



FACILITY CONDITION ASSESSMENT

Akins HS | February 2022



Executive Summary

Akins HS is located at 10701 S 1st St in Austin, Texas. The oldest building is 20 years old (at time of 2020 assessment). It comprises 349,289 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$10,221,696. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Akins HS the ten-year need is \$32,421,704.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Akins HS facility has a 5-year FCA score of 80.43%.

Summary of Findings

The table below summarizes the condition findings at Akins HS

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$2,039,019	\$887,031	\$1,960,235	\$2,926,050	\$4,886,285	\$0	
Permanent Building(s)								
017A	Main building includes Administration Offices & Classrooms	\$4,226,912	\$10,014,541	\$2,329,503	\$14,241,453	\$16,570,956	\$57,628,940	75.29%
017B	Theater Building (includes Band Hall & Choir)	\$286,829	\$1,364,978	\$1,231,628	\$1,651,807	\$2,883,435	\$25,293,730	93.47%
017C	Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)	\$3,443,076	\$539,804	\$274,787	\$3,982,880	\$4,257,667	\$23,769,620	83.24%
017D	Stand-Alone Cafeteria (includes Main Mechanical Room)	\$161,610	\$427,286	\$1,230,275	\$588,896	\$1,819,171	\$7,136,900	91.75%
017E	Greenhouse	\$26,323	\$82,818	\$11,121	\$109,141	\$120,262	\$179,752	39.28%
017F	Stand-Alone Classroom Building	\$19,469	\$884,899	\$551,682	\$904,368	\$1,456,050	\$6,111,995	85.20%
017G	Stand-Alone Classroom Building (Science)	\$13,698	\$235,133	\$166,784	\$248,831	\$415,615	\$5,760,289	95.68%
017H	Outdoor Restrooms and Storage	\$4,760	\$0	\$7,503	\$4,760	\$12,263	\$141,060	96.63%
Sub Total for Permanent Building(s):		\$8,182,677	\$13,549,459	\$5,803,283	\$21,732,136	\$27,535,419	\$126,022,286	
Total for Site:		\$10,221,696	\$14,436,490	\$7,763,518	\$24,658,186	\$32,421,704	\$126,022,286	80.43%

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$12,384	\$110,356	\$1,916,278	\$2,039,019	19.95 %
Roofing	\$0	\$0	\$3,253	\$0	\$0	\$3,253	0.03 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$62,854	\$213,228	\$1,663	\$277,745	2.72 %
Interior	\$0	\$0	\$245,295	\$1,054,945	\$189,322	\$1,489,563	14.57 %
Mechanical	\$0	\$770,282	\$16,072	\$69	\$14,539	\$800,962	7.84 %
Electrical	\$0	\$19,882	\$4,669,306	\$0	\$0	\$4,689,188	45.87 %
Plumbing	\$0	\$0	\$0	\$525	\$0	\$525	0.01 %
Fire and Life Safety	\$514	\$0	\$0	\$0	\$0	\$514	0.01 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$874,065	\$46,862	\$920,927	9.01 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$514	\$790,164	\$5,009,166	\$2,253,188	\$2,168,664	\$10,221,696	

