



# FACILITY CONDITION ASSESSMENT

*Kiker ES* | February 2022



## Executive Summary

Kiker ES is located at 5913 La Crosse Ave in Austin, Texas. The oldest building is 28 years old (at time of 2020 assessment). It comprises 75,595 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 \$4,746,472. 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 Kiker ES the ten-year need is \$16,751,094.

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 Kiker ES facility has a 5-year FCA score of 49.99%.

## Summary of Findings

The table below summarizes the condition findings at Kiker ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$1,513,894	\$1,703,802	\$406,134	\$3,217,696	\$3,623,830	\$0	
<b>Permanent Building(s)</b>								
180A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,976,310	\$5,873,604	\$3,345,960	\$8,849,914	\$12,195,874	\$20,626,830	57.10%
180B	Stand-Alone Classroom Building	\$256,268	\$90,574	\$584,548	\$346,842	\$931,390	\$4,197,810	91.74%
<b>Sub Total for Permanent Building(s):</b>		<b>\$3,232,578</b>	<b>\$5,964,178</b>	<b>\$3,930,508</b>	<b>\$9,196,756</b>	<b>\$13,127,264</b>	<b>\$24,824,644</b>	
<b>Total for Site:</b>		<b>\$4,746,472</b>	<b>\$7,667,980</b>	<b>\$4,336,642</b>	<b>\$12,414,452</b>	<b>\$16,751,094</b>	<b>\$24,824,644</b>	<b>49.99%</b>

## Approach and Methodology

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

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

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

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

## Facility Deficiency Priority Levels

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

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

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

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

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

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

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$1,513,894	\$1,513,894	31.90 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$122,520	\$10,420	\$516	\$133,456	2.81 %
Mechanical	\$0	\$343,379	\$1,219,861	\$21,097	\$0	\$1,584,337	33.38 %
Electrical	\$0	\$256,856	\$78,098	\$0	\$0	\$334,955	7.06 %
Plumbing	\$0	\$1,587	\$227,366	\$156,477	\$0	\$385,430	8.12 %
Fire and Life Safety	\$794,401	\$0	\$0	\$0	\$0	\$794,401	16.74 %
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 %
<b>Total:</b>	\$794,401	\$601,822	\$1,647,844	\$187,994	\$1,514,410	\$4,746,472	

