



FACILITY CONDITION ASSESSMENT

Bailey MS | February 2022



Executive Summary

Bailey MS is located at 4020 Lost Oasis Hollow in Austin, Texas. The oldest building is 27 years old (at time of 2020 assessment). It comprises 150,065 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$8,492,977. 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 Bailey MS the ten-year need is \$24,059,729.

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 Bailey MS facility has a 5-year FCA score of 51.30%.

Summary of Findings

The table below summarizes the condition findings at Bailey MS

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,508,706	\$1,196,468	\$0	\$2,705,174	\$2,705,174	\$0	
Permanent Building(s)								
059A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,984,272	\$14,309,711	\$60,573	\$21,293,983	\$21,354,556	\$49,279,850	56.79%
Sub Total for Permanent Building(s):		\$6,984,272	\$14,309,711	\$60,573	\$21,293,983	\$21,354,556	\$49,279,848	
Total for Site:		\$8,492,977	\$15,506,179	\$60,573	\$23,999,156	\$24,059,729	\$49,279,848	51.30%

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	\$1,410	\$100,059	\$1,395,598	\$1,497,066	17.63 %
Roofing	\$2,881,071	\$0	\$0	\$0	\$0	\$2,881,071	33.92 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$365,713	\$887,143	\$347,103	\$1,599,959	18.84 %
Mechanical	\$0	\$588,360	\$87,982	\$533,652	\$0	\$1,209,993	14.25 %
Electrical	\$0	\$401,407	\$172,498	\$4,357	\$0	\$578,262	6.81 %
Plumbing	\$0	\$7,933	\$219,578	\$240,552	\$0	\$468,064	5.51 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$98,739	\$0	\$0	\$0	\$98,739	1.16 %
Specialties	\$0	\$0	\$0	\$159,824	\$0	\$159,824	1.88 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$2,881,071	\$1,096,439	\$847,181	\$1,925,586	\$1,742,700	\$8,492,977	

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

Roofing	-	\$2,881,071
Interior	-	\$1,599,959
Site	-	\$1,497,066

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

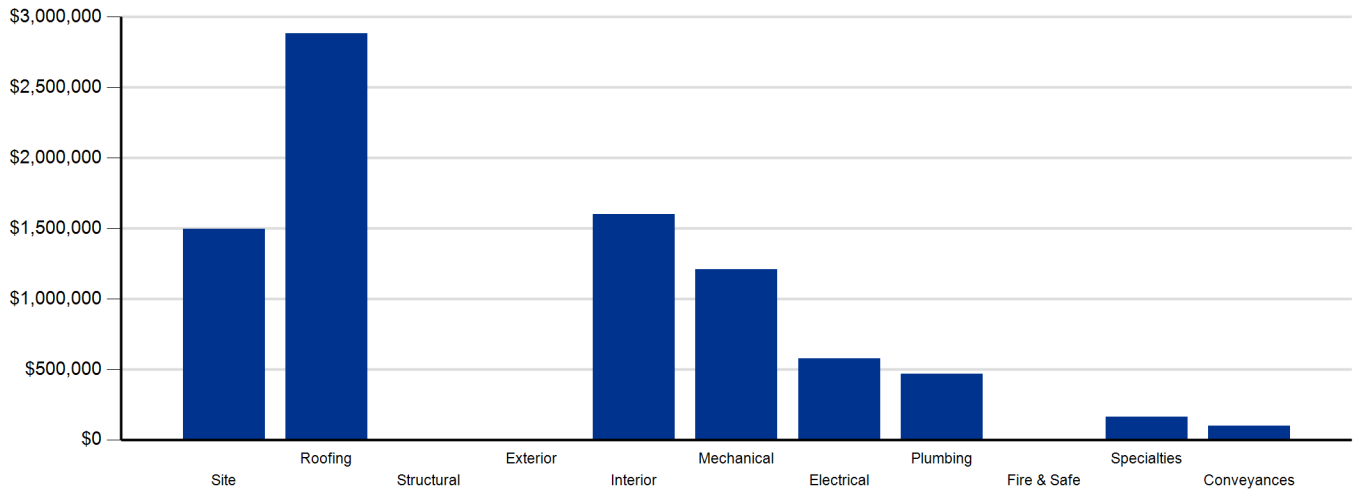


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$78,844	\$1,117,624	\$1,196,468
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,160,425	\$0	\$54,926	\$455,590	\$8,307	\$1,679,248
Interior	\$0	\$0	\$71,749	\$949,735	\$1,647,705	\$2,669,189
Mechanical	\$0	\$1,950,363	\$0	\$0	\$97,790	\$2,048,153
Electrical	\$0	\$0	\$29,150	\$0	\$72,281	\$101,431
Plumbing	\$0	\$0	\$0	\$0	\$5,941,863	\$5,941,863
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$1,775,058	\$1,775,058
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,160,425	\$1,950,363	\$155,825	\$1,484,169	\$10,660,628	\$15,411,410

