



FACILITY CONDITION ASSESSMENT

Dobie MS | February 2022



Executive Summary

Dobie MS is located at 1200 E Rundberg Ln in Austin, Texas. The oldest building is 47 years old (at time of 2020 assessment). It comprises 138,751 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 \$15,739,682. 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 Dobie MS the ten-year need is \$22,564,970.

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 Dobie MS facility has a 5-year FCA score of 53.45%.

Summary of Findings

The table below summarizes the condition findings at Dobie 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	\$1,559,098	\$913,185	\$0	\$2,472,283	\$2,472,283	\$0	
Permanent Building(s)								
055A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$13,698,265	\$4,050,151	\$1,304,442	\$17,748,416	\$19,052,858	\$42,095,330	57.84%
055B	Stand-Alone Classroom Building	\$482,320	\$509,366	\$48,144	\$991,686	\$1,039,830	\$3,469,112	71.41%
Sub Total for Permanent Building(s):		\$14,180,584	\$4,559,517	\$1,352,586	\$18,740,101	\$20,092,687	\$45,564,444	
Total for Site:		\$15,739,682	\$5,472,702	\$1,352,586	\$21,212,384	\$22,564,970	\$45,564,444	53.45%

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$25,854	\$1,520,335	\$1,546,188	9.83 %
Roofing	\$2,265,737	\$0	\$0	\$0	\$0	\$2,265,737	14.41 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.08 %
Exterior	\$0	\$10,399	\$1,149	\$0	\$0	\$11,548	0.07 %
Interior	\$0	\$0	\$263,894	\$635,939	\$74,101	\$973,934	6.19 %
Mechanical	\$0	\$2,309,288	\$67,248	\$215,181	\$0	\$2,591,716	16.48 %
Electrical	\$0	\$384,932	\$2,644,796	\$0	\$0	\$3,029,728	19.27 %
Plumbing	\$0	\$7,306	\$882,800	\$286,419	\$0	\$1,176,524	7.48 %
Fire and Life Safety	\$615,838	\$0	\$0	\$0	\$0	\$615,838	3.92 %
Conveyances	\$0	\$98,739	\$0	\$0	\$0	\$98,739	0.63 %
Specialties	\$0	\$0	\$0	\$375,053	\$0	\$375,053	2.39 %
Crawlspace	\$0	\$0	\$0	\$0	\$3,027,152	\$3,027,152	19.25 %
Total:	\$2,894,485	\$2,810,663	\$3,859,887	\$1,538,446	\$4,621,587	\$15,725,068	

