



# FACILITY CONDITION ASSESSMENT

*Cook ES* | February 2022



## Executive Summary

Cook ES is located at 1511 Cripple Creek Dr. in Austin, Texas. The oldest building is 46 years old (at time of 2020 assessment). It comprises 67,355 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 \$4,414,072. 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 Cook ES the ten-year need is \$12,626,536.

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 Cook ES facility has a 5-year FCA score of 43.00%.

## Summary of Findings

The table below summarizes the condition findings at Cook ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$1,536,206	\$612,610	\$0	\$2,148,816	\$2,148,816	\$0	
<b>Permanent Building(s)</b>								
161A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,877,867	\$6,626,416	\$0	\$9,504,283	\$9,504,283	\$19,130,360	50.32%
161B	Stand-Alone Classroom Building	\$0	\$955,487	\$17,951	\$955,487	\$973,438	\$2,988,349	68.03%
<b>Sub Total for Permanent Building(s):</b>		<b>\$2,877,867</b>	<b>\$7,581,903</b>	<b>\$17,951</b>	<b>\$10,459,770</b>	<b>\$10,477,721</b>	<b>\$22,118,709</b>	
<b>Total for Site:</b>		<b>\$4,414,072</b>	<b>\$8,194,513</b>	<b>\$17,951</b>	<b>\$12,608,585</b>	<b>\$12,626,536</b>	<b>\$22,118,709</b>	<b>43.00%</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	\$0	\$132,475	\$1,397,276	\$1,529,751	34.66 %
Roofing	\$1,740,274	\$0	\$0	\$0	\$0	\$1,740,274	39.43 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.15 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$54,285	\$0	\$0	\$0	\$54,285	1.23 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,083,308	\$1,083,308	24.54 %
<b>Total:</b>	\$1,746,729	\$54,285	\$0	\$132,475	\$2,480,583	\$4,414,072	

