



FACILITY CONDITION ASSESSMENT

Wooldridge ES | February 2022



Executive Summary

Wooldridge ES is located at 1412 Norseman Terrace in Austin, Texas. The oldest building is 51 years old (at time of 2020 assessment). It comprises 70,474 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 \$10,997,155. 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 Wooldridge ES the ten-year need is \$13,491,929.

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 Wooldridge ES facility has a 5-year FCA score of 48.60%.

Summary of Findings

The table below summarizes the condition findings at Wooldridge 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	\$1,632,171	\$110,261	\$484,170	\$1,742,432	\$2,226,602	\$0	
Permanent Building(s)								
152A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$8,803,401	\$1,435,866	\$184,609	\$10,239,267	\$10,423,876	\$19,945,100	48.66%
152B	Classroom Addition (attached)	\$561,583	\$83,383	\$196,485	\$644,966	\$841,451	\$4,619,026	86.04%
Sub Total for Permanent Building(s):		\$9,364,983	\$1,519,249	\$381,094	\$10,884,232	\$11,265,326	\$24,564,122	
Total for Site:		\$10,997,155	\$1,629,510	\$865,264	\$12,626,665	\$13,491,929	\$24,564,122	48.60%

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	\$5,484	\$1,626,687	\$1,632,171	14.86 %
Roofing	\$1,392,565	\$0	\$0	\$0	\$0	\$1,392,565	12.68 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$1,040,622	\$708,429	\$55,665	\$1,804,716	16.43 %
Mechanical	\$0	\$2,877,847	\$88,010	\$151,078	\$1,239	\$3,118,174	28.39 %
Electrical	\$0	\$181,055	\$1,539,276	\$0	\$0	\$1,720,331	15.66 %
Plumbing	\$0	\$2,135	\$575,968	\$158,029	\$0	\$736,132	6.70 %
Fire and Life Safety	\$310,559	\$0	\$0	\$0	\$0	\$310,559	2.83 %
Conveyances	\$0	\$197,479	\$0	\$0	\$0	\$197,479	1.80 %
Specialties	\$0	\$0	\$0	\$70,415	\$0	\$70,415	0.64 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,703,123	\$3,258,516	\$3,243,876	\$1,093,434	\$1,683,591	\$10,982,541	

