



FACILITY CONDITION ASSESSMENT

Means YWLA | February 2022



Executive Summary

Means YWLA is located at 6401 N Hampton Dr in Austin, Texas. The oldest building is 62 years old (at time of 2020 assessment). It comprises 132,755 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 \$6,760,494. 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 Means YWLA the ten-year need is \$21,605,176.

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 Means YWLA facility has a 5-year FCA score of 69.30%.

Summary of Findings

The table below summarizes the condition findings at Means YWLA

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	\$705,718	\$138,632	\$397,670	\$844,350	\$1,242,020	\$0	
Permanent Building(s)								
065A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$5,860,703	\$6,597,945	\$7,214,574	\$12,458,648	\$19,673,222	\$40,759,110	69.43%
065B	Stand-Alone Auditorium	\$194,073	\$466,205	\$29,656	\$660,278	\$689,934	\$4,716,925	86.00%
Sub Total for Permanent Building(s):		\$6,054,776	\$7,064,150	\$7,244,230	\$13,118,926	\$20,363,156	\$45,476,037	
Total for Site:		\$6,760,494	\$7,202,782	\$7,641,900	\$13,963,276	\$21,605,176	\$45,476,037	69.30%

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	\$692,809	\$692,809	10.25 %
Roofing	\$2,660,943	\$0	\$0	\$0	\$0	\$2,660,943	39.36 %
Structural	\$25,819	\$0	\$0	\$0	\$0	\$25,819	0.38 %
Exterior	\$0	\$0	\$0	\$0	\$514,145	\$514,145	7.61 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$1,197,689	\$48,162	\$34,249	\$1,239	\$1,281,339	18.95 %
Electrical	\$0	\$35,844	\$626,989	\$0	\$0	\$662,833	9.80 %
Plumbing	\$0	\$11,651	\$89,228	\$9,535	\$0	\$110,414	1.63 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$812,191	\$812,191	12.01 %
Total:	\$2,686,763	\$1,245,183	\$764,379	\$43,784	\$2,020,384	\$6,760,494	

