



FACILITY CONDITION ASSESSMENT

Becker ES | February 2022



Executive Summary

Becker ES is located at 906 W Milton St in Austin, Texas. The oldest building is 84 years old (at time of 2020 assessment). It comprises 59,669 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 \$6,450,274. 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 Becker ES the ten-year need is \$12,513,361.

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 Becker ES facility has a 5-year FCA score of 46.23%.

Summary of Findings

The table below summarizes the condition findings at Becker 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	\$1,101,648	\$81,601	\$3,761	\$1,183,249	\$1,187,010	\$0	
Permanent Building(s)								
104A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$5,172,577	\$3,771,204	\$1,843,279	\$8,943,781	\$10,787,060	\$18,664,050	52.08%
104B	Mechanical Building (old Boiler House) ELEC	\$21,174	\$31,707	\$39,721	\$52,881	\$92,602	\$170,804	69.04%
PS035	House (White)	\$104,412	\$102,752	\$26,114	\$207,164	\$233,278	\$406,218	49.00%
PS036	House (Green)	\$50,463	\$101,894	\$61,054	\$152,357	\$213,411	\$360,901	57.78%
Sub Total for Permanent Building(s):		\$5,348,626	\$4,007,557	\$1,970,168	\$9,356,183	\$11,326,351	\$19,601,969	
Total for Site:		\$6,450,274	\$4,089,158	\$1,973,929	\$10,539,432	\$12,513,361	\$19,601,969	46.23%

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	\$1,095,193	\$1,095,193	16.98 %
Roofing	\$1,009,414	\$0	\$0	\$0	\$0	\$1,009,414	15.65 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.10 %
Exterior	\$0	\$1,736,506	\$3,340	\$2,805	\$45,952	\$1,788,603	27.73 %
Interior	\$0	\$0	\$0	\$40,889	\$32,616	\$73,504	1.14 %
Mechanical	\$0	\$242,498	\$0	\$87,942	\$1,239	\$331,679	5.14 %
Electrical	\$0	\$28,672	\$0	\$0	\$0	\$28,672	0.44 %
Plumbing	\$0	\$0	\$205,799	\$97,899	\$0	\$303,697	4.71 %
Fire and Life Safety	\$530,587	\$0	\$0	\$0	\$0	\$530,587	8.23 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,282,469	\$1,282,469	19.88 %
Total:	\$1,546,456	\$2,007,676	\$209,139	\$229,534	\$2,457,469	\$6,450,274	

