



# FACILITY CONDITION ASSESSMENT

*Bryker Woods ES* | February 2022



## Executive Summary

Bryker Woods ES is located at 7801 Guadalupe St in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 37,512 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 \$3,992,262. 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 Bryker Woods ES the ten-year need is \$8,056,540.

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 Bryker Woods ES facility has a 5-year FCA score of 39.52%.

## Summary of Findings

The table below summarizes the condition findings at Bryker Woods 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
<b>Exterior Site</b>								
	Exterior Site	\$634,180	\$269,127	\$0	\$903,307	\$903,307	\$0	
<b>Permanent Building(s)</b>								
110A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$3,094,173	\$3,088,801	\$158,808	\$6,182,974	\$6,341,782	\$10,175,170	39.23%
110B	Stand-Alone Gym	\$137,437	\$261,355	\$0	\$398,792	\$398,792	\$2,311,884	82.75%
110C	Mechanical Building (old Boiler House) ELEC	\$20,913	\$181,445	\$12,671	\$202,358	\$215,029	\$154,684	-30.82%
PS038	1-story brick bldg. used by Boy Scouts	\$105,559	\$92,071	\$0	\$197,630	\$197,630	\$394,725	49.93%
<b>Sub Total for Permanent Building(s):</b>		<b>\$3,358,081</b>	<b>\$3,623,672</b>	<b>\$171,479</b>	<b>\$6,981,753</b>	<b>\$7,153,232</b>	<b>\$13,036,458</b>	
<b>Total for Site:</b>		<b>\$3,992,262</b>	<b>\$3,892,799</b>	<b>\$171,479</b>	<b>\$7,885,061</b>	<b>\$8,056,540</b>	<b>\$13,036,458</b>	<b>39.52%</b>

## 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	\$566	\$0	\$627,159	\$627,726	15.75 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.16 %
Exterior	\$0	\$191,577	\$3,420	\$296	\$12,781	\$208,073	5.22 %
Interior	\$0	\$0	\$278,897	\$278,863	\$100,283	\$658,043	16.51 %
Mechanical	\$0	\$158,411	\$0	\$24,504	\$0	\$182,914	4.59 %
Electrical	\$0	\$53,749	\$792,532	\$0	\$0	\$846,282	21.24 %
Plumbing	\$0	\$0	\$179,092	\$131,070	\$0	\$310,162	7.78 %
Fire and Life Safety	\$283,060	\$0	\$0	\$0	\$0	\$283,060	7.10 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$152,545	\$0	\$152,545	3.83 %
Crawlspace	\$0	\$0	\$0	\$0	\$709,696	\$709,696	17.81 %
<b>Total:</b>	\$289,515	\$403,737	\$1,254,507	\$587,277	\$1,449,919	\$3,984,955	