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

Electrical	-	\$3,029,728
Mechanical	-	\$2,591,716
Roofing	-	\$2,265,737

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

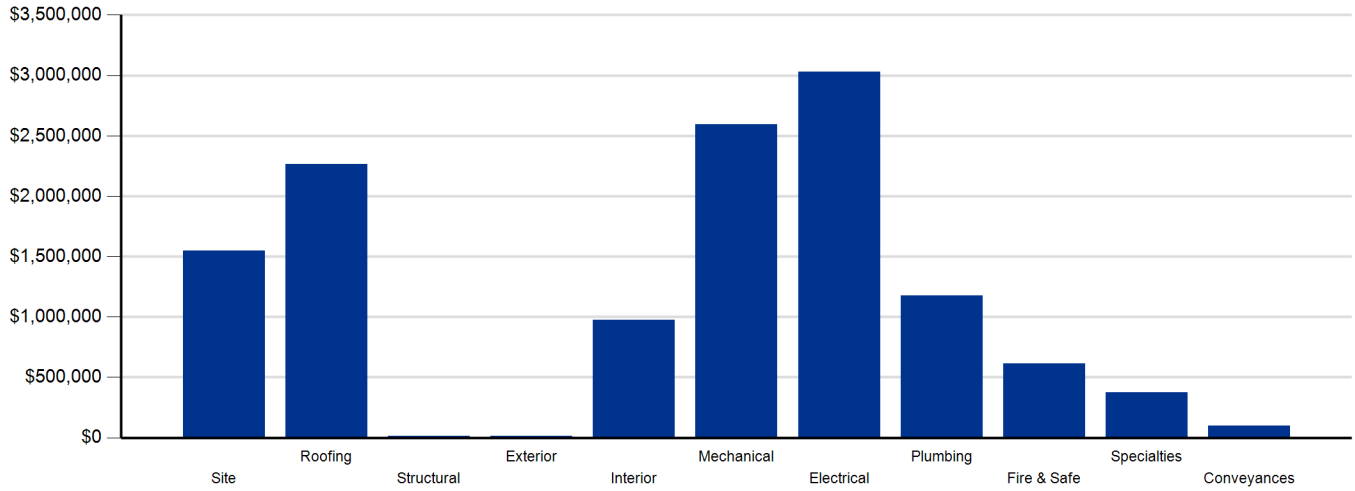


Figure 1: System Deficiencies

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	\$140,728	\$1,018,014	\$1,158,742
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$290,168	\$290,168
Interior	\$0	\$531,919	\$168,801	\$0	\$1,823,275	\$2,523,995
Mechanical	\$0	\$0	\$0	\$0	\$16,072	\$16,072
Electrical	\$0	\$0	\$0	\$0	\$334,805	\$334,805
Plumbing	\$0	\$0	\$0	\$0	\$17,951	\$17,951
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$23,954	\$23,954
Specialties	\$70,415	\$352,075	\$0	\$0	\$964,543	\$1,387,033
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$70,415	\$883,994	\$168,801	\$140,728	\$4,488,782	\$5,752,720

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	\$1,158,742	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158,742
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$290,168	\$0	\$0	\$0	\$0	\$67,473	\$67,473	\$357,641
Interior	\$2,523,995	\$0	\$0	\$0	\$481,507	\$7,242	\$488,749	\$3,012,744
Mechanical	\$16,072	\$0	\$0	\$0	\$0	\$1,002,037	\$1,002,037	\$1,018,109
Electrical	\$334,805	\$0	\$0	\$0	\$0	\$0	\$0	\$334,805
Plumbing	\$17,951	\$0	\$0	\$0	\$3,173	\$24,345	\$27,518	\$45,469
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$23,954	\$0	\$0	\$0	\$0	\$0	\$0	\$23,954
Specialties	\$1,387,033	\$0	\$0	\$0	\$0	\$0	\$0	\$1,387,033
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,752,720	\$0	\$0	\$0	\$484,680	\$1,101,097	\$1,585,777	\$7,338,497

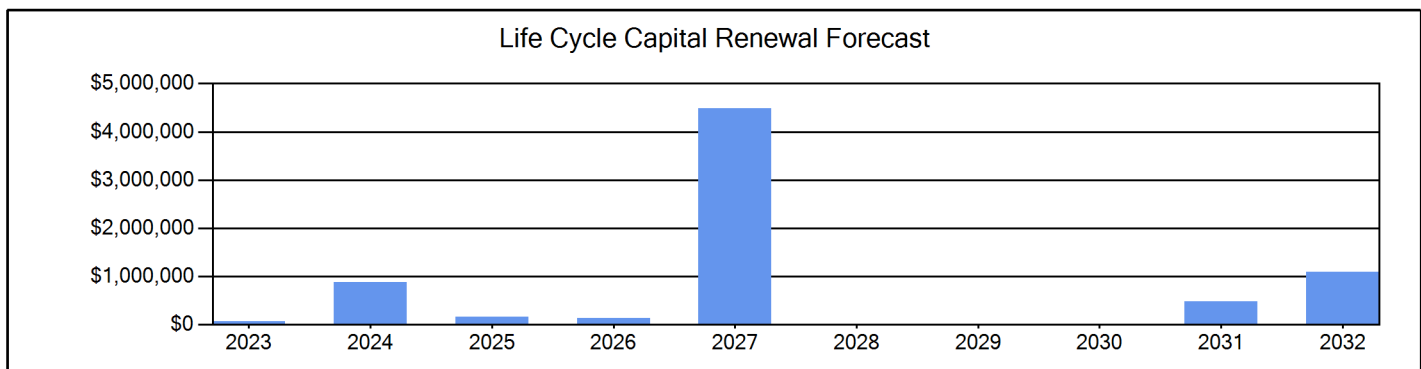


Figure 2: Ten Year Capital Renewal Forecast

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 \$45,564,444. For planning purposes, the total 5-year need at the Dobie MS is \$21,212,384 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Dobie MS facility has a 5-year FCA of 53.45%.

