



# FACILITY CONDITION ASSESSMENT

*Bedichek MS* | February 2022



## Executive Summary

Bedichek MS is located at 6800 Bill Hughes Road in Austin, Texas. The oldest building is 48 years old (at time of 2020 assessment). It comprises 136,390 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 \$7,279,838. 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 Bedichek MS the ten-year need is \$16,604,637.

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 Bedichek MS facility has a 5-year FCA score of 80.29%.

## Summary of Findings

The table below summarizes the condition findings at Bedichek 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
<b>Exterior Site</b>								
	Exterior Site	\$1,069,729	\$18,454	\$1,031,714	\$1,088,183	\$2,119,897	\$0	
<b>Permanent Building(s)</b>								
054A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$5,381,274	\$1,430,595	\$4,579,613	\$6,811,869	\$11,391,482	\$30,927,110	77.97%
054B	Stand-Alone Gym (includes Band Hall)	\$228,535	\$559,696	\$1,347,805	\$788,231	\$2,136,036	\$15,276,750	94.84%
054C	Stand-Alone Classroom Building	\$600,300	\$61,245	\$295,677	\$661,545	\$957,222	\$1,224,212	45.96%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,210,109</b>	<b>\$2,051,536</b>	<b>\$6,223,095</b>	<b>\$8,261,645</b>	<b>\$14,484,740</b>	<b>\$47,428,072</b>	
<b>Total for Site:</b>		<b>\$7,279,838</b>	<b>\$2,069,990</b>	<b>\$7,254,809</b>	<b>\$9,349,828</b>	<b>\$16,604,637</b>	<b>\$47,428,072</b>	<b>80.29%</b>

## 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	\$3,858	\$38,207	\$1,014,755	\$1,056,819	14.52 %
Roofing	\$2,633,979	\$0	\$5,856	\$0	\$0	\$2,639,835	36.26 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.18 %
Exterior	\$0	\$572,517	\$25,359	\$772	\$160,880	\$759,527	10.43 %
Interior	\$0	\$0	\$5,627	\$45,846	\$0	\$51,473	0.71 %
Mechanical	\$0	\$1,520,974	\$148,990	\$3,085	\$10,428	\$1,683,477	23.13 %
Electrical	\$0	\$319,881	\$108,791	\$4,357	\$0	\$433,029	5.95 %
Plumbing	\$0	\$0	\$18,226	\$9,139	\$0	\$27,365	0.38 %
Fire and Life Safety	\$1,273	\$0	\$0	\$0	\$0	\$1,273	0.02 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$1,653	\$0	\$1,653	0.02 %
Crawlspace	\$0	\$0	\$0	\$0	\$612,478	\$612,478	8.41 %
<b>Total:</b>	\$2,648,161	\$2,413,372	\$316,706	\$103,059	\$1,798,540	\$7,279,838	