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

Electrical	-	\$4,689,188
Site	-	\$2,039,019
Interior	-	\$1,489,563

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

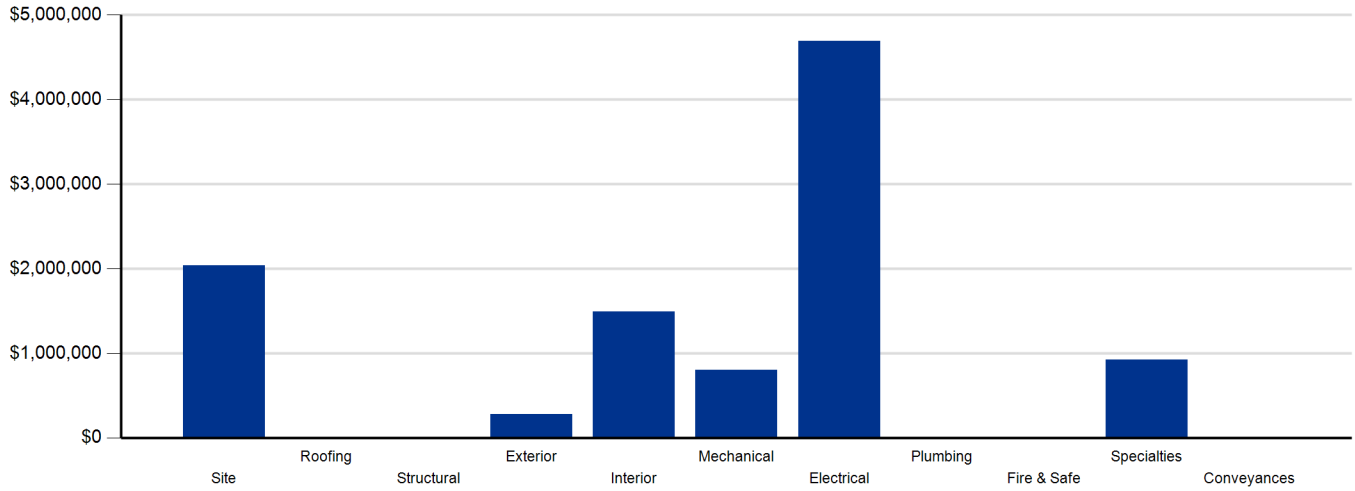


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$5,830	\$0	\$0	\$0	\$735,709	\$741,539
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$16,292	\$0	\$43,866	\$49,182	\$109,340
Interior	\$0	\$526,574	\$140,559	\$957,783	\$2,086,157	\$3,711,073
Mechanical	\$0	\$10,544	\$429,947	\$1,135,590	\$4,814,995	\$6,391,076
Electrical	\$0	\$0	\$0	\$56,446	\$704,138	\$760,584
Plumbing	\$0	\$0	\$2,684	\$18,973	\$121,227	\$142,884
Fire and Life Safety	\$0	\$0	\$0	\$0	\$649,332	\$649,332
Conveyances	\$0	\$0	\$98,739	\$0	\$0	\$98,739
Specialties	\$0	\$0	\$149,632	\$1,303,810	\$378,481	\$1,831,923
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,830	\$553,410	\$821,561	\$3,516,468	\$9,539,221	\$14,436,490

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$741,539	\$0	\$0	\$0	\$0	\$1,962,354	\$1,962,354	\$2,703,893
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$109,340	\$0	\$200,748	\$0	\$16,292	\$1,265,888	\$1,482,928	\$1,592,268
Interior	\$3,711,073	\$0	\$179,640	\$57,700	\$1,510,538	\$314,093	\$2,061,971	\$5,773,044
Mechanical	\$6,391,076	\$0	\$71,926	\$122,884	\$229,560	\$321,227	\$745,597	\$7,136,673
Electrical	\$760,584	\$0	\$0	\$0	\$0	\$1,490,528	\$1,490,528	\$2,251,112
Plumbing	\$142,884	\$0	\$0	\$6,384	\$0	\$417,251	\$423,635	\$566,519
Fire and Life Safety	\$649,332	\$0	\$0	\$0	\$182,708	\$0	\$182,708	\$832,040
Conveyances	\$98,739	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$106,724
Specialties	\$1,831,923	\$0	\$0	\$0	\$0	\$0	\$0	\$1,831,923
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$14,436,490	\$0	\$452,314	\$186,968	\$1,939,098	\$5,779,326	\$8,357,706	\$22,794,196

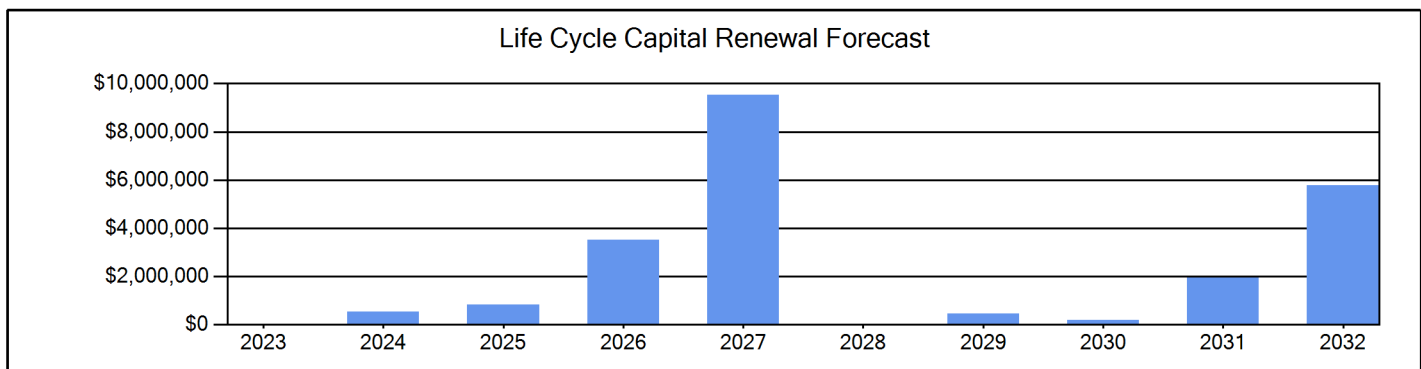


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$126,022,286. For planning purposes, the total 5-year need at the Akins HS is \$24,658,186 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Akins HS facility has a 5-year FCA of 80.43%.