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

Mechanical	-	\$1,584,337
Site	-	\$1,513,894
Fire and Life Safety	-	\$794,401

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

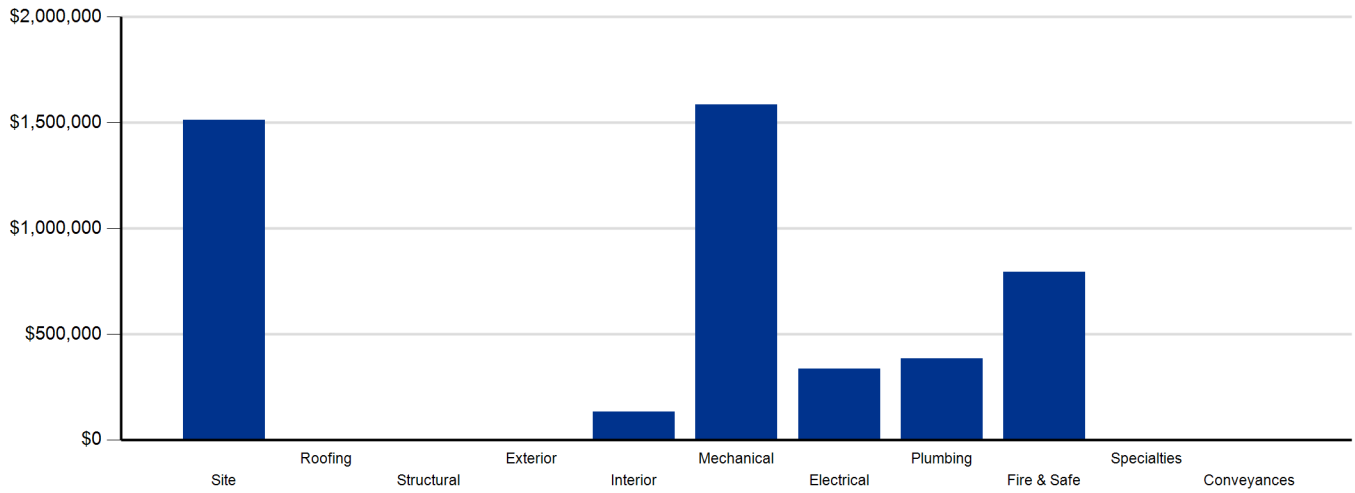


Figure 1: System Deficiencies

## 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	\$112,424	\$1,550,640	\$1,663,064
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$543,992	\$88,082	\$91,287	\$0	\$0	\$723,361
Interior	\$0	\$103,370	\$0	\$333,794	\$558,391	\$995,555
Mechanical	\$0	\$1,638,305	\$153,444	\$0	\$535,516	\$2,327,265
Electrical	\$0	\$181,079	\$0	\$53,393	\$1,151,862	\$1,386,334
Plumbing	\$0	\$0	\$2,684	\$0	\$4,768	\$7,452
Fire and Life Safety	\$0	\$0	\$20,295	\$29,421	\$0	\$49,716
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$343,273	\$0	\$343,273
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$543,992</b>	<b>\$2,010,836</b>	<b>\$267,710</b>	<b>\$872,305</b>	<b>\$3,801,177</b>	<b>\$7,496,020</b>

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$1,663,064	\$0	\$0	\$212,073	\$0	\$0	\$212,073	\$1,875,137
Roofing	\$0	\$0	\$0	\$0	\$0	\$194,061	\$194,061	\$194,061
Exterior	\$723,361	\$0	\$70,595	\$0	\$0	\$0	\$70,595	\$793,956
Interior	\$995,555	\$33,285	\$253,307	\$471,313	\$94,076	\$194,435	\$1,046,416	\$2,041,971
Mechanical	\$2,327,265	\$0	\$0	\$45,313	\$0	\$22,383	\$67,696	\$2,394,961
Electrical	\$1,386,334	\$0	\$0	\$52,485	\$0	\$317,335	\$369,820	\$1,756,154
Plumbing	\$7,452	\$0	\$20,516	\$51,248	\$0	\$2,489,339	\$2,561,103	\$2,568,555
Fire and Life Safety	\$49,716	\$0	\$0	\$144,573	\$0	\$0	\$144,573	\$194,289
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$343,273	\$0	\$0	\$0	\$0	\$0	\$0	\$343,273
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$7,496,020</b>	<b>\$33,285</b>	<b>\$344,418</b>	<b>\$977,005</b>	<b>\$94,076</b>	<b>\$3,217,553</b>	<b>\$4,666,337</b>	<b>\$12,162,357</b>

