



FACILITY CONDITION ASSESSMENT

Coy Facility | February 2022



Executive Summary

Coy Facility is located at 4900 Gonzales St in Austin, Texas. The oldest building is 63 years old (at time of 2020 assessment). It comprises 112,679 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,094,042. 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 Coy Facility the ten-year need is \$23,512,711.

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 Coy Facility facility has a 5-year FCA score of 77.79%.

Summary of Findings

The table below summarizes the condition findings at Coy Facility

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	\$59,875	\$453,843	\$0	\$513,718	\$513,718	\$0	
Permanent Building(s)								
142A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$4,575,184	\$1,535,696	\$14,738,194	\$6,110,880	\$20,849,074	\$33,170,680	81.58%
142B	Stand-Alone Classroom Building	\$351,834	\$444,362	\$525,271	\$796,196	\$1,321,467	\$3,473,381	77.08%
142C	Mechanical Building (cooling tower on roof)	\$107,150	\$694,044	\$27,259	\$801,194	\$828,453	\$374,534	-113.92%
Sub Total for Permanent Building(s):		\$5,034,168	\$2,674,102	\$15,290,724	\$7,708,270	\$22,998,994	\$37,018,591	
Total for Site:		\$5,094,042	\$3,127,945	\$15,290,724	\$8,221,987	\$23,512,711	\$37,018,591	77.79%

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	\$59,443	\$431	\$0	\$59,875	1.18 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$1,534,996	\$0	\$1,147	\$0	\$1,536,143	30.16 %
Interior	\$0	\$0	\$245,460	\$1,284,071	\$0	\$1,529,531	30.03 %
Mechanical	\$0	\$1,061,592	\$104,045	\$11,410	\$2,479	\$1,179,525	23.15 %
Electrical	\$0	\$16,522	\$0	\$849	\$0	\$17,371	0.34 %
Plumbing	\$0	\$2,684	\$153,464	\$219,366	\$0	\$375,513	7.37 %
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	\$396,084	\$0	\$396,084	7.78 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$2,615,794	\$562,412	\$1,913,358	\$2,479	\$5,094,042	

