



FACILITY CONDITION ASSESSMENT

Rosedale School | February 2022



Executive Summary

Rosedale School is located at 2117 W 49th St in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 36,549 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 \$2,708,095. 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 Rosedale School the ten-year need is \$9,236,396.

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 Rosedale School facility has a 5-year FCA score of 41.70%.

Summary of Findings

The table below summarizes the condition findings at Rosedale School

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	\$1,036,835	\$167,545	\$0	\$1,204,380	\$1,204,380	\$0	
Permanent Building(s)								
251A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,538,863	\$5,043,399	\$1,263,344	\$6,582,262	\$7,845,606	\$11,851,270	44.46%
251B	Mechanical Building (old Boiler House)	\$132,397	\$54,013	\$0	\$186,410	\$186,410	\$157,771	-18.15%
Sub Total for Permanent Building(s):		\$1,671,260	\$5,097,412	\$1,263,344	\$6,768,672	\$8,032,016	\$12,009,038	
Total for Site:		\$2,708,095	\$5,264,957	\$1,263,344	\$7,973,052	\$9,236,396	\$12,009,038	41.70%

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	\$58,032	\$972,349	\$1,030,381	38.05 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.24 %
Exterior	\$0	\$153,406	\$16,796	\$0	\$5,833	\$176,034	6.50 %
Interior	\$0	\$0	\$0	\$45,691	\$0	\$45,691	1.69 %
Mechanical	\$0	\$194,516	\$0	\$6,171	\$1,239	\$201,926	7.46 %
Electrical	\$0	\$130,775	\$8,436	\$0	\$0	\$139,210	5.14 %
Plumbing	\$0	\$0	\$117,598	\$84,767	\$0	\$202,365	7.47 %
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	\$906,033	\$906,033	33.46 %
Total:	\$6,455	\$478,696	\$142,830	\$194,661	\$1,885,454	\$2,708,095	

