



FACILITY CONDITION ASSESSMENT

Burnet MS | February 2022



Executive Summary

Burnet MS is located at 8401 Hathaway St. in Austin, Texas. The oldest building is 59 years old (at time of 2020 assessment). It comprises 138,155 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 \$7,943,919. 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 Burnet MS the ten-year need is \$18,827,860.

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 Burnet MS facility has a 5-year FCA score of 34.56%.

Summary of Findings

The table below summarizes the condition findings at Burnet MS

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,616,961	\$229,906	\$400,606	\$1,846,867	\$2,247,473	\$0	
Permanent Building(s)								
046A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,279,071	\$2,836,697	\$6,564,041	\$9,115,768	\$15,679,809	\$16,779,350	45.67%
046B	Mechanical Building	\$47,888	\$51,405	\$801,286	\$99,293	\$900,579	\$125,297	20.75%
Sub Total for Permanent Building(s):		\$6,326,958	\$2,888,102	\$7,365,327	\$9,215,060	\$16,580,387	\$16,904,647	
Total for Site:		\$7,943,919	\$3,118,008	\$7,765,933	\$11,061,927	\$18,827,860	\$16,904,647	34.56%

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	\$98,594	\$2,934	\$1,515,433	\$1,616,961	20.35 %
Roofing	\$3,097,359	\$0	\$0	\$0	\$0	\$3,097,359	38.99 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$472,307	\$0	\$7,568	\$195,852	\$675,726	8.51 %
Interior	\$0	\$0	\$158,644	\$424,965	\$1,291	\$584,900	7.36 %
Mechanical	\$0	\$616,144	\$504,869	\$38,981	\$68,643	\$1,228,636	15.47 %
Electrical	\$0	\$241,013	\$107,887	\$4,357	\$0	\$353,257	4.45 %
Plumbing	\$0	\$0	\$289,588	\$97,492	\$0	\$387,079	4.87 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$3,097,359	\$1,329,463	\$1,159,582	\$576,295	\$1,781,219	\$7,943,919	