5-Year Need vs. Replacement

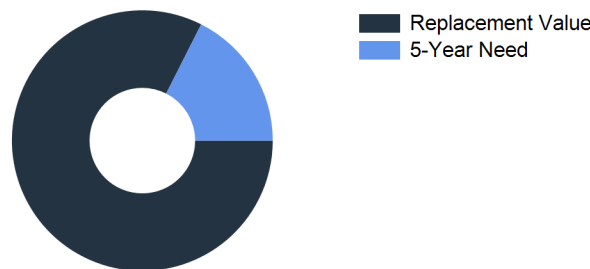


Figure 3: 5-Year FCA

Akins HS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement Note: subsiding/faulting concrete sidewalk Location: portable 336 and sidewalk near basketball court	Capital Renewal	595	SF	3	\$6,740	630
Concrete Walks Replacement Note: cracks in walkway and pavement Location: behind cafeteria building	Capital Renewal	450	SF	3	\$5,097	1037
Parking Or Roadway Curbs Replacement Note: Curb has broken down Location: near basketball court behind cafeteria building	Capital Renewal	20	LF	3	\$547	624
Asphalt Paving Resurfacing Note: resurface to fix ponding Location: between baseball field and administration building	Deferred Maintenance	25,275	SF	4	\$105,128	619
Fencing Replacement (Wood Fence) Location: utility enclosure west of building A	Deferred Maintenance	20	LF	4	\$604	555
Gate Replacement Note: Gates leaning and non-operational Location: located between pond and veterinary clinic as well as between veterinary clinic and gymnasium building.	Deferred Maintenance	2	Ea.	4	\$1,234	559
Gate Replacement Note: Wooden gate to utility enclosure located west of Building A Location: west of Building A	Deferred Maintenance	1	Ea.	4	\$617	2522
Gravel Paving Replacement Note: Gravel pavement has grass/weeds growing out of the pavement. Location: NE area of site between greenhouse and veterinarian clinic.	Capital Renewal	7	CAR	4	\$1,515	621
Site Drainage Regrading Note: Potholes/cracks in driveway/parking causing ponding. Location: north of baseball field	Deferred Maintenance	875	SF	4	\$1,258	626
Exterior Basketball Goal Repair Note: Replace basketball nets (4) located behind cafeteria building.	Deferred Maintenance	1	Ea.	5	\$645	2534
Paving Restriping Note: Faded striping in student parking within what appears to be the band practice lot as well as handicap parking spaces located southwest of gymnasium building. Location: Student parking	Deferred Maintenance	205	CAR	5	\$6,817	622
PROGRAM DEFICIENCIES	ADA Compliance	298,807	EACH	5	\$513,046	2244
Note: SECTION TWO: PROGRAM DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area F14,751.79\$ Estimated Construction Cost for Site Plan Area G16,378.66\$ Estimated Construction Cost for Site Plan Area H18,961.53\$ Estimated Construction Cost for Site Plan Area J26,376.00\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 176,467.98\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 10 (Building A)1,726.26\$ Estimated Construction Cost for Floor Plan Area 11 (Building A)1,222.09\$ Estimated Construction Cost for Floor Plan Area 12 (Building A) (x14 locations)18,451.13\$ Estimated Construction Cost for Floor Plan Area 13 (Building A) (x2 locations) 1,418.58\$ Estimated Construction Cost for Floor Plan Area 14 (Building A)7,964.18\$ Estimated Construction Cost for Floor Plan Area 15 (Building A)6,417.16\$ Estimated Construction Cost for Floor Plan Area 16 (Building B)12,537.56\$ Estimated Construction Cost for Floor Plan Area 17 (Building B)13,140.46\$ Estimated Construction Cost for Floor Plan Area 18 (Building B)23,483.25\$ Estimated Construction Cost for Floor Plan Area 19 (Building B) 23,261.26\$ Estimated Construction Cost for Floor Plan Area 20 (Building B) (x2 locations)20,997.67\$ Estimated Construction Cost for Floor Plan Area 21 (Building C)24,690.96\$ Estimated Construction Cost for Floor Plan Area 22 (Building C) (x2 locations)13,380.66\$ Estimated Construction Cost for Floor Plan Area 23 (Building C) 21,274.87\$ Estimated Construction Cost for Floor Plan Area 24 (Building A)6,417.16\$ Estimated Construction Cost for Floor Plan Area 25 (Building A)12,083.81\$ Estimated Construction Cost for Floor Plan Area 26 (Building A)3,032.69\$ Estimated Construction Cost for Floor Plan Area 27 (Building A)10,839.68\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1222,339.41\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements298,807.39						
PROGRAM DEFICIENCIES	ADA Compliance	298,807	EACH	5	\$513,046	5698
PUBLIC DEFICIENCIES	ADA Compliance	150,833	EACH	5	\$258,977	2243

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A14,890.30\$ Estimated Construction Cost for Site Plan Area B21,399.09\$ Estimated Construction Cost for Site Plan Area C14,021.90\$ Estimated Construction Cost for Site Plan Area D15,754.86\$ Estimated Construction Cost for Site Plan Area E19,162.14\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 185,228.29\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 (Building A)581.81\$ Estimated Construction Cost for Floor Plan Area 2 (Building A)3,619.30\$ Estimated Construction Cost for Floor Plan Area 3 (Building A)6,934.75\$ Estimated Construction Cost for Floor Plan Area 4 (Building B)2,444.18\$ Estimated Construction Cost for Floor Plan Area 5 (Building B)10,707.40\$ Estimated Construction Cost for Floor Plan Area 6 (Building C)9,030.03\$ Estimated Construction Cost for Floor Plan Area 7 (Building C)8,874.75\$ Estimated Construction Cost for Floor Plan Area 8 (Building D)15,666.68\$ Estimated Construction Cost for Floor Plan Area 9 (Building A)7,745.64\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 165,604.53\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements150,832.82						
PUBLIC DEFICIENCIES	ADA Compliance	150,833	EACH	5	\$258,977	5697
Site Signage Replacement	Capital Renewal	11	Ea.	5	\$2,655	632
Note: Handicap signage located in the student parking lot and north of the gymnasium building, and in the student and faculty only lot. Signage is either missing or leaning and faded.						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	104,090	EACH	5	\$178,721	2245
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area K11,919.43\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 111,919.43\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 28 (Building A)6,789.06\$ Estimated Construction Cost for Floor Plan Area 29 (Building A) 17,376.93\$ Estimated Construction Cost for Floor Plan Area 30 (Building A)9,978.94\$ Estimated Construction Cost for Floor Plan Area 31 (Building A)17,951.27\$ Estimated Construction Cost for Floor Plan Area 32 (Building C) (x2 locations)30,346.11\$ Estimated Construction Cost for Floor Plan Area 33 (Building A)9,727.82\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 192,170.13\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements104,089.55						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	104,090	EACH	5	\$178,721	5699
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	2	Ea.	5	\$2,840	574
Location: repair two (2) entrance gates to courts						
Tree Trimming	Deferred Maintenance	10	Ea.	5	\$1,833	636
Note: trees, bushes, and vines leaning on fences need to be trimmed						
Location: behind the athletic fields, greenhouse, and pond						
Sub Total for System		20	items		\$2,039,019	
Sub Total for School and Site Level		20	items		\$2,039,019	