5-Year Need vs. Replacement

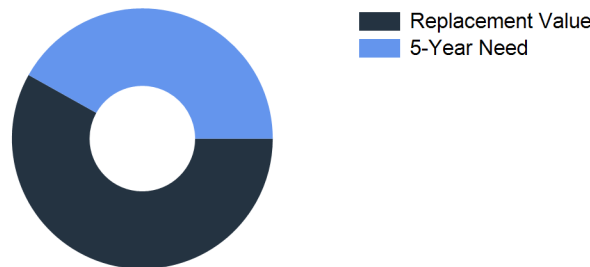


Figure 3: 5-Year FCA

Dobie MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	330	LF	4	\$25,854	4851
Note: Rusted, age						
Location: Northwest side along Teasdale Avenue						
Paving Restriping	Deferred Maintenance	97	CAR	5	\$3,226	4855
Location: Asphalt parking lots						
PROGRAM DEFICIENCIES	ADA Compliance	482,089	EACH	5	\$827,738	5475
PUBLIC DEFICIENCIES	ADA Compliance	310,541	EACH	5	\$533,193	5472
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	90,961	EACH	5	\$156,178	5476
Sub Total for System		5 items			\$1,546,188	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6679
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
Sub Total for System		1 items			\$12,910	
Sub Total for School and Site Level		6 items			\$1,559,098	

Building: 055A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	22,586	EACH	1	\$23,754	5478
AISD ROOFING P2	Capital Renewal	346,148	EACH	1	\$364,044	5479
AISD ROOFING P3	Capital Renewal	1,397,068	EACH	1	\$1,469,298	5480
AISD ROOFING P4	Capital Renewal	317,938	EACH	1	\$334,376	5481
AISD ROOFING P5	Capital Renewal	70,615	EACH	1	\$74,266	5482
Sub Total for System		5 items			\$2,265,737	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stucco Exterior Wall Replacement (Bldg SF)	Capital Renewal	2,000	SF	2	\$10,399	5254
Note: age, weathered						
Location: north wall						
Exterior Metal Door Repainting	Deferred Maintenance	10	Door	3	\$1,149	5255
Sub Total for System		2 items			\$11,548	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	67	Door	3	\$99,469	5177
Note: to be replaced with replacement doors						
Interior Door Replacement	Capital Renewal	67	Door	3	\$125,665	5175
Note: end of life						
Location: various locations						
Rubber Flooring Replacement	Capital Renewal	2,564	SF	3	\$38,760	5172
Note: end of life						
Location: stairway treads						
Acoustical Ceiling Tile Replacement	Capital Renewal	32,047	SF	4	\$108,215	5169
Note: damaged						
Location: various locations						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement Note: end of life Location: various restrooms	Capital Renewal	16	Stall	4	\$32,264	5171
Vinyl Composition Tile Replacement Note: end of life Location: various locations	Capital Renewal	38,456	SF	4	\$314,482	5173
Wood Flooring Repair Note: buckling and refinishing Location: small gym and stage, respectively	Deferred Maintenance	4,800	SF	4	\$79,503	5174
Interior Door Repair Note: inoperable Location: various locations	Deferred Maintenance	20	Door	5	\$12,910	5176
Interior Gypsum Board Wall Repainting Note: scuffs, stains, flaking Location: various locations	Deferred Maintenance	30,000	SF Wall	5	\$38,729	5170
Sub Total for System		9	items		\$849,996	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5214
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$20,946	5217
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$290,079	5225
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$145,040	5226
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$145,040	5227
Air Handler HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$455,426	5229
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$113,856	5230
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	5231
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	5232
Air Handler HVAC Component Replacement Note: vibration and noise Location: small gym	Capital Renewal	2	Ea.	2	\$86,327	5233
Ductless Split System AC Replacement	Capital Renewal	1	Ea.	2	\$5,425	5215
Fan Coil HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$11,109	5216
Gas Piping Replacement (SF Basis)	Capital Renewal	4,000	SF	2	\$138,701	5193
HVAC VAV Box Replacement	Capital Renewal	15	Ea.	2	\$58,108	5228
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	128,186	SF	2	\$310,168	5224
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$26,366	5218
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$21,202	5219
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	\$34,039	5221
Package DX Unit Replacement	Capital Renewal	1	Ea.	2	\$21,202	5222
Package DX Unit Replacement	Capital Renewal	2	Ea.	2	\$34,039	5223
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	\$2,875	5220
Kitchen Exhaust Hood Replacement	Capital Renewal	1	Ea.	3	\$11,191	5237
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$40,181	5235
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$8,036	5238
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	4	Ea.	3	\$7,839	5234
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	\$487	5236
Existing Controls Are Obsolete	Capital Renewal	128,186	SF	4	\$198,348	5213
Sub Total for System		27	items		\$2,364,370	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: 20, 25, and 30 KVA	Capital Renewal	3	Ea.	2	\$16,557	5259
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	5260