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

Exterior	-	\$1,536,143
Interior	-	\$1,529,531
Mechanical	-	\$1,179,525

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

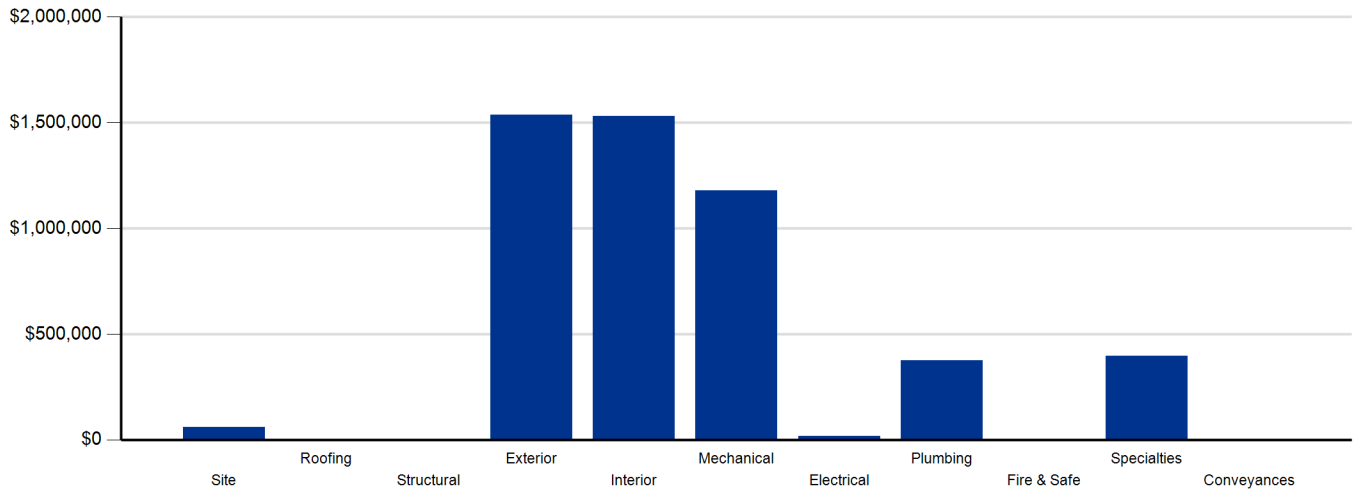


Figure 1: System Deficiencies

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	\$271,074	\$0	\$0	\$182,769	\$453,843
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,768	\$240,955	\$0	\$0	\$60,884	\$303,607
Interior	\$0	\$4,893	\$341,719	\$142,470	\$85,872	\$574,954
Mechanical	\$0	\$0	\$298,342	\$25,690	\$475,494	\$799,526
Electrical	\$0	\$0	\$24,996	\$75,780	\$109,713	\$210,489
Plumbing	\$0	\$0	\$2,809	\$0	\$545,878	\$548,687
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$7,985	\$7,985
Specialties	\$0	\$144,588	\$0	\$0	\$84,266	\$228,854
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,768	\$661,510	\$667,866	\$243,940	\$1,552,861	\$3,127,945

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	\$453,843	\$0	\$0	\$0	\$0	\$0	\$0	\$453,843
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$303,607	\$0	\$1,147	\$1,768	\$0	\$2,340	\$5,255	\$308,862
Interior	\$574,954	\$592,746	\$71,782	\$29,491	\$37,931	\$459,248	\$1,191,198	\$1,766,152
Mechanical	\$799,526	\$799,228	\$0	\$0	\$0	\$249,522	\$1,048,750	\$1,848,276
Electrical	\$210,489	\$0	\$0	\$0	\$0	\$2,037,414	\$2,037,414	\$2,247,903
Plumbing	\$548,687	\$3,506,785	\$0	\$0	\$0	\$435,117	\$3,941,902	\$4,490,589
Fire and Life Safety	\$0	\$0	\$0	\$0	\$16,794	\$27,472	\$44,266	\$44,266
Conveyances	\$7,985	\$0	\$0	\$0	\$0	\$0	\$0	\$7,985
Specialties	\$228,854	\$7,230,706	\$0	\$0	\$0	\$0	\$7,230,706	\$7,459,560
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,127,945	\$12,129,465	\$72,929	\$31,259	\$54,725	\$3,211,113	\$15,499,491	\$18,627,436

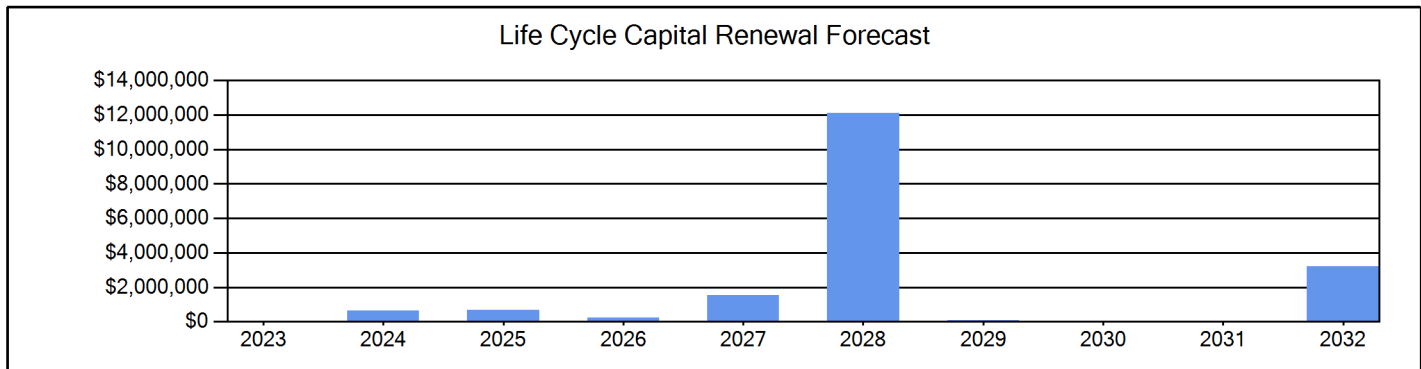


Figure 2: Ten Year Capital Renewal Forecast

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.

$$FCAS = 100 - (Total\ Repair\ Cost / Replacement\ Cost)$$

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 \$37,018,591. For planning purposes, the total 5-year need at the Coy Facility is \$8,221,987 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Coy Facility facility has a 5-year FCA of 77.79%.