Building: 017A - Main building includes Administration Offices & Classrooms
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repointing	Deferred Maintenance	1,800	SF Wall	3	\$22,889	470
Location: South and east entrances						
Exterior Metal Door Repainting	Deferred Maintenance	5	Door	3	\$575	475
Note: Age						
Exterior Painting (Bldg SF)	Capital Renewal	7,000	SF	4	\$12,255	472
Location: North "Inside" Face						
Exterior Painting (Bldg SF)	Capital Renewal	98,713	SF	4	\$172,820	3842
Overhead Door Repainting	Deferred Maintenance	80	SF	5	\$888	476
Note: (1) 8x10 door						
Sub Total for System		5	items		\$209,427	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	2,000	SF	4	\$6,754	479
Ceiling Grid Replacement	Capital Renewal	2,000	SF	4	\$8,328	478
Ceramic Tile Flooring Replacement	Capital Renewal	2,000	SF	4	\$35,335	484
Note: Abuse						
Location: Boys Restroom						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	2,000	SF	4	\$16,604	480
Note: Abuse						
Location: Restroom						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement Note: Broken Location: All restrooms	Capital Renewal	41	Stall	4	\$82,676	483
Interior Gypsum Board Wall Repainting Note: Age	Deferred Maintenance	7,500	SF Wall	5	\$9,682	482
Sub Total for System		6	items		\$159,378	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: Equipment uses R-22 Refrigerant and is obsolete. Location: No tag. In equipment yard next to HRU-5.	Capital Renewal	1	Ea.	2	\$6,423	487
Ductwork Replacement (SF Basis) Note: Outside air ductwork is severely corroded. Location: At HRU-7	Capital Renewal	100	SF	2	\$23,737	488
Package Roof Top Unit Replacement Note: Equipment uses R-22 Refrigerant and is obsolete. Location: RTU-6	Capital Renewal	1	Ea.	2	\$24,236	489
Package Roof Top Unit Replacement Note: Equipment uses R-22 Refrigerant and is obsolete. Location: RTU-2, RTU-5, RTU-?	Capital Renewal	3	Ea.	2	\$72,708	490
Package Roof Top Unit Replacement Note: Equipment uses R-22 Refrigerant and is obsolete. Location: RTU-8, RTU-9, RTU-10	Capital Renewal	3	Ea.	2	\$47,728	491
Package Roof Top Unit Replacement Note: Equipment uses R-22 Refrigerant and is obsolete. Location: RTU-1	Capital Renewal	1	Ea.	2	\$15,909	492
Sub Total for System		6	items		\$190,740	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement Location: Entire building	Capital Renewal	197,426	SF	3	\$3,620,505	493
Sub Total for System		1	items		\$3,620,505	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting Note: Age Location: Entire building	Deferred Maintenance	2,420	Ea.	5	\$46,862	486
Sub Total for System		1	items		\$46,862	
Sub Total for Building 017A - Main building includes Administration Offices & Classrooms		19	items		\$4,226,912	

Building: 017B - Theater Building (includes Band Hall & Choir)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting Note: 48" steel door. Age.	Deferred Maintenance	1	Door	3	\$115	504
CMU Wall Replacement (Bldg SF) Note: A penetration in the CMU wall was noted. Location: East wall 8 feet high.	Capital Renewal	10	SF	4	\$225	502
Exterior Painting (Bldg SF) Note: Paint is showing wear. Location: Stucco	Capital Renewal	15,952	SF	4	\$27,928	503
Sub Total for System		3	items		\$28,268	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement Note: Carpet is aged and likely original. Location: Band Hall and Theatre	Capital Renewal	3,988	SF	4	\$50,489	510
Toilet Partition Replacement Note: Ripped off wall Location: Restrooms	Capital Renewal	5	Stall	4	\$10,082	508
Sub Total for System		2	items		\$60,571	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Air Handler Replacement Note: AHU-1. Appears abandoned as hot water pipes are cut. Location: Serves backstage in theatre area.	Capital Renewal	1	Ea.	2	\$49,434	505
Exterior Air Handler Replacement Note: AHU-2 serves the theatre area. May be in use but is in bad condition.	Capital Renewal	1	Ea.	2	\$101,341	506
Large Diameter Exhausts/Hoods Replacement Note: Noisy, poor condition. EF-17 and EF-18. Location: Roof	Capital Renewal	2	Ea.	3	\$16,072	507
Sub Total for System		3	items		\$166,847	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: Not installed Location: Roof	Functional Deficiency	39,881	SF	3	\$31,144	501
Sub Total for System		1	items		\$31,144	
Sub Total for Building 017B - Theater Building (includes Band Hall & Choir)		9	items		\$286,829	

