



FACILITY CONDITION ASSESSMENT

Small MS | February 2022



Executive Summary

Small MS is located at 4801 Monterey Oaks Blvd in Austin, Texas. The oldest building is 21 years old (at time of 2020 assessment). It comprises 158,397 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 \$5,095,137. 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 Small MS the ten-year need is \$17,181,519.

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 Small MS facility has a 5-year FCA score of 71.02%.

Summary of Findings

The table below summarizes the condition findings at Small MS

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,259,256	\$233,152	\$230,642	\$1,492,408	\$1,723,050	\$0	
Permanent Building(s)								
060A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,835,882	\$9,744,628	\$1,877,960	\$13,580,510	\$15,458,470	\$52,015,990	73.89%
Sub Total for Permanent Building(s):		\$3,835,882	\$9,744,628	\$1,877,960	\$13,580,510	\$15,458,470	\$52,015,992	
Total for Site:		\$5,095,137	\$9,977,780	\$2,108,602	\$15,072,917	\$17,181,519	\$52,015,992	71.02%

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	\$169,311	\$472,660	\$617,285	\$1,259,256	24.71 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$5,938	\$106,558	\$705,675	\$818,172	16.06 %
Mechanical	\$0	\$15,727	\$0	\$23,162	\$0	\$38,889	0.76 %
Electrical	\$0	\$0	\$2,957,936	\$0	\$0	\$2,957,936	58.05 %
Plumbing	\$0	\$0	\$17,887	\$2,998	\$0	\$20,885	0.41 %
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	\$0	\$0	0.00 %
Total:	\$0	\$15,727	\$3,151,071	\$605,379	\$1,322,961	\$5,095,137	

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

Electrical	-	\$2,957,936
Site	-	\$1,259,256
Interior	-	\$818,172

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

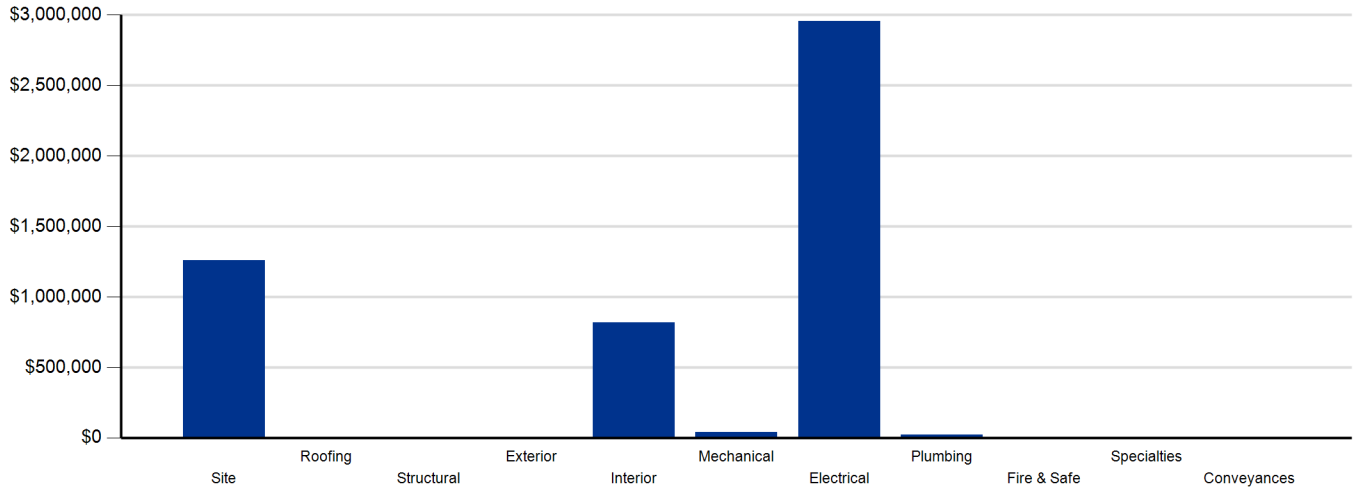


Figure 1: System Deficiencies

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	\$113,083	\$120,069	\$233,152
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$2,293,434	\$268,411	\$2,561,845
Interior	\$0	\$0	\$471,130	\$662,611	\$2,188,072	\$3,321,813
Mechanical	\$0	\$0	\$172,643	\$240,209	\$1,164,103	\$1,576,955
Electrical	\$0	\$0	\$0	\$0	\$200,144	\$200,144
Plumbing	\$0	\$0	\$89,008	\$72,394	\$348,230	\$509,632
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$7,985	\$7,985
Specialties	\$0	\$0	\$0	\$1,056,778	\$509,476	\$1,566,254
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$732,781	\$4,438,509	\$4,806,490	\$9,977,780

