers



Facility Condition Assessment

Jose Damian Elementary School Condition Assessment



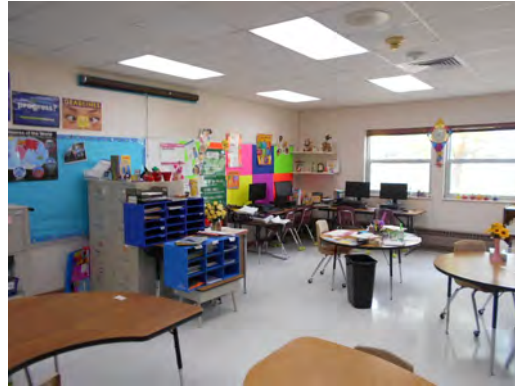
Damian_ES Roof top HVAC, old TRANE units



Damian_ES Mechanical room, needed water pipe repairs



Damian_ES Library



Damian_ES Classroom



Damian_ES Hallway



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Summary of Findings

The Bill Childress Elementary School facility located at 7700 Cap Carter Road in Vinton, Texas, was built in 1996. It comprises 92,381 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$3,174,319. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$1,108,750	\$220,618	\$1,329,368		
	Main Bldg	92,381	1996	\$2,065,569	\$1,133,044	\$3,198,613	\$21,519,230	14.86%
Totals		92,381		\$3,174,319	\$1,353,662	\$4,527,981	\$21,519,230	21.04%



Facility Condition Assessment **Bill Childress Elementary School Condition Assessment**

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	-	\$14,813	\$35,682	-	-	\$50,495
Educational Adequacy	-	\$224,797	\$317,876	\$695,504	\$571,555	\$1,809,732
Repair	-	\$139,361	\$611,904	\$320,799	\$242,028	\$1,314,091
Total	\$0	\$378,971	\$965,462	\$1,016,303	\$813,583	\$3,174,319

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$14,813	\$25,817	\$292,409	\$39,115	\$372,153
Roofing	-	\$332	\$19,253	\$6,599	\$2,139	\$28,324
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$498,446	\$12,224	\$390,622	\$901,292
Mechanical	-	\$139,029	-	-	-	\$139,029
Electrical	-	-	-	-	\$110,553	\$110,553
Plumbing	-	-	\$102,685	\$2,356	\$57,184	\$162,225
Fire and Life Safety	-	\$224,797	-	\$246,271	-	\$471,068
Technology	-	-	\$252,129	\$449,233	\$72,780	\$774,141
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$67,132	\$7,211	\$141,189	\$215,533
Other	-	-	-	-	-	\$0
Total	\$0	\$378,971	\$965,462	\$1,016,303	\$813,583	\$3,174,319



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,353,662.00

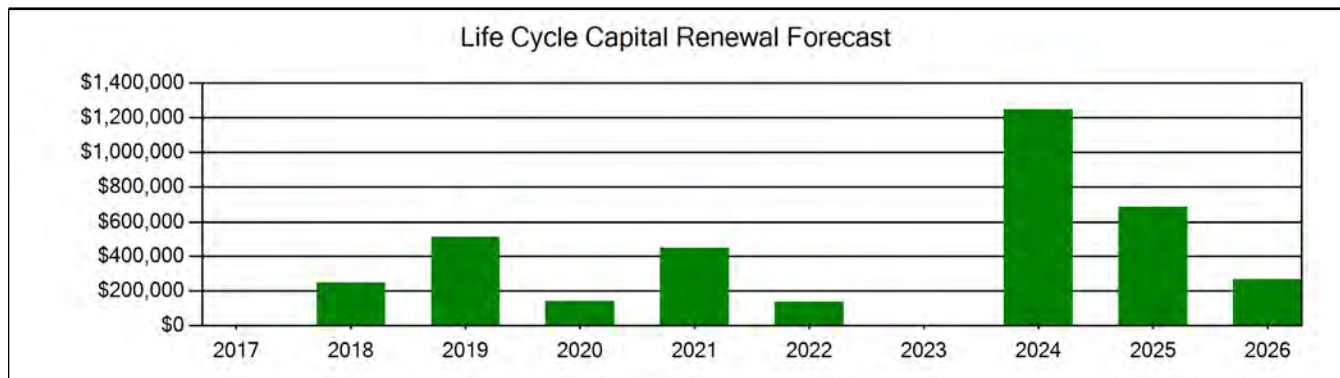


Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	372,153	0	0	220,618	0	0	\$220,618	\$2.39
Roofing	28,324	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	140,254	0	\$140,254	\$1.52
Interior	901,292	0	249,440	68,605	0	0	\$318,045	\$3.44
Mechanical	139,029	0	0	0	0	0	\$0	\$0.00
Electrical	110,553	0	0	0	0	0	\$0	\$0.00
Plumbing	162,225	0	0	0	0	449,948	\$449,948	\$4.87
Fire and Life Safety	471,068	0	0	224,797	0	0	\$224,797	\$2.43
Technology	774,141	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	215,533	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	3,174,319	0	249,440	514,020	140,254	449,948	\$1,353,662	\$14.65





Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Bill Childress Elementary School facility has an overall FCI of 21.0%

The total current cost for all building deficiencies is \$3,174,319; which includes \$1,108,750 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$21,519,230.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Code Compliance	100	LF	2	\$5,385	144
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Code Compliance	200	LF	2	\$9,428	501
Note: 100 Wing lacks outside pathway away from building west from special needs section. Fire exit limited to east driveway. Provide new 5' wide x 200' long walk west exit, wing 100 away from building. ADA accessible. Location: 100 Wing.						
The Car Accessible Parking Spaces Are Not Properly Striped	Code Compliance	106	Ea.	3	\$25,511	143
The Van Accessible Parking Spaces Are Not Properly Striped	Code Compliance	6	Ea.	3	\$306	142
Asphalt Paving Requires Replacement	Repair	112	CAR	4	\$220,618	133
Asphalt Paving Requires Replacement	Repair	21	CAR	4	\$41,085	502
Note: Asphalt Paved Play Area to be replaced. Basketball Court. Replace 7200 SF. Location: Asphalt Paved Play Area to be replaced. Basketball Court. Replace 7200 SF.						
Site Drainage Requires Regrading	Repair	2,800	SF	4	\$1,740	132
Location: Replace area adjacent to building 120' long x 20' wide at 100 wing. West side - regrade to drain water away from building. Regrade area east of 400 wing - two areas @ 200 SF each x 2 = 400 SF adj. downspouts.						
Site Marquee Is Damaged And Requires Replacement	Repair	1	Ea.	4	\$7,351	131
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	500	LF	4	\$21,614	129
Note: The domestic water line is failing. CISD identified deficiency, replace line from building to city main						
Exterior Basketball Goals are Required	Educational Adequacy	3	Ea.	5	\$14,096	678
Note: Exterior Basketball Goals are Required						
Paving Requires Restriping	Repair	112	CAR	5	\$1,497	134
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$23,521	3402
Note: School lacks marquee or marquee in poor condition.						
The school lacks a paved play area.	Educational Adequacy	2	Ea.	5	\$0	677
Note: The school lacks a paved play area.						
Sub Total for System		13 items			\$372,153	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	500	SF	3	\$41,563	128
Note: The Sanitary Sewer pipe is failing. CISD identified deficiency, replace the sanitary sewer pipe from the building to the city main.						
The Sanitary Sewer Piping Requires Replacement	Repair	1	SF	3	\$61,122	572
Note: Deferred Bond Project, Lift Station Upgrade. CISD estimate \$40,000						
Sub Total for System		2 items			\$102,685	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$46,032	3856
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$200,239	3857
Sub Total for System		2 items			\$246,271	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$30,036	3853
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$91,143	3855
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3854
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$52,937	3890
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$66,746	3852
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$33,373	3851
School lacks appropriate number of surveillance cameras.	Educational Adequacy	16	Ea.	5	\$70,691	1846
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		7 items			\$382,903	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3815
Note: Dumpster ramps						
Sub Total for System		1 items			\$4,737	
Sub Total for School and Site Level		25 items			\$1,108,750	



