



FACILITY CONDITION ASSESSMENT

Kocurek ES | February 2022



Executive Summary

Kocurek ES is located at 9800 Curlew Dr in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 78,704 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 \$5,635,750. 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 Kocurek ES the ten-year need is \$11,122,785.

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 Kocurek ES facility has a 5-year FCA score of 68.82%.

Summary of Findings

The table below summarizes the condition findings at Kocurek 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
Exterior Site								
	Exterior Site	\$1,215,126	\$296,020	\$595,083	\$1,511,146	\$2,106,229	\$0	
Permanent Building(s)								
172A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,145,752	\$2,015,991	\$1,261,397	\$6,161,743	\$7,423,140	\$22,396,860	72.49%
172B	Stand-Alone Classroom Building	\$274,872	\$111,352	\$1,207,192	\$386,224	\$1,593,416	\$3,448,752	88.80%
Sub Total for Permanent Building(s):		\$4,420,624	\$2,127,343	\$2,468,589	\$6,547,967	\$9,016,556	\$25,845,608	
Total for Site:		\$5,635,750	\$2,423,363	\$3,063,672	\$8,059,113	\$11,122,785	\$25,845,608	68.82%

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	\$0	\$1,207,956	\$1,207,956	21.43 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.11 %
Exterior	\$0	\$0	\$8,527	\$0	\$69,379	\$77,906	1.38 %
Interior	\$0	\$0	\$145,800	\$673,766	\$0	\$819,566	14.54 %
Mechanical	\$0	\$193,802	\$96,013	\$0	\$4,171	\$293,986	5.22 %
Electrical	\$0	\$240,940	\$1,563,101	\$0	\$0	\$1,804,041	32.01 %
Plumbing	\$0	\$0	\$0	\$6,607	\$0	\$6,607	0.12 %
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	\$465,177	\$0	\$465,177	8.25 %
Crawlspace	\$0	\$0	\$0	\$0	\$954,055	\$954,055	16.93 %
Total:	\$6,455	\$434,742	\$1,813,441	\$1,145,551	\$2,235,561	\$5,635,750	