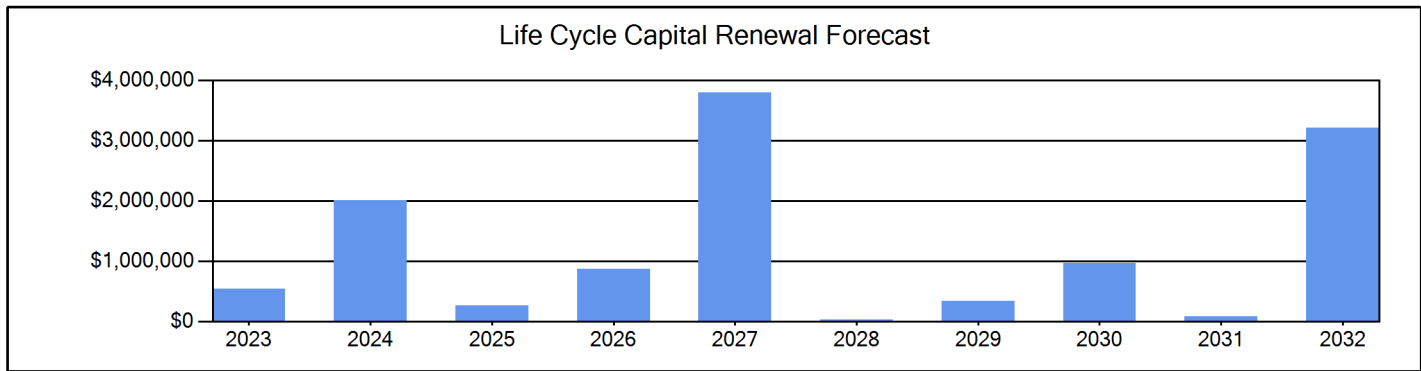


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

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

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$24,824,644. For planning purposes, the total 5-year need at the Kiker ES is \$12,414,452 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Kiker ES facility has a 5-year FCA of 49.99%.

5-Year Need vs. Replacement

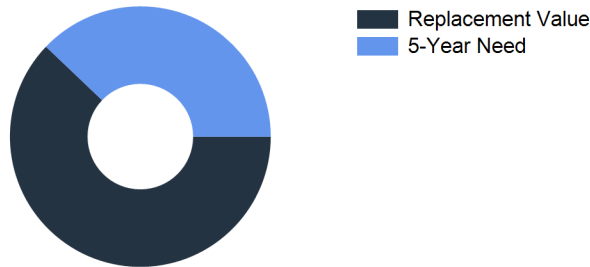


Figure 3: 5-Year FCA



## Kiker ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	517,299	EACH	5	\$888,192	5803
PUBLIC DEFICIENCIES	ADA Compliance	201,961	EACH	5	\$346,763	5802
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	216,070	EACH	5	\$278,938	5804
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,513,894</b>	
<b>Sub Total for School and Site Level</b>		<b>3</b>	<b>items</b>		<b>\$1,513,894</b>	

### Building: 180A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement <b>Note:</b> 50% of the school's door hardware is damaged, sticking or broken <b>Location:</b> Throughout building	Capital Renewal	80	Door	3	\$118,769	991
Interior Door Replacement <b>Note:</b> Doors are worn <b>Location:</b> Bathroom near Gym	Capital Renewal	2	Door	3	\$3,751	990
Acoustical Ceiling Tile Replacement <b>Note:</b> Water Damage <b>Location:</b> Gym Storage, Throughout building	Capital Renewal	100	SF	4	\$338	986
Toilet Partition Replacement <b>Note:</b> Old and hardware missing and damaged	Capital Renewal	5	Stall	4	\$10,082	989
Interior Gypsum Board Wall Repainting <b>Note:</b> Small Pair <b>Location:</b> Throughot building	Deferred Maintenance	400	SF Wall	5	\$516	988
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$133,456</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement <b>Note:</b> Equipment uses R-22 refrigerant and is obsolete <b>Location:</b> Mechanical Mezzanine	Capital Renewal	6	Ea.	2	\$72,810	1024
Heat Pump HVAC Component Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> Mechanical Mezzanine	Capital Renewal	4	Ea.	2	\$48,540	1025
Heat Pump HVAC Component Replacement <b>Note:</b> Unit Uses R-22 Refrigeratn and is obsolete <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$8,908	1033
Heat Pump HVAC Component Replacement <b>Note:</b> Unit Uses R-22 Refrigeratn and is obsolete <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$12,135	1034
Package DX Unit Replacement <b>Note:</b> End of Useful Life and needs to be replaced. <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$9,435	1030
Package DX Unit Replacement <b>Note:</b> End of Useful Life and needs to be replaced. <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$11,371	1031
Package DX Unit Replacement <b>Note:</b> End of Useful Life and needs to be replaced. <b>Location:</b> Mechanical Meanine	Capital Renewal	2	Ea.	2	\$22,743	1032