5-Year Need vs. Replacement

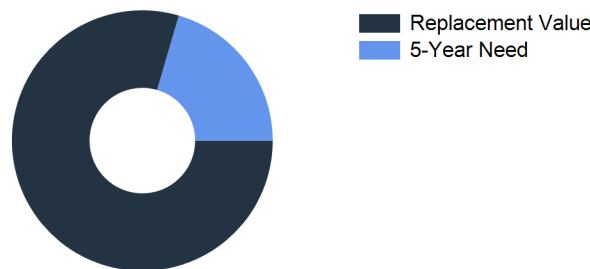


Figure 3: 5-Year FCA

Coy Facility - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	9,200	SF	3	\$59,160	4168
Concrete Walks Replacement	Capital Renewal	25	SF	3	\$283	4170
Site Drainage Regrading	Deferred Maintenance	300	SF	4	\$431	4169
Sub Total for System		3	items		\$59,875	
Sub Total for School and Site Level		3	items		\$59,875	

Building: 142A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	12,120	SF	2	\$1,208,690	4162
Aluminum Window Replacement	Capital Renewal	52	SF	2	\$5,186	4163
Aluminum Window Replacement	Capital Renewal	50	SF	2	\$4,986	4164
Aluminum Window Replacement	Capital Renewal	1,536	SF	2	\$153,181	4165
Aluminum Window Replacement	Capital Renewal	140	SF	2	\$13,962	4166
Aluminum Window Replacement	Capital Renewal	336	SF	2	\$33,508	4167
Sub Total for System		6	items		\$1,419,513	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	36	Door	3	\$53,446	4156
Interior Door Replacement	Capital Renewal	100	Door	3	\$187,560	6019
Location: classrooms, offices						
Acoustical Ceiling Tile Replacement	Capital Renewal	19,192	SF	4	\$64,807	4149
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	60,605	SF	4	\$422,278	4150
Carpet Flooring Replacement	Capital Renewal	942	SF	4	\$11,926	4153
Location: Room 116						
Ceiling Grid Replacement	Capital Renewal	19,192	SF	4	\$79,920	4148
Ceramic Tile Flooring Replacement	Capital Renewal	1,010	SF	4	\$17,844	4157
Interior Ceramic Walls Repair or Replacement	Capital Renewal	1,010	SF	4	\$8,385	4151
Toilet Partition Replacement	Capital Renewal	10	Stall	4	\$20,165	4152
Vinyl Composition Tile Replacement	Capital Renewal	75,757	SF	4	\$619,519	4154
Location: Classrooms and hall						
Wood Flooring Replacement	Capital Renewal	1,500	SF	4	\$32,310	4155
Location: Stage 1 and 2						
Sub Total for System		11	items		\$1,518,159	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$23,173	4190
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	4198
Air Handler HVAC Component Replacement	Capital Renewal	7	Ea.	2	\$203,101	4199
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$29,014	4201
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	4202
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$86,327	4203
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$4,747	4191
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	5	Ea.	2	\$28,569	4192
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	52	Ea.	2	\$297,118	4193
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	7	Ea.	2	\$39,997	4194
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	5	Ea.	2	\$28,569	4195
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	6	Ea.	2	\$20,340	4196
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	5	Ea.	2	\$8,398	4197

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$82,117	4200
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4204
Note: Boiler						
Location: Room #459, 69						
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	4205
Note: FCU						
Sub Total for System		16	items		\$946,329	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	6	Ea.	2	\$11,022	4178
Note: Aged and corroded						
Location: KIT MECH						
1 X 4 Interior Fluorescent Light Fixture Replacement	Capital Renewal	2	Ea.	4	\$568	4179
Note: Broken						
Location: KIT MECH						
2 X 2 Interior Fluorescent Lighting Replacement	Capital Renewal	1	Ea.	4	\$281	4180
Note: Broken						
Location: OAV-3 room						
Sub Total for System		3	items		\$11,872	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	4182
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	4183
Toilet Replacement	Capital Renewal	19	Ea.	3	\$96,128	4187
Urinal Replacement	Capital Renewal	3	Ea.	3	\$4,063	4188
Custodial Mop Or Service Sink Replacement	Capital Renewal	7	Ea.	4	\$5,571	4186
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	4	Ea.	4	\$9,535	4189
Replace classroom lavatory	Capital Renewal	45	Ea.	4	\$115,402	4184
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	16	Ea.	4	\$43,461	4185
Sub Total for System		8	items		\$283,228	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	45	Room	4	\$396,084	4158
Location: Classrooms						
Sub Total for System		1	items		\$396,084	
Sub Total for Building 142A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		45	items		\$4,575,184	