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

Electrical	-	\$1,804,041
Site	-	\$1,207,956
Interior	-	\$819,566

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

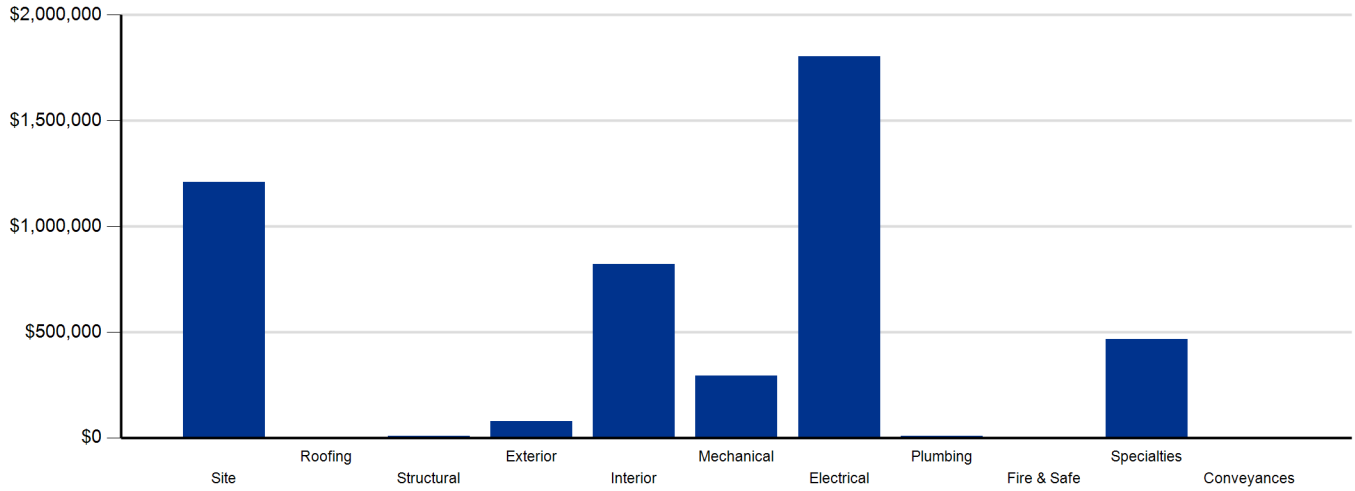


Figure 1: System Deficiencies

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	\$0	\$296,020	\$296,020
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$74,140	\$74,140
Interior	\$0	\$0	\$0	\$16,068	\$120,461	\$136,529
Mechanical	\$0	\$0	\$0	\$627,356	\$631,564	\$1,258,920
Electrical	\$0	\$0	\$0	\$63,020	\$81,003	\$144,023
Plumbing	\$0	\$0	\$0	\$0	\$6,384	\$6,384
Fire and Life Safety	\$0	\$0	\$0	\$24,173	\$16,675	\$40,848
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$466,499	\$0	\$466,499
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$1,197,116	\$1,226,247	\$2,423,363

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	\$296,020	\$0	\$0	\$0	\$0	\$264,411	\$264,411	\$560,431
Roofing	\$0	\$0	\$0	\$0	\$0	\$284,115	\$284,115	\$284,115
Exterior	\$74,140	\$0	\$0	\$297,901	\$0	\$14,828	\$312,729	\$386,869
Interior	\$136,529	\$0	\$0	\$307,386	\$0	\$0	\$307,386	\$443,915
Mechanical	\$1,258,920	\$0	\$0	\$359,461	\$0	\$139,209	\$498,670	\$1,757,590
Electrical	\$144,023	\$0	\$0	\$102,116	\$0	\$0	\$102,116	\$246,139
Plumbing	\$6,384	\$0	\$0	\$5,059	\$0	\$22,651	\$27,710	\$34,094
Fire and Life Safety	\$40,848	\$0	\$0	\$156,982	\$108,292	\$0	\$265,274	\$306,122
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$466,499	\$0	\$0	\$1,161,847	\$0	\$0	\$1,161,847	\$1,628,346
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,423,363	\$0	\$0	\$2,390,752	\$108,292	\$725,214	\$3,224,258	\$5,647,621

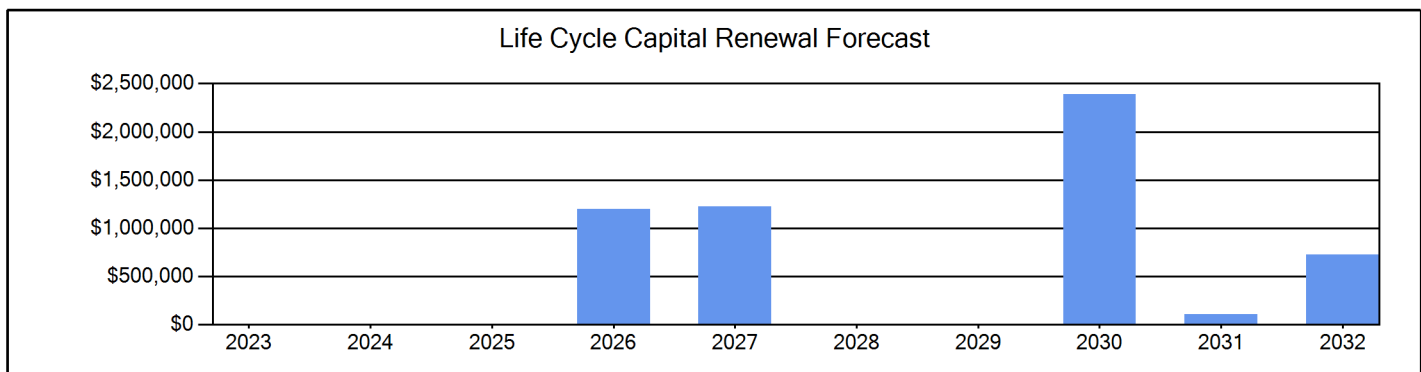


Figure 2: Ten Year Capital Renewal Forecast

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 \$25,845,608. For planning purposes, the total 5-year need at the Kocurek ES is \$8,059,113 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Kocurek ES facility has a 5-year FCA of 68.82%.