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Drains Require Cleaning	Repair	18	Ea.	2	\$332	141
Strainers Are Missing And Needed	Repair	18	Ea.	3	\$19,253	500
The Roof Requires Cleaning	Repair	71,980	SF	4	\$6,599	139
Splash Blocks Are Required	Repair	20	Ea.	5	\$2,139	140
Sub Total for System		4	items		\$28,324	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device	Code Compliance	1	Ea.	3	\$8,481	146
The Carpet Flooring Requires Replacement	Repair	46,190	SF	3	\$422,209	136
The Ceramic Tile Flooring Requires Replacement	Repair	4,500	SF	3	\$67,756	137
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	130
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency.						
Location: All restrooms						
Interior Gypboard Walls Require Repainting	Repair	81,925	SF Wall	5	\$237,853	135
Replace Quarry Tile Grout	Repair	55	SF	5	\$538	532
Room lacks a changing table.	Educational Adequacy	2	Ea.	5	\$4,584	Rollup
Room lacks appropriate sound control.	Educational Adequacy	5,280	SF	5	\$147,647	Rollup
Sub Total for System		8	items		\$901,292	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Requires Replacement	Repair	12	Ea.	2	\$139,029	147
Location: Replace 12 Trane 5 Ton RTUs on 200 Wing.						
Sub Total for System		1	items		\$139,029	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	340	Ea.	5	\$110,112	Rollup
Sub Total for System		2	items		\$110,553	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Repair	1	Ea.	4	\$2,356	148
Prep room lacks a sink.	Educational Adequacy	2	Ea.	5	\$7,946	Rollup
Room lacks a drinking fountain.	Educational Adequacy	9	Ea.	5	\$7,976	Rollup
Room lacks private toilets.	Educational Adequacy	4	Ea.	5	\$40,047	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	5	\$1,215	Rollup
Sub Total for System		5	items		\$59,540	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Educational Adequacy	92,381	SF	2	\$224,797	149
Sub Total for System		1	items		\$224,797	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	55	Ea.	3	\$252,129	Rollup
Room lacks Fixed Projector	Educational Adequacy	42	Ea.	4	\$137,021	Rollup
Room has insufficient dataports.	Educational Adequacy	8	Ea.	5	\$2,089	Rollup
Sub Total for System		3	items		\$391,238	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	68	Ea.	3	\$23,379	Rollup
Room has insufficient writing area.	Educational Adequacy	45	Ea.	3	\$42,368	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	12	LF	3	\$1,385	145
The Base Storage Cabinets Require Replacement	Repair	12	LF	4	\$2,474	138
Location: Kitchen						
Room does not have sufficient cubbies.	Educational Adequacy	898	Ea.	5	\$33,883	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	1,128	Ea.	5	\$12,286	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	2	Ea.	5	\$9,449	Rollup



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	160	Ea.	5	\$85,571	Rollup
Sub Total for System		8	items		\$210,796	
Sub Total for Building 01 - Main Building		32	items		\$2,065,569	
Total for Campus		57	items		\$3,174,319	



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Bill Childress Elementary School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	1996	112	CAR	\$220,618	3
Sub Total for System			1	items	\$220,618	
Sub Total for Building -			1	items	\$220,618	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1996	31,410	SF	\$140,254	4
Sub Total for System			1	items	\$140,254	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1996	81,295	SF	\$249,440	2
Suspended Plaster and	Painted ceilings	1996	27,714	SF	\$68,605	3
Sub Total for System			2	items	\$318,045	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatories	1996	41	Ea.	\$85,856	5
Plumbing Fixtures	Toilets	1996	54	Ea.	\$122,089	5
Plumbing Fixtures	Urinals	1996	13	Ea.	\$19,408	5
Plumbing Fixtures	Showers	1996	11	Ea.	\$120,745	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1996	1	Ea.	\$2,356	5
Plumbing Fixtures	Classroom Lavatories	1996	32	Ea.	\$52,149	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1996	15	Ea.	\$31,436	5
Plumbing Fixtures	Mop/Service Sinks	1996	11	Ea.	\$15,909	5
Sub Total for System			8	items	\$449,948	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1996	92,381	SF	\$224,797	3
Sub Total for System			1	items	\$224,797	
Sub Total for Building 01 - Main Building			12	items	\$1,133,043	
Total for: Bill Childress Elementary School			13	items	\$1,353,662	



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment

Bill Childress Elementary School Condition Assessment

Supporting Photos



Childress ES_Electrical



Childress ES_ADA accessible parking spaces not properly striped



Childress ES_Base storage cabinets require replacement



Childress ES_Basketball court asphalt paving requires replacement



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment



Childress ES_Carpet requires replacement



Childress ES_Damaged ceramic tile



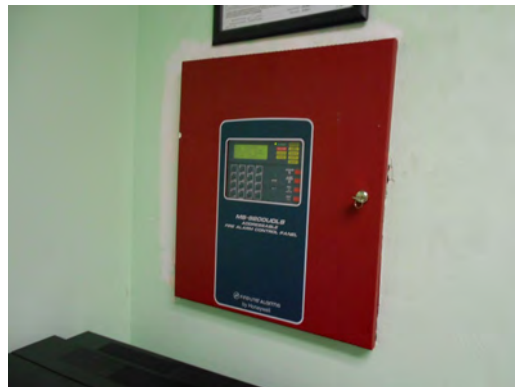
Childress ES_Drinking fountain



Childress ES_Electrical panels



Childress ES_Exterior elevation



Childress ES_Fire alarm control panel



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment



Childress ES_Front Entry



Childress ES_Gym mechanical and light fixtures



Childress ES_Kitchen



Childress ES_Main Office counter exceeds max ADA height



Childress ES_Marquee



Childress ES_Mechanical equipment



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment



Childress ES_Playground (2)



Childress ES_Playground



Childress ES_Regarding required



Childress ES_Replace paper towel holders with electric dryers



Childress ES_Restroom Lavatory



Childress ES_Restroom Toilet Partitions



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment



Childress ES_Roof drains require cleaning



Childress ES_Roof mechanical equipment (2)



Childress ES_Roof mechanical equipment



Childress ES_Roof requires cleaning



Childress ES_Roof Top Units require replacement



Childress ES_Thermostat control



Facility Condition Assessment

Bill Childress Elementary School Condition Assessment



Childress_ES Main Building



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Summary of Findings

The Garcia Elementary School facility located at 6550 Westside Drive in El Paso, Texas, was built in 2008. It comprises 75,610 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$2,144,537. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

		A	B	C	D	E=C+D	F	G=E/F
No.	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$1,581,114	\$908	\$1,582,022		
	main	75,610	2008	\$563,423	\$766,126	\$1,329,549	\$17,612,590	7.55%
Totals		75,610		\$2,144,537	\$767,034	\$2,911,571	\$17,612,594	16.53%



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	-	\$1,292	-	-	-	\$1,292
Educational Adequacy	-	-	\$214,449	\$535,335	\$314,825	\$1,064,608
Repair	-	\$8,921	\$317,770	\$751,944	-	\$1,078,636
Total	\$0	\$10,214	\$532,219	\$1,287,279	\$314,825	\$2,144,537

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$1,292	\$7,270	\$725,242	-	\$733,804
Roofing	-	\$3,506	-	\$6,932	-	\$10,438
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	\$12,781	\$123,077	\$135,858
Mechanical	-	-	-	\$2,252	-	\$2,252
Electrical	-	-	-	-	\$62,633	\$62,633
Plumbing	-	-	\$310,501	-	\$96,183	\$406,684
Fire and Life Safety	-	\$5,415	-	\$187,580	-	\$192,996
Technology	-	-	\$178,782	\$347,754	\$2,350	\$528,887
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$35,666	\$4,737	\$30,581	\$70,984
Other	-	-	-	-	-	\$0
Total	\$0	\$10,214	\$532,219	\$1,287,279	\$314,825	\$2,144,537



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$767,034.00

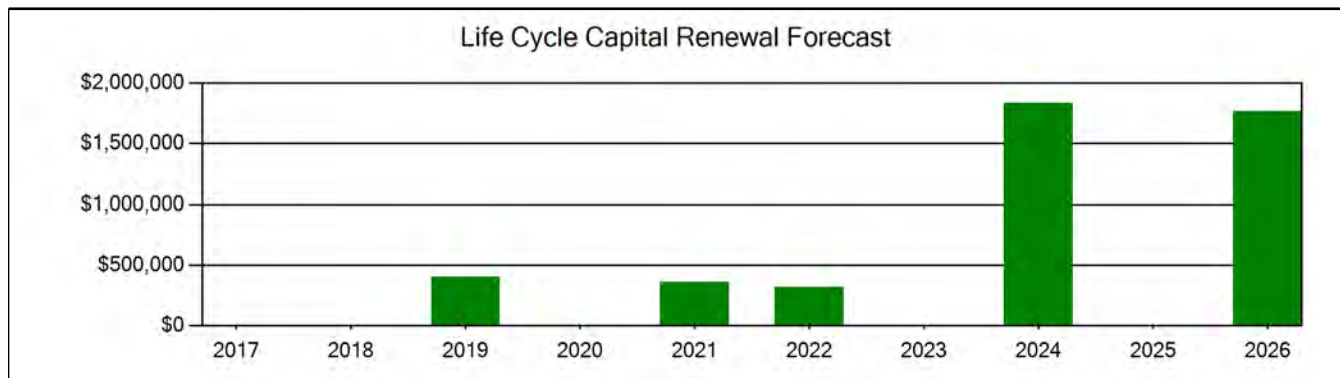


Facility Condition Assessment

Garcia Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	733,804	0	0	0	908	0	\$908	\$0.01
Roofing	10,438	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	\$0	\$0.00
Interior	135,858	0	0	197,171	0	204,435	\$401,606	\$5.31
Mechanical	2,252	0	0	0	0	0	\$0	\$0.00
Electrical	62,633	0	0	0	0	0	\$0	\$0.00
Plumbing	406,684	0	0	20,775	2,356	20,957	\$44,088	\$0.58
Fire and Life Safety	192,996	0	0	183,987	0	136,445	\$320,432	\$4.24
Technology	528,887	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	70,984	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	2,144,537	0	0	401,933	3,264	361,837	\$767,034	\$10.14





Facility Condition Assessment

Garcia Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Garcia Elementary School facility has an overall FCI of 16.5%