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

Site	-	\$1,030,381
Plumbing	-	\$202,365
Mechanical	-	\$201,926

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

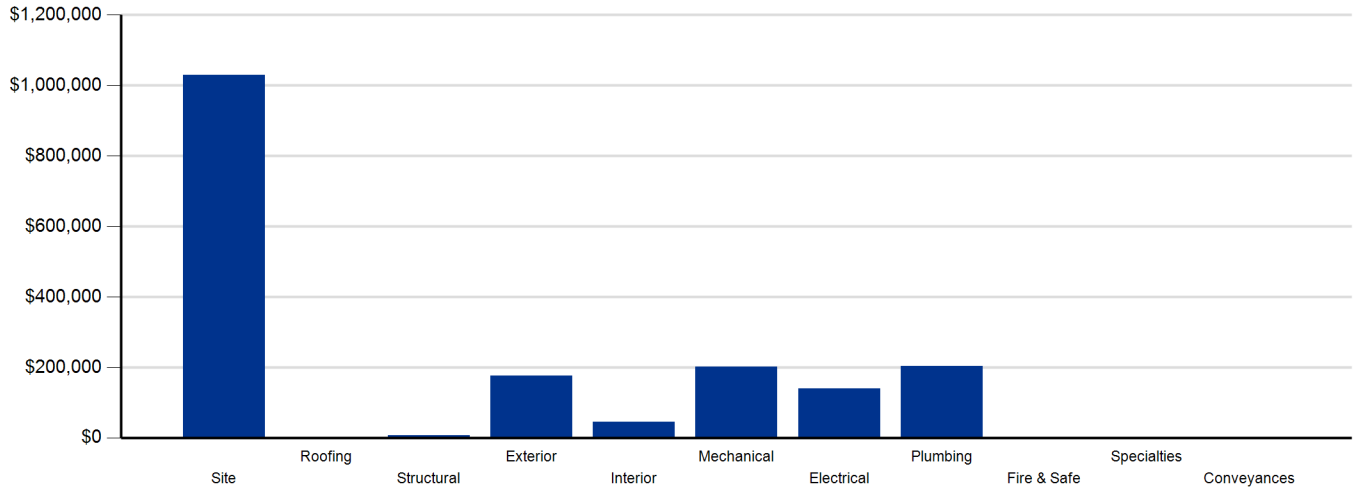


Figure 1: System Deficiencies

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	\$63,905	\$45,000	\$58,640	\$167,545
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$1,053,835	\$1,053,835
Interior	\$0	\$0	\$109,677	\$462,812	\$724,803	\$1,297,292
Mechanical	\$0	\$1,035,943	\$0	\$285,552	\$0	\$1,321,495
Electrical	\$0	\$0	\$0	\$117,326	\$734,953	\$852,279
Plumbing	\$0	\$0	\$0	\$15,417	\$170,272	\$185,689
Fire and Life Safety	\$0	\$0	\$0	\$0	\$140,370	\$140,370
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$246,452	\$0	\$246,452
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,035,943	\$173,582	\$1,172,559	\$2,882,873	\$5,264,957

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	\$167,545	\$0	\$0	\$0	\$0	\$0	\$0	\$167,545
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,053,835	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053,835
Interior	\$1,297,292	\$0	\$0	\$45,691	\$0	\$0	\$45,691	\$1,342,983
Mechanical	\$1,321,495	\$0	\$0	\$0	\$0	\$0	\$0	\$1,321,495
Electrical	\$852,279	\$0	\$0	\$0	\$0	\$5,564	\$5,564	\$857,843
Plumbing	\$185,689	\$1,251,396	\$0	\$0	\$0	\$8,768	\$1,260,164	\$1,445,853
Fire and Life Safety	\$140,370	\$0	\$0	\$0	\$0	\$0	\$0	\$140,370
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$246,452	\$0	\$0	\$0	\$0	\$0	\$0	\$246,452
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,264,957	\$1,251,396	\$0	\$45,691	\$0	\$14,332	\$1,311,419	\$6,576,376

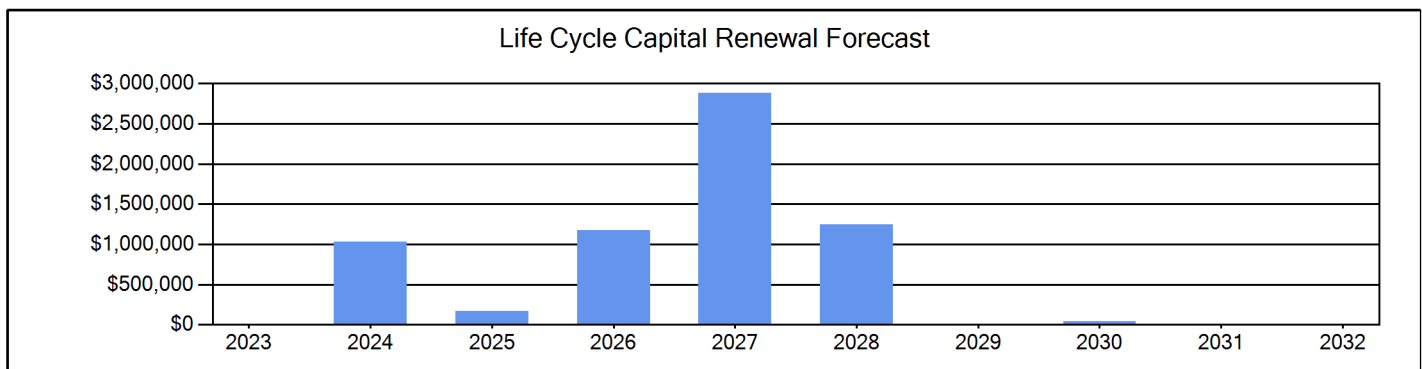


Figure 2: Ten Year Capital Renewal Forecast

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 \$12,009,038. For planning purposes, the total 5-year need at the Rosedale School is \$7,973,052 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Rosedale School facility has a 5-year FCA of 41.70%.

5-Year Need vs. Replacement

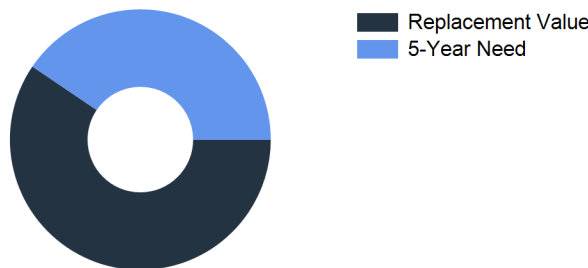


Figure 3: 5-Year FCA

Rosedale School - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement	Capital Renewal	40	CAR	4	\$58,032	3946
PROGRAM DEFICIENCIES	ADA Compliance	191,951	EACH	5	\$329,576	3952
PUBLIC DEFICIENCIES	ADA Compliance	186,789	EACH	5	\$320,713	3951
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	187,573	EACH	5	\$322,059	3953
Sub Total for System		4	items		\$1,030,381	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6958