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

Roofing	-	\$2,639,835
Mechanical	-	\$1,683,477
Site	-	\$1,056,819

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

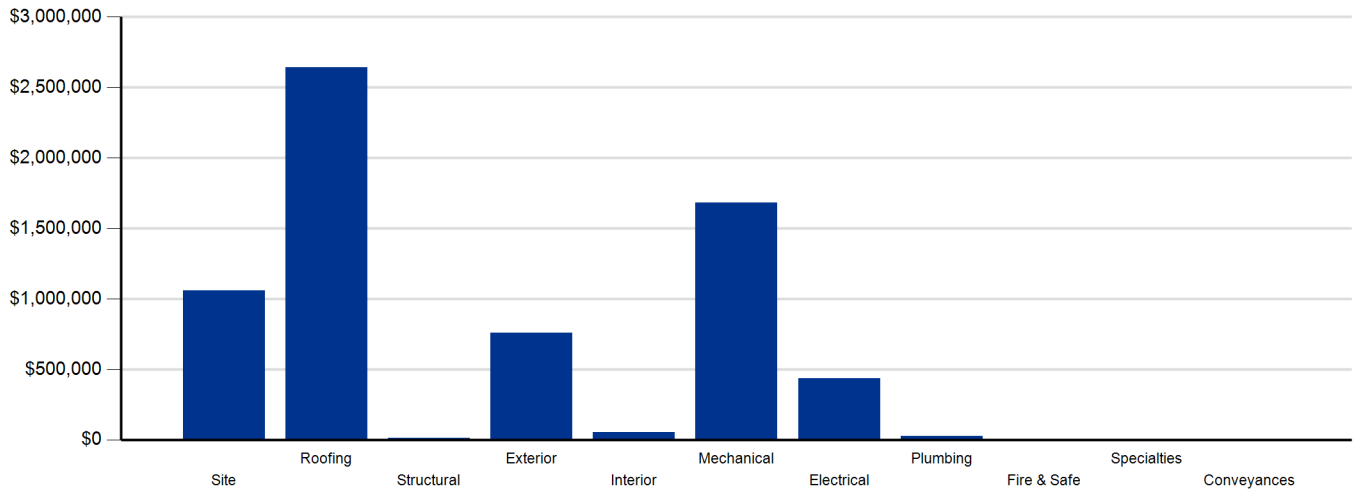


Figure 1: System Deficiencies

## 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	\$3,021	\$15,433	\$18,454
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$366,197	\$366,197
Interior	\$0	\$0	\$226,311	\$0	\$487,697	\$714,008
Mechanical	\$0	\$0	\$0	\$259,696	\$368,662	\$628,358
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$142,282	\$126,560	\$268,842
Fire and Life Safety	\$0	\$0	\$0	\$0	\$74,131	\$74,131
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$226,311</b>	<b>\$404,999</b>	<b>\$1,438,680</b>	<b>\$2,069,990</b>

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	\$18,454	\$0	\$0	\$814,094	\$0	\$217,620	\$1,031,714	\$1,050,168
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$366,197	\$0	\$0	\$129,745	\$0	\$645,838	\$775,583	\$1,141,780
Interior	\$714,008	\$0	\$0	\$345,255	\$0	\$280,101	\$625,356	\$1,339,364
Mechanical	\$628,358	\$0	\$0	\$155,942	\$0	\$1,669,657	\$1,825,599	\$2,453,957
Electrical	\$0	\$0	\$0	\$112,708	\$0	\$2,501,175	\$2,613,883	\$2,613,883
Plumbing	\$268,842	\$0	\$0	\$79,551	\$0	\$101,216	\$180,767	\$449,609
Fire and Life Safety	\$74,131	\$0	\$0	\$239,798	\$6,868	\$0	\$246,666	\$320,797
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$457,697	\$0	\$0	\$457,697	\$457,697
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,069,990</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,334,790</b>	<b>\$6,868</b>	<b>\$5,415,607</b>	<b>\$7,757,265</b>	<b>\$9,827,255</b>

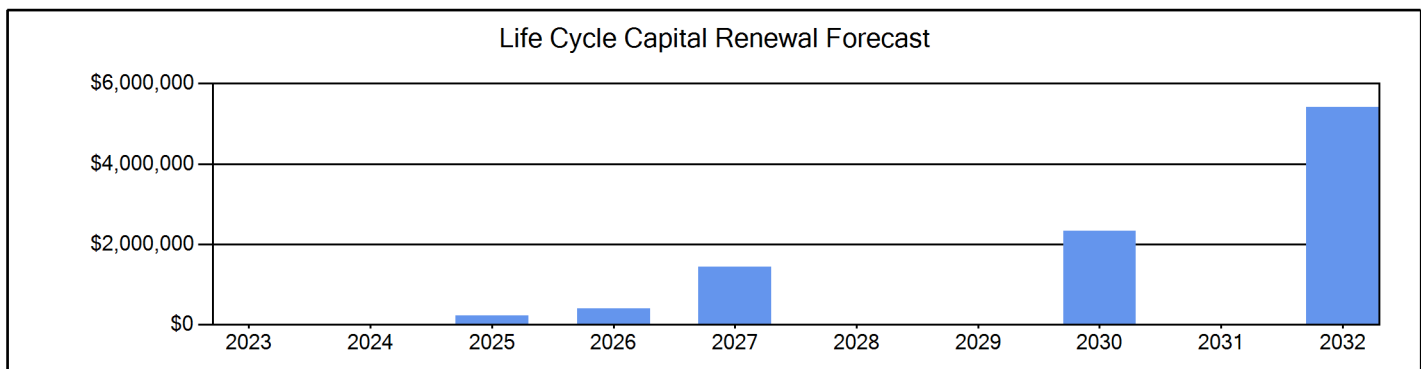


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$47,428,072. For planning purposes, the total 5-year need at the Bedichek MS is \$9,349,828 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Bedichek MS facility has a 5-year FCA of 80.29%.