Building: 142B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	528	SF	2	\$52,656	4173
Aluminum Window Replacement	Capital Renewal	30	SF	2	\$2,992	4174
Aluminum Window Replacement	Capital Renewal	24	SF	2	\$2,393	4175
Aluminum Window Replacement	Capital Renewal	576	SF	2	\$57,443	4176
Sub Total for System		4	items		\$115,484	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	3	Door	3	\$4,454	4172
Vinyl Composition Tile Replacement	Capital Renewal	846	SF	4	\$6,918	4171
Sub Total for System		2	items		\$11,372	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$58,029	4215

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$45,710	4212
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$5,714	4213
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$6,331	4214
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	\$1,947	4217
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	2	Ea.	4	\$9,463	4216
Sub Total for System		6	items		\$127,193	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	4181
Note: Age/corrosion						
Sub Total for System		1	items		\$5,500	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	9	Ea.	3	\$45,534	4209
Urinal Replacement	Capital Renewal	1	Ea.	3	\$1,354	4210
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	4208
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	4211
Replace classroom lavatory	Capital Renewal	7	Ea.	4	\$17,951	4206
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	9	Ea.	4	\$24,447	4207
Sub Total for System		6	items		\$92,285	
Sub Total for Building 142B - Stand-Alone Classroom Building		19	items		\$351,834	

Building: 142C - Mechanical Building (cooling tower on roof)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting (Bldg SF)	Capital Renewal	655	SF	4	\$1,147	4177
Sub Total for System		1	items		\$1,147	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Replacement	Capital Renewal	1	Ea.	2	\$1,958	4218
Circulation Pump Replacement	Capital Renewal	9	Ea.	3	\$104,045	4219
Sub Total for System		2	items		\$106,003	
Sub Total for Building 142C - Mechanical Building (cooling tower on roof)		3	items		\$107,150	
Total for Campus		70	items		\$5,094,042	

Coy Facility - 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 (8-10 Ft)	460	LF	\$36,039	2
	Note: Tennis courts				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3,000	LF	\$235,035	2
Fences and Gates	Fencing - Chain Link (4 Ft)	500	LF	\$23,599	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Parking Lot Pavement	Asphalt	75	CAR	\$108,810	5
Pedestrian Pavement	Sidewalks - Concrete	500	SF	\$5,664	5
	Sub Total for System	6	items	\$453,841	
	Sub Total for Building -	6	items	\$453,841	

Building: 142A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,010	SF	\$1,768	1
Exterior Entrance Doors	Steel - Insulated and Painted	54	Door	\$200,178	2
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	6	Door	\$23,814	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,010	SF	\$1,768	8
	Sub Total for System	5	items	\$257,184	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	1,010	SF	\$15,839	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	72,726	SF	\$325,880	3
Suspended Plaster and	Painted ceilings	1,010	SF	\$2,103	6
Carpeting	Carpet	11,111	SF	\$140,667	6
Tile Flooring	Quarry Tile	2,020	SF	\$55,220	6
Wood Flooring	Wood Flooring - All Types	9,091	SF	\$195,819	6
Interior Door Supplementary Components	Door Hardware	134	Door	\$198,937	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,081	SF	\$27,288	8
Resilient Flooring	Vinyl Composition Tile Flooring	4,040	SF	\$33,038	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	19,192	SF	\$64,807	10
Wall Painting and Coating	Painting/Staining (Bldg SF)	72,726	SF	\$325,880	10
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	10
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	10
	Sub Total for System	13	items	\$1,441,939	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	4	Ea.	\$25,690	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	5
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	5
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$7,839	5
HVAC Air Distribution	Ductwork (Bldg.SF)	101,009	SF	\$799,228	6
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	\$43,163	10
Exhaust Air	Roof Exhaust Fan - Large	12	Ea.	\$96,435	10
	Sub Total for System	7	items	\$1,022,315	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	12	Ea.	\$24,996	3
Electrical Service	Transformer (500 KVA)	1	Ea.	\$75,780	4
Power Distribution	Motor Controller (Loads)	4	Ea.	\$7,348	5
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$10,347	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	101,009	SF	\$71,502	5
Packaged Generator Assemblies	Exterior Electrical Enclosure	2	Ea.	\$1,430	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	5
Electrical Service	Switchgear - Main Dist Panel (2000 Amps)	2	Ea.	\$130,955	10
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	10
Power Distribution	Panelboard - 120/240 225A	4	Ea.	\$31,293	10
Lighting Fixtures	Light Fixtures (Bldg SF)	101,009	SF	\$1,852,358	10
Sub Total for System		12	items	\$2,214,201	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	2	Ea.	\$2,809	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	101,009	SF	\$362,999	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	101,009	SF	\$112,143	5
Plumbing Fixtures	Showers	1	Ea.	\$1,306	5
Plumbing Fixtures	Refrigerated Drinking Fountain	12	Ea.	\$26,429	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	6
Domestic Water Equipment	Gas Piping System (BldgSF)	101,009	SF	\$3,502,514	6
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	10
Sub Total for System		10	items	\$4,031,073	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	4	Ea.	\$27,472	10
Sub Total for System		1	items	\$27,472	