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

Mechanical	-	\$3,118,174
Interior	-	\$1,804,716
Electrical	-	\$1,720,331

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

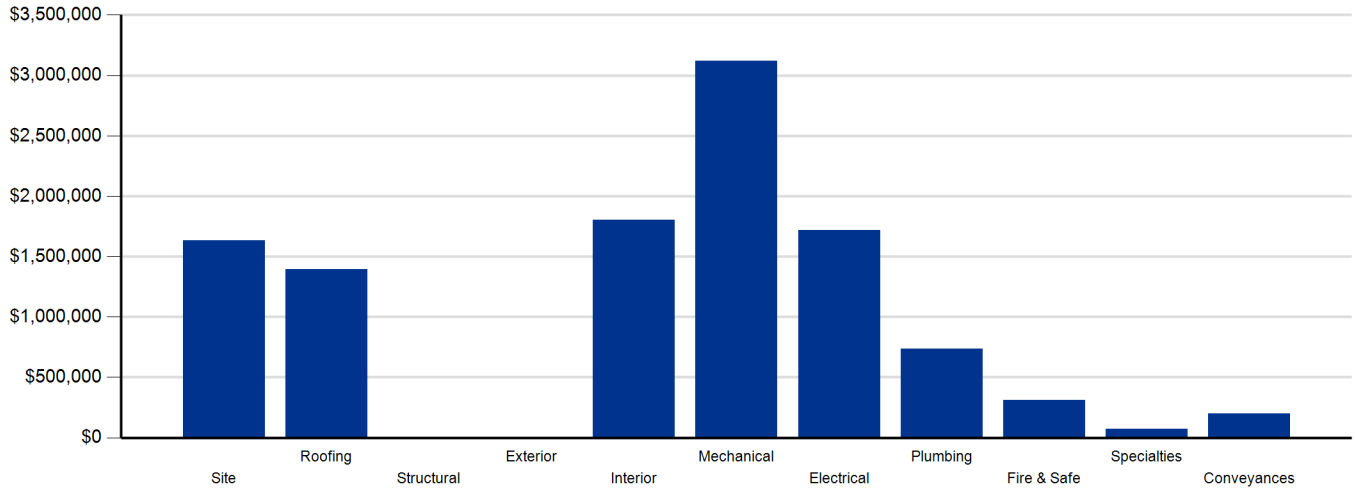


Figure 1: System Deficiencies

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	\$110,261	\$0	\$0	\$110,261
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$286,742	\$59,535	\$61,466	\$407,743
Interior	\$0	\$88,955	\$12,650	\$354,520	\$97,241	\$553,366
Mechanical	\$0	\$0	\$0	\$0	\$118,318	\$118,318
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$88,955	\$409,653	\$414,055	\$277,025	\$1,189,688

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	\$110,261	\$0	\$213,812	\$342,109	\$0	\$44,975	\$600,896	\$711,157
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$407,743	\$23,814	\$0	\$0	\$0	\$0	\$23,814	\$431,557
Interior	\$553,366	\$43,139	\$0	\$128,782	\$148,897	\$91,211	\$412,029	\$965,395
Mechanical	\$118,318	\$0	\$0	\$0	\$0	\$270,369	\$270,369	\$388,687
Electrical	\$0	\$0	\$0	\$83,317	\$0	\$0	\$83,317	\$83,317
Plumbing	\$0	\$0	\$0	\$0	\$0	\$8,519	\$8,519	\$8,519
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$7,985
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,189,688	\$66,953	\$213,812	\$554,208	\$148,897	\$423,059	\$1,406,929	\$2,596,617

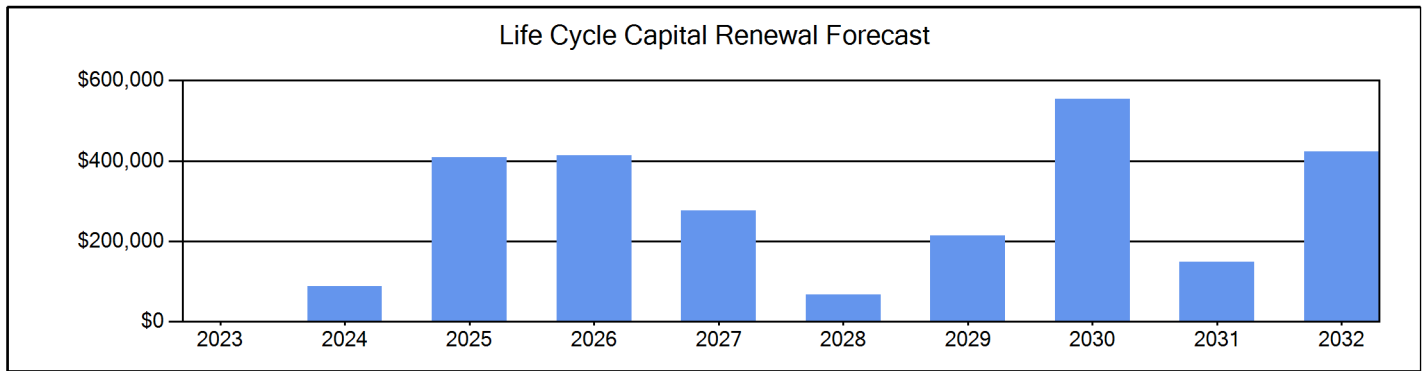


Figure 2: Ten Year Capital Renewal Forecast

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 \$24,564,122. For planning purposes, the total 5-year need at the Wooldridge ES is \$12,626,665 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Wooldridge ES facility has a 5-year FCA of 48.60%.