5-Year Need vs. Replacement

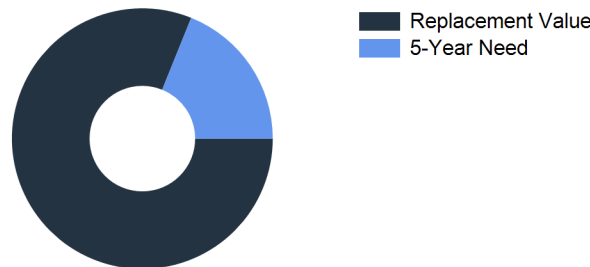


Figure 3: 5-Year FCA



## Bedichek MS - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> two driveways out to Thelma Drive need to be resurfaced <b>Location:</b> 2 south driveways	Capital Renewal	600	SF	3	\$3,858	254
Asphalt Paving Resurfacing <b>Note:</b> paving is clearly damaged and needs to be resurfaced <b>Location:</b> southwest corner of southern parking lot adjacent to Thelma Drive.	Deferred Maintenance	1,000	SF	4	\$4,159	253
Exterior Basketball Goal Replacement <b>Note:</b> damaged/rusted <b>Location:</b> center of site	Capital Renewal	4	Ea.	4	\$26,613	251
Gate Replacement <b>Note:</b> Rusted gate. Replace with new gate (10'x12') <b>Location:</b> Kitchen/mechanical at loading dock	Deferred Maintenance	1	Ea.	4	\$617	151
Gate Replacement <b>Note:</b> Chain link fence gate is bent and does not close properly. <b>Location:</b> pond fence NW corner	Deferred Maintenance	1	Ea.	4	\$617	250
Site Regrading And Gravel Fill <b>Note:</b> vegetation; landscape area running north-south along east facade requires regular cleaning/clearing of debris. Make sure area inlets are not clogged <b>Location:</b> east side of 300 building @ bottom of ADA ramp	Deferred Maintenance	400	SF	4	\$1,134	255
Tennis Courts, Nets, And Equipment Replacement <b>Note:</b> torn and missing <b>Location:</b> center of site	Capital Renewal	2	Ea.	4	\$5,066	252
PROGRAM DEFICIENCIES	ADA Compliance	146,431	EACH	5	\$251,419	5735
PUBLIC DEFICIENCIES	ADA Compliance	313,580	EACH	5	\$538,411	5734
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	131,000	EACH	5	\$224,924	5736
<b>Sub Total for System</b>		<b>10 items</b>			<b>\$1,056,819</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended <b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD	Deferred Maintenance	2	Job	1	\$12,910	6530
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$12,910</b>	
<b>Sub Total for School and Site Level</b>		<b>11 items</b>			<b>\$1,069,729</b>	

### Building: 054A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	1,062,116	EACH	1	\$1,062,093	5730
AISD ROOFING P2	Capital Renewal	24,898	EACH	1	\$24,897	5731
AISD ROOFING P3	Capital Renewal	24,653	EACH	1	\$24,652	5732
AISD ROOFING P4	Capital Renewal	1,521,417	EACH	1	\$1,521,384	5733
Roof Access Ladder Replacement <b>Note:</b> Roof ladder has bolts missing and rungs are loose. <b>Location:</b> Exterior and access above stage roof.	Deferred Maintenance	6	LF	1	\$953	125
Steel Column Replacement <b>Note:</b> Rusted base of (8) steel columns. Deteriorated structural support based on amount of rust <b>Location:</b> Cafeteria and entry	Deferred Maintenance	144	LF	3	\$5,856	135
<b>Sub Total for System</b>		<b>6 items</b>			<b>\$2,639,835</b>	