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

Electrical	-	\$846,282
Interior	-	\$658,043
Site	-	\$627,726

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

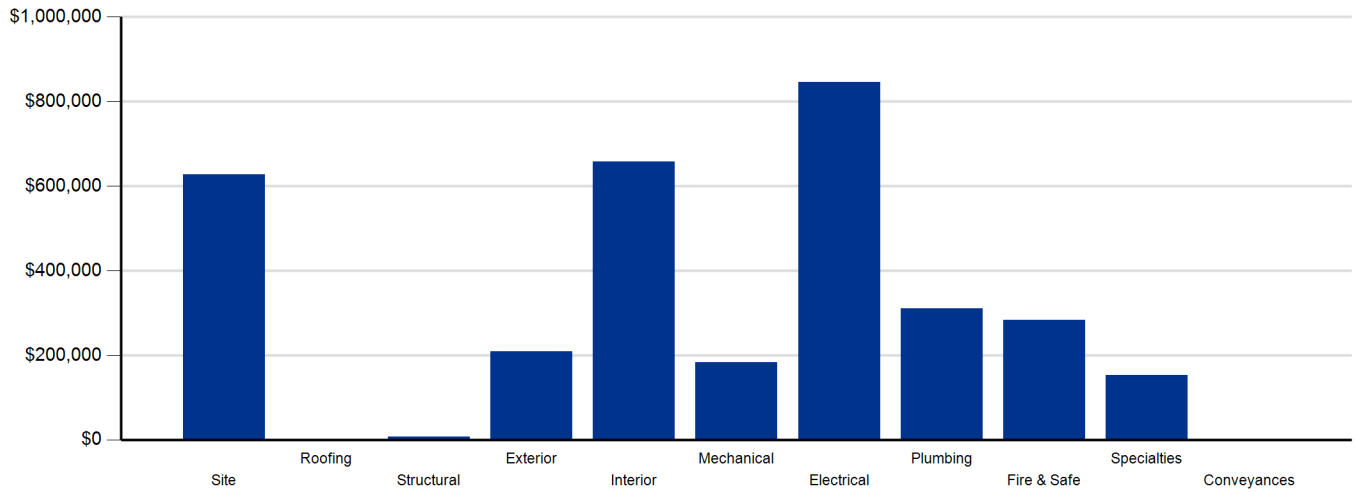


Figure 1: System Deficiencies

## 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	\$70,383	\$132,789	\$203,172
Roofing	\$0	\$0	\$0	\$0	\$65,955	\$65,955
Exterior	\$0	\$0	\$0	\$0	\$932,666	\$932,666
Interior	\$0	\$0	\$94,897	\$100,176	\$502,653	\$697,726
Mechanical	\$0	\$0	\$252,701	\$15,909	\$140,841	\$409,451
Electrical	\$0	\$0	\$0	\$0	\$194,647	\$194,647
Plumbing	\$0	\$0	\$2,384	\$183,580	\$1,112,944	\$1,298,908
Fire and Life Safety	\$0	\$0	\$7,739	\$11,219	\$71,316	\$90,274
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$357,721</b>	<b>\$381,267</b>	<b>\$3,153,811</b>	<b>\$3,892,799</b>

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	\$203,172	\$0	\$0	\$0	\$0	\$0	\$0	\$203,172
Roofing	\$65,955	\$0	\$0	\$0	\$0	\$0	\$0	\$65,955
Exterior	\$932,666	\$0	\$0	\$3,164	\$0	\$48,672	\$51,836	\$984,502
Interior	\$697,726	\$0	\$100,284	\$11,768	\$0	\$61,173	\$173,225	\$870,951
Mechanical	\$409,451	\$0	\$0	\$83,571	\$0	\$37,236	\$120,807	\$530,258
Electrical	\$194,647	\$0	\$0	\$0	\$0	\$0	\$0	\$194,647
Plumbing	\$1,298,908	\$0	\$0	\$0	\$0	\$23,070	\$23,070	\$1,321,978
Fire and Life Safety	\$90,274	\$0	\$0	\$0	\$0	\$0	\$0	\$90,274
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,892,799</b>	<b>\$0</b>	<b>\$100,284</b>	<b>\$98,503</b>	<b>\$0</b>	<b>\$170,151</b>	<b>\$368,938</b>	<b>\$4,261,737</b>

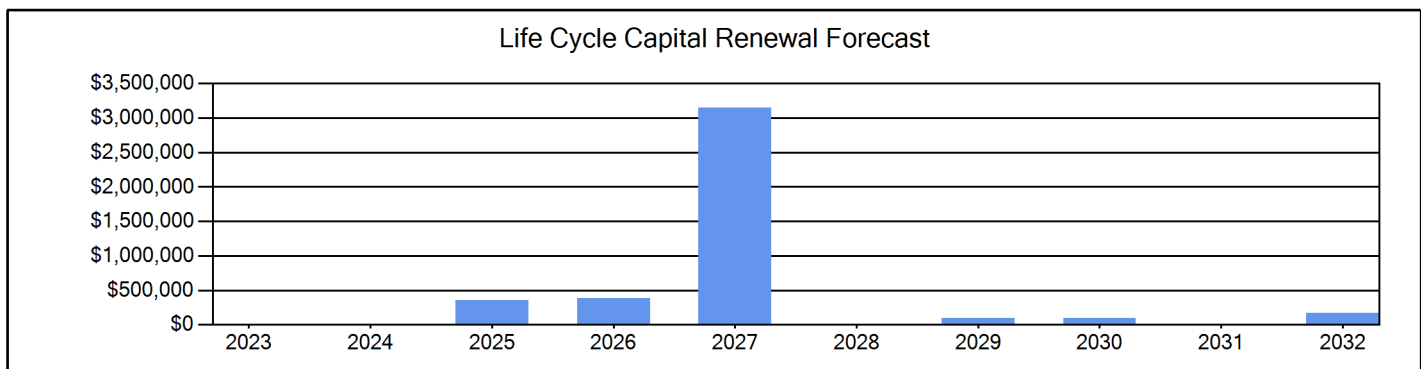


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$13,036,458. For planning purposes, the total 5-year need at the Bryker Woods ES is \$7,885,061 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Bryker Woods ES facility has a 5-year FCA of 39.52%.