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

Roofing	-	\$3,097,359
Site	-	\$1,616,961
Mechanical	-	\$1,228,636

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

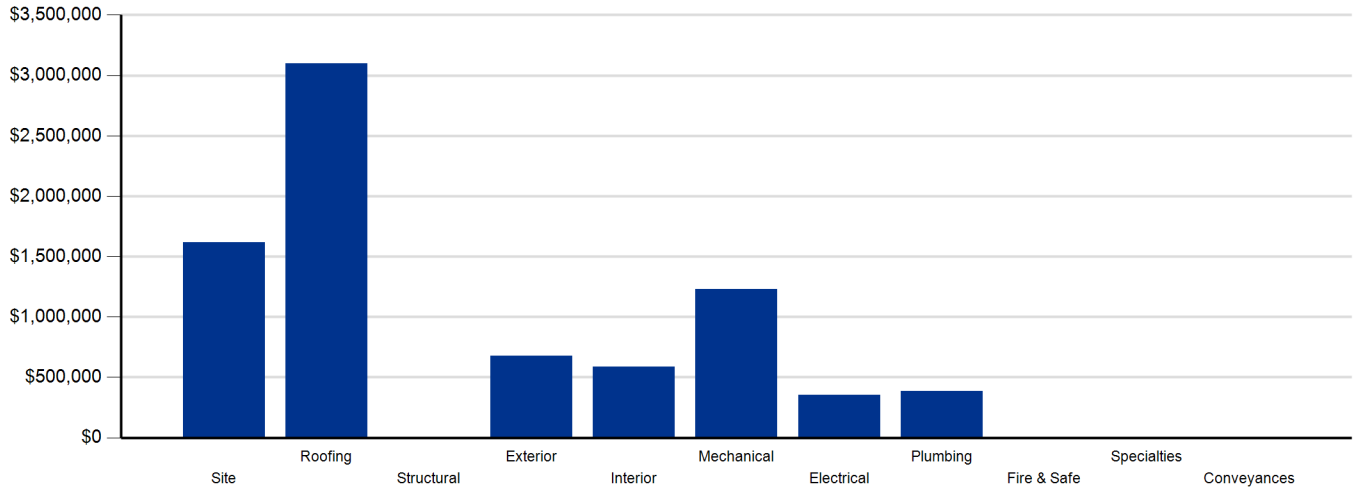


Figure 1: System Deficiencies

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	\$906	\$194,082	\$194,988
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$845,844	\$845,844
Interior	\$0	\$0	\$0	\$18,435	\$90,742	\$109,177
Mechanical	\$0	\$0	\$208,560	\$8,888	\$1,295,073	\$1,512,521
Electrical	\$0	\$0	\$0	\$0	\$116,353	\$116,353
Plumbing	\$0	\$0	\$0	\$0	\$339,125	\$339,125
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	\$0	\$208,560	\$28,229	\$2,881,219	\$3,118,008

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	\$194,988	\$0	\$0	\$0	\$0	\$400,606	\$400,606	\$595,594
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$845,844	\$0	\$0	\$0	\$0	\$62,230	\$62,230	\$908,074
Interior	\$109,177	\$0	\$0	\$0	\$0	\$229,023	\$229,023	\$338,200
Mechanical	\$1,512,521	\$0	\$28,763	\$760,044	\$8,102	\$2,484,275	\$3,281,184	\$4,793,705
Electrical	\$116,353	\$0	\$0	\$161,171	\$0	\$2,623,130	\$2,784,301	\$2,900,654
Plumbing	\$339,125	\$0	\$0	\$4,271	\$0	\$0	\$4,271	\$343,396
Fire and Life Safety	\$0	\$0	\$0	\$0	\$219,365	\$0	\$219,365	\$219,365
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$1,048,258	\$0	\$0	\$1,048,258	\$1,048,258
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,118,008	\$0	\$28,763	\$1,973,744	\$227,467	\$5,799,264	\$8,029,238	\$11,147,246

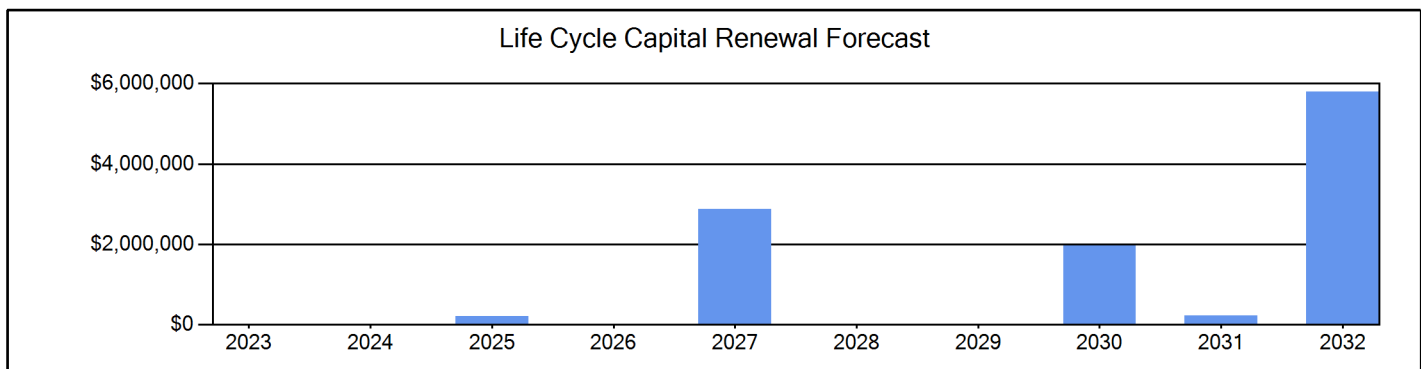


Figure 2: Ten Year Capital Renewal Forecast

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 \$16,904,647. For planning purposes, the total 5-year need at the Burnet MS is \$11,061,927 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Burnet MS facility has a 5-year FCA of 34.56%.