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Location:</b> crawl space door; 2 mechanical doors at SW exterior	Capital Renewal	3	Door	2	\$11,121	55
Metal Exterior Door Replacement <b>Note:</b> Roof penthouse	Capital Renewal	1	Door	2	\$3,707	326
Steel Window Replacement <b>Note:</b> 14'x14': qty = 11	Capital Renewal	2,156	SF	2	\$311,632	328
Steel Window Replacement <b>Note:</b> 14'x14': qty = 1	Capital Renewal	196	SF	2	\$28,330	329
Steel Window Replacement <b>Note:</b> 3'x10': qty = 2	Capital Renewal	60	SF	2	\$8,673	331
Exterior Metal Door Repainting <b>Location:</b> all exterior building perimeter	Deferred Maintenance	35	Door	3	\$4,022	54
Louver Replacement <b>Note:</b> Boarded up opening and should be replaced with metal louver (6'x10'). <b>Location:</b> Basement mechanical rooms	Deferred Maintenance	1	Ea.	4	\$772	150
Exterior Cleaning	Deferred Maintenance	21,060	SF Wall	5	\$81,563	435
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$449,820</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement <b>Note:</b> Doors are damaged and need to be replaced. <b>Location:</b> Theater girls dressing room and kitchen to corridor	Capital Renewal	2	Door	3	\$3,751	53
Ceiling Grid Replacement <b>Note:</b> rusted grid <b>Location:</b> RMs 112, 114, 105A, 103B, 105C,D,EF	Capital Renewal	1,110	SF	4	\$4,622	50
Interior Ceramic Walls Repair or Replacement <b>Location:</b> Men's RR and tile walls throughout RM 140	Capital Renewal	1,300	SF	4	\$10,792	51
Toilet Partition Replacement <b>Location:</b> rm. 140 - replace 3 toilet partitions	Capital Renewal	3	Stall	4	\$6,049	93
Wood Flooring Replacement <b>Note:</b> theater stage wood floor needs replacing	Capital Renewal	1,130	SF	4	\$24,340	52
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$49,555</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	3	Ea.	2	\$19,268	334
Air Handler HVAC Component Replacement <b>Note:</b> Old and corroded. <b>Location:</b> stage penthouse; AHU 3 and AHU 7	Capital Renewal	3	Ea.	2	\$518,386	60
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	333
Chiller HVAC Component Replacement <b>Location:</b> chiller plant, age, R-22	Capital Renewal	2	Ea.	2	\$367,072	59
Ductless Split System AC Replacement <b>Note:</b> staff offices	Capital Renewal	3	Ea.	2	\$16,274	339
Exterior Metal Cooling Tower Replacement <b>Location:</b> outside building - wooden	Capital Renewal	1	Ea.	2	\$55,570	304
Fan Coil (Chilled Water) HVAC Component Replacement <b>Note:</b> locker room and chiller plant	Capital Renewal	2	Ea.	2	\$6,780	336
Air Compressor Replacement <b>Note:</b> 4 HP - chiller plant	Capital Renewal	1	Ea.	3	\$5,645	341
Circulation Pump Replacement <b>Note:</b> 15 hp - condenser water pumps	Capital Renewal	2	Ea.	3	\$23,121	337
Energy Recovery Unit Replacement	Capital Renewal	2	Ea.	3	\$54,174	335

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC Piping System Repair	Deferred Maintenance	20	LF	3	\$4,948	148
<b>Note:</b> CHW piping is leaking on transformer <b>Location:</b> Mechanical/Electrical room						
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$21,249	404
Duct Register Replacement	Deferred Maintenance	25	Ea.	5	\$10,428	39
<b>Location:</b> restrooms						
<b>Sub Total for System</b>		<b>13 items</b>		<b>\$1,274,833</b>		

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	2	Ea.	2	\$37,128	41
<b>Note:</b> ITE MFG is deficient, elec #30						
Electrical Transformer Repair	Deferred Maintenance	225	KVA	2	\$128,870	40
<b>Note:</b> replace transformer panels due to rust from overhead pipe leak						
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$28,117	42
<b>Note:</b> AHU 5, Elec #30, Elec Cafe						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$13,377	43
<b>Note:</b> MPD/MTP; AHU 3						
Panelboard Replacement	Capital Renewal	8	Ea.	2	\$22,256	45
<b>Note:</b> 1 MDP/MTP; 3 AHU 5; 1 Sm. Storage; 1 Cafe Storage; 1 #112; 1 Elec Cafe						
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$27,498	46
<b>Note:</b> Elec #30; Kitchen; AHU3;						
Electrical Receptacle Replacement	Capital Renewal	3	Ea.	3	\$401	44
<b>Note:</b> MDP/MTP, falling from box and rusted						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	48
<b>Note:</b> broken bezel, replace <b>Location:</b> Outside library #5601 and outside kitchen mech #181.45						
Lightning Protection System Installation	Functional Deficiency	94,177	SF	3	\$73,544	47
<b>Note:</b> not currently present						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	\$4,357	49
<b>Note:</b> Remove decommissioned panel. <b>Location:</b> BkRm #140						
<b>Sub Total for System</b>		<b>10 items</b>		<b>\$337,352</b>		