5-Year Need vs. Replacement

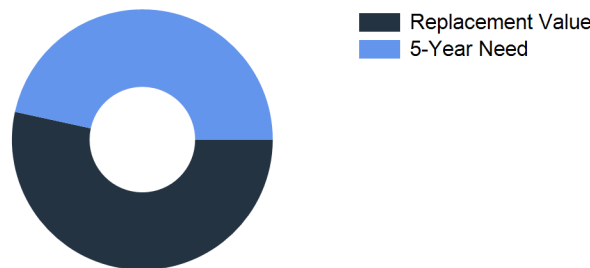


Figure 3: 5-Year FCA



## Bryker Woods ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	50	SF	3	\$566	2713
<b>Note:</b> Cracked near north side of main building						
PROGRAM DEFICIENCIES	ADA Compliance	305,853	EACH	5	\$305,846	3773
PUBLIC DEFICIENCIES	ADA Compliance	202,781	EACH	5	\$202,777	3772
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	118,539	EACH	5	\$118,536	3774
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>		<b>\$627,726</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6797
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$6,455</b>	
	<b>Sub Total for School and Site Level</b>	<b>5</b>	<b>items</b>		<b>\$634,180</b>	

### Building: 110A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	120	SF	2	\$17,345	2717
<b>Note:</b> 10 ea - 3' x 4'						
Steel Window Replacement	Capital Renewal	96	SF	2	\$13,876	2718
<b>Note:</b> 6 ea - 4' x 4'						
Steel Window Replacement	Capital Renewal	576	SF	2	\$83,256	2719
<b>Note:</b> 16 ea - 9' x 4'						
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	2,479	SF	2	\$59,946	2714
<b>Note:</b> Rusted and leaking						
Aluminum Window Repair	Deferred Maintenance	4	Ea.	3	\$2,406	2716
<b>Note:</b> Glazing replacement in teachers' lounge on 5.5' x 3' windows						
Exterior Cleaning	Deferred Maintenance	1,000	SF Wall	5	\$3,873	2715
<b>Note:</b> Mold caused by water infiltration						
	<b>Sub Total for System</b>	<b>6</b>	<b>items</b>		<b>\$180,702</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	80	Door	3	\$118,769	2725
Interior Door Replacement	Capital Renewal	80	Door	3	\$150,048	2724
<b>Note:</b> Doors are old and splitting						
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	3,098	SF	4	\$21,586	3657
Carpet Flooring Replacement	Capital Renewal	930	SF	4	\$11,768	2722
<b>Location:</b> Main offices						
Ceramic Tile Flooring Replacement	Capital Renewal	310	SF	4	\$5,474	2723
<b>Location:</b> Bathrooms						
Metal Interior Door Replacement	Capital Renewal	1	Door	4	\$2,894	3658
Toilet Partition Replacement	Capital Renewal	18	Stall	4	\$36,297	2721
Vinyl Composition Tile Replacement	Capital Renewal	24,477	SF	4	\$200,166	3659
Interior Wall Repainting (Bldg SF)	Capital Renewal	21,689	SF	5	\$97,187	2720
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>		<b>\$644,188</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$26,723	2737
<b>Note:</b> Ground / Water source heat pump						
<b>Location:</b> Classrooms 2, 6, 11						