5-Year Need vs. Replacement

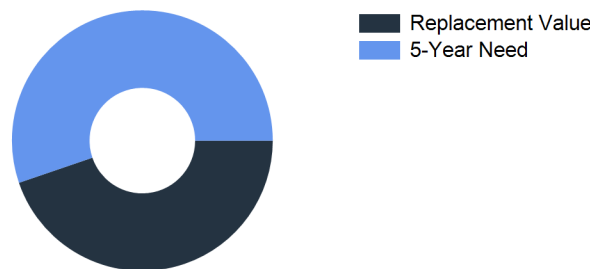


Figure 3: 5-Year FCA

Burnet MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	14,750	SF	3	\$94,849	118
Note: Asphalt is heavily cracked and rutted starting at connection between the parking and the fire department hammerhead turnaround. Location: SE staff parking lot and fire access to portables						
Concrete Driveways Replacement	Capital Renewal	300	SF	3	\$3,745	119
Location: 275 LF south of Shamrock Ave along Hathaway Dr						
Fencing Replacement (Wood Fence)	Deferred Maintenance	8	LF	4	\$242	114
Note: One panel is leaning and two pickets are missing Location: Screen fence by dumpsters						
Site Drainage Needs Installation Of Drainage Piping	Deferred Maintenance	30	LF	4	\$1,901	120
Location: 3 locations along main entrance are missing the vertical pipe connection for the downspouts causing water to fall from the roof into a planting bed, causing erosion.						
Site Drainage Regrading	Deferred Maintenance	550	SF	4	\$791	121
Note: The drainage channel (~160 LF) on the northern end of the school is blocked with vegetation and does not drain properly. Additionally, there is a missing sidewalk plate over this channel. The drainage channel (~400 LF) along the northeast side of the building should be cleaned of obstructions/vegetation and the slopes should be reviewed to confirm proper drainage.						
Backstop Repair	Deferred Maintenance	1	Ea.	5	\$1,520	116
Note: Backstop is missing cross post and fence is beginning to curl. Location: NW corner of sports field						
Exterior Basketball Goal Repair	Deferred Maintenance	1	Ea.	5	\$645	117
Note: One rim is missing a net. All other nets are chain nets. The court itself is heavily cracked, although not separated vertically to cause tripping hazards. Location: Along eastern property line						
PROGRAM DEFICIENCIES	ADA Compliance	486,376	EACH	5	\$835,098	5754
PUBLIC DEFICIENCIES	ADA Compliance	220,355	EACH	5	\$378,345	5753
Site Signage Replacement	Capital Renewal	3	Ea.	5	\$724	122
Note: Wooden sign for band and orchestra at NW corner of school is rotting and breaking apart. One sign at exit of visitor parking is completely missing. One sign at main entrance of school is completely missing.						
Small Bench Replacement	Deferred Maintenance	7	Ea.	5	\$14,468	123
Note: 5 benches at school entrance have lost concrete seats and have been replaced with wooden planks. 2 other benches at standalone seating area by bus pickup have broken planks leaving a large hole.						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	165,472	EACH	5	\$284,112	5755
Wheel Stop Replacement	Deferred Maintenance	3	Ea.	5	\$520	124
Note: 1 wheel stop missing from eastern staff parking lot, 2 missing from western visitor parking lot.						
		Sub Total for System	13 items		\$1,616,961	
		Sub Total for School and Site Level	13 items		\$1,616,961	