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

Roofing	-	\$2,660,943
Mechanical	-	\$1,281,339
Site	-	\$692,809

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

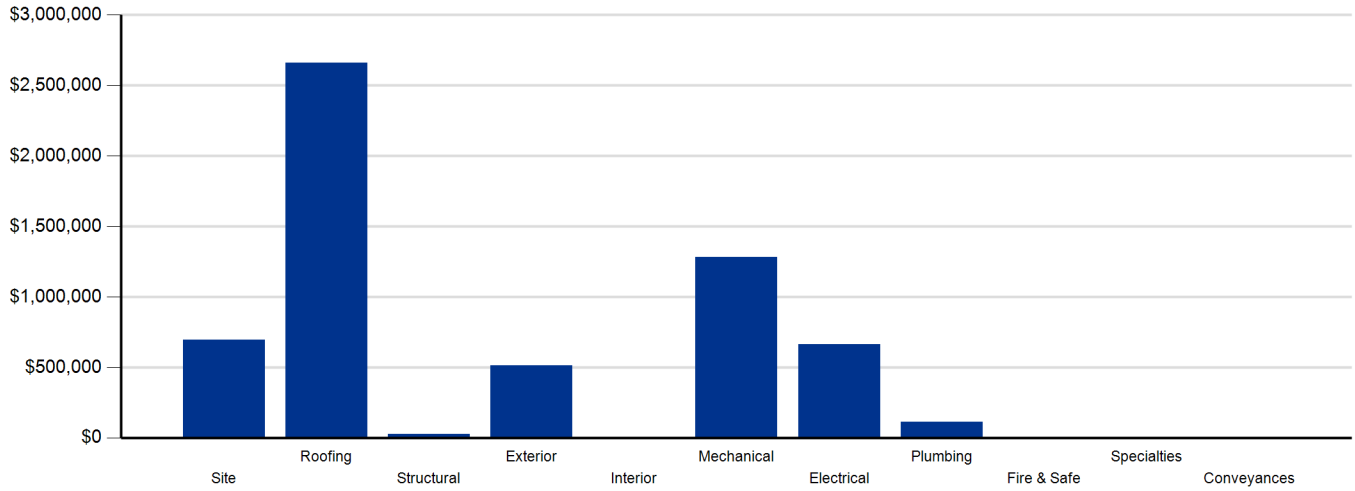


Figure 1: System Deficiencies

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	\$107,657	\$0	\$107,657
Roofing	\$0	\$0	\$0	\$0	\$1,877	\$1,877
Exterior	\$0	\$0	\$0	\$0	\$224,122	\$224,122
Interior	\$0	\$0	\$0	\$372,307	\$752,430	\$1,124,737
Mechanical	\$0	\$0	\$0	\$295,653	\$1,327,037	\$1,622,690
Electrical	\$0	\$0	\$0	\$110,478	\$480,273	\$590,751
Plumbing	\$0	\$0	\$0	\$324,909	\$816,917	\$1,141,826
Fire and Life Safety	\$0	\$0	\$0	\$305,565	\$731,695	\$1,037,260
Conveyances	\$0	\$0	\$0	\$0	\$147,673	\$147,673
Specialties	\$0	\$0	\$0	\$0	\$1,204,189	\$1,204,189
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$1,516,569	\$5,686,213	\$7,202,782

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	\$107,657	\$0	\$0	\$0	\$0	\$397,670	\$397,670	\$505,327
Roofing	\$1,877	\$0	\$0	\$0	\$0	\$0	\$0	\$1,877
Exterior	\$224,122	\$0	\$0	\$0	\$0	\$40,063	\$40,063	\$264,185
Interior	\$1,124,737	\$0	\$0	\$232,949	\$659,753	\$289,080	\$1,181,782	\$2,306,519
Mechanical	\$1,622,690	\$0	\$0	\$55,544	\$0	\$272,705	\$328,249	\$1,950,939
Electrical	\$590,751	\$0	\$0	\$0	\$0	\$1,652,552	\$1,652,552	\$2,243,303
Plumbing	\$1,141,826	\$0	\$0	\$0	\$0	\$4,357,588	\$4,357,588	\$5,499,414
Fire and Life Safety	\$1,037,260	\$0	\$0	\$0	\$0	\$0	\$0	\$1,037,260
Conveyances	\$147,673	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$155,658
Specialties	\$1,204,189	\$0	\$0	\$0	\$0	\$2,479	\$2,479	\$1,206,668
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,202,782	\$0	\$0	\$288,493	\$659,753	\$7,020,122	\$7,968,368	\$15,171,150

