AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Murchison MS | **February 2022**

Executive Summary

Murchison MS is located at 3700 N Hills Dr in Austin, Texas. The oldest building is 53 years old (at time of 2020 assessment). It comprises 156,115 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 $3,942,182. 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 Murchison MS the ten-year need is $20,048,175.

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 Murchison MS facility has a 5-year FCA score of 68.82%.

Summary of Findings

The table below summarizes the condition findings at Murchison 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	$2,077,286	$820,130	$117,034	$2,897,416	$3,014,450	$0	
Permanent Building(s)								
052A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$1,852,797	$10,090,688	$2,450,191	$11,943,485	$14,393,676	$35,540,010	66.39%
052B	Stand-Alone Classroom Building	$12,099	$868,424	$1,142,731	$880,523	$2,023,254	$5,460,141	83.87%
052C	Storage Building	$0	$20,179	$583	$20,179	$20,762	$114,530	82.38%
052D	Greenhouse	$0	$33,174	$17,834	$33,174	$51,008	$52,308	36.58%
052E	Stand-Alone 3 story classroom	$0	$134,428	$410,597	$134,428	$545,025	$9,851,700	98.64%
	Sub Total for Permanent Building(s):	***$1,864,896***	***$11,146,893***	***$4,021,936***	***$13,011,789***	***$17,033,725***	***$51,018,687***	
	Total for Site:	**$3,942,182**	**$11,967,023**	**$4,138,970**	**$15,909,205**	**$20,048,175**	**$51,018,687**	**68.82%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$50,034	$148,556	$1,878,696	$2,077,286	52.69 %
Roofing	$1,641,932	$0	$0	$0	$0	$1,641,932	41.65 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$0	$0	$0	$0	$0	0.00 %
Interior	$0	$0	$0	$12,099	$0	$12,099	0.31 %
Mechanical	$0	$0	$4,311	$0	$0	$4,311	0.11 %
Electrical	$0	$0	$0	$0	$0	$0	0.00 %
Plumbing	$0	$0	$0	$0	$0	$0	0.00 %
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	$206,554	$0	$206,554	5.24 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$1,641,932	$0	$54,344	$367,209	$1,878,696	$3,942,182	

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

Site	-	$2,077,286
Roofing	-	$1,641,932
Specialties	-	$206,554

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

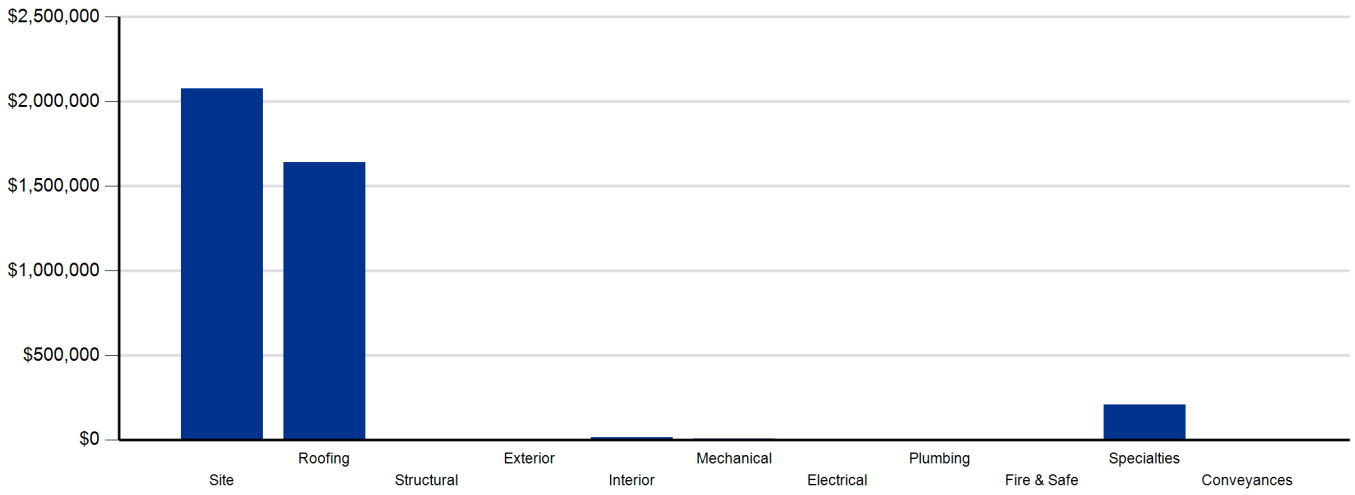


Figure 1: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	**Total 1-5**
Site	$0	$0	$0	$0	$785,212	$785,212
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$856,466	$0	$0	$0	$62,442	$918,908
Interior	$0	$767,410	$465,189	$943,633	$393,752	$2,569,984
Mechanical	$0	$0	$223,571	$109,503	$1,182,963	$1,516,037
Electrical	$0	$0	$0	$0	$128,484	$128,484
Plumbing	$0	$0	$0	$474,085	$4,529,030	$5,003,115
Fire and Life Safety	$0	$0	$0	$0	$249,101	$249,101
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$796,182	$796,182
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$856,466**	**$767,410**	**$688,760**	**$1,527,221**	**$8,127,166**	**$11,967,023**