Building: 046A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	315,974	EACH	1	\$315,967	5748
AISD ROOFING P2	Capital Renewal	1,232,252	EACH	1	\$1,232,225	5749
AISD ROOFING P3	Capital Renewal	1,084,789	EACH	1	\$1,084,765	5750
AISD ROOFING P4	Capital Renewal	176,447	EACH	1	\$176,443	5751
AISD ROOFING P5	Capital Renewal	287,965	EACH	1	\$287,959	5752
		Sub Total for System	5 items		\$3,097,359	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement Note: 4'x8'; QTY: 124	Capital Renewal	3,968	SF	2	\$395,716	343
Aluminum Window Replacement Note: 4'x4'; QTY: 48	Capital Renewal	768	SF	2	\$76,590	344
Exterior Soffit Replacement Note: Several holes where rodents can enter the building were noted; Approx. 200 SF of damaged tectum panel observed. Location: Exterior tectum panels	Capital Renewal	200	SF	4	\$7,568	229
Exterior Cleaning	Deferred Maintenance	48,020	SF Wall	5	\$185,976	438
Sub Total for System		4	items		\$665,850	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Missing hardware Location: At storage room by boy's locker and electrical room by the library	Capital Renewal	2	Door	3	\$2,969	98
Interior Door Replacement Note: Original doors	Capital Renewal	83	Door	3	\$155,675	345
Interior Toilet Partition Repair Note: Missing doors on 3 toilet partitions Location: Boy's restroom on 2nd floor	Deferred Maintenance	3	Ea.	4	\$6,049	94
Interior Wood Wall Replacement (LC) Note: Wood paneling is worn down and scratched. Location: Replace along entire hallway of classroom wings on first and second floor.	Capital Renewal	13,000	SF	4	\$203,867	198
Interior Wood Wall Replacement (LC)	Capital Renewal	13,713	SF	4	\$215,048	346
Interior Door Repair Note: Missing hardware Location: Storage room by boy's locker and at Elec. Rm by the library	Deferred Maintenance	2	Door	5	\$1,291	97
Sub Total for System		6	items		\$584,900	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Location: AHU-GYM4	Capital Renewal	1	Ea.	2	\$9,973	162
Air Handler HVAC Component Replacement Note: Past useful age Location: MECH 400	Capital Renewal	1	Ea.	2	\$43,163	165
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$58,029	166
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$145,040	411
Boiler Replacement Note: Past useful life and corroded Location: "Basement" Boiler Room	Capital Renewal	2	Ea.	2	\$200,293	152
Package Roof Top Unit Replacement Note: Past life, condensate broken Location: RTU - Band	Capital Renewal	1	Ea.	2	\$31,723	168
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	170
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	171
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	172
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	412
Package Roof Top Unit Replacement	Capital Renewal	2	Ea.	2	\$31,818	413
Large Diameter Exhausts/Hoods Replacement Note: High noise and vibrating Location: Roof C5-3	Capital Renewal	1	Ea.	3	\$8,036	175
Testing And Balancing Note: Hot/Cold Zones/Complaints	Deferred Maintenance	137,131	SF	3	\$468,070	163