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	\$1,196,468	\$0	\$0	\$0	\$0	\$6,042	\$6,042	\$1,202,510
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,679,248	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679,248
Interior	\$2,669,189	\$0	\$0	\$0	\$0	\$307,315	\$307,315	\$2,976,504
Mechanical	\$2,048,153	\$0	\$0	\$0	\$0	\$535,425	\$535,425	\$2,583,578
Electrical	\$101,431	\$0	\$0	\$0	\$0	\$0	\$0	\$101,431
Plumbing	\$5,941,863	\$0	\$0	\$0	\$0	\$21,979	\$21,979	\$5,963,842
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$1,775,058	\$0	\$0	\$0	\$0	\$0	\$0	\$1,775,058
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$15,411,410	\$0	\$0	\$0	\$0	\$870,761	\$870,761	\$16,282,171

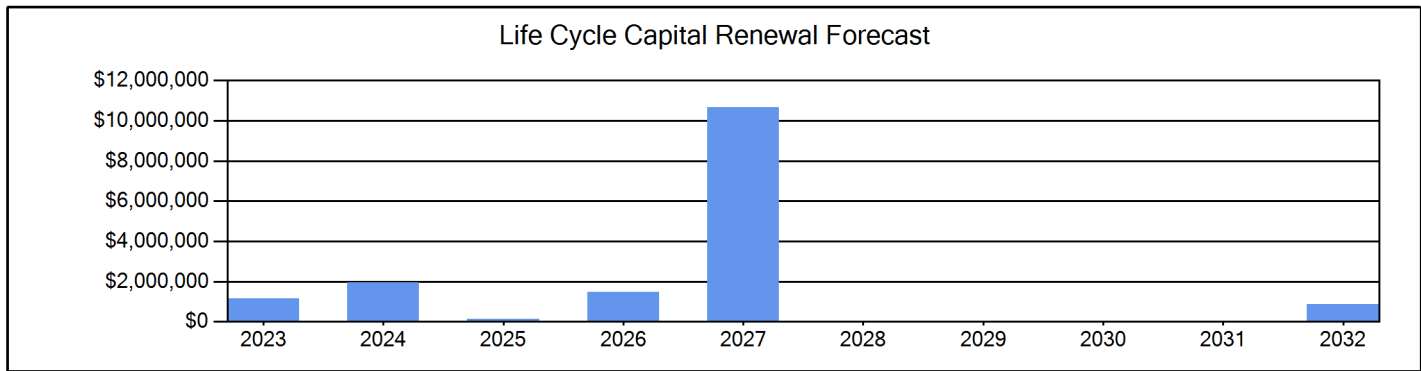


Figure 2: Ten Year Capital Renewal Forecast

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 \$49,279,848. For planning purposes, the total 5-year need at the Bailey MS is \$23,999,156 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Bailey MS facility has a 5-year FCA of 51.30%.