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
Sub Total for School and Site Level	5	items	\$1,036,835

Building: 251A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	832	SF	2	\$82,973	3955
Metal Exterior Door Replacement	Capital Renewal	17	Door	2	\$63,019	3954
Caulking Replacement	Deferred Maintenance	1,248	LF	3	\$9,425	2426

Note: Recaulk 104 each, 4x2 windows.

Location: Class/office

Caulking Replacement	Deferred Maintenance	576	LF	3	\$4,350	2427
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Note: Recaulk 36 each, 4x4 windows

Location: Class/office

Caulking Replacement	Deferred Maintenance	400	LF	3	\$3,021	2428
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Note: Recaulk 20 each, 6x4 windows

Location: Class/office

Exterior Cleaning	Deferred Maintenance	1,421	SF Wall	5	\$5,503	2425
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Sub Total for System **6** items **\$168,291**

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	3,609	SF	4	\$45,691	3472
Sub Total for System		1	items		\$45,691	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	27	Ea.	2	\$154,273	2440
Location: Classrooms, halls and closet						
Fan Coil HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$6,204	2439
Location: Offices						
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	\$34,039	4554
Note: Age, general condition, rust. May be abandoned equipment						
Location: Roof						
Window AC Unit Component Replacement	Capital Renewal	2	Ea.	4	\$6,171	2442
Location: Offices						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4638

Note: Remove abandoned AHU in penthouse

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Location: Main Building Penthouse						
Sub Total for System		5 items		\$201,926		

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	2450
Note: Age/corrosion						
Location: Custodian office						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	2451
Note: Age/corrosion						
Location: Admin office						
Sub Total for System		2 items		\$15,124		

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	2	Ea.	3	\$1,757	2431
Location: Classroom/restroom						
Shower Replacement	Capital Renewal	2	Ea.	3	\$2,613	2435
Location: Restrooms						
Toilet Replacement	Capital Renewal	22	Ea.	3	\$111,307	2436
Location: Restrooms						
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,354	2437
Location: Restrooms						
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	2438
Location: Gym						
Replace classroom lavatory	Capital Renewal	12	Ea.	4	\$30,774	2433
Location: Classrooms						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	19	Ea.	4	\$51,610	2434
Location: Restrooms						
Sub Total for System		7 items		\$201,798		

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	199,034	Ea.	5	\$233,835	6959
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 35748 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	154,251	Ea.	5	\$181,222	6960
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilatoin - 35748 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,798	Ea.	5	\$40,882	6961
Note: CRAWL SPACE ACCESS/VENTILATION - repair hatch - 5 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	99,517	Ea.	5	\$116,918	6962
Note: SUSPENDED FLOOR BEAMS - repair minor honeycombing & spalling - 35748 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	248,792	Ea.	5	\$292,294	6963
Note: SUSPENDED FLOOR SLABS - repair masonry, spalling & reinforcement - 35748 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,798	Ea.	5	\$40,882	6964
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes and hangers and deteriorated insulation - 1 LS						
Sub Total for System		6 items		\$906,033		
Sub Total for Building 251A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		27 items		\$1,538,863		

Building: 251B - Mechanical Building (old Boiler House)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	\$7,414	3956

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	85	SF Wall	5	\$329	2430
Sub Total for System		2	items		\$7,743	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Age/corrosion Location: MER	Capital Renewal	1	Ea.	2	\$18,564	2447
Panelboard Replacement Note: Age/corrosion Location: MER	Capital Renewal	1	Ea.	2	\$2,782	2448
Switchgear Replacement Note: Age/corrosion Location: MER	Capital Renewal	1	Ea.	2	\$38,387	2445
Switchgear Replacement Note: Age/corrosion Location: MER	Capital Renewal	1	Ea.	2	\$55,918	2446
Lighting Fixtures Replacement	Capital Renewal	460	SF	3	\$8,436	3473
Sub Total for System		5	items		\$124,087	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Sump Pump Replacement Location: Boiler room	Deferred Maintenance	1	Ea.	3	\$567	2443
Sub Total for System		1	items		\$567	
Sub Total for Building 251B - Mechanical Building (old Boiler House)		8	items		\$132,397	
Total for Campus		40	items		\$2,708,095	