The total current cost for all building deficiencies is \$2,144,537; which includes \$1,581,114 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$17,612,594.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	Code Compliance	24	LF	2	\$1,292	72
Concrete Walks Require Replacement	Repair	600	SF	3	\$7,270	69
Site Drainage is Inadequate and Installation of Drainage Piping	Repair	120	LF	4	\$7,282	67
Location: North side exterior						
Site Drainage Requires Regrading	Repair	100	SF	4	\$202	68
Location: North side exterior						
Site Marquee Is Damaged And Requires Replacement	Repair	80	Ea.	4	\$588,071	66
The site domestic water line is beyond failing / beyond useful life and should be replaced	Repair	3,000	LF	4	\$129,686	63
Note: The domestic water line is failing. CISD identified deficiency, replace line from building to city main						
Sub Total for System		6	items		\$733,804	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement	Repair	3,000	SF	3	\$249,378	62
Note: The Sanitary Sewer pipe is failing. CISD identified deficiency, replace the sanitary sewer pipe from the building to the city main.						
The Sanitary Sewer Piping Requires Replacement	Repair	1	SF	3	\$61,122	574
Note: Deferred Bond Project. Lift Station upgrade. CISD estimate \$40,000						
Sub Total for System		2	items		\$310,501	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Access Control Allowance	Educational Adequacy	1	LS	4	\$46,032	3877
Bell, Clock, and PA System Allowance	Educational Adequacy	1	LS	4	\$141,548	3878
Sub Total for System		2	items		\$187,580	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cabling Cost Allowance	Educational Adequacy	1	LS	4	\$21,232	3874
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$68,358	3876
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$37,976	3875
Classroom Multimedia Allowance	Educational Adequacy	1	LS	4	\$146,152	3893
Unified Communication Cost Allowance	Educational Adequacy	1	LS	4	\$47,183	3873
Wireless Installation Cost Allowance	Educational Adequacy	1	LS	4	\$23,591	3872
Sub Total for System		6	items		\$344,492	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3819
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		17	items		\$1,581,114	

Building: 01 - main

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Joints Require Repair	Repair	12	Ea.	2	\$3,506	71
Location: Leaking joints at entry.						
The Roof Requires Cleaning	Repair	75,610	SF	4	\$6,932	70
Sub Total for System		2	items		\$10,438	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repair	Repair	120	SF Wall	4	\$557	65
Note: Damage due to water leaks around windows. 2 windows in each room. Repair and repaint 10 SF total at windows in each room.						
Location: Classrooms: 301, 302, 304, 308, 404, 525						
Paper Towels in Restrooms	Repair	8	Ea.	4	\$12,224	64
Note: Remove paper towel holders and install electric hand dryers, CISD identified deficiency.						
Location: All restrooms						
Blinds are missing or in poor condition.	Educational Adequacy	64	SF Surf	5	\$1,633	Rollup
Room lacks appropriate sound control.	Educational Adequacy	4,343	SF	5	\$121,444	Rollup
Sub Total for System		4	items		\$135,858	



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Repair	600	SF	4	\$2,252	73
Location: 6 classrooms: 101, 204, 208, 212, 302, 404						
Sub Total for System		1	items		\$2,252	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	192	Ea.	5	\$62,192	Rollup
Sub Total for System		2	items		\$62,633	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$886	Rollup
Room lacks private toilets.	Educational Adequacy	9	Ea.	5	\$90,109	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	5	\$1,215	Rollup
Sub Total for System		4	items		\$96,183	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Panel Is Damaged And Should Be Replaced	Repair	1	Ea.	2	\$5,415	74
Sub Total for System		1	items		\$5,415	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	39	Ea.	3	\$178,782	Rollup
Room lacks Fixed Projector	Educational Adequacy	1	Ea.	4	\$3,262	Rollup
Room has insufficient dataports.	Educational Adequacy	9	Ea.	5	\$2,350	Rollup
Sub Total for System		3	items		\$184,395	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	101	Ea.	3	\$34,725	Rollup
Room has insufficient writing area.	Educational Adequacy	1	Ea.	3	\$941	Rollup
Room does not have sufficient cubbies.	Educational Adequacy	326	Ea.	5	\$12,301	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	852	Ea.	5	\$9,277	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$4,725	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	8	Ea.	5	\$4,279	Rollup
Sub Total for System		6	items		\$66,247	
Sub Total for Building 01 - main		23	items		\$563,423	
Total for Campus		40	items		\$2,144,537	



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Garcia Elementary School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Ornamental	2008	12	LF	\$908	4
Sub Total for System			1	items	\$908	
Sub Total for Building -			1	items	\$908	

Building: 01 - main

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	64,260	SF	\$197,171	3
Interior Swinging Doors	Door Hardware	2008	97	Door	\$185,721	5
Suspended Plaster and	Painted ceilings	2008	7,560	SF	\$18,714	5
Sub Total for System			3	items	\$401,607	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2008	2	Ea.	\$20,775	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2008	1	Ea.	\$2,356	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2008	10	Ea.	\$20,957	5
Sub Total for System			3	items	\$44,088	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2008	75,610	SF	\$183,987	3
Fire Detection and Alarm	Fire Alarm	2008	75,610	SF	\$136,445	5
Sub Total for System			2	items	\$320,432	
Sub Total for Building 01 - main			8	items	\$766,126	
Total for: Garcia Elementary School			9	items	\$767,034	



Facility Condition Assessment

Garcia Elementary School Condition Assessment

Garcia Elementary School Condition Assessment

Supporting Photos



Garcia_ES Sidewalk settlement, trip hazard,



Garcia_ES SiteDrainage, add storm drain in this area,



Garcia_ES Replace paper towel holders with hand dryers



Garcia_ES Wall damage under windows

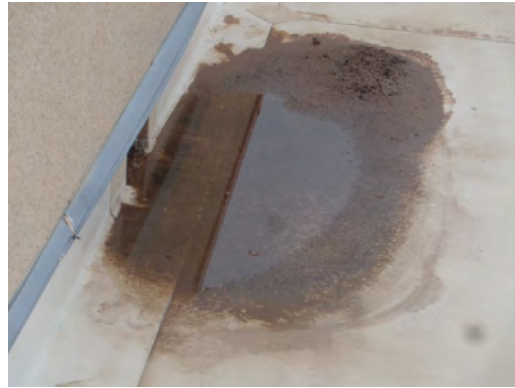


Facility Condition Assessment

Garcia Elementary School Condition Assessment



Garcia_ES Gutter joints leak, seal joints



Garcia_ES Clean debris from roof



Garcia_ES Main Building



Garcia_ES Entrance Garden



Garcia_ES Old Marquee sign



Garcia_ES Play Area



Facility Condition Assessment

Garcia Elementary School Condition Assessment



Garcia_ES Admin Office



Garcia_ES Hallway



Garcia_ES Classroom



Garcia_ES Library



Garcia_ES Classroom



Facility Condition Assessment

Reyes Elementary School Condition Assessment

Summary of Findings

The Reyes Elementary School facility located at 7440 Northern Pass in El Paso, Texas, was built in 2015. It comprises 102,097 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$850,985. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

		A	B	C	D	E=C+D	F	G=E/F
No.	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$254,991	\$0	\$254,991		
	Main	102,097	2015	\$595,995	\$0	\$595,995	\$23,782,480	2.51%
Totals		102,097		\$850,985	\$0	\$850,985	\$23,782,476	3.58%



Facility Condition Assessment

Reyes Elementary School Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$171,522	\$216,134	\$458,592	\$846,248
Repair	-	-	-	\$4,737	-	\$4,737
Total	\$0	\$0	\$171,522	\$220,871	\$458,592	\$850,985

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	\$23,521	\$23,521
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	\$111,433	\$111,433
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	\$10,854	\$10,854
Plumbing	-	-	-	-	\$108,559	\$108,559
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	\$146,693	\$216,134	\$166,816	\$529,643
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$24,829	\$4,737	\$37,408	\$66,975
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$171,522	\$220,871	\$458,592	\$850,985



Facility Condition Assessment

Reyes Elementary School Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$0.00

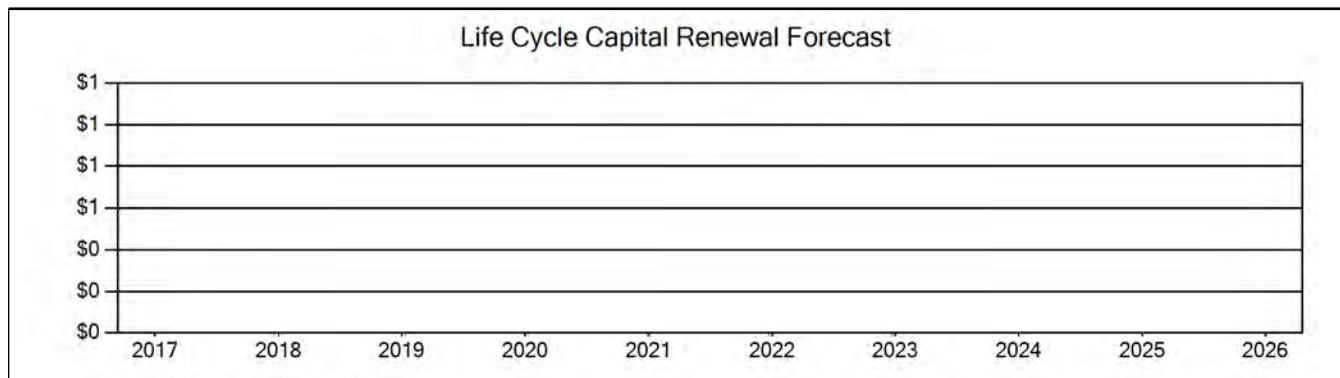


Facility Condition Assessment

Reyes Elementary School Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	23,521	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	\$0	\$0.00
Interior	111,433	0	0	0	0	0	\$0	\$0.00
Mechanical	0	0	0	0	0	0	\$0	\$0.00
Electrical	10,854	0	0	0	0	0	\$0	\$0.00
Plumbing	108,559	0	0	0	0	0	\$0	\$0.00
Fire and Life Safety	0	0	0	0	0	0	\$0	\$0.00
Technology	529,643	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	66,975	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	850,985	0	0	0	0	0	\$0	\$0.00