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

Exterior	-	\$1,788,603
Site	-	\$1,095,193
Roofing	-	\$1,009,414

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

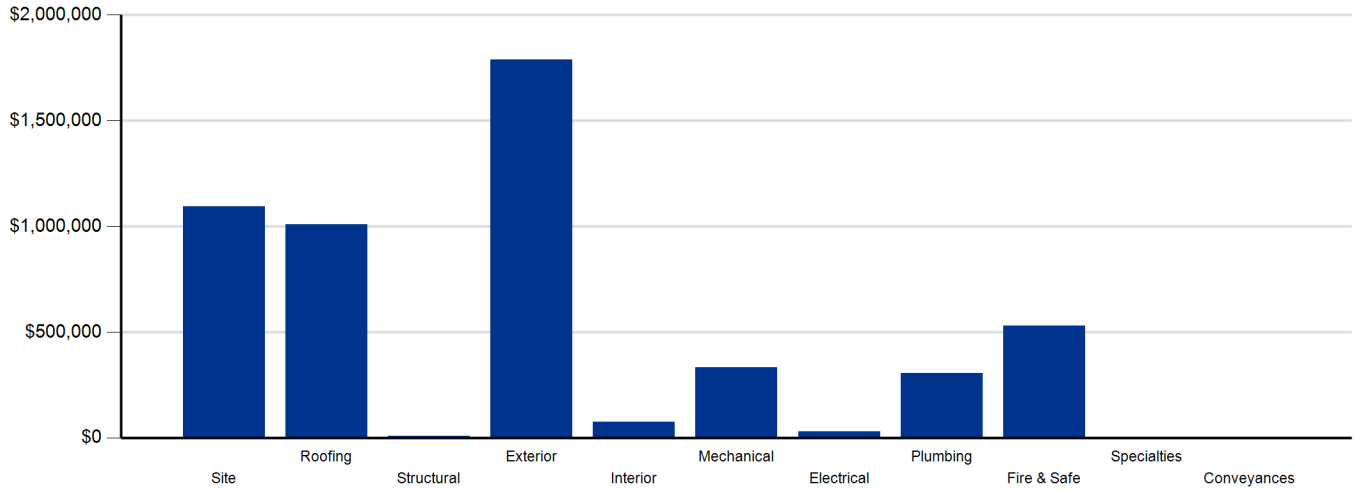


Figure 1: System Deficiencies

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	\$13,074	\$40,165	\$28,362	\$81,601
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$12,654	\$0	\$12,654
Interior	\$0	\$0	\$431	\$18,899	\$432,413	\$451,743
Mechanical	\$0	\$5,750	\$149,081	\$331,980	\$587,736	\$1,074,547
Electrical	\$0	\$0	\$0	\$2,705	\$58,184	\$60,889
Plumbing	\$0	\$0	\$15,284	\$22,356	\$2,338,270	\$2,375,910
Fire and Life Safety	\$1,743	\$0	\$9,622	\$2,845	\$0	\$14,210
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$17,604	\$0	\$17,604
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,743	\$5,750	\$187,492	\$449,208	\$3,444,965	\$4,089,158

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	\$81,601	\$0	\$0	\$3,761	\$0	\$0	\$3,761	\$85,362
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$12,654	\$0	\$0	\$12,654	\$0	\$91,022	\$103,676	\$116,330
Interior	\$451,743	\$0	\$30,385	\$153,531	\$10,108	\$14,485	\$208,509	\$660,252
Mechanical	\$1,074,547	\$0	\$0	\$339,899	\$0	\$88,915	\$428,814	\$1,503,361
Electrical	\$60,889	\$0	\$0	\$100,828	\$0	\$1,184,534	\$1,285,362	\$1,346,251
Plumbing	\$2,375,910	\$0	\$0	\$72,261	\$0	\$38,140	\$110,401	\$2,486,311
Fire and Life Safety	\$14,210	\$0	\$0	\$2,527	\$0	\$0	\$2,527	\$16,737
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$17,604	\$0	\$0	\$0	\$0	\$0	\$0	\$17,604
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,089,158	\$0	\$30,385	\$685,461	\$10,108	\$1,417,096	\$2,143,050	\$6,232,208

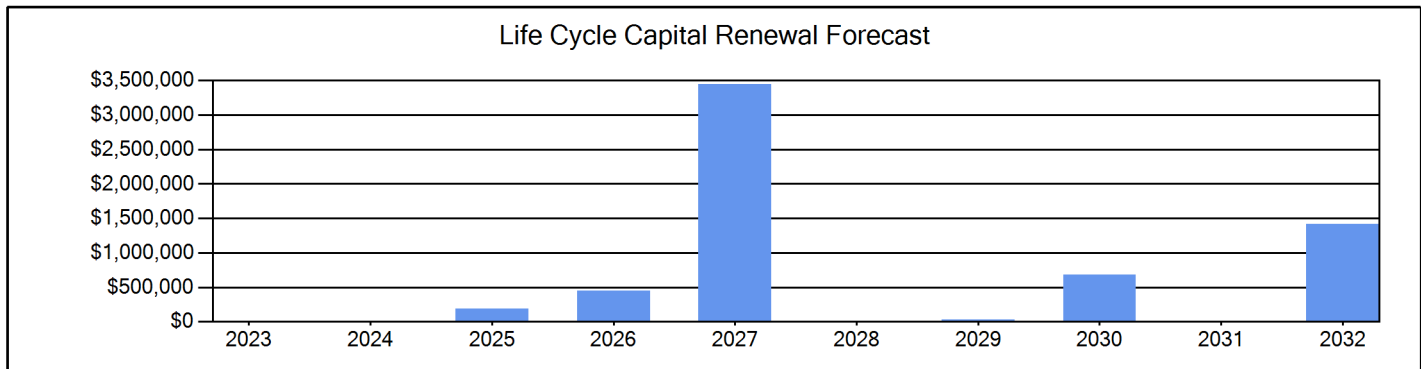


Figure 2: Ten Year Capital Renewal Forecast

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 \$19,601,969. For planning purposes, the total 5-year need at the Becker ES is \$10,539,432 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Becker ES facility has a 5-year FCA of 46.23%.