5-Year Need vs. Replacement

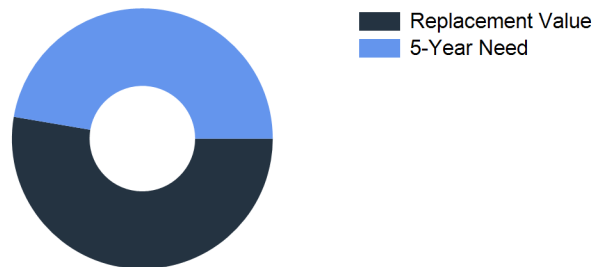


Figure 3: 5-Year FCA

Wooldridge ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	70	LF	4	\$5,484	4914
Note: Damaged fence						
Location: Northeast corner of property						
Paving Restriping	Deferred Maintenance	107	CAR	5	\$3,558	4915
Note: Restripe all parking spaces						
Location: All parking lots						
PROGRAM DEFICIENCIES	ADA Compliance	423,414	EACH	5	\$726,994	4456
PUBLIC DEFICIENCIES	ADA Compliance	513,483	EACH	5	\$881,640	4455
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	8,442	EACH	5	\$14,495	4457
	Sub Total for System	5	items		\$1,632,171	
	Sub Total for School and Site Level	5	items		\$1,632,171	