Facility Condition Assessment

Reyes Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Reyes Elementary School facility has an overall FCI of 3.6%

The total current cost for all building deficiencies is \$850,985; which includes \$254,991 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$23,782,476.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Reyes Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$23,521	3403
Note: School lacks marquee or marquee in poor condition.						
Sub Total for System		1	items		\$23,521	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Campus Access Switches Cost Allowance	Educational Adequacy	1	LS	4	\$45,572	3896
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$75,953	3895
School lacks an appropriate intrusion system.	Educational Adequacy	1	Ea.	5	\$34,517	1848
Note: School lacks an appropriate intrusion system.						
School lacks appropriate number of surveillance cameras.	Educational Adequacy	16	Ea.	5	\$70,691	1847
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		4	items		\$226,733	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3822
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		6	items		\$254,991	

Building: 01 - Main

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate sound control.	Educational Adequacy	3,985	SF	5	\$111,433	Rollup
Sub Total for System		1	items		\$111,433	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$442	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	30	Ea.	5	\$9,715	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$697	Rollup
Sub Total for System		3	items		\$10,854	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$3,973	Rollup
Room lacks a drinking fountain.	Educational Adequacy	17	Ea.	5	\$15,067	Rollup
Room lacks private toilets.	Educational Adequacy	7	Ea.	5	\$70,083	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	16	Ea.	5	\$19,437	Rollup
Sub Total for System		4	items		\$108,559	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	32	Ea.	3	\$146,693	Rollup
Room lacks Fixed Projector	Educational Adequacy	29	Ea.	4	\$94,610	Rollup
Room has insufficient dataports.	Educational Adequacy	236	Ea.	5	\$61,608	Rollup
Sub Total for System		3	items		\$302,911	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tackboard area.	Educational Adequacy	64	Ea.	3	\$22,004	Rollup
Room has insufficient writing area.	Educational Adequacy	3	Ea.	3	\$2,825	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	644	Ea.	5	\$7,012	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$4,725	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	48	Ea.	5	\$25,671	Rollup
Sub Total for System		5	items		\$62,238	
Sub Total for Building 01 - Main		16	items		\$595,995	
Total for Campus		22	items		\$850,985	



Facility Condition Assessment

Reyes Elementary School Condition Assessment

There are no Life Cycle records for this building

Reyes Elementary School Condition Assessment

Supporting Photos



Facility Condition Assessment

Central Office Condition Assessment

Summary of Findings

The Central Office facility located at 7965 Artcraft in El Paso, Texas, was built in 1978. It comprises 53,800 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$2,625,936. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

		A	B	C	D	E=C+D	F	G=E/F
No.	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$2,276,430	\$500,332	\$2,776,762		
	Main Bldg	53,800	1978	\$349,506	\$1,282,411	\$1,631,917	\$13,632,920	11.97%
Totals		53,800		\$2,625,936	\$1,782,743	\$4,408,679	\$13,632,920	32.34%



Facility Condition Assessment

Central Office Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$978	-	\$169,910	-	-	\$170,887
Educational Adequacy	-	\$124,104	-	\$1,496,040	\$34,517	\$1,654,661
Repair	\$167,209	\$122,035	\$33,205	\$465,057	\$12,882	\$800,387
Total	\$168,187	\$246,139	\$203,114	\$1,961,097	\$47,399	\$2,625,936

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$7,640	-	-	\$7,640
Roofing	\$978	\$287	-	-	\$657	\$1,922
Structural	-	-	-	-	-	\$0
Exterior	-	\$99,324	-	-	-	\$99,324
Interior	-	-	\$8,481	\$460,320	\$12,224	\$481,025
Mechanical	-	-	\$23,456	-	-	\$23,456
Electrical	\$167,209	\$146,528	-	-	-	\$313,737
Plumbing	-	-	\$63,059	-	-	\$63,059
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	\$1,496,040	\$34,517	\$1,530,557
Conveyances	-	-	\$99,324	-	-	\$99,324
Specialties	-	-	\$1,155	\$4,737	-	\$5,892
Other	-	-	-	-	-	\$0
Total	\$168,187	\$246,139	\$203,114	\$1,961,097	\$47,399	\$2,625,936



Facility Condition Assessment

Central Office Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

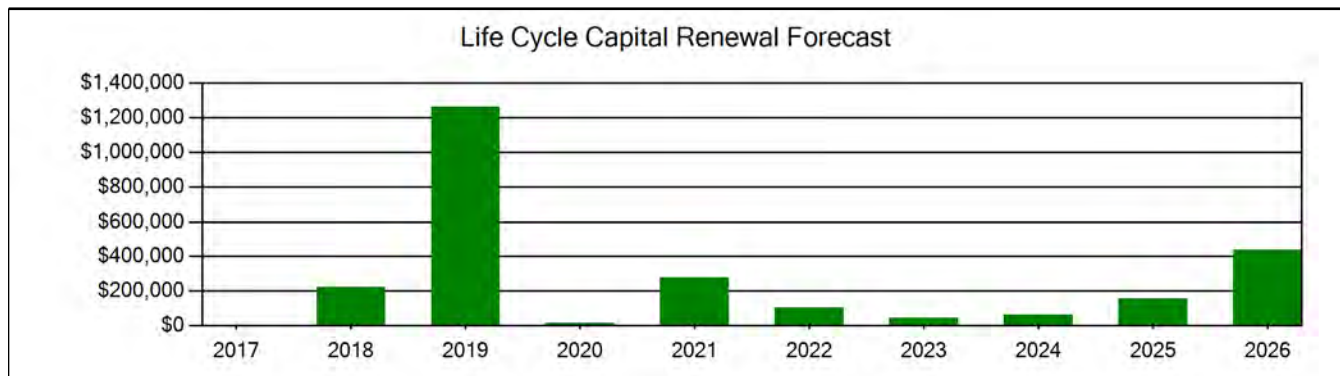
The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$1,782,743.00



Facility Condition Assessment Central Office Condition Assessment

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections						Total	\$/GSF
	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	7,640	0	0	500,332	0	0	\$500,332	\$9.30
Roofing	1,922	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	99,324	0	156,151	0	0	0	\$156,151	\$2.90
Interior	481,025	0	68,848	242,629	0	253,329	\$564,806	\$10.50
Mechanical	23,456	0	0	384,794	16,943	11,376	\$413,113	\$7.68
Electrical	313,737	0	0	0	0	0	\$0	\$0.00
Plumbing	63,059	0	0	4,852	0	12,574	\$17,426	\$0.32
Fire and Life Safety	0	0	0	130,915	0	0	\$130,915	\$2.43
Technology	1,530,557	0	0	0	0	0	\$0	\$0.00
Conveyances	99,324	0	0	0	0	0	\$0	\$0.00
Specialties	5,892	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	2,625,936	0	224,999	1,263,522	16,943	277,279	\$1,782,743	\$33.14





Facility Condition Assessment

Central Office Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Central Office facility has an overall FCI of 32.3%

The total current cost for all building deficiencies is \$2,625,936; which includes \$2,276,430 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$13,632,920.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment Central Office Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Repair	1	SF	3	\$7,640	90
Note: Rear of bld, east side of warehouse, concrete stairs . Stair treads are severely cracked, trip and fall hazard. Repair/replace as necessary with new steps or stair repairs.						
Location: Site, rear steps to parking lot						
Sub Total for System		1 items			\$7,640	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Renovation is required	Repair	1	Ea.	4	\$460,320	3900
Note: Install proper central technology data center/computer storage area.						
Sub Total for System		1 items			\$460,320	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Requires Replacement	Repair	1	Ea.	1	\$126,647	3898
Note: Install a new backup generator for data center/technology.						
School site lacks appropriate lighting.	Educational Adequacy	28	Ea.	2	\$124,104	1837
Note: School site lacks appropriate lighting.						
The Pole Lighting Is Damaged And Should Be Replaced	Repair	5	Ea.	2	\$22,424	60
Note: Inadequate parking lot lighting, rear of building, especially rear lower level. Needed to improve safety of employees.						
Location: Rear Parking lot						
Sub Total for System		3 items			\$273,175	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Campus Core Switch Allowance	Educational Adequacy	1	LS	4	\$345,240	3897
Note: Overall district core switch						
Install Wide Area Network	Educational Adequacy	1	LS	4	\$1,150,800	3899
School lacks an appropriate intrusion system.	Educational Adequacy	1	Ea.	5	\$34,517	1849
Note: School lacks an appropriate intrusion system.						
Sub Total for System		3 items			\$1,530,557	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3814
Note: Dumpster ramps						
Sub Total for System		1 items			\$4,737	
Sub Total for School and Site Level		9 items			\$2,276,430	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Permanent roof access is required	Code Compliance	8	LF	1	\$978	102
Note: No safe roof access from high level to the lower office level for maintenance personnel						
Location: Roof, access to lower level above offices						
Debris In Gutters Requires Removal	Repair	200	LF	2	\$287	97
Note: Debris in gutters						
Location: Roof						
Splash Blocks Are Required	Repair	7	Ea.	5	\$657	98
Note: Splashblocks missing at gutter downspouts						
Location: Exterior						
Sub Total for System		3 items			\$1,922	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement	Repair	1	Door	2	\$99,324	567
Note: Deferred Bond Project, Renovation of entry way. CISD estimate \$65,000						
Location: Entry way						
Sub Total for System		1 items			\$99,324	