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> Kitchen Room	Capital Renewal	1	Ea.	2	\$46,828	1026
Computer Room A/C Replacement <b>Note:</b> Unit Uses R-22 Refrigeratn and is obsolete <b>Location:</b> Throughout Building	Capital Renewal	27	Ea.	3	\$1,179,701	1035
Kitchen Exhaust Hood Replacement <b>Note:</b> End of Useful Life and needs to be replaced. <b>Location:</b> Kitchen	Capital Renewal	2	Ea.	3	\$22,383	1029
Make Up Air Equipment Replacement <b>Location:</b> Roof	Capital Renewal	1	Ea.	3	\$8,888	1036
Kitchen Air/Exhaust Replacement <b>Note:</b> End of Useful Life and needs to be replaced. <b>Location:</b> Kitchen Room	Capital Renewal	2	Ea.	4	\$21,097	1027
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>		<b>\$1,464,840</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement <b>Note:</b> Age/MTDP <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$16,905	998
Electrical Transformer Replacement <b>Note:</b> Age/Humming <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$4,228	993
Electrical Transformer Replacement <b>Note:</b> Age/Humming <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$7,287	994
Electrical Transformer Replacement <b>Note:</b> Age/MTDP <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$75,780	995
Electrical Transformer Replacement <b>Note:</b> Age <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$7,287	996
Electrical Transformer Replacement <b>Note:</b> Age <b>Location:</b> MEP Mezzanine	Capital Renewal	1	Ea.	2	\$5,358	997
Panelboard Replacement <b>Note:</b> Age/LC, CC1 <b>Location:</b> Electrical closet	Capital Renewal	2	Ea.	2	\$10,999	999
Panelboard Replacement <b>Note:</b> Age/DPK <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$12,342	1000
Panelboard Replacement <b>Note:</b> Age/cpk1 <b>Location:</b> Kitchen Electrical closet	Capital Renewal	1	Ea.	2	\$1,459	1001
Panelboard Replacement <b>Note:</b> Age/LPK <b>Location:</b> Kitchen Electrical closet	Capital Renewal	1	Ea.	2	\$5,500	1002
Panelboard Replacement <b>Note:</b> Age/LA1 <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$5,500	1003
Panelboard Replacement <b>Note:</b> Age/LA <b>Location:</b> MEP Mezzanine	Capital Renewal	1	Ea.	2	\$5,500	1004

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement <b>Note:</b> Repair EN/cover removed/Age/HA <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$13,891	1005
Panelboard Replacement <b>Note:</b> Age/LM <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$1,459	1006
Panelboard Replacement <b>Note:</b> Age/HM <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$9,372	1007
Panelboard Replacement <b>Note:</b> Age/H <b>Location:</b> Electrical closet	Capital Renewal	1	Ea.	2	\$13,891	1008
Panelboard Replacement <b>Note:</b> Age/H <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$9,372	1009
Panelboard Replacement <b>Note:</b> Age/Tuss <b>Location:</b> Electrical Room	Capital Renewal	1	Ea.	2	\$12,342	1010
Switchgear Replacement <b>Note:</b> Age/switch board MSB	Capital Renewal	1	Ea.	2	\$38,387	992
Canopy Lighting Replacement <b>Note:</b> Deteriorated <b>Location:</b> Exterior	Capital Renewal	6	Ea.	3	\$12,498	1013
Canopy Lighting Replacement <b>Note:</b> Deteriorated <b>Location:</b> Exterior	Capital Renewal	25	Ea.	3	\$52,074	1014
Exterior Mounted Building Lighting Replacement	Capital Renewal	11	Ea.	3	\$9,919	1012
	<b>Sub Total for System</b>	<b>22</b>	<b>items</b>		<b>\$331,348</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement <b>Note:</b> Unit is beyond useful life and needs to be repaired <b>Location:</b> Mechanical Mezzanine	Capital Renewal	1	Ea.	2	\$1,587	1015
Backflow Preventer Drains Installation <b>Note:</b> Missing	Functional Deficiency	1	Ea.	3	\$2,092	1016
Shower Replacement <b>Note:</b> All plumbing fixtures are considered original to building construction date and are beyond useful life and needs to be repaired <b>Location:</b> Nurses Restroom	Capital Renewal	1	Ea.	3	\$1,306	1020
Toilet Replacement <b>Note:</b> All plumbing fixtures are considered original to building construction date and are beyond useful life and needs to be repaired <b>Location:</b> Throughout restrooms	Capital Renewal	44	Ea.	3	\$222,613	1021
Urinal Replacement <b>Note:</b> All plumbing fixtures are considered original to building construction date and are beyond useful life and needs to be repaired <b>Location:</b> Boys restrooms	Capital Renewal	1	Ea.	3	\$1,354	1022
Custodial Mop Or Service Sink Replacement <b>Note:</b> All plumbing fixtures are considered original to building construction date and are beyond useful life and needs to be repaired <b>Location:</b> Janitor's closet	Capital Renewal	5	Ea.	4	\$3,979	1019
Non-Refrigerated Drinking Fountain Replacement <b>Note:</b> All plumbing fixtures are considered original to building construction date and are beyond useful life and needs to be repaired <b>Location:</b> Hallways	Capital Renewal	6	Ea.	4	\$14,303	1023
Replace classroom lavatory <b>Location:</b> Throughout the class	Capital Renewal	38	Ea.	4	\$97,451	2395
Restroom Lavatories Plumbing Fixtures Replacement <b>Location:</b> Throughout the restrooms	Capital Renewal	15	Ea.	4	\$40,744	2396
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>		<b>\$385,430</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement <b>Note:</b> Age <b>Location:</b> Administration	Capital Renewal	1	Ea.	1	\$6,868	1011
Fire Sprinkler System Replacement (SF Basis) <b>Note:</b> Missing <b>Location:</b> Building Wire	Capital Renewal	62,811	SF	1	\$654,369	1028
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$661,237</b>	
<b>Sub Total for Building 180A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>50 items</b>			<b>\$2,976,310</b>	