5-Year Need vs. Replacement

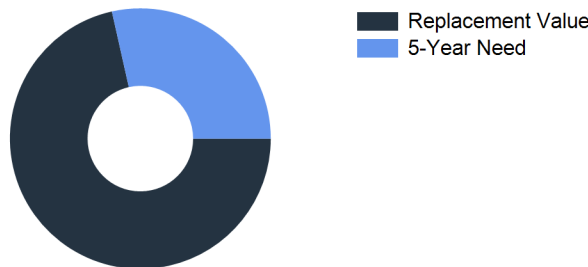


Figure 3: 5-Year FCA

Kocurek ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	439,899	EACH	5	\$755,298	1744
Note:	Interior Improvements Estimated Construction Cost for Floor Plan Area 5 - Building A \$ 8,130.96 Estimated Construction Cost for Floor Plan Area - Building A \$ 15,200.08 Estimated Construction Cost for Floor Plan Area 7 - Building A \$ 64,336.59 Estimated Construction Cost for Floor Plan Area 8 - Building A \$ 30,507.14 Estimated Construction Cost for Floor Plan Area 9 (9A & 9B - 2 Locations)- Building A \$ 12,911.00 Estimated Construction Cost for Floor Plan Area 10 (10A & 10B - 2 Locations) - Building A \$ 220,420.49 Estimated Construction Cost for Floor Plan Area 11 - Building A \$ 88,392.87 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 439,899.13 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements \$ 439,899.13					
Location:	ASID ADA REPORT					
PUBLIC DEFICIENCIES	ADA Compliance	151,181	EACH	5	\$259,575	1743
Note:	Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$23,164.84 Estimated Construction Cost for Site Plan Area B \$ 26,152.38 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 49,317.22 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - Building A \$ 8,997.44 Estimated Construction Cost for Floor Plan Area 2 - Building A \$ 6,455.50 Estimated Construction Cost for Floor Plan Area 3 - Building A \$ 30,298.19 Estimated Construction Cost for Floor Plan Area 4 - Building A \$ 56,112.99 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 101,864.11 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 151,181.33					
Location:	AISD ADA REPORT					
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	112,455	EACH	5	\$193,083	1745
Note:	Interior Improvements Estimated Construction Cost for Floor Plan Area 12 - Building A \$ 39,784.08 Estimated Construction Cost for Floor Plan Area 13 - Building A \$ 45,566.13 Estimated Construction Cost for Floor Plan Area 14 - Building B \$ 7,325.82 Estimated Construction Cost for Floor Plan Area 15 - Building A \$ 19,778.84 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 112,454.86 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$ 112,454.86					
Location:	AISD ADA REPORT					
Sub Total for System		3	items		\$1,207,956	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6719
Note:	Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD					
Sub Total for System		1	items		\$6,455	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Electrical Enclosure Replacement	Deferred Maintenance	1	Ea.	2	\$715	1442
Note:	All equipment					
Location:	Electrical service location					
Sub Total for System		1	items		\$715	
Sub Total for School and Site Level		5	items		\$1,215,126	

Building: 172A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Repair	Deferred Maintenance	500	SF Wall	3	\$6,229	1760
Note:	Some bricks are missing or falling					
Exterior Metal Door Repainting	Deferred Maintenance	10	Door	3	\$1,149	1455
Note:	w/Window					