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	\$233,152	\$0	\$0	\$0	\$0	\$230,642	\$230,642	\$463,794
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$2,561,845	\$0	\$0	\$0	\$0	\$5,658	\$5,658	\$2,567,503
Interior	\$3,321,813	\$0	\$702,667	\$0	\$0	\$515,890	\$1,218,557	\$4,540,370
Mechanical	\$1,576,955	\$0	\$0	\$446,790	\$0	\$541,078	\$987,868	\$2,564,823
Electrical	\$200,144	\$0	\$0	\$0	\$0	\$0	\$0	\$200,144
Plumbing	\$509,632	\$0	\$0	\$65,323	\$0	\$151,305	\$216,628	\$726,260
Fire and Life Safety	\$0	\$0	\$0	\$0	\$258,374	\$0	\$258,374	\$258,374
Conveyances	\$7,985	\$0	\$0	\$0	\$0	\$0	\$0	\$7,985
Specialties	\$1,566,254	\$0	\$0	\$0	\$0	\$0	\$0	\$1,566,254
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$9,977,780	\$0	\$702,667	\$512,113	\$258,374	\$1,444,573	\$2,917,727	\$12,895,507

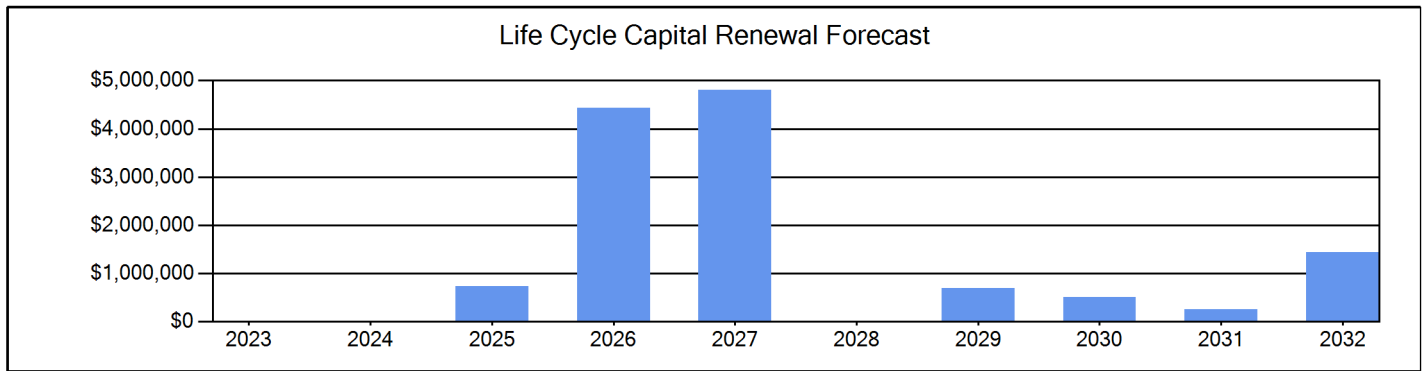


Figure 2: Ten Year Capital Renewal Forecast

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 \$52,015,992. For planning purposes, the total 5-year need at the Small MS is \$15,072,917 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Small MS facility has a 5-year FCA of 71.02%.