5-Year Need vs. Replacement

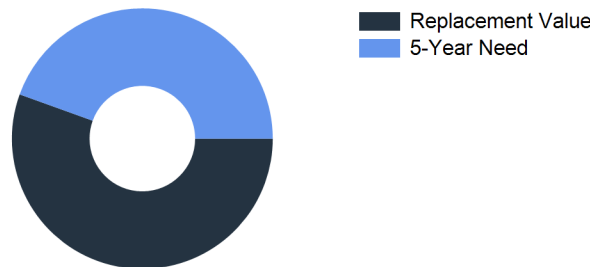


Figure 3: 5-Year FCA

Becker ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	238,552	EACH	5	\$409,589	1630
Note: Exterior Improvements Estimated Construction Cost for Site Plan Area B \$ 45,983.46 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 45,983.46 Interior Improvements Estimated Construction Cost for Floor Plan Area 4 \$ 66,558.24 Estimated Construction Cost for Floor Plan Area 5 \$ 11,613.38 Estimated Construction Cost for Floor Plan Area 6 \$ 77,748.73 Estimated Construction Cost for Floor Plan Area 7 \$ 60,212.01 Estimated Construction Cost for Floor Plan Area 8 \$ 21,436.09 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 237,568.44						
Location: AISD ADA Report						
PUBLIC DEFICIENCIES	ADA Compliance	74,033	EACH	5	\$127,113	1629
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$42,922.59 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 42,922.59 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 \$ 7,179.93 Estimated Construction Cost for Floor Plan Area 2 \$ 14,780.79 Estimated Construction Cost for Floor Plan Area 3 \$ 9,149.84 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 31,110.56 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 74,033.15						
Location: AISD ADA Report						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	325,275	EACH	5	\$558,491	1631
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 9 \$ 72,749.77 Estimated Construction Cost for Floor Plan Area 10 \$ 34,734.31 Estimated Construction Cost for Floor Plan Area 11 \$ 138,499.42 Estimated Construction Cost for Floor Plan Area 12 \$ 38,857.59 Estimated Construction Cost for Floor Plan Area 13 \$ 40,434.32 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 325,275.41						
		Sub Total for System	3 items		\$1,095,193	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6838
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	4 items		\$1,101,648	

Building: 104A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	15,564	EACH	1	\$15,564	1824
AISD ROOFING P4	Capital Renewal	969,493	EACH	1	\$969,472	1825
AISD ROOFING P5	Capital Renewal	24,379	EACH	1	\$24,378	1826
		Sub Total for System	3 items		\$1,009,414	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,836	SF	2	\$183,099	1588
Aluminum Window Replacement	Capital Renewal	32	SF	2	\$3,191	1589
Aluminum Window Replacement	Capital Renewal	180	SF	2	\$17,951	1590
Aluminum Window Replacement	Capital Renewal	18	SF	2	\$1,795	1591
Brick Exterior Replacement (Bldg SF)	Capital Renewal	49,446	SF	2	\$1,389,165	1608
Glass Wall Replacement (Bldg SF)	Capital Renewal	341	SF	2	\$23,167	906
Note: Cracks in glass block.						
Exterior Metal Door Repainting	Deferred Maintenance	18	Door	3	\$2,068	1587

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	11,367	SF Wall	5	\$44,023	917
Note: Powerwash exterior						
Sub Total for System		8	items		\$1,664,459	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	5,000	SF	4	\$40,889	1602
Note: Bad in 500 wing. Floor is shifting and keeps getting worse every year.						
Location: 500 wing						
Interior Door Repainting	Deferred Maintenance	50	Door	5	\$2,231	1595
Interior Wall Repainting (Bldg SF)	Capital Renewal	5,683	SF	5	\$25,465	1607
Sub Total for System		3	items		\$68,584	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC VAV Box Replacement	Capital Renewal	57	Ea.	2	\$220,810	1583
Existing Controls Are Obsolete	Capital Renewal	56,834	SF	4	\$87,942	1582
Sub Total for System		2	items		\$308,752	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	1580
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$13,891	1584
Sub Total for System		2	items		\$21,714	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	38	Ea.	3	\$192,257	1611
Urinal Replacement	Capital Renewal	10	Ea.	3	\$13,542	1612
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	16	Ea.	4	\$38,140	1581
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	22	Ea.	4	\$59,758	1609
Sub Total for System		4	items		\$303,697	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	1586
Fire Alarm Replacement	Capital Renewal	56,834	SF	1	\$90,242	1585
Install Fire Sprinklers	Functional Deficiency	56,834	SF	1	\$416,378	963
Note: No sprinkler system in place.						
Sub Total for System		3	items		\$513,488	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	54,981	Ea.	5	\$64,594	6839
Note: CRAWL SPACE ACCESS/VENTILATION - add ventilation - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	16,703	Ea.	5	\$19,624	6840
Note: CRAWL SPACE ACCESS/VENTILATION - replace hatch door, repair rusted frames & hatch - 3 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	120,888	Ea.	5	\$142,025	6841
Note: STANDARD FOUNDATIONS - repair honeycombing - 21713 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	120,888	Ea.	5	\$142,025	6842
Note: SPECIAL FOUNDATIONS - repair minor cracks - 21713 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	241,777	Ea.	5	\$284,052	6843
Note: SUSPENDED FLOOR BEAMS - repair sever honeycombing & corroded reinforcing - 21713 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	483,554	Ea.	5	\$568,104	6844
Note: SUSPENDED FLOOR SLABS - repair sever honeycombing, spalling & corroded reinforcing - 21713 GSF						