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement Note: 1.5 HP	Capital Renewal	4	Ea.	4	\$27,399	347
Circulation Pump Replacement Note: 3 HP	Capital Renewal	1	Ea.	4	\$6,850	349
Duct Register Replacement Note: Heavy wear and corrosion Location: Classrooms/Cafeteria/Kitchen/Bathrooms	Deferred Maintenance	120	Ea.	5	\$50,053	173
Remove Abandoned Equipment Note: Abandoned console HW FCUs Location: Corridor	Deferred Maintenance	12	Ea.	5	\$14,872	177
Sub Total for System		17	items		\$1,191,424	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: 300 Wing Elec	Capital Renewal	1	Ea.	2	\$25,176	180
Distribution Panel Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: Storage; AHU17	Capital Renewal	2	Ea.	2	\$35,605	181
Distribution Panel Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: AHU3	Capital Renewal	1	Ea.	2	\$16,905	182
Panelboard Replacement Note: Manufacturer is unacceptable. Replace. Location: Small Gym Storage (Boys)	Capital Renewal	1	Ea.	2	\$5,500	183
Panelboard Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. 30A Location: Electrical Room by Kitchen	Capital Renewal	2	Ea.	2	\$5,564	184
Panelboard Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. 60A Location: Elec Room by Kitchen	Capital Renewal	3	Ea.	2	\$8,346	185
Panelboard Replacement Note: Residential load center and breakers; not suitable for school use. Replace with commercial grade. Location: Cafe Stage, Kitchen Ext. Storage Room, 2F Book Store	Capital Renewal	3	Ea.	2	\$12,707	186
Panelboard Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: Mech 400, 300 Wing Corridor, 400 Wing Elec, Kitchen Elec, Cafe Stage, AHU3	Capital Renewal	8	Ea.	2	\$62,586	187
Panelboard Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: Small Drama Stage, Classroom #12	Capital Renewal	3	Ea.	2	\$12,707	188
Switchgear Replacement Note: Manufacturer no longer exists; spare parts are not available. Replace. Location: Elec/Mech Room by Kitchen	Capital Renewal	1	Ea.	2	\$55,918	178
Lightning Protection System Installation Note: Not installed currently.	Functional Deficiency	137,131	SF	3	\$107,088	189
Remove Abandoned Equipment Location: 300 Wing Elec Closet	Deferred Maintenance	1	Ea.	4	\$4,357	190
Sub Total for System		12	items		\$352,458	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	68,565	SF	3	\$246,404	447
Toilet Replacement	Capital Renewal	8	Ea.	3	\$40,475	445
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	446

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	12	Ea.	4	\$26,429	443
Replace classroom lavatory	Capital Renewal	15	Ea.	4	\$38,467	442
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	12	Ea.	4	\$32,595	444
Sub Total for System		6	items		\$387,079	
Sub Total for Building 046A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		50	items		\$6,279,071	

Building: 046B - Mechanical Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	2,550	SF Wall	5	\$9,876	439
Sub Total for System		1	items		\$9,876	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	440
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	441
Remove Abandoned Equipment	Deferred Maintenance	3	Ea.	5	\$3,718	191

Note: Old pump, misc. control panels

Sub Total for System 3 items \$37,212

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	1,024	SF	3	\$800	192

Note: Not installed currently

Sub Total for System 1 items \$800

Sub Total for Building 046B - Mechanical Building 5 items \$47,888

Total for Campus 68 items \$7,943,919

Burnet MS - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Wood	30	LF	\$906	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,454	LF	\$192,258	5
Pedestrian Pavement	Sidewalks - Gravel	2,950	SF	\$1,824	5
Parking Lot Pavement	Asphalt	79	CAR	\$114,613	10
Roadway Pavement	Asphalt Driveways	44,475	SF	\$285,993	10
Sub Total for System		5	items	\$595,595	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	6	Ea.	\$34,918	5
Note: No Access to: Admin MDF Room, Classroom #400 Back Room, Classroom #10 Electrical Room					
Sub Total for System		1	items	\$34,918	
Sub Total for Building -		6	items	\$630,513	