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Note: 9 and 10 KVA	Capital Renewal	3	Ea.	2	\$12,684	5261
Electrical Transformer Replacement	Capital Renewal	3	Ea.	2	\$21,862	5262
Electrical Transformer Replacement	Capital Renewal	4	Ea.	2	\$23,676	5263
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$9,908	5264
Exterior Liquid Filled Transformer Replacement Note: #993777	Capital Renewal	1	Ea.	2	\$47,520	5483
Motor Control Center Replacement Note: breakers tied in open position - may be abandoned (no loto shown)	Capital Renewal	1	Ea.	2	\$1,837	5256
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$8,471	5265
Panelboard Replacement Note: pp6, pp7, pp8, 10e	Capital Renewal	5	Ea.	2	\$7,294	5266
Panelboard Replacement Note: stage support beam is non-compliant with PNL clearance area	Capital Renewal	1	Ea.	2	\$5,500	5267
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	5268
Panelboard Replacement Note: l1, pp4, pp2	Capital Renewal	3	Ea.	2	\$16,499	5269
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$13,891	5270
Panelboard Replacement Note: lp2, lp3	Capital Renewal	2	Ea.	2	\$18,745	5271
Panelboard Replacement Note: lp1, exit, lp6, lp7	Capital Renewal	4	Ea.	2	\$26,754	5272
Panelboard Replacement Note: lp6. the majority of panel instructions have some necessary safety clearance issues. electrical gear does not have necessary required arc strike safety labeling	Capital Renewal	1	Ea.	2	\$9,372	5273
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$68,027	5257
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$65,478	5258
Canopy Lighting Replacement	Capital Renewal	10	Ea.	3	\$20,830	5280
Exterior Mounted Building Lighting Replacement	Capital Renewal	14	Ea.	3	\$12,624	5281
Interior Power Wiring Replacement	Deferred Maintenance	128,186	SF	3	\$152,245	5283
Lighting Fixtures Replacement	Capital Renewal	128,186	SF	3	\$2,350,744	5282
Lightning Protection System Installation Note: no lightning protection installed	Functional Deficiency	128,186	SF	3	\$100,102	5358
Public Address System Replacement, Non-main Building Note: it was reported that the PA was not working well in the gym	Deferred Maintenance	1	SF	3	\$1	5274
Sub Total for System		25	items		\$3,021,478	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$5,719	5192
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	128,186	SF	3	\$460,666	5194
Sanitary Sewer Piping Replacement	Capital Renewal	128,186	SF	3	\$142,316	5195
Shower Replacement	Capital Renewal	4	Ea.	3	\$5,226	5205
Shower Replacement	Capital Renewal	10	Ea.	3	\$13,065	5212
Toilet Replacement	Capital Renewal	39	Ea.	3	\$197,316	5206
Urinal Replacement	Capital Renewal	21	Ea.	3	\$28,439	5207
Custodial Mop Or Service Sink Replacement	Capital Renewal	2	Ea.	4	\$1,592	5204
Refrigerated Water Cooler Replacement	Capital Renewal	10	Ea.	4	\$22,024	5208
Replace classroom lavatory	Capital Renewal	40	Ea.	4	\$102,580	5196
Replace classroom lavatory	Capital Renewal	16	Ea.	4	\$41,032	5202
Replace classroom lavatory	Capital Renewal	4	Ea.	4	\$10,258	5211
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	29	Ea.	4	\$78,772	5203
Sub Total for System		13	items		\$1,109,003	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Replacement	Capital Renewal	128,186	SF	1	\$62,429	5279
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5278
Fire Alarm Replacement	Capital Renewal	128,186	SF	1	\$203,536	5277
Security Alarm Replacement	Capital Renewal	128,186	SF	1	\$295,048	5276
Sub Total for System		4	items		\$567,881	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5275
Sub Total for System		1	items		\$7,307	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	5191
Sub Total for System		1	items		\$98,739	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	704	Ea.	4	\$375,053	5178
Note: end of life						
Location: corridors						
Sub Total for System		1	items		\$375,053	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	381,459	Ea.	5	\$448,157	6680
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 68513 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	31,758	Ea.	5	\$37,311	6681
Note: PERIMETER SOIL RETAINERS - minor soil retainer repair - 1426 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	381,459	Ea.	5	\$448,157	6682
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 68513						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	58,461	Ea.	5	\$68,683	6683
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 6 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	47,682	Ea.	5	\$56,019	6684
Note: STANDARD FOUNDATIONS - minor mushroom repair - 68513 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	47,682	Ea.	5	\$56,019	6685
Note: SUSPENDED FLOOR BEAMS - minor honeycombing repairs - 68513 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,430,472	Ea.	5	\$1,680,591	6686
Note: SUSPENDED FLOOR SLABS - structural analysis & repair - 68513 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	155,895	Ea.	5	\$183,153	6687
Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, insulation and rustin pipes - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	41,758	Ea.	5	\$49,059	6688
Note: CRAWL SPACE, EXPOSED DUCTWORK - Replace rusting duct - 1 LS						
Sub Total for System		9	items		\$3,027,152	
Sub Total for Building 055A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		97	items		\$13,698,265	