5-Year Need vs. Replacement

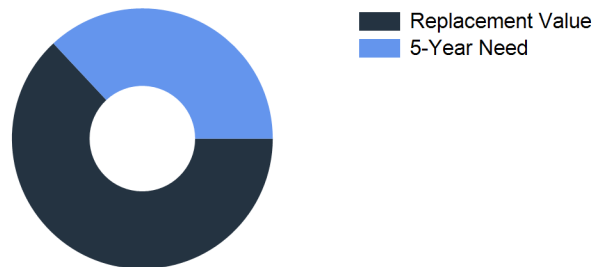


Figure 3: 5-Year FCA

Bailey MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Covered Walkways Replacement Note: wood planks over walkways are rotting or breaking Location: walkway between portables	Capital Renewal	40	SF	3	\$1,410	806
Backstop Replacement Note: replace soccer nets in goals Location: practice fields	Capital Renewal	2	Ea.	4	\$15,019	644
Fencing Replacement (4' Chain Link Fence) Note: some fence sections are falling down and overgrown by vines, causing holes in fencing Location: small sections across the site	Capital Renewal	100	LF	4	\$4,720	641
Fencing Replacement (Wood Fence) Note: several sections of fencing have missing boards, are falling down, or are rotting Location: sections along the east and south edges	Deferred Maintenance	200	LF	4	\$6,042	642
Tennis Courts, Nets, And Equipment Replacement Note: tennis backboard is damaged and needs to be replaced Location: inside tennis court	Capital Renewal	1	Ea.	4	\$74,278	645
Backstop Repair Note: repair batting cage fencing Location: practice fields	Deferred Maintenance	1	Ea.	5	\$1,520	643
Paving Restriping Location: all parking areas	Deferred Maintenance	137	CAR	5	\$4,556	646
PROGRAM DEFICIENCIES	ADA Compliance	359,246	EACH	5	\$616,818	5715
PUBLIC DEFICIENCIES	ADA Compliance	303,740	EACH	5	\$521,516	5714
Site Signage Repair Note: Three (3) signs are faded and need to be replaced. One pole is bent Location: front parking lots (south)	Deferred Maintenance	4	Ea.	5	\$795	647
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	145,423	EACH	5	\$249,688	5717
Tree Trimming Note: landscaping area at front of school with benches is overgrown Location: front landscape area (south)	Deferred Maintenance	1	Ea.	5	\$183	648
Wheel Stop Replacement Location: back of west parking lot	Deferred Maintenance	3	Ea.	5	\$520	649
Sub Total for System		13	items		\$1,497,066	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Replacement Note: two (2) of the light pole bases are damaged Location: one in each of the front parking lots	Capital Renewal	2	Ea.	3	\$11,639	640
Sub Total for System		1	items		\$11,639	
Sub Total for School and Site Level		14	items		\$1,508,706	

Building: 059A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	2,402,970	EACH	1	\$2,402,917	5711
AISD ROOFING P4	Capital Renewal	478,164	EACH	1	\$478,153	5713
Sub Total for System		2	items		\$2,881,071	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Damaged Location: Building Wide	Capital Renewal	120	Door	3	\$178,153	5974
Interior Door Replacement Note: Delaminated/Splintered Location: Building Wide	Capital Renewal	100	Door	3	\$187,560	5973
Acoustical Ceiling Tile Replacement Note: Chipped/ Borken/Sagging	Capital Renewal	37,516	SF	4	\$126,682	5963
Adhered Acoustical Ceiling Tile Replacement Note: Sagging, Rusted Grid and Broken Tile	Capital Renewal	4,500	SF	4	\$31,355	5964
Carpet Flooring Replacement Note: Wear adn Tear in high Traffic Areas Location: Building Wide	Capital Renewal	7,500	SF	4	\$94,951	5969
Elevator Finishes Replacement Note: VCT Floor/Acrylic Ceiling and Panels	Capital Renewal	1	Ea.	4	\$7,985	5975
Interior Ceramic Walls Repair or Replacement	Capital Renewal	30,013	SF	4	\$249,163	5966
Metal Interior Door Replacement Note: Rusted/ Dented/Inoperable Location: Building Wide	Capital Renewal	20	Door	4	\$57,876	5972
Toilet Partition Replacement Note: Broken/Corroded/ Inoperable Location: Building Wide	Capital Renewal	28	Stall	4	\$56,462	5968
Vinyl Composition Tile Replacement Note: Cracked /Chipped/Broken Location: Building Wide	Capital Renewal	30,013	SF	4	\$245,438	5970
Wood Flooring Replacement Note: Splintered and Cracking Location: Stage Area	Capital Renewal	800	SF	4	\$17,232	5971
Interior Ceiling Repainting Note: Peeling/Missing/Missing	Deferred Maintenance	37,516	SF	5	\$78,131	5965
Interior Wall Repainting (Bldg SF) Note: Peeling/Flacking/Missing Location: Building Wide	Capital Renewal	60,026	SF	5	\$268,972	5967
Sub Total for System		13	items		\$1,599,959	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	37	Ea.	2	\$125,433	5938
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$30,511	5939
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$45,710	5940
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$5,714	5941
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$7,785	5942
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$6,394	5943
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$6,331	5944
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$4,263	5945
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$4,553	5934
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$4,553	5935
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,970	5936
Fan Coil Unit Replacement	Capital Renewal	6	Ea.	2	\$11,820	5937
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	5950
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	5951
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$82,117	5952
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$82,117	5953
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$82,117	5956
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$46,828	5957
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	5960