**Building: 180B - Stand-Alone Classroom Building**
**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> IDF closet	Capital Renewal	2	Ea.	2	\$9,494	981
Heat Pump HVAC Component Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> Mechanical Closet	Capital Renewal	6	Ea.	2	\$72,810	982
Package DX Unit Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> Mechanical Room	Capital Renewal	3	Ea.	2	\$28,305	983
Make Up Air Equipment Replacement <b>Note:</b> Equipment uses R-22 Refrigerant and is obsolete <b>Location:</b> Roof Mounted	Capital Renewal	1	Ea.	3	\$8,888	984
<b>Sub Total for System</b>		<b>4 items</b>			<b>\$119,497</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement <b>Note:</b> Deteriorate <b>Location:</b> Exterior	Capital Renewal	4	Ea.	3	\$3,607	980
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$3,607</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinkler System Replacement (SF Basis) <b>Note:</b> Missing <b>Location:</b> Throughout	Capital Renewal	12,782	SF	1	\$133,164	985
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$133,164</b>	
<b>Sub Total for Building 180B - Stand-Alone Classroom Building</b>		<b>6 items</b>			<b>\$256,268</b>	
<b>Total for Campus</b>		<b>59 items</b>			<b>\$4,746,472</b>	

## Kiker ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	2,382	LF	\$112,424	4
Playfield Areas	ES Playgrounds	3	Ea.	\$67,044	5
Roadway Pavement	Concrete Driveways	2,655	SF	\$33,144	5
Pedestrian Pavement	Sidewalks - Concrete	128,050	SF	\$1,450,452	5
Parking Lot Pavement	Concrete	86	CAR	\$212,073	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$1,875,137</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	3,825	SF	\$194,061	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$194,061</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$40,738</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$2,109,935</b>	