Building: 017C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting Note: Age/abuse.	Deferred Maintenance	7	Door	3	\$804	518
Sub Total for System		1	items		\$804	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	73	Door	3	\$108,376	2562
Interior Door Replacement Note: The doors in this facility are in poor condition due to abuse. Location: Throughout building	Capital Renewal	37	Door	3	\$69,397	548
Interior Door Replacement Note: Age and extreme abuse Location: Throughout building	Capital Renewal	36	Door	3	\$67,522	549
Acoustical Ceiling Tile Replacement Note: Age/Abuse Location: Halls, Offices, Training	Capital Renewal	7,517	SF	4	\$25,383	520
Adhered Acoustical Ceiling Tile Replacement Location: Weight room	Capital Renewal	2,506	SF	4	\$17,461	849
Ceiling Grid Replacement Note: Age/Abuse Location: Halls, Offices, Training	Capital Renewal	7,517	SF	4	\$31,303	519
Ceramic Tile Flooring Replacement Note: Abuse. The ceramic tile in the Boys Locker, the Training Room, and the Hall Restrooms is damaged and beyond its useful service life. Girls Locker is in better shape but still recommend to replace it. Location: Showers, restrooms, training room	Capital Renewal	10,022	SF	4	\$177,062	862

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	10,022	SF	4	\$120,799	864
Note: The epoxy floor finish is almost completely worn off of most treated surfaces. Location: Showers, lockers, halls						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	2,506	SF	4	\$20,804	850
Note: Age, abuse						
Toilet Partition Replacement	Capital Renewal	18	Stall	4	\$36,297	856
Note: Age, abuse, humidity Location: Restrooms						
Wood Flooring Replacement	Capital Renewal	19,293	SF	4	\$415,569	865
Note: Wood flooring has been damaged by the bleachers in addition. It is installed in the wrong direction and has been used for 20 years. Location: Basketball gyms						
Interior Wall Repainting (Bldg SF)	Capital Renewal	40,090	SF	5	\$179,640	2563
Note: Old and worn						
Sub Total for System		12 items		\$1,269,613		

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	\$187,311	511
Note: Equipment uses R-22 Refrigerant and is obsolete. Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$48,472	512
Note: Equipment uses R-22 Refrigerant and is obsolete. Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	513
Note: Equipment uses R-22 Refrigerant and is obsolete. Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	4	Ea.	2	\$63,637	514
Note: Equipment uses R-22 Refrigerant and is obsolete. Location: Roof						
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	515
Note: Equipment uses R-22 Refrigerant and is obsolete. Location: Roof						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	\$2,479	517
Note: Storage tank, water heater						
Sub Total for System		6 items		\$333,717		

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	\$6,249	583
Note: Severely clouded bezels on all fixtures Location: All fixtures						
Lighting Fixtures Replacement	Capital Renewal	50,112	SF	3	\$918,981	585
Note: Lighting at end of life. Many fixtures are damaged or missing lenses. Location: Entire building						
Lightning Protection System Installation	Functional Deficiency	50,112	SF	3	\$39,133	579
Note: Not installed Location: Roof						
Sub Total for System		3 items		\$964,363		

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Replacement	Capital Renewal	1	Ea.	1	\$514	578
Note: Broken emergency wall pack Location: Large gym						
Sub Total for System		1 items		\$514		

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	400	Seat	4	\$165,243	914
Note: Sliding out and retracting the bleachers causes damage to the wood basketball court. Location: Basketball gym						
Metal Gym Locker Replacement	Capital Renewal	1,460	Ea.	4	\$708,822	551
Note: Abuse, humidity, age.						
Sub Total for System		2 items			\$874,065	
Sub Total for Building 017C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)		25 items			\$3,443,076	

Building: 017D - Stand-Alone Cafeteria (includes Main Mechanical Room)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repointing	Deferred Maintenance	3,000	SF Wall	3	\$38,148	601
Exterior Cleaning	Deferred Maintenance	200	SF Wall	5	\$775	602
Sub Total for System		2 items			\$38,923	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$93,655	607
Note: Equipment uses R-22 Refrigerant and is obsolete. RTU-13 and RTU-14. Location: Roof						
Duct Register Replacement	Deferred Maintenance	20	Ea.	5	\$8,342	605
Note: Most diffusers in kitchen are heavily corroded/rusty due to kitchen cooking. Location: Kitchen						
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	\$3,718	609
Note: Water heater, tanks Location: Water heater room						
Sub Total for System		3 items			\$105,716	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	21,733	SF	3	\$16,972	597
Note: Not installed Location: Roof						
Sub Total for System		1 items			\$16,972	
Sub Total for Building 017D - Stand-Alone Cafeteria (includes Main Mechanical Room)		6 items			\$161,610	

Building: 017E - Greenhouse
Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Column Replacement	Deferred Maintenance	80	LF	3	\$3,253	473
Note: 8 columns at 10' high each. Structural posts show extreme corrosion and water damage. In some cases the posts are completely corroded and do not touch the floor. Location: Greenhouse						
Sub Total for System		1 items			\$3,253	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Repair	Deferred Maintenance	1	Door	3	\$209	616
Note: Broken lock						
Sub Total for System		1 items			\$209	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	612
Note: Panel is a residential load center and is not intended for institutional use.						

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Panel is a residential load center is not intended for institutional use.	Capital Renewal	1	Ea.	2	\$7,823	613
Exterior Mounted Building Lighting Replacement Note: Lighting bezel is extremely clouded.	Capital Renewal	8	Ea.	3	\$7,214	615
Sub Total for System		3 items			\$22,860	
Sub Total for Building 017E - Greenhouse		5 items			\$26,323	