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	10	Door	3	\$1,149	1456
Note: No window						
Exterior Cleaning	Deferred Maintenance	13,874	SF Wall	5	\$53,732	1758
Exterior Painting	Capital Renewal	12,000	SF Wall	5	\$15,646	1454
Note: Age						
Location: Metal Sections						
Sub Total for System		5	items		\$77,906	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	2,046	SF	3	\$31,389	1445
Location: Gym						
Interior Door Replacement	Capital Renewal	15	Door	3	\$28,134	1449
Note: w/window						
Interior Door Replacement	Capital Renewal	46	Door	3	\$86,278	1450
Note: w/o window						
Acoustical Ceiling Tile Replacement	Capital Renewal	200	SF	4	\$675	1444
Location: Book Room, Teachers' Work Room, Storage #2, Janitor Closet						
Carpet Flooring Replacement	Capital Renewal	6,000	SF	4	\$75,961	1446
Location: Library						
Carpet Flooring Replacement	Capital Renewal	4,774	SF	4	\$60,440	1762
Metal Interior Door Replacement	Capital Renewal	4	Door	4	\$11,575	1447
Note: w/window						
Metal Interior Door Replacement	Capital Renewal	8	Door	4	\$23,151	1448
Note: w/o window						
Vinyl Composition Tile Replacement	Capital Renewal	61,382	SF	4	\$501,964	1761
Sub Total for System		9	items		\$819,566	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$100,146	1754
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$93,655	1467
Location: R-22/AHU-5 and AHU-6 in main mechanical room						
Energy Recovery Unit Replacement	Capital Renewal	3	Ea.	3	\$68,182	1755
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	1470
Note: Extremely outdated and corroded, recommend immediate replacement.						
Location: EF - 18, 19						
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	6	Ea.	3	\$11,758	1469
Note: Extremely outdated and corroded, recommend immediate replacement						
Location: EF 5, 6, 16, 20, 21, 26						
Duct Register Replacement	Deferred Maintenance	10	Ea.	5	\$4,171	1468
Sub Total for System		6	items		\$293,986	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,712	1484
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,905	1485
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$11,838	1481
Electrical Transformer Replacement	Capital Renewal	4	Ea.	2	\$22,075	1482
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$7,287	1483
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$9,908	1486
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$11,128	1487
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$10,999	1488
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$28,117	1489

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: 150A	Capital Renewal	1	Ea.	2	\$1,459	1490
Panelboard Replacement Note: 150A, No remaining life	Capital Renewal	2	Ea.	2	\$13,377	1491
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$13,645	1478
Switchgear Replacement	Capital Renewal	2	Ea.	2	\$76,774	1479
Canopy Lighting Replacement Note: No remaining life	Capital Renewal	28	Ea.	3	\$58,323	1493
Lighting Fixtures Replacement Note: No remaining life	Capital Renewal	68,202	SF	3	\$1,250,725	1494
Lightning Protection System Installation Note: None installed	Functional Deficiency	68,202	SF	3	\$53,260	1492
Sub Total for System		16 items			\$1,602,533	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement Note: Age, corrosion Location: Located outside teacher work room in corridor	Capital Renewal	2	Ea.	4	\$4,405	1466
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	1746
Sub Total for System		2 items			\$6,607	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement Note: Age/All rooms	Capital Renewal	280	LF	4	\$154,293	1451
Bleacher Replacement Note: Age Location: Courtyard	Capital Renewal	50	Seat	4	\$20,655	1453
Upper Storage Cabinet Replacement Note: Age/All rooms	Capital Renewal	270	LF	4	\$290,228	1452
Sub Total for System		3 items			\$465,177	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - increase ventilation - 67139 GSF	Deferred Maintenance	186,905	Ea.	5	\$219,586	6720
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - clear space - 1 EA	Deferred Maintenance	1,392	Ea.	5	\$1,635	6721
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair minor honeycombing & clear soil from beam - 67139 GSF	Deferred Maintenance	93,452	Ea.	5	\$109,792	6722
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair moderate honeycombing, spalling & exposed reinforcing - 67139 GSF	Deferred Maintenance	280,357	Ea.	5	\$329,378	6723
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - Repair cracked pipes, repair pipe leaks, replace corroded piping - 67139	Deferred Maintenance	186,905	Ea.	5	\$219,586	6724
Sub Total for System		5 items			\$879,976	
Sub Total for Building 172A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		46 items			\$4,145,752	

Building: 172B - Stand-Alone Classroom Building
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	10,502	SF	3	\$192,591	1477
Lightning Protection System Installation Note: None installed	Functional Deficiency	10,502	SF	3	\$8,201	1476
Sub Total for System		2 items			\$200,793	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	\$24,530	6725
Note: SOIL/DRAINAGE BELOW BUILDING - Grade soil away from building - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	5,985	Ea.	5	\$7,031	6726
Note: PERIMETER SOIL RETAINERS - repair a few retainers - 430 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,392	Ea.	5	\$1,635	6727
Note: CRAWL SPACE ACCESS/VENTILATION - increase ventilation - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,798	Ea.	5	\$40,882	6728
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes and hangers - 1 LS						
	Sub Total for System	4	items		\$74,079	
	Sub Total for Building 172B - Stand-Alone Classroom Building	6	items		\$274,872	
	Total for Campus	57	items		\$5,635,750	