Building: 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	110,973	EACH	1	\$116,710	4458
AISD ROOFING P3	Capital Renewal	232,392	EACH	1	\$244,407	4459
AISD ROOFING P4	Capital Renewal	933,678	EACH	1	\$981,950	4460
AISD ROOFING P5	Capital Renewal	47,064	EACH	1	\$49,497	4461
	Sub Total for System	4	items		\$1,392,565	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	3,037	SF	3	\$46,592	2891
Note: areas lifting, end of life						
Location: gym						
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	23,883	SF	3	\$804,595	2886
Note: scratched, loose, dated						
Interior Door Replacement	Capital Renewal	138	Door	3	\$189,436	2897
Note: end of life						
Location: various locations						
Acoustical Ceiling Tile Replacement	Capital Renewal	24,294	SF	4	\$82,035	2900
Note: sagging, stained, broken						
Location: various locations						
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	3,037	SF	4	\$21,161	2882
Note: Rusted grid, sagging, broken. Kitchen ceiling FRP tiles need to be replaced throughout.						
Location: Kitchen						
Ceramic Tile Flooring Replacement	Capital Renewal	2,429	SF	4	\$42,914	2892
Note: broken, chipped, buckled						
Concrete Flooring Replacement	Capital Renewal	1,215	SF	4	\$39,736	2893
Note: cracks larger than 1/4"						
Location: stairs						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	6,377	SF	4	\$52,941	2890
Note: broken, cracked, missing						
Location: bathrooms						
Interior Toilet Partition Repair	Deferred Maintenance	3	Ea.	4	\$6,049	2888
Note: loose, broken, end of life						
Location: mens bathroom						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement Note: end of life Location: various locations	Capital Renewal	20	Door	4	\$57,876	2895
Stone/Quarry Flooring Replacement Note: end of life Location: kitchen	Capital Renewal	1,215	SF	4	\$33,214	2894
Vinyl Composition Tile Replacement Note: cracked, holes, end of life Location: cafe and corridor	Capital Renewal	45,551	SF	4	\$372,503	2889
Interior Ceiling Repainting Note: peeling, flaking Location: various locations	Deferred Maintenance	6,073	SF	5	\$12,648	2884
Interior Door Repainting Note: end of life Location: various locations	Deferred Maintenance	22	Door	5	\$982	2896
Interior Door Repair Note: end of life Location: various	Deferred Maintenance	7	Door	5	\$4,518	2898
Interior Wall Repainting Note: peeling, flaking Location: various locations	Deferred Maintenance	16,702	SF Wall	5	\$37,517	2887
Sub Total for System		16	items		\$1,804,716	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	4939
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	4952
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	4953
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$43,163	4954
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	4955
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$97,435	4937
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$23,354	4940
Gas Piping Replacement (SF Basis)	Capital Renewal	60,736	SF	2	\$2,106,037	4927
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	60,736	SF	2	\$146,961	4943
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	4947
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	4948
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$48,472	4949
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4950
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	4951
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	4945
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	4946
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	4958
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	4956
Make Up Air Equipment Replacement	Capital Renewal	1	Ea.	3	\$8,888	4941
Ceiling Exhaust Fan Replacement	Capital Renewal	6	Ea.	4	\$2,920	4957
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	4944
Existing Controls Are Obsolete	Capital Renewal	60,736	SF	4	\$93,980	4938
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	4959
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4960
Sub Total for System		24	items		\$3,027,696	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	1	Ea.	2	\$18,564	4894
Electrical Transformer Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	2	Ea.	2	\$11,838	4891
Electrical Transformer Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	3	Ea.	2	\$21,862	4892
Electrical Transformer Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	1	Ea.	2	\$9,908	4893
Exterior Liquid Filled Transformer Replacement Note: Equipment is more than 20 years beyond its ending life. Equipment is a utility pad mount manufacturer age is estimated.	Capital Renewal	1	Ea.	2	\$47,520	4907
Motor Control Center Replacement Note: MCC is named "MCC" is rated at 480V and equipment is more than 20 years beyond its ending life	Capital Renewal	6	Ea.	2	\$11,022	4890
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life and NEC code clearances/safety issue - Space in front of panel is less than 36" in 1st Floor Room " Electrical equipment /TC"	Capital Renewal	1	Ea.	2	\$5,500	4895
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	4	Ea.	2	\$21,998	4896
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life and NEC code clearance and safety issues. Panel blocking doorway in addition exposed bus found at panel at 1st floor near room 109.	Capital Renewal	1	Ea.	2	\$12,342	4897
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	2	Ea.	2	\$5,564	4898
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	2	Ea.	2	\$5,564	4899
Panelboard Replacement Note: Equipment is more than 20 years beyond its ending life. Safety issue Panel (No ID shown) has exposed wires Location: In Main Electrical Room	Capital Renewal	1	Ea.	2	\$9,372	4900
Canopy Lighting Replacement	Capital Renewal	31	Ea.	3	\$64,572	4909
Exterior Mounted Building Lighting Replacement	Capital Renewal	28	Ea.	3	\$25,249	4910
Interior Power Wiring Replacement Note: Exposed wiring at lite in room 113 - safety issues	Deferred Maintenance	60,736	SF	3	\$72,135	4912
Lighting Fixtures Replacement Note: Found less than 5% of building had replaced older lights with LED strips.	Capital Renewal	60,736	SF	3	\$1,113,810	4911
Lightning Protection Terminal Replacement	Deferred Maintenance	60,736	SF	3	\$10,185	4908
Public Address System Replacement, Non-main Building Note: Beyond useful life	Deferred Maintenance	60,736	SF	3	\$42,994	4901
Sub Total for System		18	items		\$1,509,999	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$3,652	4926
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	60,736	SF	3	\$218,269	4928
Sanitary Sewer Piping Replacement	Capital Renewal	60,736	SF	3	\$67,431	4929
Shower Replacement	Capital Renewal	1	Ea.	3	\$1,306	4933
Toilet Replacement	Capital Renewal	38	Ea.	3	\$192,257	4934
Urinal Replacement	Capital Renewal	5	Ea.	3	\$6,771	4935
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	\$2,388	4932
Refrigerated Water Cooler Replacement	Capital Renewal	7	Ea.	4	\$15,417	4936
Replace classroom lavatory	Capital Renewal	33	Ea.	4	\$84,628	4930
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	10	Ea.	4	\$27,163	4931
Sub Total for System		10	items		\$619,282	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	60,736	SF	1	\$29,579	4906
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	4905