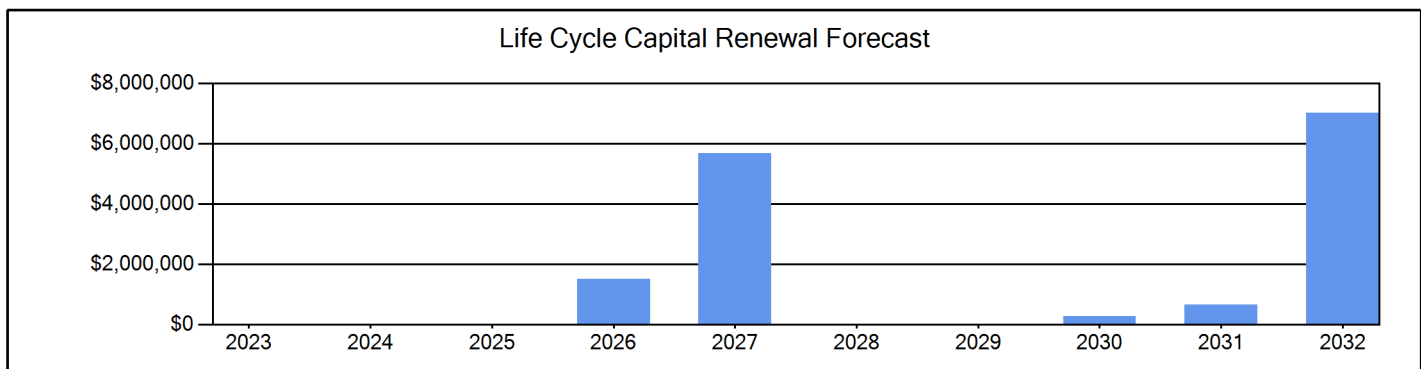


Figure 2: Ten Year Capital Renewal Forecast

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 \$45,476,037. For planning purposes, the total 5-year need at the Means YWLA is \$13,963,276 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Means YWLA facility has a 5-year FCA of 69.30%.

5-Year Need vs. Replacement

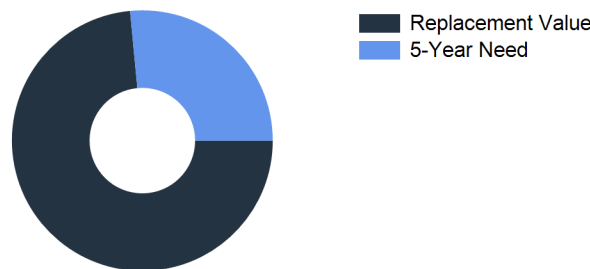


Figure 3: 5-Year FCA

Means YWLA - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	107,055	EACH	5	\$183,811	4067
PUBLIC DEFICIENCIES	ADA Compliance	259,635	EACH	5	\$445,788	4066
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	36,814	EACH	5	\$63,209	4068
Sub Total for System		3	items		\$692,809	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6531

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	4	items	\$705,718

Building: 065A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	54,571	EACH	1	\$57,392	4069
AISD ROOFING P2	Capital Renewal	981,356	EACH	1	\$1,032,093	4070
AISD ROOFING P3	Capital Renewal	291,237	EACH	1	\$306,294	4071
AISD ROOFING P4	Capital Renewal	1,202,969	EACH	1	\$1,265,164	4072
Sub Total for System		4	items		\$2,660,943	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$12,910	6015

Note: Structural study to determine cause and solution to settlement and cracking

Sub Total for System	1	items	\$12,910
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Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	124,118	SF Wall	5	\$480,695	3169
Sub Total for System		1	items		\$480,695	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	3202
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$12,845	3204
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	3205
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$55,544	3199
Copper Tube Boiler Replacement	Capital Renewal	2	Ea.	2	\$142,587	3200
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$5,714	3203
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$13,560	3206
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	90	Ea.	2	\$514,242	3207
Fin Tube Water Radiant Heater Replacement	Capital Renewal	17	Ea.	2	\$12,477	3201
Package Roof Top Unit Replacement	Capital Renewal	5	Ea.	2	\$79,546	3208
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$31,723	3209
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	3210
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	3211
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	3212
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$24,236	3213
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$82,117	3214
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	3217