Kocurek ES - 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 - Chain Link (4 Ft)	2,720	LF	\$128,377	5
Pedestrian Pavement	Sidewalks - Concrete	14,800	SF	\$167,643	5
Parking Lot Pavement	Asphalt	85	CAR	\$123,318	10
Roadway Pavement	Asphalt Driveways	20,000	SF	\$128,609	10
Roadway Pavement	Concrete Driveways	1,000	SF	\$12,484	10
Sub Total for System		5	items	\$560,430	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	5,600	SF	\$284,115	10
Sub Total for System		1	items	\$284,115	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	8	Ea.	\$46,557	8
Sub Total for System		1	items	\$46,557	
Sub Total for Building -		7	items	\$891,103	

Building: 172A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	5
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	5
Exterior Operating Windows	Steel - Windows per SF	1,013	SF	\$146,421	8
Exterior Operating Windows	Steel - Windows per SF	36	SF	\$5,204	8
Exterior Operating Windows	Steel - Windows per SF	104	SF	\$15,032	8
Exterior Operating Windows	Steel - Windows per SF	608	SF	\$87,881	8
Exterior Operating Windows	Steel - Windows per SF	120	SF	\$17,345	8
Exterior Operating Windows	Steel - Windows per SF	180	SF	\$26,018	8
Sub Total for System		8	items	\$372,041	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	3,410	SF	\$16,068	4
Note: Gym pads on wall					
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5
Interior Swinging Doors	Wooden Door	15	Door	\$28,134	5
Interior Swinging Doors	Wooden Door	46	Door	\$86,278	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	61,382	SF	\$207,272	8
Carpeting	Carpet	4,774	SF	\$60,440	8
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	8
Interior Swinging Doors	Metal Door (Steel)	8	Door	\$23,151	8
Sub Total for System		8	items	\$438,966	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	48	Ea.	\$582,483	4
Note: Estimated - All units located above ceiling					
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	1	Ea.	\$64,260	5
HVAC Air Distribution	Ductwork (Bldg,SF)	68,202	SF	\$539,644	5
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	5
Heating System Supplementary Components	Controls - DDC (Bldg,SF)	68,202	SF	\$183,956	8
Central Cooling	Cooling Tower - Metal (170 Tons)	1	Ea.	\$51,387	8
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	8
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	8
Heat Generation	Boiler - Steel Tube (2400 MBH)	1	Ea.	\$100,146	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		12	items	\$1,694,521	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	68,202	SF	\$48,279	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Power Distribution	Power Wiring	68,202	SF	\$81,003	5
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$25,176	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Power Distribution	Panelboard - 120/208 400A	2	Ea.	\$24,683	8
Sub Total for System		6	items	\$189,229	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	8
Sub Total for System		2	items	\$11,443	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	68,202	SF	\$156,982	8
Fire Detection and Alarm	Fire Alarm	68,202	SF	\$108,292	9
Sub Total for System		2	items	\$265,274	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	53	Room	\$466,499	4
Sub Total for System		1	items	\$466,499	
Sub Total for Building 172A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		39	items	\$3,437,973	

Building: 172B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	10
Sub Total for System		1	items	\$14,828	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	1,050	SF	\$4,948	8
Sub Total for System		1	items	\$4,948	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (30 Ton)	1	Ea.	\$44,873	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,502	SF	\$16,250	5
Exhaust Air	Interior Ceiling Exhaust Fan	4	Ea.	\$1,947	5
Sub Total for System		3	items	\$63,070	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	10,502	SF	\$7,434	4
Power Distribution	Panelboard - 120/208 125A	2	Ea.	\$2,918	8
Sub Total for System		2	items	\$10,352	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sub Total for System		2	items	\$22,651	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	10,502	SF	\$24,173	4

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	10,502	SF	\$16,675	5
Sub Total for System		2	items	\$40,848	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	132	Room	\$1,161,847	8
Sub Total for System		1	items	\$1,161,847	
Sub Total for Building 172B - Stand-Alone Classroom Building		12	items	\$1,318,543	
Total for: Kocurek ES		58	items	\$5,647,619	

Supporting Photos

General Site Photos



Drinking fountain is aged



Pavers are damaged



Door frames are corroded



Vent roof fans are past life



Aged roof top unit