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	52,810	Ea.	5	\$62,044	6845
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes and raise pipes off ground - 1 LS						
Sub Total for System		7	items		\$1,282,469	
Sub Total for Building 104A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		32	items		\$5,172,577	

Building: 104B - Mechanical Building (old Boiler House) ELEC
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	72	SF	2	\$10,407	922
Note: Rusted frames, windows are broken and boarded up.						
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,327	923
Brick Exterior Repointing	Deferred Maintenance	100	SF Wall	3	\$1,272	1314
Location: All corners of the building						
Exterior Cleaning	Deferred Maintenance	498	SF Wall	5	\$1,929	1315
Location: All exterior walls						
Sub Total for System		4	items		\$19,934	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	964
Note: Boiler. Casing off with wires sticking out and random loose nuts/bolts in other parts of it. Clearly hadn't been in use for a while.						
Sub Total for System		1	items		\$1,239	
Sub Total for Building 104B - Mechanical Building (old Boiler House) ELEC		5	items		\$21,174	

Building: PS035 - House (White)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Window Replacement	Capital Renewal	228	SF	2	\$34,085	902
Wood Window Replacement	Capital Renewal	228	SF	2	\$34,085	1441
Sub Total for System		2	items		\$68,169	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Unit Ventilator Replacement	Capital Renewal	2	Ea.	2	\$21,688	1537
Sub Total for System		1	items		\$21,688	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	912
Sub Total for System		1	items		\$5,500	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	1,236	SF	1	\$9,055	911
Sub Total for System		1	items		\$9,055	
Sub Total for Building PS035 - House (White)		5	items		\$104,412	

Building: PS036 - House (Green)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Door Replacement	Capital Renewal	2	Door	2	\$6,327	3655
Wood Window Replacement	Capital Renewal	168	SF	2	\$25,115	2973
Note: 14 @ 4x3						
Wood Window Replacement	Capital Renewal	12	SF	2	\$1,794	2974
Note: 2 @ 3x2						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Hardi-Plank Exterior Repair	Deferred Maintenance	220	SF Wall	4	\$2,805	2972
Sub Total for System		4	items		\$36,040	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF)	Capital Renewal	1,098	SF	5	\$4,920	3775
Sub Total for System		1	items		\$4,920	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	2975
Sub Total for System		1	items		\$1,459	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	1,098	SF	1	\$8,044	2976
Sub Total for System		1	items		\$8,044	
Sub Total for Building PS036 - House (Green)		7	items		\$50,463	
Total for Campus		53	items		\$6,450,274	

Becker 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)	277	LF	\$13,074	3
Fences and Gates	Fencing - Chain Link (4 Ft)	456	LF	\$21,522	4
Fences and Gates	Fencing - Chain Link (4 Ft)	395	LF	\$18,643	4
Roadway Pavement	Asphalt Driveways	3,750	SF	\$24,114	5
Pedestrian Pavement	Sidewalks - Concrete	375	SF	\$4,248	5
Pedestrian Pavement	Sidewalks - Concrete	288	SF	\$3,262	8
Pedestrian Pavement	Sidewalks - Gravel	807	SF	\$499	8
Sub Total for System		7	items	\$85,362	
Sub Total for Building -		7	items	\$85,362	