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	60,736	SF	1	\$96,438	4904
Note: Equipment is more than 20 years beyond its ending life						
Security Alarm Replacement	Capital Renewal	60,736	SF	1	\$139,797	4903
Note: Beyond useful life						
Sub Total for System		4	items		\$272,682	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	4902
Note: Beyond useful life						
Sub Total for System		1	items		\$7,307	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	4925
Sub Total for System		1	items		\$98,739	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	8	Room	4	\$70,415	2899
Note: old, end of life						
Sub Total for System		1	items		\$70,415	
Sub Total for Building 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		79	items		\$8,803,401	

Building: 152B - Classroom Addition (attached)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$27,121	4971
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	9,738	SF	2	\$17,413	4973
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$17,176	4972
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	4974
Existing Controls Are Obsolete	Capital Renewal	9,738	SF	4	\$15,068	4970
Sub Total for System		5	items		\$90,478	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	\$6,249	4921
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	4922
Interior Power Wiring Replacement	Deferred Maintenance	9,738	SF	3	\$11,566	4924
Lighting Fixtures Replacement	Capital Renewal	9,738	SF	3	\$178,581	4923
Lightning Protection Terminal Replacement	Deferred Maintenance	9,738	SF	3	\$1,633	4920
Public Address System Replacement, Non-main Building	Deferred Maintenance	9,738	SF	3	\$6,893	4916
Sub Total for System		6	items		\$210,332	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,135	4961
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	9,738	SF	3	\$34,996	4963
Sanitary Sewer Piping Replacement	Capital Renewal	9,738	SF	3	\$10,811	4964
Toilet Replacement	Capital Renewal	8	Ea.	3	\$40,475	4968
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	4967
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	\$4,405	4969
Replace classroom lavatory	Capital Renewal	8	Ea.	4	\$20,516	4965
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	\$2,716	4966
Sub Total for System		8	items		\$116,850	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement Note: Components are 10 years beyond useful life.	Capital Renewal	9,738	SF	1	\$15,462	4919
Security Alarm Replacement Note: Components are more than five (5) years beyond useful life.	Capital Renewal	9,738	SF	1	\$22,414	4918
Sub Total for System		2 items			\$37,876	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement Note: Tied into main building components are more than five (5) years beyond useful life.	Functional Deficiency	1	Ea.	3	\$7,307	4917
Sub Total for System		1 items			\$7,307	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	4962
Sub Total for System		1 items			\$98,739	
Sub Total for Building 152B - Classroom Addition (attached)		23 items			\$561,583	
Total for Campus		107 items			\$10,997,155	

Wooldridge 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	76	CAR	\$110,261	3
	Note: Southwest and east parking lots				
Roadway Pavement	Asphalt Driveways	33,250	SF	\$213,812	7
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,307	LF	\$180,742	8
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	8
Pedestrian Pavement	Sidewalks - Concrete	10,300	SF	\$116,671	8
Parking Lot Pavement	Asphalt	31	CAR	\$44,975	10
	Note: new north parking lot				
Sub Total for System		6	items	\$711,155	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	11	Ea.	\$64,016	8
Sub Total for System		1	items	\$64,016	
Sub Total for Building -		7	items	\$775,172	

Building: 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	10,325	SF	\$249,672	3
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	15	Door	\$59,535	4
Exterior Operating Windows	Aluminum - Windows per SF	462	SF	\$46,074	5
Sub Total for System		4	items	\$392,351	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	16,702	SF	\$74,840	2
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	2
Suspended Plaster and	Painted ceilings	6,074	SF	\$12,650	3
Carpeting	Carpet	6,074	SF	\$76,898	4
	Note: stains and heavy wear in corridors				
Interior Door Supplementary Components	Door Hardware	187	Door	\$277,622	4
	Note: to be replaced when doors are to be done				
Wall Coverings	FRP Wall Finish	2,126	SF Wall	\$16,175	5
	Note: stairwells				
Wood Flooring	Wood Flooring - All Types	607	SF	\$13,075	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	24,294	SF	\$82,035	8
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	16,702	SF	\$74,840	9
Resilient Flooring	Rubber Tile Flooring	607	SF	\$9,176	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	24,294	SF	\$82,035	10
Sub Total for System		12	items	\$744,034	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	5
Other HVAC Distribution Systems	VFD (25 HP)	1	Ea.	\$10,625	5
Other HVAC Distribution Systems	VFD (15 HP)	3	Ea.	\$22,676	5
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	5
Other HVAC Distribution Systems	VFD (5 HP)	3	Ea.	\$13,179	5
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	5
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	60,736	SF	\$93,980	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		12	items	\$359,919	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Sub Total for System		1	items	\$6,384	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		1	items	\$7,985	
Sub Total for Building 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		30	items	\$1,510,673	