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

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	**Total 6-10**	**Total 1-10**
Site	$785,212	$0	$117,034	$0	$0	$0	$117,034	$902,246
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$918,908	$0	$0	$0	$0	$0	$0	$918,908
Interior	$2,569,984	$53,339	$233,105	$330,809	$0	$205,449	$822,702	$3,392,686
Mechanical	$1,516,037	$856,316	$0	$497,737	$0	$632,352	$1,986,405	$3,502,442
Electrical	$128,484	$0	$0	$3,607	$0	$325,494	$329,101	$457,585
Plumbing	$5,003,115	$9,589	$0	$0	$0	$576,546	$586,135	$5,589,250
Fire and Life Safety	$249,101	$0	$0	$0	$309,692	$0	$309,692	$558,793
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$796,182	$0	$0	$0	$0	$0	$0	$796,182
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$11,967,023**	**$919,244**	**$350,139**	**$832,153**	**$309,692**	**$1,739,841**	**$4,151,069**	**$16,118,092**

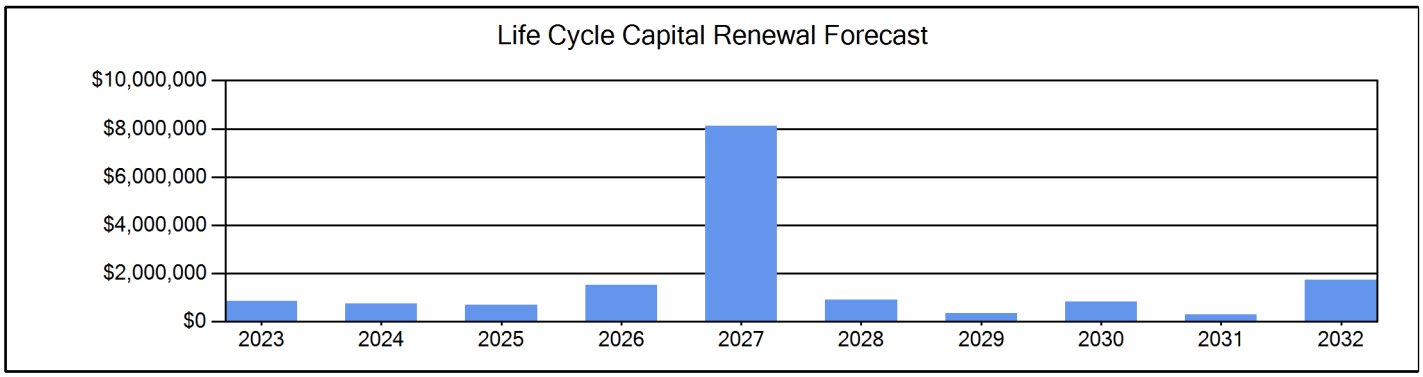


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

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

FCAS = 100 – (Total Repair Cost/ Replacement Cost)

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Austin area. The estimated replacement cost for this facility is $51,018,687. For planning purposes, the total 5-year need at the Murchison MS is $15,909,205 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Murchison MS facility has a 5-year FCA of 68.82%.

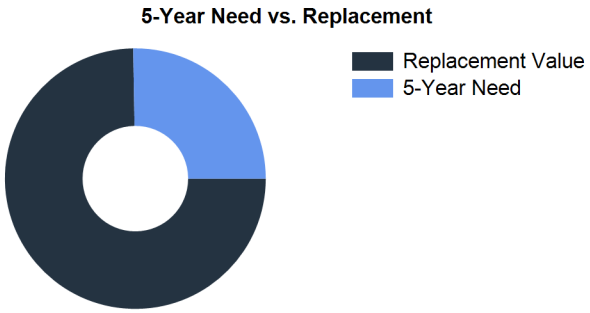


Figure 3: 5-Year FCA

Murchison MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	6,900	SF	3	$44,370	4651
Concrete Walks Replacement	Capital Renewal	500	SF	3	$5,664	4652
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	2	Ea.	4	$148,556	4650
PROGRAM DEFICIENCIES	ADA Compliance	533,241	EACH	5	$915,565	4662
PUBLIC DEFICIENCIES	ADA Compliance	261,447	EACH	5	$448,899	4661
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	299,498	EACH	5	$514,232	4663
	Sub Total for System	**6**	**items**		**$2,077,286**	
	Sub Total for School and Site Level	**6**	**items**		**$2,077,286**	