Building: 055B - Stand-Alone Classroom Building
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	7,025	SF	4	\$23,722	5179
Note: sagging grid, damaged tiles						
Location: various locations						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement Note: end of life Location: various locations	Capital Renewal	9,508	SF	4	\$77,754	5181
Interior Wall Repainting Note: scuffs, stains, and flaking Location: various locations	Deferred Maintenance	10,000	SF Wall	5	\$22,463	5180
Sub Total for System		3	items		\$123,938	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	5246
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$1,970	5247
Fan Coil Unit Replacement	Capital Renewal	8	Ea.	2	\$15,760	5248
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$9,463	5249
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$14,336	5250
Heat Pump HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$71,261	5251
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$45,894	5252
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$45,894	5253
Existing Controls Are Obsolete	Capital Renewal	10,564	SF	4	\$16,346	5245
Sub Total for System		9	items		\$227,346	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation Note: no lightning protection installed	Functional Deficiency	10,564	SF	3	\$8,250	5359
Public Address System Replacement, Non-main Building Note: it was reported that the PA system did not work well in "B" building	Deferred Maintenance	1	SF	3	\$1	5284
Sub Total for System		2	items		\$8,250	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,587	5239
Toilet Replacement	Capital Renewal	6	Ea.	3	\$30,356	5242
Urinal Replacement	Capital Renewal	4	Ea.	3	\$5,417	5243
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	5241
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	5244
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	10	Ea.	4	\$27,163	5240
Sub Total for System		6	items		\$67,521	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	5288
Fire Alarm Replacement	Capital Renewal	10,564	SF	1	\$16,774	5287
Security Alarm Replacement	Capital Renewal	10,564	SF	1	\$24,315	5286
Sub Total for System		3	items		\$47,957	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	5285
Sub Total for System		1	items		\$7,307	
Sub Total for Building 055B - Stand-Alone Classroom Building		24	items		\$482,320	
Total for Campus		127	items		\$15,739,682	

Dobie MS - 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	97	CAR	\$140,728	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3,580	LF	\$280,475	5
Fences and Gates	Fencing - Ornamental, Iron	200	LF	\$15,696	5
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	5
Parking Lot Pavement	Concrete	19	CAR	\$46,853	5
Roadway Pavement	Asphalt Driveways	38,420	SF	\$247,057	5
Pedestrian Pavement	Sidewalks - Concrete	11,750	SF	\$133,095	5
Sub Total for System		7	items	\$1,158,741	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	6	Ea.	\$34,918	5
Sub Total for System		1	items	\$34,918	
Sub Total for Building -		8	items	\$1,193,659	