5-Year Need vs. Replacement

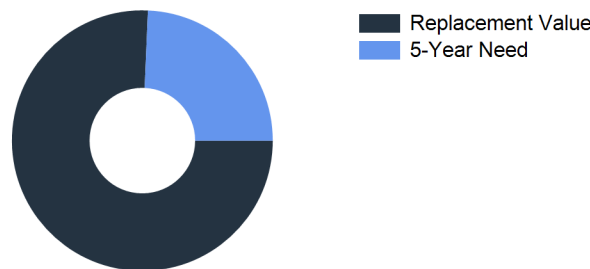


Figure 3: 5-Year FCA

Small MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement Note: Parking lot and drives are deteriorated, raveling and cracked.	Capital Renewal	24,000	SF	3	\$154,330	581
Concrete Driveways Replacement Note: Concrete dumpster pad is cracked and damaged. Location: Dumpster Pad	Capital Renewal	1,200	SF	3	\$14,980	582
Asphalt Paving Replacement Note: Parking lot and drives are deteriorated, raveling and cracked.	Capital Renewal	121	CAR	4	\$175,547	580
Tennis Courts, Nets, And Equipment Replacement Note: Tennis court surface is significantly cracked and damaged, particularly around the perimeter and edges of the surface.	Capital Renewal	4	Ea.	4	\$297,113	584
PROGRAM DEFICIENCIES	ADA Compliance	126,174	EACH	5	\$216,638	2311
Note: SECTION TWO: PROGRAM DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 8 13,900.74\$ Estimated Construction Cost for Floor Plan Area 9 18,794.27\$ Estimated Construction Cost for Floor Plan Area 1030,562.54\$ Estimated Construction Cost for Floor Plan Area 1127,608.44\$ Estimated Construction Cost for Floor Plan Area 12 22,144.23\$ Estimated Construction Cost for Floor Plan Area 13 13,164.04\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1126,174.26\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements 126,174.26						
PUBLIC DEFICIENCIES	ADA Compliance	84,919	EACH	5	\$145,804	2310
Note: SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A611.52\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1611.52\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 13,381.89\$ Estimated Construction Cost for Floor Plan Area 15 19,100.99\$ Estimated Construction Cost for Floor Plan Area 1620,809.99\$ Estimated Construction Cost for Floor Plan Area 17 28,519.59\$ Estimated Construction Cost for Floor Plan Area 18 16,050.08\$ Estimated Construction Cost for Floor Plan Area 19 21,518.33\$ Estimated Construction Cost for Floor Plan Area 20 27,180.18\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 184,307.09\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements 84,918.61						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	148,425	EACH	5	\$254,843	2312
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 14 15,245.90\$ Estimated Construction Cost for Floor Plan Area 15 19,100.99\$ Estimated Construction Cost for Floor Plan Area 1620,809.99\$ Estimated Construction Cost for Floor Plan Area 17 28,519.59\$ Estimated Construction Cost for Floor Plan Area 18 16,050.08\$ Estimated Construction Cost for Floor Plan Area 19 21,518.33\$ Estimated Construction Cost for Floor Plan Area 20 27,180.18\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1148,425.07\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements 148,425.07						
Sub Total for System		7	items		\$1,259,256	
Sub Total for School and Site Level		7	items		\$1,259,256	