Building: 017F - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting Note: Age Location: Mech	Deferred Maintenance	1	Door	3	\$115	627
Sub Total for System		1 items			\$115	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC VAV Box Replacement Note: Water damage, age, corrosion, rust Location: Mech/elec room adjacent to outdoor equipment yard	Capital Renewal	1	Ea.	2	\$3,874	704
Ductwork Repair Note: Common return air duct (12"Wx3'H) for AHU and HRU is showing extreme damage due to water and age. Ductwork is sagging with water and the duct support is near failure. Location: Outside in between the AHU and HRU (overhead)	Deferred Maintenance	12	LF	4	\$69	701
Sub Total for System		2 items			\$3,943	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
2 X 4 Interior Fluorescent Lighting Replacement Note: Overhead fluorescent bezel latches are broken and do not stay closed. Location: First floor women's restroom	Capital Renewal	2	Ea.	3	\$877	715
Lightning Protection System Installation Note: Not present Location: Roof	Functional Deficiency	18,612	SF	3	\$14,534	707
Sub Total for System		2 items			\$15,411	
Sub Total for Building 017F - Stand-Alone Classroom Building		5 items			\$19,469	

Building: 017G - Stand-Alone Classroom Building (Science)
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: Not installed Location: Roof	Functional Deficiency	17,541	SF	3	\$13,698	716
Sub Total for System		1 items			\$13,698	
Sub Total for Building 017G - Stand-Alone Classroom Building (Science)		1 items			\$13,698	

Building: 017H - Outdoor Restrooms and Storage
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Panel is a residential load center and is not intended for institutional use.	Capital Renewal	1	Ea.	2	\$4,236	743
Sub Total for System		1 items			\$4,236	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Sink Repair	Deferred Maintenance	1	Ea.	4	\$525	744

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Repair broken sensor						
	Sub Total for System	1	items		\$525	
	Sub Total for Building 017H - Outdoor Restrooms and Storage	2	items		\$4,760	
	Total for Campus	92	items		\$10,221,696	

Akins HS - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Wood	193	LF	\$5,830	1
Fences and Gates	Fencing - Chain Link (4 Ft)	7,350	LF	\$346,900	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,100	LF	\$86,179	5
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	5
Parking Lot Pavement	Gravel	36	CAR	\$7,792	5
Fences and Gates	Fencing - Wood	20	LF	\$604	10
Parking Lot Pavement	Gravel	7	CAR	\$1,515	10
Roadway Pavement	Asphalt Driveways	227,000	SF	\$1,459,708	10
Parking Lot Pavement	Asphalt	345	CAR	\$500,527	10
Sub Total for System		9	items	\$2,703,893	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	25	Ea.	\$145,492	5
Sub Total for System		1	items	\$145,492	
Sub Total for Building -		10	items	\$2,849,385	

Building: 017A - Main building includes Administration Offices & Classrooms

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	98,713	SF	\$172,820	7
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,787	10
Exterior Operating Windows	Aluminum - Windows per SF	297	SF	\$29,619	10
Exterior Operating Windows	Aluminum - Windows per SF	2,205	SF	\$219,898	10
Exterior Operating Windows	Aluminum - Windows per SF	600	SF	\$59,836	10
Exterior Operating Windows	Aluminum - Windows per SF	1,200	SF	\$119,672	10
Exterior Operating Windows	Aluminum - Windows per SF	420	SF	\$41,885	10
Exterior Operating Windows	Aluminum - Windows per SF	175	SF	\$17,452	10
Exterior Entrance Doors	Steel - Insulated and Painted	31	Door	\$114,917	10
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	10
Sub Total for System		10	items	\$799,422	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	155,941	SF	\$526,574	2
Suspended Plaster and Wall Coverings	Painted ceilings	29,614	SF	\$61,674	4
Wall Coverings	Vinyl/Fabric Wall Covering	9,871	SF	\$46,512	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	157,942	SF	\$707,726	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	155,941	SF	\$649,376	5
Interior Operable Partitions	Foldable partition	250	SF Wall	\$40,337	5
Carpeting	Carpet	19,743	SF	\$249,950	5
Note: Library					
Interior Door Supplementary Components	Door Hardware	266	Door	\$394,906	5
Resilient Flooring	Vinyl Composition Tile Flooring	157,941	SF	\$1,291,596	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,000	SF	\$6,754	10
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	9,871	SF	\$8,538	10
Compartments and Cubicles	Toilet Partitions	41	Stall	\$82,676	10
Sub Total for System		12	items	\$4,066,618	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 2,000 CFM Interior	7	Ea.	\$203,101	3
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	3
Note: EF-7					
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	1	Ea.	\$1,486	4
Facility Hydronic Distribution	4-Pipe System	197,426	SF	\$477,707	4

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	197,426	SF	\$532,502	5
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	2	Ea.	\$4,136	5
HVAC Air Distribution	AHU 2,000 CFM Interior	100	Ea.	\$2,901,439	5
HVAC Air Distribution	AHU 10,000 CFM Outdoor	8	Ea.	\$810,725	5
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	\$9,798	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	10
Sub Total for System		10	items	\$4,992,287	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	197,426	SF	\$139,754	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Sub Total for System		2	items	\$147,060	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	4
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$17,619	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	5
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	10
Plumbing Fixtures	Classroom Lavatory	133	Ea.	\$341,078	10
Sub Total for System		8	items	\$398,441	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	197,426	SF	\$454,419	5
Sub Total for System		1	items	\$454,419	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	3
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Note: Assumed; not accessible.					
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	2,420	Ea.	\$1,289,245	4
Casework	Fixed Cabinetry	40	Room	\$352,075	5
Sub Total for System		2	items	\$1,641,320	
Sub Total for Building 017A - Main building includes Administration Offices & Classrooms		47	items	\$12,606,291	