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	3	Ea.	2	\$47,728	2738
Steam/HW Unit Heater Replacement	Capital Renewal	4	Ea.	2	\$4,962	2736
<b>Location:</b> Boys and Girls Restroom						
Ceiling Exhaust Fan Replacement	Capital Renewal	7	Ea.	4	\$3,407	2740
<b>Location:</b> Restrooms						
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	2739
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$103,917</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$13,910	2742
Panelboard Replacement	Capital Renewal	5	Ea.	2	\$27,498	2743
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	2744
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	\$12,498	2750
Interior Power Wiring Replacement	Deferred Maintenance	30,984	SF	3	\$36,799	2752
Lighting Fixtures Replacement	Capital Renewal	30,984	SF	3	\$568,201	2751
Lightning Protection System Installation	Functional Deficiency	30,984	SF	3	\$24,196	2749
Public Address System Replacement, Non-main Building	Deferred Maintenance	30,984	SF	3	\$21,933	2745
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$717,376</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$2,092	2729
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	2728
<b>Location:</b> Mechanical Room						
Toilet Replacement	Capital Renewal	30	Ea.	3	\$151,782	2733
Urinal Replacement	Capital Renewal	5	Ea.	3	\$6,771	2734
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	2732
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	7	Ea.	4	\$16,686	2735
Replace classroom lavatory	Capital Renewal	19	Ea.	4	\$48,725	2730
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	22	Ea.	4	\$59,758	2731
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$295,382</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	2748
Fire Alarm Replacement	Capital Renewal	30,984	SF	1	\$49,197	2747
Install Fire Sprinklers	Functional Deficiency	30,984	SF	1	\$226,995	2741
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$283,060</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2746
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Gym Locker Replacement	Capital Renewal	6	Ea.	4	\$2,913	2727
<b>Note:</b> Rusted lockers in kitchen staff restrooms						
Replace Cabinetry In Classes/Labs	Capital Renewal	17	Room	4	\$149,632	2726
<b>Note:</b> Old and damaged						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$152,545</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	69,596	Ea.	5	\$81,765	6798
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - Improve drainage around the perimeter wall - 1 LS						

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	146,169	Ea.	5	\$171,727	6799
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - Improve ventilation - 26253 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,500	Ea.	5	\$1,762	6800
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - repair access hatch frame - 2 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	7,500	Ea.	5	\$8,811	6801
<b>Note:</b> SPECIAL FOUNDATIONS - repair crack - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	73,084	Ea.	5	\$85,863	6802
<b>Note:</b> SUSPENDED FLOOR BEAMS - repair cracks & honeycombing - 26253 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	153,112	Ea.	5	\$179,884	6803
<b>Note:</b> SUSPENDED FLOOR SLABS - repair cracks, spalling, honeycombing & reinforcement - 26253 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	153,112	Ea.	5	\$179,884	6804
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Replace insulation and rusted pipes, correct exposed wiring - 1 LS						
	<b>Sub Total for System</b>		<b>7 items</b>		<b>\$709,696</b>	
<b>Sub Total for Building 110A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>			<b>49 items</b>		<b>\$3,094,173</b>	

**Building: 110B - Stand-Alone Gym**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	7	Door	3	\$804	2760
Metal Exterior Door Repair	Deferred Maintenance	1	Door	3	\$209	2759
<b>Note:</b> Door to electrical room is damaged and needs repair.						
Exterior Cleaning	Deferred Maintenance	1,600	SF Wall	5	\$6,197	2758
<b>Note:</b> All brick walls						
	<b>Sub Total for System</b>		<b>3 items</b>		<b>\$7,210</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	146	SF	4	\$493	2756
<b>Location:</b> Coach Office						
Gypsum Board Ceiling Replacement	Capital Renewal	30	SF	4	\$186	2757
<b>Note:</b> Damage in girls restroom ceiling						
	<b>Sub Total for System</b>		<b>2 items</b>		<b>\$679</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$22,217	2762
<b>Location:</b> Mechanical Room						
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,970	2763
<b>Note:</b> 1.5 Ton - Uses R-22 refrigerant						
<b>Location:</b> Coach Office						
Gas Unit Heater Replacement	Capital Renewal	2	Ea.	2	\$10,369	2761
<b>Location:</b> Gym area						
	<b>Sub Total for System</b>		<b>3 items</b>		<b>\$34,556</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	2754
Lighting Fixtures Replacement	Capital Renewal	4,874	SF	3	\$89,382	2755
Lightning Protection System Installation	Functional Deficiency	4,874	SF	3	\$3,806	2753
	<b>Sub Total for System</b>		<b>3 items</b>		<b>\$94,992</b>	
<b>Sub Total for Building 110B - Stand-Alone Gym</b>			<b>11 items</b>		<b>\$137,437</b>	