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Replacement	Capital Renewal	1	Ea.	3	\$11,561	3218
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	3215
Circulation Pump Replacement	Capital Renewal	3	Ea.	4	\$20,550	3216
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	3219
Note: Old Peerless boiler						
Location: Mechanical closet						
Sub Total for System		21	items		\$1,122,852	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3170
Note: Age/corrosion						
Location: Electric room next to classroom 508						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	3171
Note: Age/corrosion						
Location: Electric room next to classroom 508						
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$5,564	3651
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$21,998	3652
2 X 4 Interior Fluorescent Lighting Replacement	Capital Renewal	3	Ea.	3	\$1,315	3172
Note: Broken						
Location: Cafeteria						
Lighting Fixtures Replacement	Capital Renewal	34,118	SF	3	\$625,674	3653
Sub Total for System		6	items		\$662,833	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$4,460	3177
Water Heater Replacement	Capital Renewal	4	Ea.	2	\$5,055	3178
Backflow Preventer Replacement	Capital Renewal	5	Ea.	3	\$4,393	3193
Gas Water Heater Replacement	Capital Renewal	2	Ea.	3	\$12,768	3179
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$18,405	3180
Instant Water Heater Replacement	Capital Renewal	1	Ea.	3	\$1,405	3182
Shower Replacement	Capital Renewal	40	Ea.	3	\$52,258	3197
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	4	Ea.	4	\$9,535	3198
Sub Total for System		8	items		\$108,279	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	122,310	Ea.	5	\$143,696	6470
Note: SOIL/DRAINAGE BELOW BUILDING - Improve drainage 79,883 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	68,416	Ea.	5	\$80,379	6471
Note: PERIMETER SOIL RETAINERS - replace soil retainers, 25% 2,458 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	344,693	Ea.	5	\$404,963	6472
Note: CRAWL SPACE ACCESS/VENTILATION - Improve ventilation 79,883 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	155,895	Ea.	5	\$183,153	6474
Note: CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, replace corroded pipes and hangers, replace insulation 1 LS						
Sub Total for System		4	items		\$812,191	
Sub Total for Building 065A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		45	items		\$5,860,703	

Building: 065B - Stand-Alone Auditorium
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	8,637	SF Wall	5	\$33,450	3000
Sub Total for System		1	items		\$33,450	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	3221
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$11,586	3222
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$13,749	3223
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$86,327	3224
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$29,014	3225
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	4	Ea.	3	\$7,839	3226
Sub Total for System		6	items		\$158,488	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,135	3220
Sub Total for System		1	items		\$2,135	
Sub Total for Building 065B - Stand-Alone Auditorium		8	items		\$194,073	
Total for Campus		57	items		\$6,760,494	

Means YWLA - 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)	2,281	LF	\$107,657	4
Parking Lot Pavement	Asphalt	85	CAR	\$123,318	10
Roadway Pavement	Concrete Driveways	21,977	SF	\$274,352	10
Sub Total for System		3	items	\$505,328	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	37	SF	\$1,877	5
Sub Total for System		1	items	\$1,877	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	5	Ea.	\$29,098	4
Sub Total for System		1	items	\$29,098	
Sub Total for Building -		5	items	\$536,303	