Building: 104A - 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	18	Door	\$66,726	10
Sub Total for System		1	items	\$66,726	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,842	SF	\$5,919	5
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	5
Carpeting	Carpet	5,683	SF	\$71,948	5
Resilient Flooring	Vinyl Composition Tile Flooring	25,575	SF	\$209,145	5
Interior Door Supplementary Components	Door Hardware	54	Door	\$80,169	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,683	SF	\$25,465	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	45,467	SF	\$153,531	8
Interior Swinging Doors	Storefront door (Aluminum/Glass)	4	Door	\$14,485	10
Sub Total for System		8	items	\$596,958	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	4-Pipe System	56,834	SF	\$137,520	3
Central Cooling	Chiller - Outdoor Air Cooled (20 Ton)	2	Ea.	\$70,938	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$19,945	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	4	Ea.	\$39,891	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	4
Decentralized Cooling	Heat Pump (3 Ton)	7	Ea.	\$62,354	4
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	4
Decentralized Cooling	Heat Pump (5 Ton)	6	Ea.	\$72,810	4
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$24,270	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	5
	Note: AHU-7				
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	5
	Note: AHU-3				
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	2	Ea.	\$7,103	5
	Note: AHU-16, AHU-17				
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	9	Ea.	\$31,963	5
	Note: AHU-1,2,4,6,10,12,14,15,18				
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	5	Ea.	\$17,757	5
	Note: AHU-5,8,9,11,13				
HVAC Air Distribution	Ductwork (Bldg.SF)	56,834	SF	\$449,696	5
Exhaust Air	Roof Exhaust Fan - Small	10	Ea.	\$19,597	5
Exhaust Air	Roof Exhaust Fan - Large	6	Ea.	\$48,217	5
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	4	Ea.	\$12,016	8
	Note: In hallways				
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	8
	Note: In hallways				
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	5	Ea.	\$79,546	8
	Note: RTU-401, 402, 403, 404, 406, 501, 502, 503, 504				
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	2	Ea.	\$63,447	8
	Note: RTU-1-11, RTU-2-11				
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	2	Ea.	\$164,234	8
	Note: RTU-1, RTU-2				
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	56,834	SF	\$87,942	10
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$973	10
	Note: In gym				
Sub Total for System		28	items	\$1,477,424	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	8
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$25,176	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	8
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	10
Packaged Generator Assemblies	Emergency Generator (75 KW)	1	Ea.	\$50,293	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	7	Ea.	\$14,581	10
Lighting Fixtures	Light Fixtures (Bldg SF)	56,834	SF	\$1,042,253	10
Power Distribution	Power Wiring	56,834	SF	\$67,501	10
Sub Total for System		11	items	\$1,245,640	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	5	Ea.	\$3,979	4
Plumbing Fixtures	Showers	2	Ea.	\$2,613	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5
Domestic Water Equipment	Gas Piping System (BldgSF)	56,834	SF	\$1,970,734	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	56,834	SF	\$204,246	5
Plumbing Fixtures	Classroom Lavatory	25	Ea.	\$64,112	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	56,834	SF	\$63,099	5
Plumbing Fixtures	Refrigerated Drinking Fountain	10	Ea.	\$22,024	8
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	16	Ea.	\$38,140	10
Sub Total for System		11	items	\$2,379,279	
Sub Total for Building 104A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		59	items	\$5,766,026	

Building: 104B - Mechanical Building (old Boiler House) ELEC
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	8
Sub Total for System		1	items	\$6,327	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	498	SF	\$431	3
Sub Total for System		1	items	\$431	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	3
Sub Total for System		1	items	\$11,561	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	4
Lighting Fixtures	Light Fixtures (Bldg SF)	498	SF	\$9,133	5
Power Distribution	Distribution Panel (3000 Amps)	1	Ea.	\$27,291	8
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$10,347	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	10
		Sub Total for System		\$50,657	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (5 hp)	1	Ea.	\$5,645	4
Note: Appeared to no longer be in use.					
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	498	SF	\$1,790	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	498	SF	\$553	5
		Sub Total for System		\$7,988	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	498	SF	\$791	3
		Sub Total for System		\$791	
		Sub Total for Building 104B - Mechanical Building (old Boiler House) ELEC		\$77,754	

Building: PS035 - House (White)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	4	Door	\$12,654	4
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	1,236	SF	\$16,006	10
		Sub Total for System		\$28,660	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,236	SF	\$5,538	4
Interior Door Supplementary Components	Door Hardware	5	Door	\$7,423	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,236	SF	\$4,174	5
Resilient Flooring	Vinyl Composition Tile Flooring	1,236	SF	\$10,108	9
		Sub Total for System		\$27,243	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (1 Ton)	3	Ea.	\$8,625	4
		Sub Total for System		\$8,625	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1,236	SF	\$22,666	5
		Sub Total for System		\$26,832	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,236	SF	\$4,442	5
Plumbing Fixtures	Classroom Lavatory	2	Ea.	\$5,129	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	1,236	SF	\$1,372	5
		Sub Total for System		\$25,829	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1,236	SF	\$1,963	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	1,236	SF	\$2,845	4
		Sub Total for System		\$11,675	
		Sub Total for Building PS035 - House (White)		\$128,865	