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	4	Ea.	3	\$32,145	5959
Make Up Air Equipment Replacement	Capital Renewal	2	Ea.	3	\$17,777	5949
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	8	Ea.	3	\$15,677	5958
VAV Box Repair	Deferred Maintenance	2	Ea.	3	\$0	5962
Circulation Pump Replacement	Capital Renewal	55	Ea.	4	\$237,221	5954
Circulation Pump Replacement	Capital Renewal	10	Ea.	4	\$43,131	5955
Existing Controls Are Obsolete	Capital Renewal	150,065	SF	4	\$232,203	5933
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	5961
Sub Total for System		27	items		\$1,209,993	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: 1200 Amps	Capital Renewal	1	Ea.	2	\$25,176	2838
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$25,176	2839
Distribution Panel Replacement Note: 125 Amps	Capital Renewal	1	Ea.	2	\$16,712	2840
Electrical Transformer Replacement	Capital Renewal	4	Ea.	2	\$29,150	2835
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	2836
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,519	2837
Exterior Dry Type Transformer Replacement Note: Area left unlocked. Vegetation encroaching on equipment. Exterior equipment has a high degree of corrosion.	Capital Renewal	1	Ea.	2	\$20,081	2944
Exterior Dry Type Transformer Replacement Note: Area left unlocked; vegetation encroaching on equipment, exterior electrical equipment has high degree of corrosion	Capital Renewal	1	Ea.	2	\$20,081	2945
Generator Replacement Note: Battery charger for generator - located in elec room 610E - is not operating (power indicator is off). Generator found in poor state of repair; appears dusty and unused (does not appear to be maintained or regularly started). Battery appears dead; generator undersized.	Capital Renewal	1	Ea.	2	\$42,907	2903
Panelboard Replacement Note: NP does not specify ampacity - value assumed for IDGA and IDG and IHA. NGC safety issue - clearance and storage issues in rooms 125E and 722E	Capital Renewal	10	Ea.	2	\$54,995	2841
Panelboard Replacement Note: Safety issue: BKR missing; panel bus exposed (panels IHA and IPA). NSC safety issue - clearance and storage issues in rooms 125E and 722E.	Capital Renewal	5	Ea.	2	\$7,294	2842
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$20,694	2843
Panelboard Replacement Note: code-required clearance less than required	Capital Renewal	5	Ea.	2	\$46,862	2847
Panelboard Replacement Note: safety issue with 1HG - panel door does not open; instead, entire faceplate opens, exposing buswork and wiring	Capital Renewal	1	Ea.	2	\$6,688	2849
Panelboard Replacement Note: NP does not specify ampacity; values assumed for IDGA and IDG and IHA. safety issue; BKR missing; panel bus exposed (panels 1HA and IPA).	Capital Renewal	1	Ea.	2	\$6,688	2850
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$68,027	2833
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	2946
Exterior Mounted Building Lighting Replacement	Capital Renewal	40	Ea.	3	\$36,070	2947
Lightning Protection System Installation Note: several terminals are bent and not properly installed	Functional Deficiency	150,065	SF	3	\$117,188	2948
Transfer Switch Replacement Note: ATS, located in elec. room 125E, does not indicate its ampacity; assume 100 Amps	Capital Renewal	100	Amps	3	\$3,435	2834
Remove Abandoned Equipment Note: remove abandoned exterior J-bo Location: near room 406	Deferred Maintenance	1	Ea.	4	\$4,357	2949
Sub Total for System		21	items		\$566,623	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	5	Ea.	2	\$7,933	5926
Shower Replacement	Capital Renewal	10	Ea.	3	\$13,065	5932
Toilet Replacement	Capital Renewal	36	Ea.	3	\$182,138	5930

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Urinal Replacement	Capital Renewal	18	Ea.	3	\$24,376	5931
Custodial Mop Or Service Sink Replacement	Capital Renewal	5	Ea.	4	\$3,979	5929
Replace classroom lavatory	Capital Renewal	52	Ea.	4	\$133,354	5927
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	38	Ea.	4	\$103,219	5928
Sub Total for System		7	items		\$468,064	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	5925
Sub Total for System		1	items		\$98,739	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	300	Ea.	4	\$159,824	5976
Note: Damaged and Doors are Inoperable						
Sub Total for System		1	items		\$159,824	
Sub Total for Building 059A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		72	items		\$6,984,272	
Total for Campus		86	items		\$8,492,977	