Building: 055A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	6,409	SF	\$154,978	5
Exterior Operating Windows	Aluminum - Windows per SF	570	SF	\$56,844	5
Exterior Entrance Doors	Steel - Insulated and Painted	19	Door	\$70,433	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	17	Door	\$67,473	10
Sub Total for System		4	items	\$349,728	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	97,421	SF	\$436,536	2
Compartments and Cubicles	Toilet Partitions	25	Stall	\$50,412	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	32,047	SF	\$108,215	3
Suspended Plaster and	Painted ceilings	12,819	SF	\$26,697	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	64,093	SF	\$216,426	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	12,819	SF	\$11,088	5
Athletic Flooring	Athletic/Sport Flooring	1,282	SF	\$19,668	5
Carpeting	Carpet	1,282	SF	\$16,230	5
Tile Flooring	Ceramic Tile	16,664	SF	\$294,408	5
Tile Flooring	Quarry Tile	2,564	SF	\$70,091	5
Resilient Flooring	Vinyl Composition Tile Flooring	51,274	SF	\$419,304	5
Wood Flooring	Wood Flooring - All Types	12,819	SF	\$276,120	5
Interior Swinging Doors	Metal Door (Steel)	21	Door	\$60,770	5
Interior Swinging Doors	Wooden Door	90	Door	\$168,804	5
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	5
Interior Door Supplementary Components	Door Hardware	113	Door	\$167,761	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	97,421	SF	\$436,536	9
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	10
Sub Total for System		18	items	\$2,796,881	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (4800 MBH)	2	Ea.	\$298,342	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	128,186	SF	\$198,348	10
Central Cooling	Cooling Tower - Metal (300 Tons)	2	Ea.	\$115,657	10
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	10
Other HVAC Distribution Systems	VFD (15 HP)	3	Ea.	\$22,676	10
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		12	items	\$985,691	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	5
	Note: 1999 - 480 V				
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
	Note: 1999				
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	5
	Note: 1999				
Power Distribution	Panelboard - 120/208 100A	5	Ea.	\$13,910	5
	Note: 2001				
Power Distribution	Panelboard - 277/480 100A	3	Ea.	\$20,065	5
	Note: 2001				
Sub Total for System		5	items	\$74,221	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	10
Domestic Water Equipment	Water Heater - Electric - 120 gallon	1	Ea.	\$5,719	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Sub Total for System		3	items	\$22,757	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	3	Ea.	\$23,954	5
Sub Total for System		1	items	\$23,954	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	40	Room	\$352,075	2
Casework	Lockers, Gym	1,306	Ea.	\$634,056	5
Fixed Multiple Seating	Bleachers	800	Seat	\$330,487	5
Sub Total for System		3	items	\$1,316,617	
Sub Total for Building 055A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		46	items	\$5,569,850	

Building: 055B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	5	SF	\$499	5
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Sub Total for System		2	items	\$7,913	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,036	SF	\$44,971	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	10,036	SF	\$33,889	3
Compartments and Cubicles	Toilet Partitions	9	Stall	\$18,148	5
Tile Flooring	Ceramic Tile	528	SF	\$9,328	5
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	5
Interior Swinging Doors	Wooden Door	14	Door	\$26,258	5
Interior Door Supplementary Components	Door Hardware	18	Door	\$26,723	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,036	SF	\$44,971	9
Sub Total for System		8	items	\$215,863	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,564	SF	\$16,346	10
Sub Total for System		2	items	\$32,419	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
	Note: 2000				
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
	Note: 2000				
Lighting Fixtures	Light Fixtures (Bldg SF)	10,564	SF	\$193,728	5
Power Distribution	Power Wiring	10,564	SF	\$12,547	5
	Sub Total for System	4	items	\$225,665	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	7	Ea.	\$17,951	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	2	Ea.	\$3,173	9
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
	Sub Total for System	3	items	\$22,711	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	1
	Sub Total for System	1	items	\$70,415	
	Sub Total for Building 055B - Stand-Alone Classroom Building	20	items	\$574,986	
	Total for: Dobie MS	74	items	\$7,338,496	

Supporting Photos

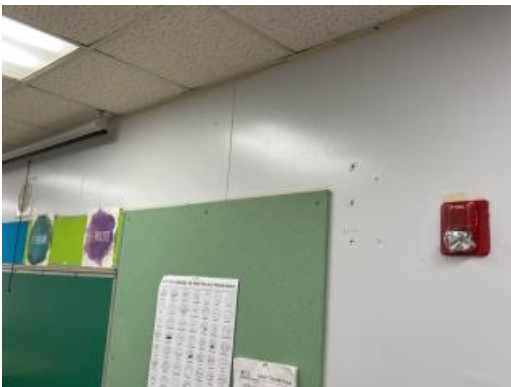
General Site Photos



Restroom partition walls past useful life



Stained and sagging acoustic ceiling system



Aged classroom wall paint



Gym wall paint is beyond useful life



Buckling wood floors



Hallway lockers beyond useful life



Rubber stairs are worn and torn



Restrooms wall tiles past useful life



Aged exterior walls



Obstructed electrical panels



Electrical panels are past useful life