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	\$12,768	403
Hose Bib Replacement	Deferred Maintenance	1	Ea.	4	\$65	146
<b>Note:</b> Hose bibb is leaking <b>Location:</b> Behind kitchen						
Refrigerated Water Cooler Repair	Deferred Maintenance	3	Ea.	4	\$4,570	37
<b>Sub Total for System</b>		<b>3 items</b>		<b>\$17,402</b>		

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	8,352	Ea.	5	\$9,812	6456
<b>Note:</b> PERIMETER SOIL RETAINERS - minor repair 2 LOC						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	387,699	Ea.	5	\$455,489	6467
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - Improve ventilation 89,850 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	\$147,177	6469
<b>Sub Total for System</b>		<b>3 items</b>		<b>\$612,478</b>		
<b>Sub Total for Building 054A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>48 items</b>		<b>\$5,381,274</b>		

**Building: 054B - Stand-Alone Gym (includes Band Hall)**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	18	Door	3	\$2,068	27
Metal Exterior Door Repair	Deferred Maintenance	18	Door	3	\$3,761	142
<b>Note:</b> Doors have missing or failing sealant and all doors need to be repaired (200 LF)						
Exterior Cleaning	Deferred Maintenance	15,080	SF Wall	5	\$58,403	436
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$64,233</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	1	Door	3	\$1,876	26
<b>Note:</b> replace wood door, bottom damaged, drags on the floor						
<b>Location:</b> room 421						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,876</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	407
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	408
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$15,117	405
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$7,559	406
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$70,308</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	12	Ea.	2	\$22,044	95
<b>Note:</b> Manu ITE is deficient						
<b>Location:</b> elect #400						
Motor Control Center Replacement	Capital Renewal	14	Ea.	2	\$25,719	96
<b>Note:</b> Manu ITE is deficient						
<b>Location:</b> mech room #AHU9						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	22
<b>Note:</b> Manu ITE is deficient						
<b>Location:</b> Mech Room #AH09						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$9,372	23
<b>Note:</b> Manu ITE is deficient						
<b>Location:</b> Mech Room #AH09						
Lightning Protection System Installation	Functional Deficiency	32,307	SF	3	\$25,229	58
<b>Note:</b> not present						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$87,864</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Sink Repair	Deferred Maintenance	1	Ea.	4	\$525	56
<b>Note:</b> Lavatory missing handle						
<b>Location:</b> Girl's locker room						
Shower Repair	Deferred Maintenance	1	Ea.	4	\$2,457	57
<b>Note:</b> Shower missing shower head						
<b>Location:</b> Girl's locker room						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$2,981</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Replacement	Capital Renewal	2	Ea.	1	\$1,273	24
<b>Note:</b> Gym: sign missing; Vestibule: sign off						

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
<b>Location:</b> Gym #433 and Vestibule #422						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$1,273</b>	
<b>Sub Total for Building 054B - Stand-Alone Gym (includes Band Hall)</b>		<b>16 items</b>			<b>\$228,535</b>	