Building: 060A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Damaged hardware on the 3rd floor stairwell doors, wood shop. Missing ADA hardware on doors to room 107 and one door to 110. Location: 3rd floor stair entry doors, wood shop, 107, 110	Capital Renewal	4	Door	3	\$5,938	589
Ceramic Tile Flooring Replacement Note: Ceramic tile in the boys rr near the gym has a small section which is loose and bouncy - likely improperly adhered to the floor.	Capital Renewal	50	SF	4	\$883	590
Toilet Partition Replacement Note: Damaged and missing partitions in boys restrooms on all 3 classroom wings, 1 missing partition in the men's locker room.	Capital Renewal	6	Stall	4	\$12,099	588
Toilet Partition Replacement	Capital Renewal	46	Stall	4	\$92,758	3475
Vinyl Composition Tile Replacement Note: VCT is deteriorated from water intrusion near the entry doors adjacent to stairwell S2-1.	Capital Renewal	100	SF	4	\$818	591
Interior Ceiling Repainting Note: Water damage in kitchen storage area and custodial closet 200.	Deferred Maintenance	150	SF	5	\$312	587
Interior Wall Repainting Note: Painted CMU wall in gym is deteriorated. Repaint. Location: Gym	Deferred Maintenance	1,200	SF Wall	5	\$2,696	586
Interior Wall Repainting (Bldg SF)	Capital Renewal	156,813	SF	5	\$702,667	3474
Sub Total for System		8	items		\$818,172	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: Dissassembled and not functioning. Location: Kitchen	Capital Renewal	1	Ea.	2	\$13,749	673
Ductwork Replacement (SF Basis) Note: Repair ductwork insulation serving the gym.	Capital Renewal	250	SF	2	\$1,978	676
Circulation Pump Replacement Note: Non-functional pumps	Capital Renewal	2	Ea.	4	\$13,700	3349
Wall Exhaust Fan Ventilation Replacement Note: Exhaust above the cooling tower yard is damaged. Woodshop exhaust is aged and past its lifespan. Location: Above coolign tower yard, and wood shop	Capital Renewal	2	Ea.	4	\$9,463	677
Sub Total for System		4	items		\$38,889	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement Note: Aged and past expected lifespan.	Capital Renewal	16	Ea.	3	\$33,328	576
Exterior Mounted Building Lighting Replacement Note: Aged and past expected lifespan.	Capital Renewal	22	Ea.	3	\$19,838	575
Lighting Fixtures Replacement Note: Aged and past expected lifespan. Upgrade to LED.	Capital Renewal	158,397	SF	3	\$2,904,770	577
Sub Total for System		3	items		\$2,957,936	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement Note: Non-functional/broken.	Capital Renewal	3	Ea.	3	\$15,178	672
Urinal Replacement Note: Cracked and non-functional. Location: RRs	Capital Renewal	2	Ea.	3	\$2,708	671
Custodial Mop Or Service Sink Replacement Note: Cracked. Location: Custodial Closet	Capital Renewal	1	Ea.	4	\$796	670
Refrigerated Water Cooler Replacement Note: Drinking fountain is coming apart/detaching from the wall. Replace.	Capital Renewal	1	Ea.	4	\$2,202	669
Sub Total for System		4	items		\$20,885	
Sub Total for Building 060A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		19	items		\$3,835,882	
Total for Campus		26	items		\$5,095,137	

Small 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 - Chain Link (4 Ft)	1,400	LF	\$66,076	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	600	LF	\$47,007	4
Pedestrian Pavement	Sidewalks - Concrete	10,600	SF	\$120,069	5
Playfield Areas	MS Athletic Components	1	Ea.	\$230,642	10
Sub Total for System		4	items	\$463,794	
Sub Total for Building -		4	items	\$463,794	

Building: 060A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	47,519	SF	\$1,469,832	4
Exterior Entrance Doors	Steel - Insulated and Painted	50	Door	\$185,350	4
Exterior Operating Windows	Aluminum - Windows per SF	6,400	SF	\$638,252	4
Exterior Wall Veneer	Stucco - Bldg SF basis	1,584	SF	\$8,236	5
Exterior Operating Windows	Steel - Windows per SF	600	SF	\$86,725	5
Exterior Operating Windows	Steel - Windows per SF	1,200	SF	\$173,450	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,584	SF	\$5,658	10
Sub Total for System		7	items	\$2,567,504	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	7,920	SF	\$16,494	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	134,637	SF	\$454,636	3
Interior Coiling Doors	Interior Overhead Doors	4	Ea.	\$21,146	4
Interior Door Supplementary Components	Door Hardware	297	Door	\$440,928	4
Carpeting	Carpet	15,840	SF	\$200,537	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	134,637	SF	\$560,661	5
Interior Swinging Doors	Metal Door (Steel)	27	Door	\$78,133	5
Interior Swinging Doors	Wooden Door	270	Door	\$506,412	5
Tile Flooring	Ceramic Tile	4,752	SF	\$83,955	5
Tile Flooring	Quarry Tile	4,752	SF	\$129,904	5
Resilient Flooring	Vinyl Composition Tile Flooring	101,374	SF	\$829,007	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	156,813	SF	\$702,667	7
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	15,840	SF	\$13,701	10
Compartments and Cubicles	Toilet Partitions	46	Stall	\$92,758	10
Wood Flooring	Wood Flooring - All Types	19,008	SF	\$409,431	10
Sub Total for System		15	items	\$4,540,371	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (1200 MBH)	2	Ea.	\$108,570	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	3
Decentralized Cooling	Package DX Unit (10 Ton)	1	Ea.	\$17,019	3
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	3
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	3
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	3
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	4
Decentralized Cooling	Heat Pump (3 Ton)	19	Ea.	\$169,245	4
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$7,358	4
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	4
Decentralized Cooling	Condenser - Inside Water Cooled (15 tons)	9	Ea.	\$853,101	5
Decentralized Cooling	Heat Pump (3 Ton)	31	Ea.	\$276,137	5
HVAC Air Distribution	VAV Boxes / Terminal Device	9	Ea.	\$34,865	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	158,397	SF	\$245,095	8