Bailey MS - 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	2,610	LF	\$78,844	4
Fences and Gates	Fencing - Chain Link (4 Ft)	3,316	LF	\$156,506	5
Parking Lot Pavement	Asphalt	137	CAR	\$198,760	5
Roadway Pavement	Asphalt Driveways	100,017	SF	\$643,152	5
Roadway Pavement	Concrete Driveways	9,549	SF	\$119,206	5
Fences and Gates	Fencing - Wood	200	LF	\$6,042	10
Sub Total for System		6	items	\$1,202,511	
Sub Total for Building -		6	items	\$1,202,511	

Building: 059A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	37,516	SF	\$1,160,425	1
Exterior Operating Windows	Steel - Windows per SF	380	SF	\$54,926	3
Exterior Operating Windows	Aluminum - Windows per SF	2,695	SF	\$268,764	4
Exterior Operating Windows	Steel - Windows per SF	18	SF	\$2,602	4
Exterior Entrance Doors	Steel - Insulated and Painted	24	Door	\$88,968	4
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	24	Door	\$95,256	4
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
Sub Total for System		7	items	\$1,679,247	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	7,503	SF	\$52,279	3
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	22,510	SF	\$19,470	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	120,052	SF	\$537,944	4
Carpeting	Carpet	12,005	SF	\$151,985	4
Interior Door Supplementary Components	Door Hardware	175	Door	\$259,806	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	45,020	SF	\$187,474	5
Tile Flooring	Ceramic Tile	22,510	SF	\$397,691	5
Tile Flooring	Quarry Tile	2,251	SF	\$61,535	5
Resilient Flooring	Vinyl Composition Tile Flooring	60,026	SF	\$490,875	5
Wood Flooring	Wood Flooring - All Types	15,007	SF	\$323,249	5
Interior Swinging Doors	Metal Door (Steel)	35	Door	\$101,284	5
Interior Swinging Doors	Wooden Door	40	Door	\$75,024	5
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	37,516	SF	\$126,682	10
Suspended Plaster and	Painted ceilings	37,516	SF	\$78,131	10
Compartments and Cubicles	Toilet Partitions	28	Stall	\$56,462	10
Athletic Flooring	Athletic/Sport Flooring	3,001	SF	\$46,040	10
Sub Total for System		17	items	\$2,976,503	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	150	Ton	\$1,950,363	2
Note: Building A is 30% Ground Source and the Remaining 70% are RTU's and Fan Coil Units					
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	3	Ea.	\$41,246	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	5
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)	1	Ea.	\$11,586	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	6	Ea.	\$38,535	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	150,065	SF	\$232,203	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	55	Ea.	\$237,221	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	10	Ea.	\$43,131	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		10	items	\$2,583,577	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	4	Ea.	\$29,150	3
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Note: 250A BKR in a 225 Amp max panel. NSC safety issue - clearance and storage issues in rooms 125E and 722E					
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Electrical Service	Exterior Liquid Filled Transformer (750 KVA)	1	Ea.	\$47,520	5
Note: Area left unlocked; vegetation encroaching on equipment. Exterior equipment has a high level of corrosion.					
Sub Total for System		5	items	\$101,431	

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
Domestic Water Equipment	Gas Piping System (BldgSF)	150,065	SF	\$5,203,544	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	150,065	SF	\$539,293	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	150,065	SF	\$166,606	5
Plumbing Fixtures	Refrigerated Drinking Fountain	14	Ea.	\$30,833	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	5	Ea.	\$7,933	10
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	10	Ea.	\$14,046	10
Sub Total for System		7	items	\$5,963,842	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	1,390	Ea.	\$740,517	5
Casework	Lockers, Gym	1,280	Ea.	\$621,433	5
Fixed Multiple Seating	Bleachers	1,000	Seat	\$413,108	5
Sub Total for System		3	items	\$1,775,058	
Sub Total for Building 059A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		49	items	\$15,079,658	
Total for: Bailey MS		55	items	\$16,282,169	

Supporting Photos

General Site Photos



Sample Wood door delaminating at bottom and ends



Acoustic ceiling tiles



Sagging acoustic ceiling grid and tiles



Vinyl composition tile flooring deficient



Steel door corrosion at bottom of door and frame



Damaged roof exhaust fan



Electric furnace



Cracked asphalt pavement



Corroded emergency generator