Building: 065A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	432	SF	\$62,442	5
Exterior Operating Windows	Steel - Windows per SF	144	SF	\$20,814	5
Exterior Entrance Doors	Steel - Insulated and Painted	38	Door	\$140,866	5
Exterior Operating Windows	Steel - Windows per SF	72	SF	\$10,407	10
Sub Total for System		4	items	\$234,529	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,618	SF	\$83,426	4
Carpeting	Carpet	18,618	SF	\$235,707	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	37,235	SF	\$125,733	5
Suspended Plaster and	Painted ceilings	12,412	SF	\$25,849	5
Interior Door Supplementary Components	Door Hardware	232	Door	\$344,429	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	37,235	SF	\$155,055	5
Wall Paneling	Metal Panel wall	12,412	SF	\$154,306	8
Compartments and Cubicles	Toilet Partitions	39	Stall	\$78,643	8
Resilient Flooring	Vinyl Composition Tile Flooring	80,677	SF	\$659,753	9
Wood Flooring	Wood Flooring - All Types	12,412	SF	\$267,353	10
Interior Swinging Doors	Storefront door (Aluminum/Glass)	6	Door	\$21,727	10
Sub Total for System		11	items	\$2,151,982	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Indoor Water Cooled (150 Ton)	2	Ea.	\$290,906	4
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	4
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	\$102,018	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	5
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	1	Ea.	\$64,260	5
HVAC Air Distribution	Ductwork (Bldg.SF)	124,118	SF	\$982,077	5
Exhaust Air	Roof Exhaust Fan - Small	32	Ea.	\$62,710	5
Heat Generation	Boiler - Copper Tube (1200 MBH)	1	Ea.	\$55,544	8
Heat Generation	Boiler - Copper Tube (1200 MBH)	1	Ea.	\$55,544	10
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	Ea.	\$142,587	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	\$20,550	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Sub Total for System		15	items	\$1,882,597	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Motor Controller (Loads)	16	Ea.	\$29,393	4
Power Distribution	Distribution Panels (200 Amps)	2	Ea.	\$33,423	4
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	4
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Power Distribution	Distribution Panel (1600 Amps)	1	Ea.	\$25,176	5
Power Distribution	Panelboard - 120/208 100A	4	Ea.	\$11,128	5
Power Distribution	Panelboard - 120/208 225A	9	Ea.	\$49,496	5
Power Distribution	Panelboard - 120/208 400A	6	Ea.	\$74,050	5
Power Distribution	Panelboard - 277/480 100A	1	Ea.	\$6,688	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	124,118	SF	\$87,860	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Power Distribution	Power Wiring	124,118	SF	\$147,413	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	10
Lighting Fixtures	Light Fixtures (Bldg SF)	90,000	SF	\$1,650,469	10
Sub Total for System		17	items	\$2,177,189	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	38	Ea.	\$103,219	4
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	4
Plumbing Fixtures	Toilets	41	Ea.	\$207,435	4
Plumbing Fixtures	Urinals	7	Ea.	\$9,480	4
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	124,118	SF	\$446,046	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	124,118	SF	\$137,799	5
Plumbing Fixtures	Classroom Lavatory	40	Ea.	\$102,580	5
Plumbing Fixtures	Refrigerated Drinking Fountain	19	Ea.	\$41,845	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$4,460	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	4	Ea.	\$5,055	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	1	Ea.	\$18,405	10
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	10
Domestic Water Equipment	Gas Piping System (BldgSF)	124,118	SF	\$4,303,825	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	10
Sub Total for System		17	items	\$5,412,580	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	124,118	SF	\$285,685	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	50,000	SF	\$520,904	5
Fire Detection and Alarm	Fire Alarm	124,118	SF	\$197,077	5
Sub Total for System		3	items	\$1,003,665	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Freight Elev)	1	Ea.	\$147,673	5
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		2	items	\$155,658	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	75	Room	\$660,140	5
Casework	Lockers	856	Ea.	\$456,030	5

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Bleachers	6	Seat	\$2,479	10
		Sub Total for System		3 items	\$1,118,649
Sub Total for Building 065A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		72 items		\$14,136,849	

Building: 065B - Stand-Alone Auditorium
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	10
		Sub Total for System		1 items	\$29,656

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,205	SF	\$36,766	4
Carpeting	Carpet	1,296	SF	\$16,408	4
Suspended Plaster and	Painted ceilings	1,727	SF	\$3,597	5
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	5
Resilient Flooring	Vinyl Composition Tile Flooring	6,910	SF	\$56,508	5
Interior Door Supplementary Components	Door Hardware	21	Door	\$31,177	5
		Sub Total for System		6 items	\$154,537

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	8,637	SF	\$68,340	5
		Sub Total for System		1 items	\$68,340

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	8,637	SF	\$10,258	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	8,637	SF	\$6,114	5
		Sub Total for System		5 items	\$37,015

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	8,637	SF	\$31,039	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	8,637	SF	\$9,589	5
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$10,865	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
		Sub Total for System		8 items	\$86,835

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	8,637	SF	\$19,880	4
Fire Detection and Alarm	Fire Alarm	8,637	SF	\$13,714	5
		Sub Total for System		2 items	\$33,594

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	10	Room	\$88,019	5
		Sub Total for System		1 items	\$88,019
Sub Total for Building 065B - Stand-Alone Auditorium		24 items		\$497,995	
Total for: Means YWLA		101 items		\$15,171,147	

Supporting Photos

General Site Photos



Dated electrical distribution panels



Exterior wall is stained



Acoustical ceiling tile (ACT) bowing and warped



Corroded metal door



Exposed structure



Tectum panel is discolored



Aged roof top unit



Aged unit ventilator