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

Roofing	-	\$1,740,274
Site	-	\$1,529,751
Mechanical	-	\$54,285

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

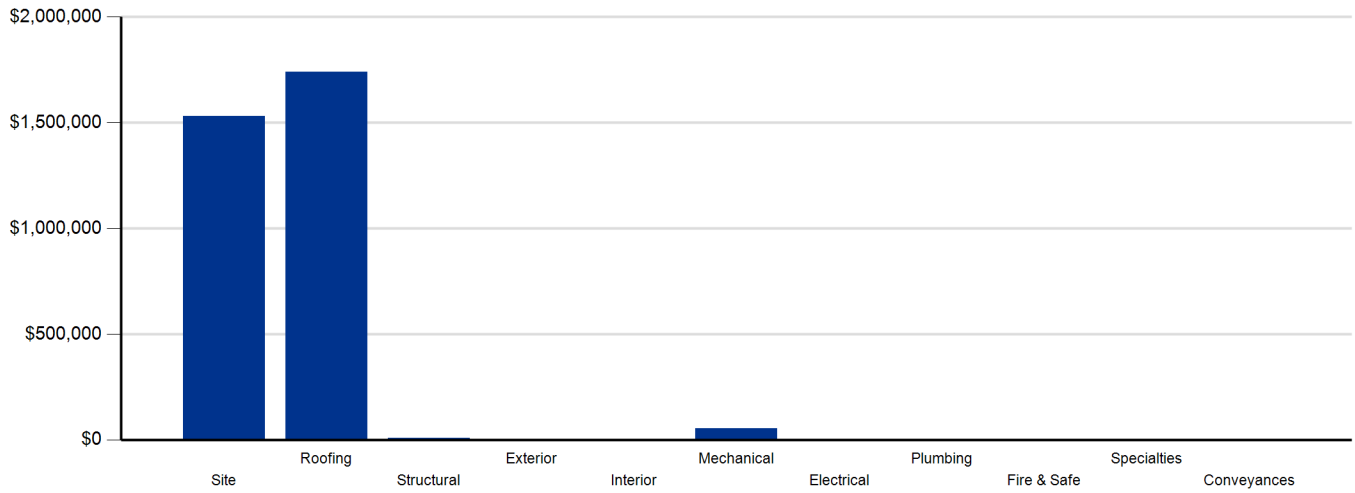


Figure 1: System Deficiencies

## 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	\$132,023	\$463,128	\$595,151
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$752,582	\$0	\$0	\$0	\$41,628	\$794,210
Interior	\$0	\$398,049	\$75,471	\$1,061,707	\$359,510	\$1,894,737
Mechanical	\$0	\$0	\$550,400	\$229,650	\$1,547,421	\$2,327,471
Electrical	\$0	\$0	\$0	\$21,998	\$1,288,181	\$1,310,179
Plumbing	\$0	\$0	\$20,072	\$321,858	\$413,947	\$755,877
Fire and Life Safety	\$0	\$0	\$0	\$0	\$261,634	\$261,634
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$193,641	\$61,613	\$255,254
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$752,582</b>	<b>\$398,049</b>	<b>\$645,943</b>	<b>\$1,960,877</b>	<b>\$4,437,062</b>	<b>\$8,194,513</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	\$595,151	\$0	\$0	\$0	\$0	\$0	\$0	\$595,151
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$794,210	\$0	\$0	\$0	\$0	\$0	\$0	\$794,210
Interior	\$1,894,737	\$0	\$0	\$0	\$0	\$0	\$0	\$1,894,737
Mechanical	\$2,327,471	\$0	\$0	\$0	\$0	\$54,285	\$54,285	\$2,381,756
Electrical	\$1,310,179	\$0	\$0	\$0	\$0	\$0	\$0	\$1,310,179
Plumbing	\$755,877	\$0	\$0	\$0	\$0	\$17,951	\$17,951	\$773,828
Fire and Life Safety	\$261,634	\$0	\$0	\$0	\$0	\$0	\$0	\$261,634
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$255,254	\$0	\$0	\$0	\$0	\$0	\$0	\$255,254
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$8,194,513</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,236</b>	<b>\$72,236</b>	<b>\$8,266,749</b>

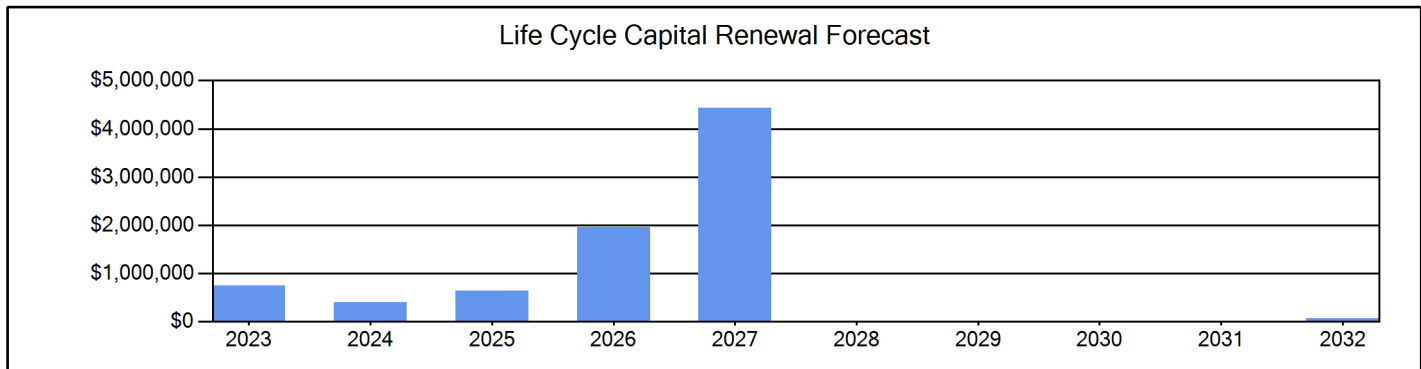


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$22,118,709. For planning purposes, the total 5-year need at the Cook ES is \$12,608,585 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Cook ES facility has a 5-year FCA of 43.00%.

5-Year Need vs. Replacement

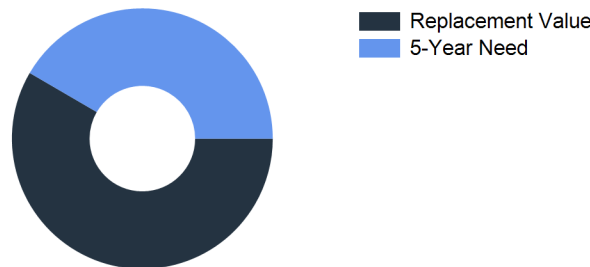


Figure 3: 5-Year FCA



## Cook ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Resurfacing	Deferred Maintenance	31,850	SF	4	\$132,475	4272
PROGRAM DEFICIENCIES	ADA Compliance	372,112	EACH	5	\$638,909	4634
PUBLIC DEFICIENCIES	ADA Compliance	287,248	EACH	5	\$493,199	4633
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	154,438	EACH	5	\$265,167	4635
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,529,751</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6672
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,455</b>	
<b>Sub Total for School and Site Level</b>		<b>5</b>	<b>items</b>		<b>\$1,536,206</b>	

### Building: 161A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P3	Capital Renewal	805,003	EACH	1	\$846,622	4636
AISD ROOFING P4	Capital Renewal	849,720	EACH	1	\$893,651	4637
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,740,274</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$54,285	4246
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$54,285</b>	

#### Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	259,477	Ea.	5	\$304,847	6673
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - improve drainage - 46604 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	111,465	Ea.	5	\$130,955	6674
<b>Note:</b> PERIMETER SOIL RETAINERS - replace soil retainers - 1144 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	259,477	Ea.	5	\$304,847	6675
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 46604 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	64,489	Ea.	5	\$75,765	6676
<b>Note:</b> STANDARD FOUNDATIONS - repair honeycombing & mushrooming - 46604 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	129,738	Ea.	5	\$152,423	6677
<b>Note:</b> SUSPENDED FLOOR SLABS - repair spalling & reinforcement - 46604 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	97,435	Ea.	5	\$114,472	6678
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair leaks, replace rusted pipes, hangers and insulation - 1 LS						
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$1,083,308</b>	
<b>Sub Total for Building 161A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>9</b>	<b>items</b>		<b>\$2,877,867</b>	
<b>Total for Campus</b>		<b>14</b>	<b>items</b>		<b>\$4,414,072</b>	

#### Buildings with no reported deficiencies

161B - Stand-Alone Classroom Building

## Cook ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	91	CAR	\$132,023	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,100	LF	\$164,524	5
Roadway Pavement	Asphalt Driveways	15,275	SF	\$98,225	5
Pedestrian Pavement	Sidewalks - Concrete	17,690	SF	\$200,379	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$595,151</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	Ea.	\$17,459	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$17,459</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$612,610</b>	

### Building: 161A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	583	SF	\$2,083	1
Exterior Operating Windows	Aluminum - Windows per SF	2,400	SF	\$239,345	1
Exterior Operating Windows	Steel - Windows per SF	288	SF	\$41,628	1
Exterior Operating Windows	Steel - Windows per SF	864	SF	\$124,884	1
Exterior Operating Windows	Steel - Windows per SF	1,152	SF	\$166,512	1
Exterior Entrance Doors	Steel - Insulated and Painted	30	Door	\$111,210	1
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$685,661</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	583	SF	\$4,062	2
Tile Flooring	Ceramic Tile	2,330	SF	\$41,165	2
Interior Swinging Doors	Wooden Door	105	Door	\$196,938	2
Interior Door Supplementary Components	Door Hardware	105	Door	\$155,884	2
Compartments and Cubicles	Toilet Partitions	26	Stall	\$52,429	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	50,681	SF	\$211,048	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	50,681	SF	\$171,137	4
Suspended Plaster and	Painted ceilings	3,495	SF	\$7,279	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	50,681	SF	\$227,098	4
Resilient Flooring	Vinyl Composition Tile Flooring	44,273	SF	\$362,052	4
Interior Swinging Doors	Metal Door (Steel)	15	Door	\$43,407	4
Tile Wall Finish	Ceramic Tile wall	2,330	SF	\$19,343	5
Wall Paneling	Wood Panel wall	3,495	SF	\$54,809	5
Wall Coverings	FRP Wall Finish	1,748	SF Wall	\$13,299	5
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	5
Athletic Flooring	Athletic/Sport Flooring	2,330	SF	\$35,746	5
Carpeting	Carpet	5,825	SF	\$73,746	5
Tile Flooring	Quarry Tile	1,165	SF	\$31,847	5
Resilient Flooring	Vinyl Composition Tile Flooring	583	SF	\$4,768	5
<b>Sub Total for System</b>		<b>19</b>	<b>items</b>	<b>\$1,718,154</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	3
Other HVAC Distribution Systems	VFD (5 HP)	8	Ea.	\$35,145	3
Facility Hydronic Distribution	Pump - 5HP	4	Ea.	\$27,399	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	3
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	3
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	2	Ea.	\$208,994	4
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	58,254	SF	\$157,124	5
HVAC Air Distribution	AHU 10,000 CFM Interior	5	Ea.	\$429,794	5
HVAC Air Distribution	AHU 15,000 CFM Outdoor	4	Ea.	\$576,505	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	5
Exhaust Air	Roof Exhaust Fan - Large	17	Ea.	\$136,616	5
Facility Hydronic Distribution	4-Pipe System	58,255	SF	\$140,958	5
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	10
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>	<b>\$1,889,179</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	4
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	1	Ea.	\$65,478	5
Power Distribution	Motor Controller (Loads)	8	Ea.	\$14,696	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	58,254	SF	\$41,237	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	33	Ea.	\$68,738	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	12	Ea.	\$10,821	5
Lighting Fixtures	Light Fixtures (Bldg SF)	58,254	SF	\$1,068,293	5
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$1,292,720</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	3
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	3
Plumbing Fixtures	Restroom Lavatory	22	Ea.	\$59,758	4
Plumbing Fixtures	Sink - Service / Mop Sink	16	Ea.	\$12,734	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	42	Ea.	\$212,494	4
Plumbing Fixtures	Urinals	10	Ea.	\$13,542	4
Plumbing Fixtures	Refrigerated Drinking Fountain	10	Ea.	\$22,024	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	58,254	SF	\$209,349	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	58,254	SF	\$64,675	5
Plumbing Fixtures	Classroom Lavatory	19	Ea.	\$48,725	5
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$661,029</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	58,254	SF	\$134,084	5
Fire Detection and Alarm	Fire Alarm	58,254	SF	\$92,497	5
Fire Detection and Alarm	Fire Alarm Panel	2	Ea.	\$13,736	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$240,317</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	22	Room	\$193,641	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$193,641</b>	
<b>Sub Total for Building 161A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>63</b>	<b>items</b>	<b>\$6,680,701</b>	