**Building: 110C - Mechanical Building (old Boiler House) ELEC**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement <b>Note:</b> Completely rusted doors	Capital Renewal	2	Door	2	\$7,414	2766
Steel Window Replacement <b>Note:</b> Rusted window	Capital Renewal	36	SF	2	\$145	2765
Exterior Cleaning	Deferred Maintenance	700	SF Wall	5	\$2,711	2764
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$10,270</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF) <b>Note:</b> Cracked and chipping	Capital Renewal	451	SF	5	\$2,021	2767
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,021</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	451	SF	3	\$8,271	2769
Lightning Protection System Installation	Functional Deficiency	451	SF	3	\$352	2768
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$8,623</b>	
<b>Sub Total for Building 110C - Mechanical Building (old Boiler House) ELEC</b>		<b>6</b>	<b>items</b>		<b>\$20,913</b>	

**Building: PS038 - 1-story brick bldg. used by Boy Scouts**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement <b>Note:</b> 7' x 5.5'	Capital Renewal	39	SF	2	\$5,565	2777
Steel Window Replacement <b>Location:</b> Bathroom	Capital Renewal	6	SF	2	\$867	2778
Wood Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,164	2779
Concrete/CMU Exterior Repair <b>Note:</b> Damage on south wall	Deferred Maintenance	20	LF	4	\$296	2776
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$9,892</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	3	Door	3	\$4,454	2775
Interior Door Replacement	Capital Renewal	3	Door	3	\$5,627	2774
Interior Wall Repainting (Bldg SF)	Capital Renewal	240	SF	5	\$1,075	3660
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$11,156</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Replacement (SF Basis)	Capital Renewal	1,201	SF	2	\$41,645	2780
Gas Unit Heater Replacement	Capital Renewal	1	Ea.	2	\$2,796	2786
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$44,441</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$902	2771
Interior Power Wiring Replacement	Deferred Maintenance	1,201	SF	3	\$1,426	2773
Lighting Fixtures Replacement	Capital Renewal	1,201	SF	3	\$22,025	2772
Lightning Protection System Installation	Functional Deficiency	1,201	SF	3	\$938	2770
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$25,291</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,201	SF	3	\$4,316	2781
Sanitary Sewer Piping Replacement	Capital Renewal	1,201	SF	3	\$1,333	2782

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	2784
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,354	2785
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	1	Ea.	4	\$2,716	2783
	<b>Sub Total for System</b>	<b>5</b>	<b>items</b>		<b>\$14,779</b>	
	<b>Sub Total for Building PS038 - 1-story brick bldg. used by Boy Scouts</b>	<b>18</b>	<b>items</b>		<b>\$105,559</b>	
	<b>Total for Campus</b>	<b>89</b>	<b>items</b>		<b>\$3,992,262</b>	

## Bryker Woods 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	33	CAR	\$47,876	4
Roadway Pavement	Asphalt Driveways	3,500	SF	\$22,507	4
Fences and Gates	Fencing - Chain Link (4 Ft)	1,500	LF	\$70,796	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Pedestrian Pavement	Sidewalks - Concrete	3,500	SF	\$39,645	5
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$203,172</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	1,300	SF	\$65,955	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$65,955</b>	
<b>Sub Total for Building -</b>		<b>6</b>	<b>items</b>	<b>\$269,127</b>	