### Building: 180A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	17,587	SF	\$543,992	1
Exterior Operating Windows	Aluminum - Windows per SF	400	SF	\$39,891	2
Exterior Entrance Doors	Steel - Insulated and Painted	13	Door	\$48,191	2
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	23	Door	\$91,287	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$723,360</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	8,165	SF	\$103,370	2
Tile Flooring	Quarry Tile	3,141	SF	\$85,865	4
Interior Door Supplementary Components	Door Hardware	167	Door	\$247,929	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	56,530	SF	\$190,888	5
Suspended Plaster and	Painted ceilings	6,281	SF	\$13,081	5
Resilient Flooring	Vinyl Composition Tile Flooring	43,340	SF	\$354,422	5
Tile Flooring	Ceramic Tile	1,884	SF	\$33,285	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	56,530	SF	\$253,307	7
Tile Wall Finish	Ceramic Tile wall	1,884	SF	\$15,641	8
Wall Paneling	Wood Panel wall	4,397	SF	\$68,954	8
Interior Swinging Doors	Wooden Door	150	Door	\$281,340	8
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	10
Athletic Flooring	Athletic/Sport Flooring	4,397	SF	\$67,456	10
Carpeting	Carpet	8,165	SF	\$103,370	10
Wood Flooring	Wood Flooring - All Types	628	SF	\$13,527	10
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>	<b>\$1,842,518</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	126	Ton	\$1,638,305	2
<b>Note:</b> Building A is 60% of building is Ground Source and 40% are RTU's. Four (4) Classrooms have new integral units in the classrooms. No chillers or Boilers were in building					
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	62,811	SF	\$97,190	3
Exhaust Air	Roof Exhaust Fan - Large	7	Ea.	\$56,254	3
HVAC Air Distribution	Ductwork (Bldg.SF)	62,811	SF	\$496,988	5
Air Distribution	Make-up Air Unit	2	Ea.	\$17,777	5
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$12,135	8

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	2	Ea.	\$24,270	8
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$2,374,209</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1	Ea.	\$38,387	2
Electrical Service	Transformer (9 KVA)	1	Ea.	\$4,228	2
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	2
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	2
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	2
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$16,905	2
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	2
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	2
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	2
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	2
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	2
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	2
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	2
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	2
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	2
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	2
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	2
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	2
Lighting Fixtures	Light Fixtures (Bldg SF)	62,811	SF	\$1,151,862	5
Packaged Generator Assemblies	Exterior Electrical Enclosure	1	Ea.	\$715	8
<b>Note:</b> South					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	62,811	SF	\$44,463	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Power Distribution	Power Wiring	62,811	SF	\$74,600	10
<b>Sub Total for System</b>		<b>23</b>	<b>items</b>	<b>\$1,460,023</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Domestic Water Equipment	Gas Piping System (BldgSF)	62,811	SF	\$2,177,988	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	62,811	SF	\$225,726	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	62,811	SF	\$69,735	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	6	Ea.	\$14,303	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$2,489,338</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	62,811	SF	\$144,573	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$144,573</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	39	Room	\$343,273	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$343,273</b>	
<b>Sub Total for Building 180A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>58</b>	<b>items</b>	<b>\$9,377,294</b>	

**Building: 180B - Stand-Alone Classroom Building**

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	400	SF	\$39,891	7
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	7
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	7
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$70,595</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	12,399	SF	\$41,868	8
Suspended Plaster and	Painted ceilings	383	SF	\$798	8

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	639	SF	\$10,021	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,759	SF	\$52,691	8
Resilient Flooring	Vinyl Composition Tile Flooring	11,504	SF	\$94,076	9
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$199,454</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	12,782	SF	\$19,778	5
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$973	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$20,752</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	12,782	SF	\$9,048	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,607	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	10
Lighting Fixtures	Light Fixtures (Bldg SF)	12,782	SF	\$234,403	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$255,390</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	7
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	8
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	8
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	8
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$79,216</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	12,782	SF	\$20,295	3
Security System Component	Security Alarm System	12,782	SF	\$29,421	4
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$49,716</b>	
<b>Sub Total for Building 180B - Stand-Alone Classroom Building</b>		<b>23</b>	<b>items</b>	<b>\$675,123</b>	
<b>Total for: Kiker ES</b>		<b>88</b>	<b>items</b>	<b>\$12,162,353</b>	

## Supporting Photos

### General Site Photos



Electric Panel is hard to reach



Wall finishes present scuffing



Wall is worn and aged



Over caulking on tile baseboards



Door hardware is not accessible



Interior wood doors showing ware.





Vinyl composite tile flooring is patched and at the end of its useful life.



Stained ceiling tiles.



Stained floor tiles