Building: 152B - Classroom Addition (attached)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,978	5
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	6	Door	\$23,814	6
Sub Total for System		3	items	\$39,206	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,764	SF	\$29,594	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,569	SF	\$38,397	5
Interior Swinging Doors	Wooden Door	23	Door	\$43,139	6
Suspended Plaster and	Painted ceilings	974	SF	\$2,028	8
Interior Door Supplementary Components	Door Hardware	23	Door	\$34,146	8
Resilient Flooring	Vinyl Composition Tile Flooring	9,056	SF	\$74,057	9
Sub Total for System		6	items	\$221,361	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,738	SF	\$15,068	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Sub Total for System		2	items	\$28,768	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
	Note: Panel C - Consists of two section. Classroom addition Electrical Room: Found code clearance and safety issues regarding lack of required clearances in fron of electrical gear less than 36", Storage of non-electrical materials and flammable consumables in electric room and permanent operations a KILN inside the electric.				
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	8
	Note: Panel C - Consists of two section. Classroom addition Electrical Room: Found code clearance and safety issues regarding lack of required clearances in fron of electrical gear less than 36", Storage of non-electrical materials and flammable consumables in electric room and permanent operations a KILN inside the electric.				
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	8
	Note: Panel C - Consists of two section. Classroom addition Electrical Room: Found code clearance and safety issues regarding lack of required clearances in fron of electrical gear less than 36", Storage of non-electrical materials and flammable consumables in electric room and permanent operations a KILN inside the electric.				
Sub Total for System		3	items	\$19,300	

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
Sub Total for System		1	items	\$2,135	
Sub Total for Building 152B - Classroom Addition (attached)		15	items	\$310,770	
Total for: Wooldridge ES		52	items	\$2,596,615	

Supporting Photos

General Site Photos



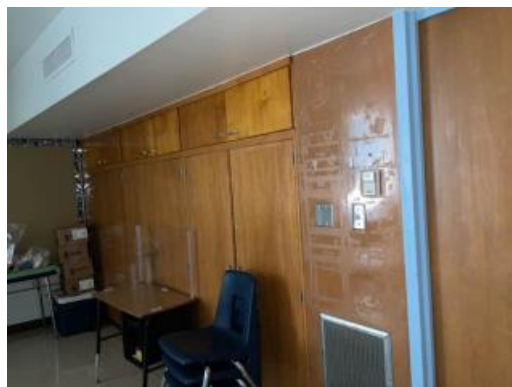
Sagging ceiling grid and tiles in office



End of life for vinyl composition tile flooring



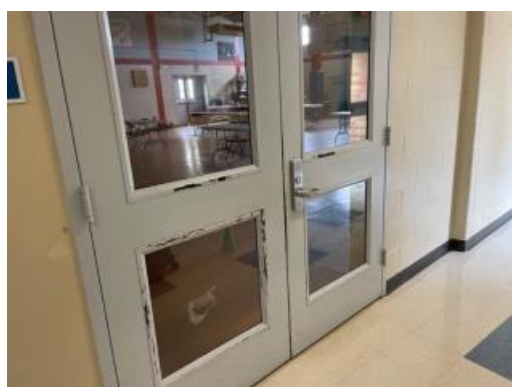
Worn and stained acoustic ceiling grid and tiles



Casework needs painting and finishing



Warped tile floor



Gym steel doors needs repair



Electrical Breaker is too close to piping



Failing plaster ceiling



Northeast corner fence damage



Parking lots need restriping