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	8
Other HVAC Distribution Systems	VFD (10 HP)	2	Ea.	\$11,415	8
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	8
HVAC Air Distribution	AHU 5,000 CFM Interior	2	Ea.	\$86,327	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 20,000 CFM Interior	1	Ea.	\$145,040	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	\$57,706	10
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$24,109	10
Sub Total for System		27	items	\$2,564,824	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	5
Electrical Service	Transformer (225 KVA)	2	Ea.	\$36,483	5
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	5
Electrical Service	Transformer (75 KVA)	7	Ea.	\$51,012	5
Electrical Service	Transformer (45 KVA)	4	Ea.	\$23,676	5
Electrical Service	Transformer (30 KVA)	2	Ea.	\$11,038	5
Sub Total for System		6	items	\$200,144	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	4	Ea.	\$73,621	3
Plumbing Fixtures	Classroom Lavatory	6	Ea.	\$15,387	3
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	4
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea.)	1	Ea.	\$9,589	4
Plumbing Fixtures	Toilets	12	Ea.	\$60,713	4
Plumbing Fixtures	Restroom Lavatory	30	Ea.	\$81,489	5
Plumbing Fixtures	Toilets	44	Ea.	\$222,613	5
Plumbing Fixtures	Urinals	12	Ea.	\$16,251	5
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	5
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$7,685	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	5
Plumbing Fixtures	Showers	50	Ea.	\$65,323	8
Plumbing Fixtures	Classroom Lavatory	59	Ea.	\$151,305	10
Sub Total for System		13	items	\$726,259	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	158,397	SF	\$251,506	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$258,374	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		1	items	\$7,985	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	1,158	Ea.	\$616,920	4
Casework	Lockers, Gym	906	Ea.	\$439,858	4
Casework	Fixed Cabinetry	27	Room	\$237,651	5
Fixed Multiple Seating	Bleachers	658	Seat	\$271,825	5
Sub Total for System		4	items	\$1,566,253	

Sub Total for Building 060A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 75 items \$12,431,714

Total for: Small MS 79 items \$12,895,508

Supporting Photos

General Site Photos



Mop sink heavily used and damaged



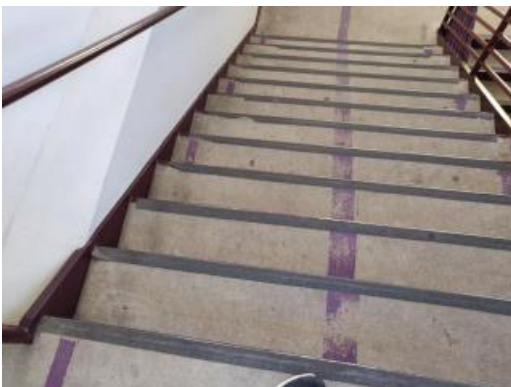
Worn circuit to hand dryer



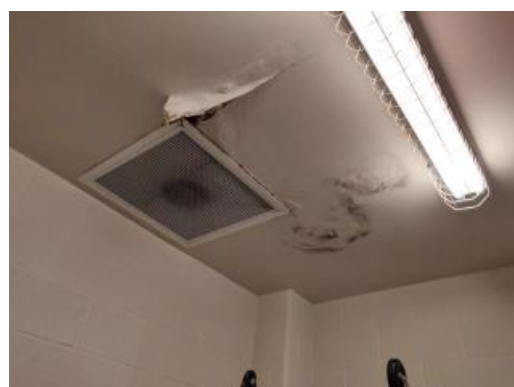
Corroded rooftop pipes



Damaged floor tiles



Worn concrete stairs



Damaged ceiling and vent



Cracked sidewalk



Damaged door hardware