Facility Condition Assessment Central Office Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device	Code Compliance	1	Ea.	3	\$8,481	92
Note: Main entry door is not ADA Compliant Location: Entry door						
The Concrete Flooring Requires Repair or Repainting	Repair	500	SF	5	\$12,224	569
Note: Deferred Bond Project, Replace epoxy floor paint in the IT room. Cisd estimate \$8,000						
Sub Total for System		2	items		\$20,705	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	5	Ea.	3	\$23,456	61
Note: Replace Evaporative cooling units with refrigerant units. Cisd identified deficiency. Location: Roof						
Sub Total for System		1	items		\$23,456	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Requires Replacement	Repair	1	Ea.	1	\$40,561	100
Note: There is no back up generator to supply power to the district Data Servers Location: Site						
Sub Total for System		1	items		\$40,561	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Restroom is Not ADA Compliant	Code Compliance	450	SF	3	\$22,749	93
Note: Three restrooms in the building are not ADA compliant, remodel for compliancy Location: Service / Whse area restrooms						
The Restroom is Not ADA Compliant	Code Compliance	1	SF	3	\$38,201	568
Note: Deferred Bond Project, ADA Upgrades. Cisd estimate \$25,000						
The Toilets Plumbing Fixtures Require Replacement	Repair	1	Ea.	3	\$2,109	99
Note: Broken Toilet Location: Mens RR near Superintendents office						
Sub Total for System		3	items		\$63,059	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Building Lacks An Elevator For Access To The Upper Floors	Code Compliance	1	Stop	3	\$99,324	570
Note: Deferred Bond Project, lift from bottom floor to top floor. Cisd Estimate \$65,000 Location: Warehouse						
Sub Total for System		1	items		\$99,324	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	10	LF	3	\$1,155	91
Note: Replace Administrative counter with ADA compliant Location: Administrative office						
Sub Total for System		1	items		\$1,155	
Sub Total for Building 01 - Main Building		13	items		\$349,506	
Total for Campus		22	items		\$2,625,936	



Facility Condition Assessment

Central Office Condition Assessment

Central Office - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt	1978	127	CAR	\$250,166	3
Parking Lot Pavement	Asphalt	1978	127	CAR	\$250,166	3
Sub Total for System			2	items	\$500,331	
Sub Total for Building -			2	items	\$500,331	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1978	34,970	SF	\$156,151	2
Sub Total for System			1	items	\$156,151	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1978	7,532	SF	\$68,848	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1978	21,520	SF	\$90,759	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	1978	49,496	SF	\$151,870	3
Suspended Plaster and	Painted ceilings	1978	32,280	SF	\$79,907	5
Resilient Flooring	Vinyl Composition Tile Flooring	1978	22,596	SF	\$173,422	5
Sub Total for System			5	items	\$564,807	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2002	17	Ea.	\$265,017	3
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	2002	5	Ea.	\$119,777	3
Decentralized Heating Equipment	Radiant Heater - Infrared Gas	1978	7	Ea.	\$16,943	4
Decentralized Heating Equipment	Heating Unit Vent - Gas	1978	1	Ea.	\$11,376	5
Sub Total for System			4	items	\$413,113	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1978	1	Ea.	\$4,852	3
Plumbing Fixtures	Refrigerated Drinking Fountain	1978	6	Ea.	\$12,574	5
Sub Total for System			2	items	\$17,426	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2000	53,800	SF	\$130,915	3
Sub Total for System			1	items	\$130,915	
Sub Total for Building 01 - Main Building			13	items	\$1,282,411	
Total for: Central Office			15	items	\$1,782,742	



Facility Condition Assessment Central Office Condition Assessment

Central Office Condition Assessment Supporting Photos



Canutillo_Central_Office



Canutillo_Central_Office



Canutillo_Central_Office School Board Room



Canutillo_Central_Office Computer Room fire suppression



Facility Condition Assessment Central Office Condition Assessment



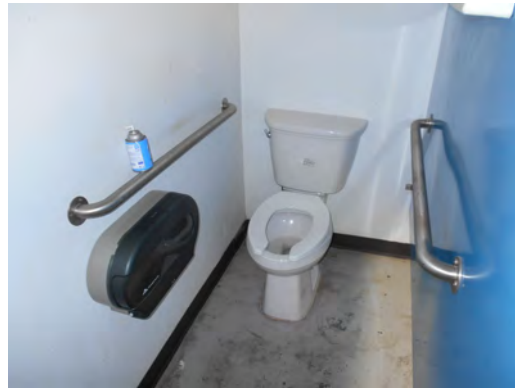
Canutillo_Central_Office Warehouse Sprinkler system



Canutillo_Central_Office Old evaporative coolers



Canutillo_Central_Office Main Entry not ADA Compliant



Canutillo_Central_Office Restroom not ADA Compliant



Canutillo_Central_Office No safe roof access from upper level
(roof hatch) to to the lower level over offices



Facility Condition Assessment

Lone Star Building Condition Assessment

Summary of Findings

The Lone Star Building facility located at 7017 5th Street in Canutillo, Texas, was built in 1943. It comprises 93,960 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$4,476,044. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
	Exterior Site			\$1,051,846	\$110,344	\$1,162,190		
01	Main Bldg	54,000	1943	\$1,055,655	\$1,560,541	\$2,616,196	\$13,683,600	19.12%
02	Unused Bldg	32,000	1943	\$1,670,533	\$1,220,266	\$2,890,799	\$8,108,800	35.65%
02	Lone Star Cottage 1	3,500	1943	\$348,948	\$0	\$348,948	\$886,900	39.34%
02	Lone Star Cottage 2	4,460	1943	\$349,061	\$0	\$349,061	\$1,130,164	30.89%
Totals		93,960		\$4,476,044	\$2,891,151	\$7,367,195	\$23,809,464	30.94%



Facility Condition Assessment

Lone Star Building Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	\$51,419	-	\$389,039	\$5,010	-	\$445,468
Educational Adequacy	-	\$124,104	-	-	\$34,517	\$158,621
Repair	\$131,255	\$1,483,036	\$723,260	\$1,114,373	\$420,030	\$3,871,954
Total	\$182,673	\$1,607,140	\$1,112,300	\$1,119,383	\$454,548	\$4,476,044

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	\$48,363	\$729,917	\$192,256	\$666,863	\$59,591	\$1,696,990
Roofing	\$131,255	\$109,972	\$3,056	\$78,786	\$856	\$323,925
Structural	-	-	-	-	-	\$0
Exterior	-	\$412,892	\$16,495	\$195,092	\$82,379	\$706,858
Interior	-	\$183,807	\$128,972	\$106,316	\$277,204	\$696,299
Mechanical	-	-	\$293,628	-	-	\$293,628
Electrical	\$3,056	\$152,478	\$5,958	-	-	\$161,492
Plumbing	-	-	\$471,935	\$36,664	-	\$508,598
Fire and Life Safety	-	\$18,074	-	-	-	\$18,074
Technology	-	-	-	-	\$34,517	\$34,517
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$35,661	-	\$35,661
Other	-	-	-	-	-	\$0
Total	\$182,673	\$1,607,140	\$1,112,300	\$1,119,383	\$454,548	\$4,476,044



Facility Condition Assessment

Lone Star Building Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$2,891,151.00

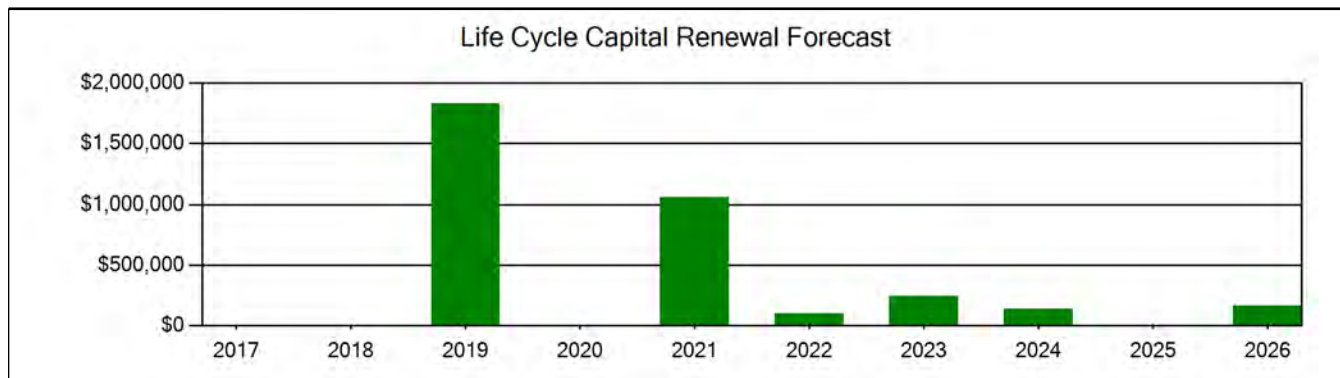


Facility Condition Assessment

Lone Star Building Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	1,696,990	0	0	110,344	0	0	\$110,344	\$1.17
Roofing	323,925	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	706,858	0	0	303,291	0	206,266	\$509,557	\$5.42
Interior	696,299	0	0	1,274,600	0	495,554	\$1,770,154	\$18.84
Mechanical	293,628	0	0	0	0	0	\$0	\$0.00
Electrical	161,492	0	0	0	0	216,063	\$216,063	\$2.30
Plumbing	508,598	0	6,287	0	0	106,112	\$112,399	\$1.20
Fire and Life Safety	18,074	0	0	131,402	0	0	\$131,402	\$1.40
Technology	34,517	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	35,661	0	0	10,308	0	30,924	\$41,232	\$0.44
Other	0	0	0	0	0	0	\$0	\$0.00
Total	4,476,044	0	6,287	1,829,945	0	1,054,919	\$2,891,151	\$30.77