Building: 017B - Theater Building (includes Band Hall & Choir)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,952	SF	\$27,928	7
Exterior Operating Windows	Aluminum - Windows per SF	336	SF	\$33,508	10
Exterior Operating Windows	Aluminum - Windows per SF	144	SF	\$14,361	10
Exterior Operating Windows	Aluminum - Windows per SF	18	SF	\$1,795	10
Exterior Operating Windows	Aluminum - Windows per SF	160	SF	\$15,956	10
Exterior Operating Windows	Aluminum - Windows per SF	112	SF	\$11,169	10
Exterior Operating Windows	Aluminum - Windows per SF	60	SF	\$5,984	10
Exterior Operating Windows	Aluminum - Windows per SF	64	SF	\$6,383	10
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	10
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	10
Sub Total for System		11	items	\$165,275	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,929	SF	\$80,802	3

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,970	SF	\$33,666	3
Suspended Plaster and	Painted ceilings	1,994	SF	\$4,153	5
	Note: Restrooms				
Wall Coverings	Vinyl/Fabric Wall Covering	7,976	SF	\$37,583	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	17,946	SF	\$80,415	5
Resilient Flooring	Vinyl Composition Tile Flooring	29,911	SF	\$244,604	5
	Note: Choir, #107, Dressing, Storage				
Interior Door Supplementary Components	Door Hardware	50	Door	\$74,230	5
Carpeting	Carpet	3,988	SF	\$50,489	8
	Note: Band Hall, Theatre				
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	3,988	SF	\$3,449	10
	Note: Theatre				
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	10
Wood Flooring	Wood Flooring - All Types	3,988	SF	\$85,901	10
	Note: Dance				
Sub Total for System		11	items	\$705,375	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	2
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	4
HVAC Air Distribution	AHU 15,000 CFM Outdoor	1	Ea.	\$144,126	4
HVAC Air Distribution	AHU 10,000 CFM Outdoor	2	Ea.	\$202,681	4
HVAC Air Distribution	AHU 5,000 CFM Outdoor	2	Ea.	\$98,867	4
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	4
HVAC Air Distribution	AHU 2,000 CFM Outdoor	1	Ea.	\$40,583	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	39,881	SF	\$107,568	5
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	10
Facility Hydronic Distribution	4-Pipe System	39,881	SF	\$96,499	10
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	10
Sub Total for System		12	items	\$874,843	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
	Note: Panel tag was missing or removed; panel rating is estimated.				
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	5
Electrical Service	Transformer (225 KVA)	2	Ea.	\$36,483	10
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	10
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	10
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	10
	Note: Panel tag was missing or removed; panel rating is estimated.				
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	10
Lighting Fixtures	Light Fixtures (Bldg SF)	39,881	SF	\$731,359	10
Sub Total for System		9	items	\$840,428	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	3
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	5
Plumbing Fixtures	Refrigerated Drinking Fountain	3	Ea.	\$6,607	5
Sub Total for System		4	items	\$22,126	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	39,881	SF	\$63,324	9
Fire Detection and Alarm	Fire Alarm Panel	2	Ea.	\$13,736	9
Sub Total for System		2	items	\$77,060	
Sub Total for Building 017B - Theater Building (includes Band Hall & Choir)		49	items	\$2,685,106	

Building: 017C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	25,056	SF	\$43,866	4
Exterior Operating Windows	Aluminum - Windows per SF	54	SF	\$5,385	10
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	10
Exterior Entrance Doors	Steel - Insulated and Painted	16	Door	\$59,312	10
Sub Total for System		4	items	\$134,513	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	12,528	SF	\$26,091	3
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	5
Wall Coverings	Vinyl/Fabric Wall Covering	7,517	SF	\$35,420	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	40,090	SF	\$179,640	7
Carpeting	Carpet	251	SF	\$3,178	8
	Note: 1 Coach office				
Resilient Flooring	Vinyl Composition Tile Flooring	10,022	SF	\$81,957	9
	Note: Halls, some offices, storage				
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,517	SF	\$25,383	10
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	27,562	SF	\$23,840	10
	Note: Gyms				
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	10
Sub Total for System		9	items	\$417,092	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	50,112	SF	\$135,163	5
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	5
Sub Total for System		2	items	\$146,921	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	50,112	SF	\$35,473	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	5
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	10
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	10
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	10
Power Distribution	Panelboard - 277/480 600A	1	Ea.	\$18,222	10
Power Distribution	Panelboard - 277/480 225A	2	Ea.	\$18,745	10
Sub Total for System		7	items	\$113,990	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	5
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	5
Domestic Water Equipment	Water Heater - Instant 8.4 GPM	3	Ea.	\$5,666	10
Sub Total for System		4	items	\$33,918	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	50,112	SF	\$115,344	5
Fire Detection and Alarm	Fire Alarm	50,112	SF	\$79,569	5
Sub Total for System		2	items	\$194,912	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	30	Ea.	\$14,565	4
	Note: coaches				
Sub Total for System		1	items	\$14,565	

Sub Total for Building 017C - Stand-Alone Gym - Big, Small, & Dance gyms (includes Weight Room, Lockers & Showers) **29 items** **\$1,055,910**