Building: 046A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	540	SF	\$78,053	5
Exterior Operating Windows	Steel - Windows per SF	1,344	SF	\$194,264	5
Exterior Operating Windows	Steel - Windows per SF	720	SF	\$104,070	5
Exterior Operating Windows	Steel - Windows per SF	700	SF	\$101,179	5
Exterior Operating Windows	Steel - Windows per SF	490	SF	\$70,825	5
Exterior Entrance Doors	Steel - Insulated and Painted	75	Door	\$278,025	5
Exterior Operating Windows	Aluminum - Windows per SF	624	SF	\$62,230	10
Sub Total for System		7	items	\$888,646	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,114	SF	\$18,435	4
Compartments and Cubicles	Toilet Partitions	45	Stall	\$90,742	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	26,055	SF	\$87,981	10
Suspended Plaster and	Painted ceilings	1,371	SF	\$2,855	10
Wood Flooring	Wood Flooring - All Types	1,371	SF	\$29,531	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	26,055	SF	\$108,499	10
Sub Total for System		6	items	\$338,043	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	3	Ea.	\$19,268	3
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	3
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	3
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	3	Ea.	\$6,204	3
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	3
Decentralized Heating Equipment	Unit Heater Steam/HW (36 MBH)	15	Ea.	\$18,609	5
Note: Locker Room Heating					
Decentralized Heating Equipment	Unit Heater Steam/HW (50 MBH)	17	Ea.	\$23,066	5
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$19,945	5
HVAC Air Distribution	Energy Recovery Unit (8,000 CFM)	1	Ea.	\$22,727	5
HVAC Air Distribution	Ductwork (Bldg.SF)	137,131	SF	\$1,085,041	5
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	\$11,758	5
Exhaust Air	Wall Exhaust Fan	6	Ea.	\$28,388	5
Exhaust Air	Roof Exhaust Fan - Large	8	Ea.	\$64,290	5
Air Distribution	Energy Recovery Unit (10,000 CFM)	1	Ea.	\$27,087	8
Heat Generation	Boiler - Steel Tube (2400 MBH)	2	Ea.	\$200,293	10
Heat Generation	Boiler - Steel Tube (750 MBH)	3	Ea.	\$73,779	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	137,131	SF	\$369,873	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 5HP	4	Ea.	\$27,399	10
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	\$20,550	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 10,000 CFM Interior	16	Ea.	\$1,375,340	10
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	\$172,653	10
Exhaust Air	Roof Exhaust Fan - Small	11	Ea.	\$21,557	10
Exhaust Air	Roof Exhaust Fan - Large	6	Ea.	\$48,217	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		26	items	\$3,962,221	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	68,566	SF	\$81,435	5
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	8
Electrical Service	Switchgear - Main Dist Panel (4000 Amps)	1	Ea.	\$84,797	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	27	Ea.	\$24,347	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	43	Ea.	\$89,568	10
Lighting Fixtures	Light Fixtures (Bldg SF)	137,131	SF	\$2,514,783	10
Sub Total for System		7	items	\$2,838,815	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	68,566	SF	\$76,123	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	68,566	SF	\$246,408	5
Plumbing Fixtures	Sink - Service / Mop Sink	12	Ea.	\$9,551	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	8
Sub Total for System		5	items	\$341,554	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	137,131	SF	\$217,739	9
Sub Total for System		1	items	\$217,739	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	86	Room	\$756,961	8
Casework	Lockers, Gym	600	Ea.	\$291,297	8
Sub Total for System		2	items	\$1,048,258	

Sub Total for Building 046A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. **54 items \$9,635,276**

Building: 046B - Mechanical Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	5
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
Sub Total for System		2	items	\$19,428	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	10	SF	\$157	10
Sub Total for System		1	items	\$157	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	4
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	7
Note: Condenser water					
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	2	Ea.	\$732,957	8
HVAC Air Distribution	Ductwork (Bldg.SF)	1,024	SF	\$8,102	9
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1,024	SF	\$2,762	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Note: Chilled water					
		Sub Total for System		7 items	\$831,484

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	8
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1,024	SF	\$18,779	10
		Sub Total for System		3 items	\$26,918

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	512	SF	\$1,840	5
		Sub Total for System		1 items	\$1,840

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	1,024	SF	\$1,626	9
		Sub Total for System		1 items	\$1,626
		Sub Total for Building 046B - Mechanical Building		15 items	\$881,454
		Total for: Burnet MS		75 items	\$11,147,243

Supporting Photos

General Site Photos



Condensing unit reaching end of life



Worn wood panel and door



The basement boiler is beyond its useful life



The soffit is damaged



Roof top unit is beyond its useful life



Outdoor seating area



Toilet partitions