Facility Condition Assessment

Lone Star Building Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Lone Star Building facility has an overall FCI of 30.9%

The total current cost for all building deficiencies is \$4,476,044; which includes \$1,051,846 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$23,809,464.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Lone Star Building Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Repair	5,500	SF	3	\$66,638	538
The Car Accessible Parking Spaces Are Not Properly Striped	Code Compliance	36	Ea.	3	\$8,664	564
The Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	Code Compliance	7,000	SQFT	3	\$58,113	593
Location: Lone Star Cottage 1						
The Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	Code Compliance	7,000	SQFT	3	\$58,113	628
Location: Lone Star Cottage 2						
The Van Accessible Parking Spaces Are Not Properly Striped	Code Compliance	4	Ea.	3	\$204	563
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	Code Compliance	4	Ea.	3	\$523	565
Asphalt Paving Requires Replacement	Repair	40	CAR	4	\$78,792	536
Site Marquee Is Damaged And Requires Replacement	Repair	80	Ea.	4	\$588,071	533
Paving Requires Restriping	Repair	40	CAR	5	\$535	537
Site Signage Requires Replacement	Repair	80	Ea.	5	\$19,889	534
Tree Requires Replacement	Repair	8	Ea.	5	\$4,975	535
Sub Total for System		11	items		\$884,518	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Overflow Drain And Piping Is Missing And Is Needed	Repair	1	Ea.	3	\$3,056	661
Note: Storm water drain covers are missing, approx 6 locations around the building						
Sub Total for System		1	items		\$3,056	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	Code Compliance	4	Ea.	3	\$914	566
Sub Total for System		1	items		\$914	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	28	Ea.	2	\$124,104	1838
Note: School site lacks appropriate lighting.						
Sub Total for System		1	items		\$124,104	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks an appropriate intrusion system.	Educational Adequacy	1	Ea.	5	\$34,517	1850
Note: School lacks an appropriate intrusion system.						
Sub Total for System		1	items		\$34,517	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3820
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		16	items		\$1,051,846	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Ramp is not ADA Compliant	Code Compliance	51	LF	1	\$48,363	561
Sub Total for System		1	items		\$48,363	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal	Repair	400	LF	2	\$2,298	554
Gutter Joints Require Repair	Repair	40	Ea.	2	\$11,686	555
The Roof Requires Cleaning	Repair	54,000	SF	4	\$4,951	553
Splash Blocks Are Required	Repair	8	Ea.	5	\$856	556
Sub Total for System		4	items		\$19,791	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Repair	2,160	SF	2	\$172,044	544
The Wood Exterior Door Is Damaged And Requires Replacement	Repair	1	Door	2	\$3,411	543



Facility Condition Assessment

Lone Star Building Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Soffit Is Damaged And Requires Replacement	Repair	1,080	SF	4	\$47,807	541
The Exterior Wood Requires Replacement (Bldg SF)	Repair	2,160	SF	4	\$40,635	542
The Exterior Requires Cleaning	Repair	1,500	SF Wall	5	\$2,613	539
Note: Clean graffiti from exterior.						
The Exterior Requires Painting	Repair	4,320	SF Wall	5	\$13,243	540
Sub Total for System		6 items			\$279,753	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Repair	96	Door	2	\$183,807	551
The Ceramic Tile Flooring Requires Replacement	Repair	1,620	SF	3	\$24,392	549
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	Code Compliance	6	Ea.	3	\$6,014	558
Interior Gypboard Walls Require Repair	Repair	4,920	SF Wall	4	\$22,831	547
The Gypboard Ceilings Are Damaged And Requires Repair	Repair	900	SF	4	\$5,776	545
The Handrails In The Stair Area Are Not ADA Compliant	Code Compliance	48	LF	4	\$5,010	562
Interior Doors Require Repair	Repair	48	Door	5	\$36,673	550
Interior Gypboard Walls Require Repainting	Repair	52,920	SF Wall	5	\$153,643	548
The Gypboard Ceilings Are Damaged And Requires Repainting	Repair	35,100	SF	5	\$86,888	546
Sub Total for System		9 items			\$525,035	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical wiring requires replacement	Code Compliance	1	LF	1	\$3,056	663
Note: The electrical wiring on the roof is not properly secured and safe for workers on the roof.						
Location: Roof						
Sub Total for System		1 items			\$3,056	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Lavatory/Sink is not ADA Compliant	Code Compliance	6	Ea.	3	\$14,564	560
The Gas Water Heater Requires Replacement	Repair	1	Ea.	3	\$2,364	665
Location: Old kitchen not in use						
The Restroom Grab Bars are not ADA Compliant	Code Compliance	6	Ea.	3	\$1,609	559
The Restroom is Not ADA Compliant	Code Compliance	600	SF	3	\$109,066	557
The Sanitary Sewer Piping Requires Replacement	Repair	1	SF	3	\$3,056	664
Note: A sink was added inside classroom, drain routed to an exterior storm sewer, not the correct sanitary sewer system.						
Location: Main Bld, north side						
Sub Total for System		5 items			\$130,659	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Repair	2	Ea.	2	\$18,074	660
Note: The kitchen exhaust hood is not working. The entire kitchen is not in working condition, and will require significant remodeling and all new equipment if it to be brought "on line" in the future						
Location: Kitchen						
Sub Total for System		1 items			\$18,074	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Repair	150	LF	4	\$30,924	552
Sub Total for System		1 items			\$30,924	
Sub Total for Building 01 - Main Building		28 items			\$1,055,655	

Building: 02 - Lone Star Cottage 1

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Benches Are Damaged And Require Replacement	Repair	8	Ea.	5	\$17,096	594
Small Benches Are Damaged And Require Replacement	Repair	8	Ea.	5	\$17,096	613
Gas Piping Requires Replacement (SF Basis)	Repair	32,000	SF	2	\$729,917	648
Sub Total for System		3 items			\$764,109	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Repair	3,500	SF	1	\$19,173	591
The Wood Roof Subdeck Is Damaged And Requires Replacement	Repair	3,500	SF	2	\$42,206	592



Facility Condition Assessment

Lone Star Building Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Repair	4,460	SF	1	\$24,432	611
The Wood Roof Subdeck Is Damaged And Requires Replacement	Repair	4,460	SF	2	\$53,782	612
Shingle Roof Requires Replacement	Repair	16,000	SF	1	\$87,649	636
Location: TPO						
The Roof Requires Cleaning	Repair	32,000	SF	4	\$73,836	637
Sub Total for System		6 items			\$301,078	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Repair	312	SF	2	\$24,851	600
The Metal Exterior Door Requires Replacement	Repair	3	Door	2	\$11,511	598
Exterior Door Hardware Requires Replacement	Repair	3	Ea.	3	\$7,791	599
The Exterior Soffit Is Damaged And Requires Replacement	Repair	1,500	SF	4	\$66,398	597
Note:						
The Exterior Requires Painting	Repair	491	SF Wall	5	\$1,505	596
The Aluminum Window Is Damaged And Requires Replacement	Repair	312	SF	2	\$24,851	618
The Metal Exterior Door Requires Replacement	Repair	1	Door	2	\$3,837	616
Exterior Door Hardware Requires Replacement	Repair	4	Ea.	3	\$7,791	617
The Exterior Soffit Is Damaged And Requires Replacement	Repair	625	SF	4	\$27,666	615
Note:						
The Exterior Wood Requires Replacement (Bldg SF)	Repair	669	SF	4	\$12,586	630
The Exterior Requires Cleaning	Repair	4,460	SF Wall	5	\$7,769	629
The Exterior Requires Painting	Repair	4,460	SF Wall	5	\$1,505	614
The Aluminum Window Is Damaged And Requires Replacement	Repair	960	SF	2	\$76,464	642
The Metal Exterior Door Requires Replacement	Repair	25	Door	2	\$95,924	643
The Exterior Requires Cleaning	Repair	32,000	SF Wall	5	\$55,743	635
Sub Total for System		15 items			\$426,191	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Repair	7	Door	3	\$14,681	605
The Vinyl Composition Tile Requires Replacement	Repair	3,500	SF	3	\$26,862	604
Interior Gypboard Walls Require Repair	Repair	3,500	SF Wall	4	\$16,242	603
The Gypboard Ceilings Are Damaged And Requires Replacement	Repair	3,500	SF	4	\$15,724	602
Interior Doors Require Replacement	Repair	8	Door	3	\$16,778	622
The Vinyl Composition Tile Requires Replacement	Repair	4,460	SF	3	\$34,230	621
Interior Gypboard Walls Require Repair	Repair	4,460	SF Wall	4	\$20,697	620
The Gypboard Ceilings Are Damaged And Requires Replacement	Repair	4,460	SF	4	\$20,036	619
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	Code Compliance	6	Ea.	3	\$6,014	639
Sub Total for System		9 items			\$171,264	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Repair	3,500	SF	3	\$36,020	608
Replace Unit Vent	Repair	4	Ea.	3	\$45,505	607
Replace Unit Vent	Repair	4	Ea.	3	\$45,505	624
Electric Unit Heater Requires Replacement	Repair	1	Ea.	3	\$1,695	657
The Steam/Hot Water Radiant Heater Requires Replacement	Repair	16	Ea.	3	\$28,752	656
The Steel Tube Boiler Requires Replacement	Repair	1	Ea.	3	\$136,150	655
Sub Total for System		6 items			\$293,628	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$2,532	609
The Mounted Building Lighting Should Be Replaced	Repair	1	Ea.	3	\$851	610
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$2,532	626
The Mounted Building Lighting Should Be Replaced	Repair	1	Ea.	3	\$851	627
The Panelboard Requires Replacement	Repair	2	Ea.	2	\$14,119	644
The Panelboard Requires Replacement	Repair	1	Ea.	2	\$9,191	645
The Mounted Building Lighting Should Be Replaced	Repair	5	Ea.	3	\$4,256	646
Sub Total for System		7 items			\$34,332	