### Building: 110A - Main building includes Administration Offices, Classrooms, Cafeteria.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	28,505	SF	\$800,836	5
Exterior Entrance Doors	Steel - Insulated and Painted	16	Door	\$59,312	5
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,978	10
Exterior Operating Windows	Aluminum - Windows per SF	215	SF	\$21,441	10
Exterior Operating Windows	Aluminum - Windows per SF	66	SF	\$6,582	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$896,149</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	26,336	SF	\$88,930	3
Suspended Plaster and	Painted ceilings	1,549	SF	\$3,226	3
Carpeting	Carpet	1,549	SF	\$19,613	4
Tile Flooring	Quarry Tile	1,239	SF	\$33,880	4
Stone Facing	CMU Wall	9,295	SF	\$313,146	5
Terrazzo Flooring	Terrazzo	1,549	SF	\$52,791	5
Wood Flooring	Wood Flooring - All Types	620	SF	\$13,348	5
Interior Swinging Doors	Metal Door (Steel)	3	Door	\$8,681	5
Interior Door Supplementary Components	Door Hardware	16	Door	\$23,754	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	21,689	SF	\$97,187	7
Carpeting	Carpet	930	SF	\$11,768	8
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	10
Interior Swinging Doors	Wooden Door	13	Door	\$24,383	10
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$727,004</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	30,984	SF	\$245,159	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$17,815	5
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$12,135	5
Exhaust Air	Roof Exhaust Fan - Large	9	Ea.	\$72,326	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	30,984	SF	\$83,571	8
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	1	Ea.	\$14,853	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$484,151</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$16,499	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$16,499</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	30,984	SF	\$111,348	4
Sanitary Sewerage Piping	Sanitary Sewer Piping	30,984	SF	\$34,399	4
Domestic Water Equipment	Gas Piping System (BldgSF)	30,984	SF	\$1,074,378	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	7	Ea.	\$16,686	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$1,243,196</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	30,984	SF	\$71,316	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$71,316</b>	
<b>Sub Total for Building 110A - Main building includes Administration Offices, Classrooms, Cafeteria.</b>		<b>33</b>	<b>items</b>	<b>\$3,438,315</b>	

**Building: 110B - Stand-Alone Gym**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	146	SF	\$3,530	5
Exterior Operating Windows	Aluminum - Windows per SF	12	SF	\$1,197	5
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$30,676</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,316	SF	\$2,741	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	146	SF	\$608	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,387	SF	\$19,656	4
Tile Flooring	Ceramic Tile	487	SF	\$8,604	4
Interior Door Supplementary Components	Door Hardware	12	Door	\$17,815	4
Tile Wall Finish	Ceramic Tile wall	487	SF	\$4,043	5
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5
Resilient Flooring	Vinyl Composition Tile Flooring	244	SF	\$1,995	5
Interior Swinging Doors	Metal Door (Steel)	6	Door	\$17,363	5
Interior Swinging Doors	Wooden Door	6	Door	\$11,254	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	146	SF	\$493	10
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$90,621</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	4,874	SF	\$7,542	3
HVAC Air Distribution	Ductwork (Bldg.SF)	4,874	SF	\$38,565	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$46,107</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$12,342</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	3
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$13,581	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	4,874	SF	\$17,516	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	4,874	SF	\$5,411	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$63,145</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	4,874	SF	\$7,739	3
Security System Component	Security Alarm System	4,874	SF	\$11,219	4
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$18,958</b>	
<b>Sub Total for Building 110B - Stand-Alone Gym</b>		<b>26</b>	<b>items</b>	<b>\$261,848</b>	

**Building: 110C - Mechanical Building (old Boiler House) ELEC**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	451	SF	\$12,671	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$12,671</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	451	SF	\$2,021	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$2,021</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	Ea.	\$111,836	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	5
Power Distribution	Power Wiring	451	SF	\$536	5
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$165,805</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	451	SF	\$15,639	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,639</b>	
<b>Sub Total for Building 110C - Mechanical Building (old Boiler House) ELEC</b>		<b>8</b>	<b>items</b>	<b>\$196,135</b>	

**Building: PS038 - 1-story brick bldg. used by Boy Scouts**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	CMU - Bldg SF Basis	1,201	SF	\$27,014	5
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	5
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$45,006</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	961	SF	\$42,702	5
Wall Paneling	Wood Panel wall	480	SF	\$7,527	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	240	SF	\$1,076	7
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$51,306</b>	
<b>Sub Total for Building PS038 - 1-story brick bldg. used by Boy Scouts</b>		<b>6</b>	<b>items</b>	<b>\$96,311</b>	
<b>Total for: Bryker Woods ES</b>		<b>79</b>	<b>items</b>	<b>\$4,261,738</b>	



## Supporting Photos

### General Site Photos



Exterior metal door beyond useful life



Exterior wall damage



Aged ceiling



Stained ceiling tiles



Interior wood doors show signs of wear



Aged casework



Aged toilet partitions



Aged plumbing fixtures



Cracked sidewalks



Exterior windows are beyond their useful life