**Building: 161B - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	448	SF	\$44,678	1
Exterior Entrance Doors	Steel - Insulated and Painted	6	Door	\$22,242	1
Exterior Operating Windows	Steel - Windows per SF	288	SF	\$41,628	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$108,548</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,820	SF	\$23,042	3
Suspended Plaster and	Painted ceilings	455	SF	\$948	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,645	SF	\$38,738	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	8,190	SF	\$34,105	5

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,190	SF	\$27,656	5
Resilient Flooring	Vinyl Composition Tile Flooring	6,370	SF	\$52,092	5
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$176,579</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	30	Ton	\$390,073	3
<b>Note:</b> The Building is Water Source					
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	9,100	SF	\$24,545	5
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	5
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	1	Ea.	\$64,260	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$492,577</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	9,100	SF	\$32,703	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,100	SF	\$10,103	5
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
Plumbing Fixtures	Classroom Lavatory	7	Ea.	\$17,951	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$112,802</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,100	SF	\$14,449	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$21,317</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	7	Room	\$61,613	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$61,613</b>	
<b>Sub Total for Building 161B - Stand-Alone Classroom Building</b>		<b>24</b>	<b>items</b>	<b>\$973,436</b>	
<b>Total for: Cook ES</b>		<b>92</b>	<b>items</b>	<b>\$8,266,747</b>	

**Supporting Photos**

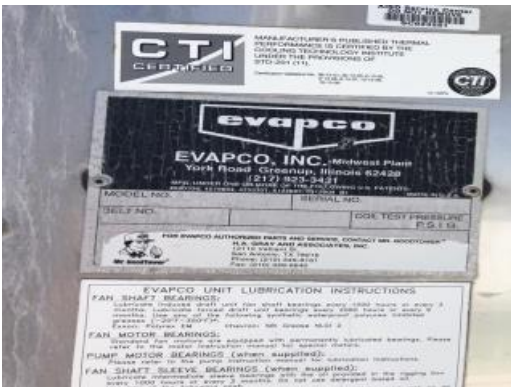
**General Site Photos**



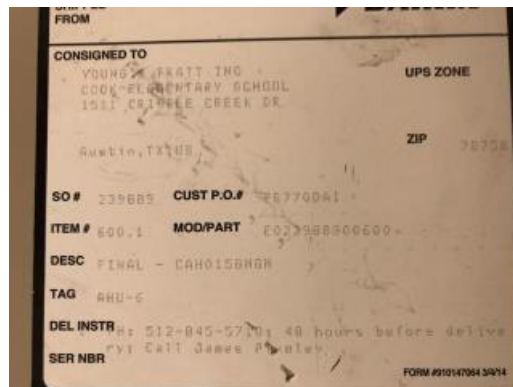
North elevation main entrance



Hot water boiler beyond useful life



Cooling tower name plate



Air handling unit name plate



Paver marker is broken



Exterior windows are beyond their useful life



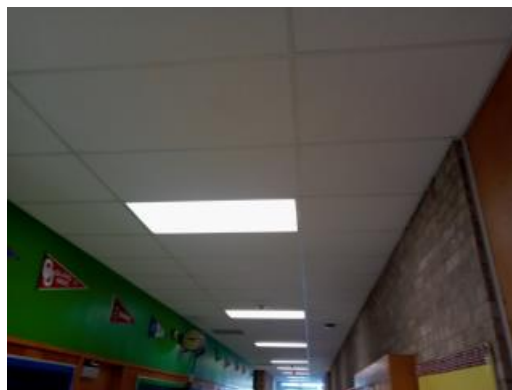
Exterior doorway is well worn



Fence is overgrown



Light system is well used



Acoustic ceiling tiles are well worn



Exterior lighting system



Cafeteria of main building