Facility Condition Assessment

Lone Star Building Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Repair	5	Ea.	3	\$11,305	633
The Urinal Plumbing Fixtures Require Replacement	Repair	2	Ea.	3	\$2,986	634
Non-Refrigerated Drinking Fountain Requires Replacement	Repair	1	Ea.	4	\$2,356	631
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	5	Ea.	4	\$10,470	632
The Existing Lavatory/Sink is not ADA Compliant	Code Compliance	6	Ea.	3	\$14,564	641
The Gas Water Heater Requires Replacement	Repair	1	Ea.	3	\$2,364	647
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Repair	32,000	SF	3	\$166,279	649
The Restroom Grab Bars are not ADA Compliant	Code Compliance	6	Ea.	3	\$1,609	640
The Restroom is Not ADA Compliant	Code Compliance	600	SF	3	\$109,066	638
The Toilets Plumbing Fixtures Require Replacement	Repair	12	Ea.	3	\$27,131	653
The Urinal Plumbing Fixtures Require Replacement	Repair	4	Ea.	3	\$5,972	654
The Custodial Mop Or Service Sink Requires Replacement	Repair	2	Ea.	4	\$2,893	650
The Refrigerated Water Cooler Requires Replacement	Repair	3	Ea.	4	\$6,287	651
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Repair	7	Ea.	4	\$14,658	652
Sub Total for System		14	items		\$377,939	
Sub Total for Building 02 - Lone Star Cottage 1		60	items		\$2,368,542	
Total for Campus		104	items		\$4,476,044	



Facility Condition Assessment

Lone Star Building Condition Assessment

Lone Star Building - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	1943	4,000	SF	\$48,464	3
Pedestrian Pavement	Sidewalks - Asphalt	1943	18,000	SF	\$61,880	3
Sub Total for System			2	items	\$110,344	
Sub Total for Building -			2	items	\$110,344	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Stucco - Bldg SF basis	1943	1,620	SF	\$36,295	5
Exterior Operating Windows	Aluminum - Windows per SF	1943	198	SF	\$15,771	5
Exterior Operating Windows	Aluminum - Windows per SF	1943	828	SF	\$65,950	5
Exterior Entrance Doors	Steel - Insulated and Painted	1943	23	Door	\$88,250	5
Sub Total for System			4	items	\$206,265	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wood	1943	96	Door	\$201,336	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1943	18,900	SF	\$79,709	3
Suspended Plaster and	Painted ceilings	1943	35,100	SF	\$86,888	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1943	18,900	SF	\$90,231	5
Tile Wall Finish	Ceramic Tile wall	1943	1,080	SF	\$11,600	5
Resilient Flooring	Vinyl Composition Tile Flooring	1943	51,300	SF	\$393,723	5
Sub Total for System			6	items	\$863,488	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1943	54,000	SF	\$207,577	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1943	5	Ea.	\$4,256	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1943	4	Ea.	\$4,230	5
Sub Total for System			3	items	\$216,062	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1943	3	Ea.	\$6,287	2
Plumbing Fixtures	Restroom Lavatories	1943	15	Ea.	\$31,411	5
Plumbing Fixtures	Toilets	1943	20	Ea.	\$45,218	5
Plumbing Fixtures	Urinals	1943	5	Ea.	\$7,465	5
Plumbing Fixtures	Showers	1943	1	Ea.	\$10,977	5
Plumbing Fixtures	Mop/Service Sinks	1943	2	Ea.	\$2,893	5
Plumbing Fixtures	Classroom Lavatories	1943	5	Ea.	\$8,148	5
Sub Total for System			7	items	\$112,398	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1943	54,000	SF	\$131,402	3
Sub Total for System			1	items	\$131,402	

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1943	150	LF	\$30,924	5
Sub Total for System			1	items	\$30,924	
Sub Total for Building 01 - Main Building			22	items	\$1,560,540	

Building: 02 - Unused Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Stucco - Bldg SF basis	1943	11,200	SF	\$250,929	3
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1943	11,200	SF	\$50,011	3



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Lone Star Building Condition Assessment

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Soffits, Doors, and Trim (Bldg SF)	1943	3,200	SF	\$2,351	3
Sub Total for System			3	items	\$303,290	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wood	1943	96	Door	\$201,336	3
Interior Swinging Doors	Door Hardware	1943	96	Door	\$183,807	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1943	28,800	SF	\$121,462	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1943	28,800	SF	\$137,495	3
Suspended Plaster and	Painted ceilings	1943	3,200	SF	\$7,921	3
Tile Wall Finish	Ceramic Tile wall	1943	640	SF	\$6,874	3
Tile Flooring	Ceramic Tile	1943	960	SF	\$14,455	3
Resilient Flooring	Vinyl Composition Tile Flooring	1943	30,400	SF	\$233,317	3
Sub Total for System			8	items	\$906,667	

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1943	50	LF	\$10,308	3
Sub Total for System			1	items	\$10,308	
Sub Total for Building 02 - Unused Building			12	items	\$1,220,266	
Total for: Lone Star Building			36	items	\$2,891,149	



Facility Condition Assessment

Lone Star Building Condition Assessment

Lone Star Building Condition Assessment

Supporting Photos



Lone_Star_Buildings Main Classroom Bld



Lone_Star_Buildings Main bld



Lone_Star_Buildings Unused Bld exterior



Lone_Star_Buildings Unused Bld exterior



Facility Condition Assessment

Lone Star Building Condition Assessment



Lone_Star_Buildings Cottage 1



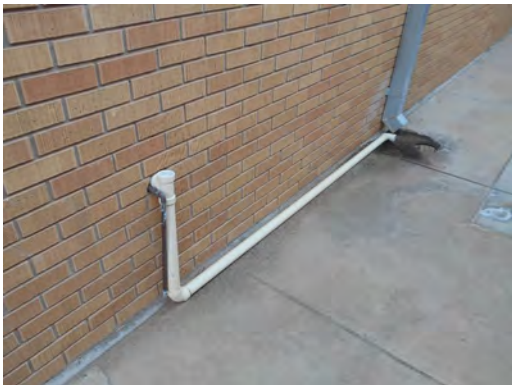
Lone_Star_Buildings Main bld, exterior window/wall system



Lone_Star_Buildings Main bld



Lone_Star_Buildings Main Building soffit



Lone_Star_Buildings Main Bld, interior sink drains to storm sewer



Lone_Star_Buildings Main Bld exterior doors



Facility Condition Assessment Lone Star Building Condition Assessment



Lone_Star_Buildings Main Bld, Tectum deck



Lone_Star_Buildings Cottage 2



Lone_Star_Buildings Main Bld Evaporative coolers



Lone_Star_Buildings Unused Bld, roof



Lone_Star_Buildings Unused bld, roof



Lone_Star_Buildings Unused bld, interior vandalism damage



Facility Condition Assessment

Lone Star Building Condition Assessment



Lone_Star_Buildings Cottage 1, Interior damage



Lone_Star_Buildings Cottage 1, Interior Damage



Lone_Star_Buildings Cottage 2, Classroom



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Summary of Findings

The Facilities & Transportation facility located at 7710 Cap Carter Road in Canutilo, Texas, was built in 1997. It comprises 16,000 gross square feet.

The total current deficiencies for this site, in 2015 construction cost dollars, are estimated at \$973,022. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to El Paso, Texas (82.2% of national average).