Building: 017D - Stand-Alone Cafeteria (includes Main Mechanical Room)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	1,120	SF	\$161,887	10
Exterior Operating Windows	Steel - Windows per SF	320	SF	\$46,253	10
Exterior Operating Windows	Steel - Windows per SF	56	SF	\$8,094	10
Exterior Operating Windows	Steel - Windows per SF	90	SF	\$13,009	10
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	10
	Note: With windows				
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	10
	Sub Total for System	6	items	\$303,383	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,173	SF	\$4,525	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,087	SF	\$4,871	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,347	SF	\$14,679	5
Interior Door Supplementary Components	Door Hardware	17	Door	\$25,238	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	15,213	SF	\$13,158	10
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	10
	Sub Total for System	6	items	\$78,604	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	Ea.	\$224,886	3
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	21,733	SF	\$58,619	5
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	5
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	5
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	5
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	7
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	7
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	8
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	8
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	10
Facility Hydronic Distribution	4-Pipe System	21,733	SF	\$52,587	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
	Sub Total for System	17	items	\$622,034	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	1	Ea.	\$84,797	10
Power Distribution	Motor Controller (Loads)	12	Ea.	\$22,044	10
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	10
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	10
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	10
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	10
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	10
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	10
Power Distribution	Panelboard - 277/480 600A	1	Ea.	\$18,222	10
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	10
Lighting Fixtures	Light Fixtures (Bldg SF)	21,733	SF	\$398,552	10
	Sub Total for System	11	items	\$596,522	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	7	Ea.	\$5,571	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
Domestic Water Equipment	Water Heater - Instant 8.4 GPM	3	Ea.	\$5,666	10
	Sub Total for System	3	items	\$15,642	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	21,733	SF	\$34,508	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		Sub Total for System		\$41,376	
Sub Total for Building 017D - Stand-Alone Cafeteria (includes Main Mechanical Room)		45	items	\$1,657,561	

Building: 017E - Greenhouse

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	10
		Sub Total for System		\$11,121	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	2	Ea.	\$6,625	2
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,074	SF	\$4,757	5
Exhaust Air	Wall Exhaust Fan	3	Ea.	\$14,194	5
		Sub Total for System		\$25,576	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	3,078	SF	\$56,446	4
		Sub Total for System		\$56,446	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
		Sub Total for System		\$796	
Sub Total for Building 017E - Greenhouse		6	items	\$93,939	

Building: 017F - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	9,306	SF	\$16,292	2
Note: Paint appears in good condition but is assumed to be original (12 years old).					
Exterior Operating Windows	Aluminum - Windows per SF	96	SF	\$9,574	5
Exterior Operating Windows	Aluminum - Windows per SF	90	SF	\$8,975	5
Exterior Operating Windows	Aluminum - Windows per SF	270	SF	\$26,926	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	9,306	SF	\$16,292	9
Note: Paint appears in good condition but is assumed to be original (12 years old).					
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	10
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	10
		Sub Total for System		\$92,888	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	16,751	SF	\$75,060	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	16,751	SF	\$56,564	5
Suspended Plaster and	Painted ceilings	931	SF	\$1,939	5
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Resilient Flooring	Vinyl Composition Tile Flooring	16,751	SF	\$136,985	9
		Sub Total for System		\$290,713	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	1	Ea.	\$1,299	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	18,612	SF	\$50,201	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	5
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	1	Ea.	\$2,617	5
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	1	Ea.	\$82,117	5
Note: HRU - Heat Recovery Unit					
HVAC Air Distribution	VAV Boxes / Terminal Device	12	Ea.	\$46,486	8
HVAC Air Distribution	AHU 30,000 CFM Outdoor	1	Ea.	\$229,560	9

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	10
		Sub Total for System		8 items	\$428,132

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	5
Lighting Fixtures	Light Fixtures (Bldg SF)	18,612	SF	\$341,317	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	10
		Sub Total for System		3 items	\$351,173

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	5
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	5
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	5
Plumbing Fixtures	Classroom Lavatory	23	Ea.	\$58,983	10
		Sub Total for System		5 items	\$87,624

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	18,612	SF	\$29,552	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		Sub Total for System		2 items	\$36,420

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	17	Room	\$149,632	3
		Sub Total for System		1 items	\$149,632
		Sub Total for Building 017F - Stand-Alone Classroom Building		31 items	\$1,436,581

Building: 017G - Stand-Alone Classroom Building (Science)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	448	SF	\$44,678	10
Exterior Operating Windows	Aluminum - Windows per SF	96	SF	\$9,574	10
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,978	10
Exterior Operating Windows	Aluminum - Windows per SF	12	SF	\$1,197	10
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	10
		Sub Total for System		5 items	\$85,668

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	14,910	SF	\$66,811	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,910	SF	\$50,347	5
Interior Door Supplementary Components	Door Hardware	36	Door	\$53,446	5
Suspended Plaster and	Painted ceilings	877	SF	\$1,826	5
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	5
Note: Toilet partitions have been modified for COVID.					
		Sub Total for System		5 items	\$208,727

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	17,504	SF	\$27,085	8
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	10
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	10
		Sub Total for System		3 items	\$46,879

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	8
		Sub Total for System		1 items	\$6,384

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	17,541	SF	\$27,852	9
Sub Total for System		1	items	\$27,852	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$26,406	5
Sub Total for System		1	items	\$26,406	
Sub Total for Building 017G - Stand-Alone Classroom Building (Science)		16	items	\$401,916	

Building: 017H - Outdoor Restrooms and Storage

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	2	Stall	\$4,033	8
Suspended Plaster and	Painted ceilings	904	SF	\$1,883	10
Sub Total for System		2	items	\$5,916	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Sub Total for System		1	items	\$1,587	
Sub Total for Building 017H - Outdoor Restrooms and Storage		3	items	\$7,502	
Total for: Akins HS		236	items	\$22,794,192	

Supporting Photos

General Site Photos



Cracked exterior brick



Corrosion on support beam of the greenhouse



Missing acoustical ceiling tiles in the gym



Damaged ceramic tile in the gym



Asphalt pavement at end of life



Classroom damaged variable air volume unit