Conveyances

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

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Bleachers	350	Seat	\$144,588	2
Casework	Fixed Cabinetry	821	Room	\$7,226,337	6
Casework	Lockers, Gym	9	Ea.	\$4,369	6
Sub Total for System		3	items	\$7,375,294	
Sub Total for Building 142A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		52	items	\$16,377,464	

Building: 142B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	11	Door	\$40,777	2
Sub Total for System		1	items	\$40,777	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,048	SF	\$45,024	4
Interior Swinging Doors	Wooden Door	29	Door	\$54,392	4
Interior Door Supplementary Components	Door Hardware	29	Door	\$43,054	4
Tile Flooring	Ceramic Tile	846	SF	\$14,947	5
Resilient Flooring	Vinyl Composition Tile Flooring	8,673	SF	\$70,925	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	9,519	SF	\$39,639	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,519	SF	\$32,143	7
Suspended Plaster and	Painted ceilings	1,058	SF	\$2,203	8
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	10
Sub Total for System		9	items	\$314,427	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	10,577	SF	\$83,690	5
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	10
Sub Total for System		2	items	\$89,569	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	5
Sub Total for System		1	items	\$7,287	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	10,577	SF	\$366,760	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	10,577	SF	\$38,011	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	10,577	SF	\$11,743	10
Sub Total for System		3	items	\$416,514	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	10,577	SF	\$16,794	9
Sub Total for System		1	items	\$16,794	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	5
Casework	Lockers	26	Ea.	\$13,851	5
Sub Total for System		2	items	\$84,266	
Sub Total for Building 142B - Stand-Alone Classroom Building		19	items	\$969,635	

Building: 142C - Mechanical Building (cooling tower on roof)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	655	SF	\$1,147	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	655	SF	\$2,340	10
Sub Total for System		3	items	\$10,900	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,092	SF	\$4,893	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,092	SF	\$4,893	9
Sub Total for System		2	items	\$9,786	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (3200 MBH)	2	Ea.	\$298,342	3
Heat Generation	Heat Exchanger - Water to Water (Flat Plate -1800 GPM)	1	Ea.	\$241,636	5
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	\$55,570	5
	Note: Leaking pipe to cooling tower				
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	9	Ea.	\$104,045	10
Sub Total for System		6	items	\$736,391	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1,092	SF	\$20,026	10
Sub Total for System		3	items	\$26,415	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	1,092	SF	\$37,865	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1,092	SF	\$3,924	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	1,092	SF	\$1,212	5
Sub Total for System		3	items	\$43,002	
Sub Total for Building 142C - Mechanical Building (cooling tower on roof)		17	items	\$826,495	
Total for: Coy Facility		94	items	\$18,627,435	

Supporting Photos

General Site Photos



Aged wood cabinets



Damaged ceramic tiles



Deficient ceiling tiles



Vinyl composition tiles beyond service life



Aged toilet partitions



Deficient folding wall panels



Exterior windows beyond service life



Exterior door deficiency



Concrete sidewalk damage



Asphalt drive past useful life