Facility Condition by Building

		A	B	C	D	E=C+D	F	G=E/F
No.	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-5)	Condition Cost + 5Y Life Cycle	Replacement Value	FCI (Condition Cost + 5 Yr)
01	Exterior Site			\$549,956	\$234,407	\$784,363		
	Main Bldg	16,000	1997	\$423,066	\$282,988	\$706,054	\$4,054,400	17.41%
Totals		16,000		\$973,022	\$517,395	\$1,490,417	\$4,054,400	36.76%



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Current Deficiencies

The following table summarizes the current deficiencies according to the category of deficiency observed with its priority. ADA Compliance items are condition concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may fall under grandfather clauses, allowing the building to operate under the codes that were in effect at the time of construction but are no longer current. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Functional Deficiencies are related to components or systems that have failed before the end of their useful life.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Code Compliance	-	-	\$9,635	-	-	\$9,635
Educational Adequacy	-	\$124,104	\$42,786	-	\$34,517	\$201,407
Repair	-	\$119,189	\$256,041	\$386,751	-	\$761,980
Total	\$0	\$243,293	\$308,461	\$386,751	\$34,517	\$973,022

The following table summarizes the current deficiencies for this site by building systems and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$382,014	-	\$382,014
Roofing	-	\$99,324	-	-	-	\$99,324
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$8,481	-	-	\$8,481
Mechanical	-	\$15,281	\$49,753	-	-	\$65,034
Electrical	-	\$128,688	\$42,786	-	-	\$171,474
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	\$34,517	\$34,517
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	\$207,442	\$4,737	-	\$212,179
Other	-	-	-	-	-	\$0
Total	\$0	\$243,293	\$308,461	\$386,751	\$34,517	\$973,022



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next five years. The five year capital renewal cost is \$517,395.00

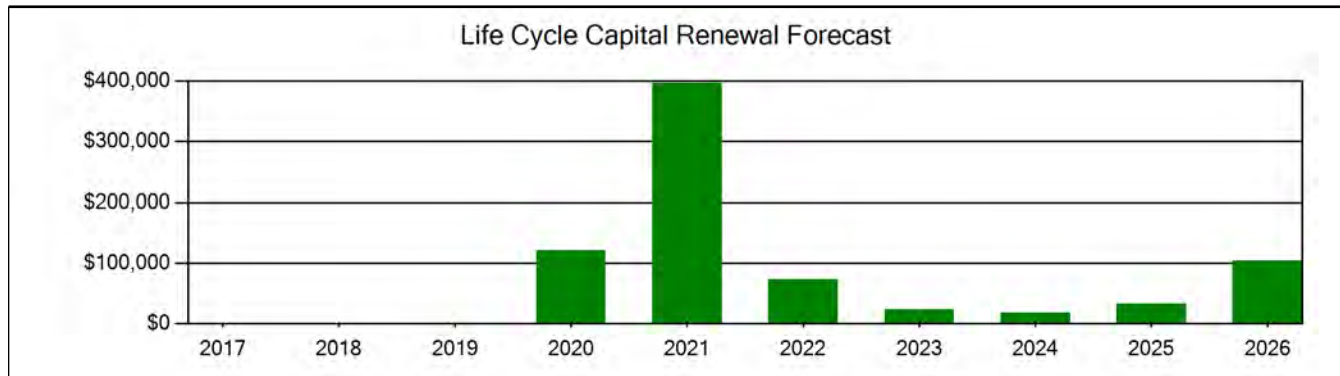


Facility Condition Assessment

Facilities & Transportation Condition Assessment

Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total	\$/GSF
		Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Site	382,014	0	0	0	0	234,407	\$234,407	\$14.65
Roofing	99,324	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	71,444	\$71,444	\$4.47
Interior	8,481	0	0	0	14,625	76,085	\$90,710	\$5.67
Mechanical	65,034	0	0	0	67,540	0	\$67,540	\$4.22
Electrical	171,474	0	0	0	0	8,073	\$8,073	\$0.50
Plumbing	0	0	0	0	0	6,287	\$6,287	\$0.39
Fire and Life Safety	0	0	0	0	38,934	0	\$38,934	\$2.43
Technology	34,517	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	\$0	\$0.00
Specialties	212,179	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	\$0	\$0.00
Total	973,022	0	0	0	121,099	396,296	\$517,395	\$32.34





Facility Condition Assessment

Facilities & Transportation Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Total Replacement Cost. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost for replacing the facility.

The Facilities & Transportation facility has an overall FCI of 36.8%

The total current cost for all building deficiencies is \$973,022; which includes \$549,956 in site level deficiencies that are included in the FCI calculation.

The Total Replacement Cost 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 El Paso, Texas area. The estimated replacement cost for this facility is \$4,054,400.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by representative photos taken during the assessment.



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Requires Replacement	Repair	1	CAR	4	\$382,014	576
Note: Deferred Bond Project. Additional paving for buses. CISD estimate \$250,000						
Sub Total for System		1	items		\$382,014	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Is Damaged And Requires Repair	Repair	1	KW	2	\$4,584	3806
Note: Cummins generator repairs						
School site lacks appropriate lighting.	Educational Adequacy	28	Ea.	2	\$124,104	1839
Note: School site lacks appropriate lighting.						
Sub Total for System		2	items		\$128,688	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks an appropriate intrusion system.	Educational Adequacy	1	Ea.	5	\$34,517	1851
Note: School lacks an appropriate intrusion system.						
Sub Total for System		1	items		\$34,517	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Exterior Ramp	Repair	1	LS	4	\$4,737	3818
Note: Dumpster ramps						
Sub Total for System		1	items		\$4,737	
Sub Total for School and Site Level		5	items		\$549,956	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Re-Seal Metal Roof Panel Laps (Seams) Require Repair And Re-Seal	Repair	1	LF	2	\$99,324	580
Note: Deferred Bond Project. Waterproof and coat/seal metal roof. CISD estimate \$65,000						
Sub Total for System		1	items		\$99,324	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device	Code Compliance	1	Ea.	3	\$8,481	58
Note: Missing ADA door power assist						
Location: Entry Door						
Sub Total for System		1	items		\$8,481	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
DBR: Replace Exhaust Fans	Repair	1	Ea.	2	\$15,281	582
Note: Deferred Bond Project. HVAC exhaust ventilation system at bus bays. CISD estimate \$10,000						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Repair	8	Ea.	3	\$37,529	56
Note: Replace Swamp Coolers, CISD identified deficiency						
Location: Roof						
The Infrared Electric Radiant Heater Requires Replacement	Repair	1	Ea.	3	\$12,224	578
Note: Deferred Bond Project. Heating at transportation bays. CISD estimate \$8,000						
Sub Total for System		3	items		\$65,034	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Power Service Is Inadequate And Should Be Upgraded	Educational Adequacy	1	Amps	3	\$42,786	577
Note: Deferred Bond Project. Electrical power upgrades for IT and Transportation. CISD estimate \$28,000						
Sub Total for System		1	items		\$42,786	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Counter Heights Exceed Maximum ADA Height Requirements	Code Compliance	10	LF	3	\$1,154	57
Note: Replace Administrative counter with ADA compliant						
Location: Administrative area						
Vehicle lift damaged, replace	Repair	1	Ea.	3	\$114,604	579
Note: Deferred Bond Project. Install lift system at transportation bays. CISD estimate \$75,000						



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vehicle lift damaged, replace	Repair	1	Ea.	3	\$91,683	581
Note: Deferred Bond Project. Wash bay and drain basin. CISD estimate \$60,000						
Sub Total for System		3	items		\$207,442	
Sub Total for Building 01 - Main Building		9	items		\$423,066	
Total for Campus		14	items		\$973,022	



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Facilities & Transportation - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	1997	119	CAR	\$234,407	5
Sub Total for System			1	items	\$234,407	
Sub Total for Building -			1	items	\$234,407	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1997	16,000	SF	\$71,444	5
Sub Total for System			1	items	\$71,444	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1997	1,600	SF	\$14,625	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1997	6,400	SF	\$26,992	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1997	16,000	SF	\$49,093	5
Sub Total for System			3	items	\$90,710	

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)	1997	10	Ea.	\$57,440	4
Decentralized Cooling	Thru-Wall AC (2 Ton)	1997	2	Ea.	\$10,100	4
Sub Total for System			2	items	\$67,540	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1997	7	Ea.	\$5,958	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1997	2	Ea.	\$2,115	5
Sub Total for System			2	items	\$8,073	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1997	3	Ea.	\$6,287	5
Sub Total for System			1	items	\$6,287	

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1997	16,000	SF	\$38,934	4
Sub Total for System			1	items	\$38,934	
Sub Total for Building 01 - Main Building			10	items	\$282,988	
Total for: Facilities & Transportation			11	items	\$517,395	



Facility Condition Assessment

Facilities & Transportation Condition Assessment

Facilities & Transportation Condition Assessment

Supporting Photos



Canutillo_Facilities_Transportation



Canutillo_Facilities_Transportation



Canutillo_Facilities_Transportation



Canutillo_Facilities_Transportation



Facility Condition Assessment

Facilities & Transportation Condition Assessment



Canutillo_Facilities_Transportation Safety Shower



Canutillo_Facilities_Transportation Warehouse



Canutillo_Facilities_Transportation Bus Service Area



Canutillo_Facilities_Transportation Evaporative Cooler Deficiency



Canutillo_Facilities_Transportation Countertop not ADA compliant



Canutillo_Facilities_Transportation Entry doors not ADA Compliant