**Building: 054C - Stand-Alone Classroom Building**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	2,093	SF	2	\$208,728	409
Metal Cover Plate Repair	Deferred Maintenance	12	LF	2	\$326	143
<b>Note:</b> Transom is rusting						
<b>Location:</b> North Telephone/Electrical Room						
Aluminum Window Repair	Deferred Maintenance	23	Ea.	3	\$13,837	141
<b>Note:</b> Sealants are past useful life cycle and all windows need new sealant (1500 LF)						
Caulking Replacement	Deferred Maintenance	20	LF	3	\$151	138
<b>Note:</b> Leak along aluminum window.						
<b>Location:</b> Northeast hallway						
Exterior Metal Door Repainting	Deferred Maintenance	8	Door	3	\$919	36
Wood Window Repair	Deferred Maintenance	1	Ea.	3	\$600	137
<b>Note:</b> Rotting wood window sill (2"x12")						
<b>Location:</b> Northeast hallway						
Exterior Cleaning	Deferred Maintenance	5,400	SF Wall	5	\$20,914	437
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$245,475</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Replacement	Capital Renewal	10	SF	4	\$42	34
<b>Note:</b> grid loose needs repair						
<b>Location:</b> faculty work room						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$42</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$232,115	31
<b>Note:</b> PM stated 4-pipe equipment needs replacing						
<b>Location:</b> main hallway MER						
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	32
<b>Note:</b> PM stated 4-pipe equipment needs replacing						
<b>Location:</b> janitor closet						
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$17,176	30
<b>Note:</b> PM stated ERU needs replacement						
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	434
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$338,336</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	10,005	SF	3	\$7,813	33
<b>Note:</b> not present in building						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$7,813</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Lavatory Repair	Deferred Maintenance	1	Ea.	3	\$399	139
<p><b>Note:</b> Rusting metal support of lavatory; 2"x2" post</p> <p><b>Location:</b> Boy's restroom</p>						
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	28
<p><b>Note:</b> Toilet is not working.</p> <p><b>Location:</b> boy's bathroom</p>						
Refrigerated Water Cooler Repair	Deferred Maintenance	1	Ea.	4	\$1,523	29
<p><b>Note:</b> Fountain is leaking</p> <p><b>Location:</b> main hallway</p>						
<b>Sub Total for System</b>		<b>3 items</b>			<b>\$6,982</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	3	LF	4	\$1,653	35
<p><b>Location:</b> men's RR metal legs of sinks</p>						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$1,653</b>	
<b>Sub Total for Building 054C - Stand-Alone Classroom Building</b>		<b>17 items</b>			<b>\$600,300</b>	
<b>Total for Campus</b>		<b>92 items</b>			<b>\$7,279,838</b>	

## Bedichek 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	100	LF	\$3,021	4
Roadway Pavement	Asphalt Driveways	2,400	SF	\$15,433	5
Fences and Gates	Fencing - Chain Link (4 Ft)	2,000	LF	\$94,395	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,300	LF	\$180,193	8
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	8
Pedestrian Pavement	Sidewalks - Concrete	21,600	SF	\$244,668	8
Parking Lot Pavement	Asphalt	150	CAR	\$217,620	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$1,050,168</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$1,050,168</b>	

### Building: 054A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	3,672	SF	\$366,197	5
Exterior Entrance Doors	Steel - Insulated and Painted	35	Door	\$129,745	8
Exterior Operating Windows	Aluminum - Windows per SF	1,833	SF	\$182,799	10
Exterior Operating Windows	Aluminum - Windows per SF	294	SF	\$29,320	10
Exterior Entrance Doors	Steel - Insulated and Painted	91	Door	\$337,337	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$1,045,398</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	91,352	SF	\$409,341	5
Carpeting	Carpet	2,825	SF	\$35,765	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	88,526	SF	\$298,930	8
Suspended Plaster and	Painted ceilings	942	SF	\$1,962	8
Compartments and Cubicles	Toilet Partitions	22	Stall	\$44,363	8
Wall Paneling	Wood Panel wall	942	SF	\$14,773	10
Wood Flooring	Wood Flooring - All Types	1,200	SF	\$25,848	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$830,982</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	4
Facility Hydronic Distribution	4-Pipe System	94,177	SF	\$227,878	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	94,177	SF	\$145,725	5
Other HVAC Distribution Systems	VFD (15 HP)	3	Ea.	\$22,676	5
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	5
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	Ea.	\$63,447	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	8
Central Cooling	Chiller - Indoor Water Cooled (200 Tons)	2	Ea.	\$367,072	10
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	10
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
<b>Note:</b> condenser water pumps					
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	10
Other HVAC Distribution Systems	VFD (10 HP)	2	Ea.	\$11,415	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	2	Ea.	\$202,681	10
HVAC Air Distribution	AHU 15,000 CFM Outdoor	1	Ea.	\$144,126	10
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	\$9,798	10
Exhaust Air	Roof Exhaust Fan - Large	8	Ea.	\$64,290	10