Building: PS036 - House (Green)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	8
Exterior Wall Veneer	Fiber Cement (Bldg SF)	1,098	SF	\$8,290	10
		Sub Total for System		2 items	\$14,617

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	4	Door	\$5,938	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,098	SF	\$3,708	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,098	SF	\$4,572	5
Resilient Flooring	Vinyl Composition Tile Flooring	1,098	SF	\$8,979	5
Interior Swinging Doors	Wooden Door	4	Door	\$7,502	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,098	SF	\$4,920	7
		Sub Total for System		6 items	\$35,620

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (1 Ton)	2	Ea.	\$5,750	2
		Sub Total for System		1 items	\$5,750

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1,098	SF	\$20,136	5
Note: flourescent 2x4					
		Sub Total for System		3 items	\$23,120

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,098	SF	\$3,946	3
Sanitary Sewerage Piping	Sanitary Sewer Piping	1,098	SF	\$1,219	3
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$7,693	5
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 500 Gallon	2	Ea.	\$50,237	8
		Sub Total for System		5 items	\$73,214

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1,098	SF	\$1,743	1
Security System Component	Security Alarm System	1,098	SF	\$2,527	8
		Sub Total for System		2 items	\$4,271

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$17,604	4
		Sub Total for System		1 items	\$17,604
		Sub Total for Building PS036 - House (Green)		20 items	\$174,196
		Total for: Becker ES		115 items	\$6,232,202

Supporting Photos

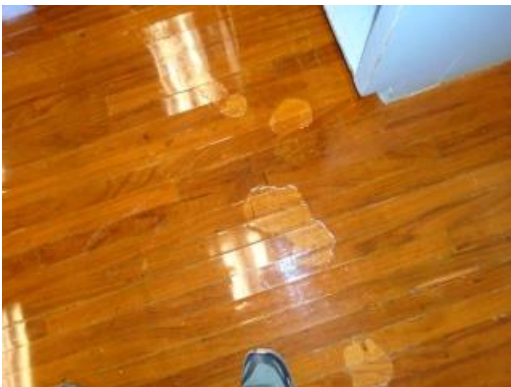
General Site Photos



Main entrance



Main entrance



Damaged wood flooring



Peeling wall paint



Aged aluminum windows



Outdated door hardware



Exterior doors beyond useful life



Windows at the mechanical building are beyond their useful life



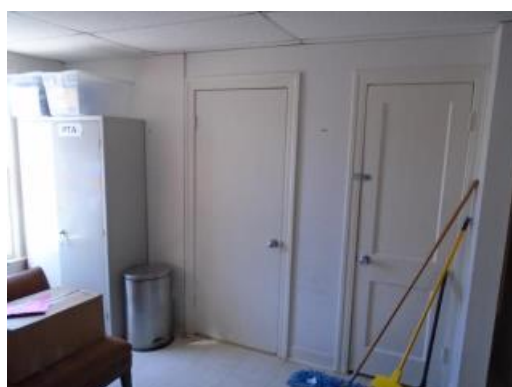
Exterior Windows are beyond their useful life



Interior finishes



Interior and casework



Interior Doors are aged



Exterior wood siding is at the end of its useful life



Exterior windows are beyond their useful life



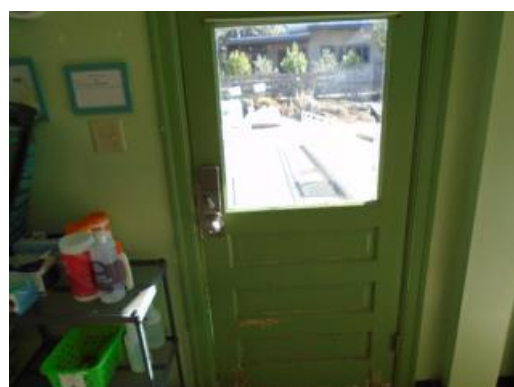
The exterior windows are beyond their useful life.



The exterior windows are beyond their useful life.



Interior finishes are worn and outdated.



Exterior doors are beyond their useful life.