Rosedale School - 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)	1,354	LF	\$63,905	3
Roadway Pavement	Asphalt Driveways	6,998	SF	\$45,000	4
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Pedestrian Pavement	Sidewalks - Concrete	1,231	SF	\$13,944	5
Sub Total for System		4	items	\$167,545	
Sub Total for Building -		4	items	\$167,545	

Building: 251A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	28,871	SF	\$811,119	5
Exterior Wall Veneer	Vinyl siding - clapboard style	1,804	SF	\$11,183	5
Exterior Operating Windows	Steel - Windows per SF	576	SF	\$83,256	5
Exterior Operating Windows	Steel - Windows per SF	480	SF	\$69,380	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	14	Door	\$55,566	5
Sub Total for System		5	items	\$1,030,503	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	32,480	SF	\$109,677	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	21,653	SF	\$97,025	4
Resilient Flooring	Vinyl Composition Tile Flooring	21,653	SF	\$177,072	4
Wood Flooring	Wood Flooring - All Types	1,804	SF	\$38,858	4
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	4
Interior Door Supplementary Components	Door Hardware	91	Door	\$135,099	4
Suspended Plaster and	Painted ceilings	3,609	SF	\$7,516	4
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	32,480	SF	\$135,255	5
Tile Wall Finish	Ceramic Tile wall	14,436	SF	\$119,845	5
Tile Flooring	Ceramic Tile	1,083	SF	\$19,134	5
Terrazzo Flooring	Terrazzo	7,218	SF	\$245,963	5
Interior Swinging Doors	Wooden Door	89	Door	\$166,928	5
Carpeting	Carpet	3,609	SF	\$45,691	8
Sub Total for System		14	items	\$1,327,487	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	7	Ea.	\$13,718	2
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	2
Hydronic Distribution Systems	Ground Source Loop Field Pipe	78	Ton	\$1,014,189	2
Note: Building A is 65% and Building B is 0%. RTU's are used for 35% of Building A					
HVAC Air Distribution	Ductwork (Bldg.SF)	36,089	SF	\$285,552	4
Sub Total for System		4	items	\$1,321,495	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	4
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	4
Power Distribution	Panelboard - 120/208 100A	13	Ea.	\$36,166	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	36,089	SF	\$25,547	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Light Fixtures (Bldg SF)	36,089	SF	\$661,820	5
Power Distribution	Power Wiring	36,089	SF	\$42,862	5
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	10
Sub Total for System		9	items	\$843,169	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	4
	Note: Located in hallways				
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	36,089	SF	\$129,694	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	36,089	SF	\$40,067	5
Domestic Water Equipment	Gas Piping System (BldgSF)	36,089	SF	\$1,251,396	6
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
	Sub Total for System	6	items	\$1,445,341	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	36,089	SF	\$83,067	5
Fire Detection and Alarm	Fire Alarm	36,089	SF	\$57,303	5
	Sub Total for System	2	items	\$140,370	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	28	Room	\$246,452	4
	Sub Total for System	1	items	\$246,452	
	Sub Total for Building 251A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	41	items	\$6,354,816	

Building: 251B - Mechanical Building (old Boiler House)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	460	SF	\$12,924	5
Exterior Operating Windows	Steel - Windows per SF	72	SF	\$10,407	5
	Sub Total for System	2	items	\$23,331	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	460	SF	\$15,497	5
	Sub Total for System	1	items	\$15,497	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	5
	Sub Total for System	3	items	\$14,674	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	460	SF	\$511	5
	Sub Total for System	1	items	\$511	
	Sub Total for Building 251B - Mechanical Building (old Boiler House)	7	items	\$54,012	
	Total for: Rosedale School	52	items	\$6,576,373	

Supporting Photos

General Site Photos



Corroded main disconnect



Damaged Window Frame



Damaged Window Hardware



Interior doors are aged and beyond their useful life



Broken window



Exterior doors are corroded and beyond their useful life



Aged piping systems



Aged furnace equipment



Pumps are beyond their useful life



Exhaust is loose from ceiling