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (3200 MBH)	2	Ea.	\$224,886	10
<b>Sub Total for System</b>		<b>22</b>	<b>items</b>	<b>\$1,754,558</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (225 KVA)	1	Ea.	\$18,241	8
Electrical Service	Transformer (75 KVA)	2	Ea.	\$14,575	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	94,177	SF	\$66,666	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Lighting Fixtures	Light Fixtures (Bldg SF)	94,177	SF	\$1,727,069	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$1,833,858</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Showers	2	Ea.	\$2,613	4
Plumbing Fixtures	Toilets	26	Ea.	\$131,544	4
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	4
Plumbing Fixtures	Classroom Lavatory	15	Ea.	\$38,467	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	8
Plumbing Fixtures	Restroom Lavatory	16	Ea.	\$43,461	8
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	8
Plumbing Fixtures	Refrigerated Drinking Fountain	11	Ea.	\$24,226	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Plumbing Fixtures	Classroom Lavatory	32	Ea.	\$82,064	10
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>	<b>\$350,727</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	94,177	SF	\$216,769	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$216,769</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	52	Room	\$457,697	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$457,697</b>	
<b>Sub Total for Building 054A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>51</b>	<b>items</b>	<b>\$6,489,990</b>	

**Building: 054B - Stand-Alone Gym (includes Band Hall)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	18	Door	\$66,726	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$66,726</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	24,156	SF	\$108,241	3
Carpeting	Carpet	3,221	SF	\$40,778	3
Suspended Plaster and	Painted ceilings	1,288	SF	\$2,682	3
Compartments and Cubicles	Toilet Partitions	37	Stall	\$74,610	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	22,545	SF	\$76,129	10
Wall Painting and Coating	Painting/Staining (Bldg SF)	24,156	SF	\$108,241	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$410,682</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	5
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
HVAC Air Distribution	AHU 5,000 CFM Interior	2	Ea.	\$86,327	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	5
Heat Generation	Boiler - Steel Tube (750 MBH)	5	Ea.	\$122,964	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	32,207	SF	\$86,869	10
Air Distribution	Energy Recovery Unit (25,000 CFM)	2	Ea.	\$112,190	10
Other HVAC Distribution Systems	VFD (15 HP)	2	Ea.	\$15,117	10



**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	10
Facility Hydronic Distribution	4-Pipe System	32,207	SF	\$77,930	10
HVAC Air Distribution	VAV Boxes / Terminal Device	10	Ea.	\$38,739	10
<b>Note:</b> estimated					
Exhaust Air	Roof Exhaust Fan - Large	6	Ea.	\$48,217	10
		<b>Sub Total for System</b>		<b>12 items</b>	<b>\$683,919</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	8
Lighting Fixtures	Light Fixtures (Bldg SF)	32,207	SF	\$590,629	10
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$596,548</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Showers	65	Ea.	\$84,920	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$91,303</b>

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	32,207	SF	\$74,131	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$80,999</b>
		<b>Sub Total for Building 054B - Stand-Alone Gym (includes Band Hall)</b>		<b>25 items</b>	<b>\$1,930,179</b>

**Building: 054C - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	10
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$29,656</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,505	SF	\$42,591	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,505	SF	\$32,096	10
Suspended Plaster and	Painted ceilings	400	SF	\$833	10
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	10
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$97,702</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,005	SF	\$15,481	5
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$15,481</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	10,005	SF	\$183,477	10
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$183,477</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$7,578</b>

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	10,005	SF	\$23,029	8
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$23,029</b>
		<b>Sub Total for Building 054C - Stand-Alone Classroom Building</b>		<b>10 items</b>	<b>\$356,923</b>

**Total for: Bedichek MS 93 items \$9,827,259**

## Supporting Photos

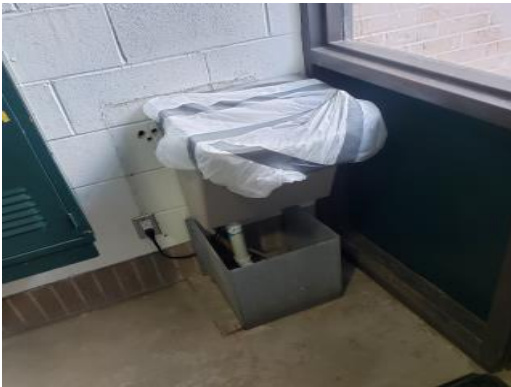
### General Site Photos



Water infiltration on interior wall



Rusted exterior door with faded paint



Broken water fountain



Broken toilet



Burnt out exit light



Worn tennis court and net



Well worn wood flooring