Building: 052A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	1,020,107	EACH	1	$1,072,848	4664
AISD ROOFING P3	Capital Renewal	241,611	EACH	1	$254,103	4665
AISD ROOFING P4	Capital Renewal	299,498	EACH	1	$314,982	4666
	Sub Total for System	**3**	**items**		**$1,641,932**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Compressor Replacement	Capital Renewal	1	Ea.	3	$4,311	4649
	Sub Total for System	**1**	**items**		**$4,311**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	500	Seat	4	$206,554	4653
	Sub Total for System	**1**	**items**		**$206,554**	
Sub Total for Building 052A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**5**	**items**		**$1,852,797**	

Building: 052B - Stand-Alone Classroom Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	6	Stall	4	$12,099	4654
	Sub Total for System	**1**	**items**		**$12,099**	
	Sub Total for Building 052B - Stand-Alone Classroom Building	**1**	**items**		**$12,099**	
	Total for Campus	**12**	**items**		**$3,942,182**	

Buildings with no reported deficiencies

052C - Storage Building

052D - Greenhouse

052E - Stand-Alone 3 story classroom

Murchison MS - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)		3,200	LF	$250,704	5
Fences and Gates	Competition Style Track		1	Ea.	$294,838	5
Parking Lot Pavement	Asphalt		84	CAR	$121,867	5
Pedestrian Pavement	Sidewalks - Concrete		10,400	SF	$117,803	5
Roadway Pavement	Asphalt Driveways		18,200	SF	$117,034	7
		Sub Total for System	**5**	**items**	**$902,246**	

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 -	**6**	**items**	**$937,164**	

Building: 052A - 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)		1,082	SF	$26,164	1
Exterior Operating Windows	Aluminum - Windows per SF		2,472	SF	$246,525	1
Exterior Operating Windows	Steel - Windows per SF		120	SF	$17,345	1
Exterior Operating Windows	Steel - Windows per SF		1,728	SF	$249,768	1
Exterior Entrance Doors	Steel - Insulated and Painted		50	Door	$185,350	1
Exterior Utility Doors	Overhead Door		1	Door	$8,307	1
		Sub Total for System	**6**	**items**	**$733,460**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring		45,454	SF	$371,710	2
Interior Swinging Doors	Metal Door (Steel)		46	Door	$133,116	2
Interior Swinging Doors	Wooden Door		140	Door	$262,584	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		61,688	SF	$256,884	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		61,688	SF	$208,305	3
Suspended Plaster and	Painted ceilings		10,822	SF	$22,538	4
Wall Painting and Coating	Painting/Staining (Bldg SF)		81,168	SF	$363,708	4
Compartments and Cubicles	Toilet Partitions		2	Stall	$4,033	4
Carpeting	Carpet		8,658	SF	$109,612	4
Interior Door Supplementary Components	Door Hardware		186	Door	$276,137	4
Wall Paneling	Wood Panel wall		7,576	SF	$118,808	5
Interior Coiling Doors	Interior Overhead Doors		1	Ea.	$5,286	5
Wood Flooring	Wood Flooring - All Types		10,822	SF	$233,105	7
Carpeting	Carpet		10,822	SF	$137,008	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		14,069	SF	$47,508	10
Compartments and Cubicles	Toilet Partitions		13	Stall	$26,214	10
Resilient Flooring	Rubber Tile Flooring		1,082	SF	$16,357	10
		Sub Total for System	**17**	**items**	**$2,592,911**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (450 Tons)	1	Ea.	$55,570	3
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	$8,786	3
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	$11,561	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	$14,381	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	$28,763	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	$28,763	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	1	Ea.	$57,706	3
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	$11,191	3
Decentralized Heating Equipment	Heating Unit Vent - Gas	2	Ea.	$21,688	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (2 Ton)	2	Ea.	$4,263	4

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	3	Ea.	$72,708	4
Heat Generation	Boiler - Steel Tube (2400 MBH)	2	Ea.	$200,293	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	108,224	SF	$291,904	5
Facility Hydronic Distribution	4-Pipe System	108,224	SF	$261,867	5
HVAC Air Distribution	AHU 2,000 CFM Interior	5	Ea.	$145,072	5
HVAC Air Distribution	AHU 2,000 CFM Interior	5	Ea.	$145,072	5
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	$24,109	5
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	$487	5
HVAC Air Distribution	Ductwork (Bldg.SF)	108,224	SF	$856,316	6
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	1	Ea.	$366,479	8
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	Ea.	$551,435	10
	Sub Total for System	**21**	**items**	**$3,158,412**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	108,224	SF	$76,609	5
	Sub Total for System	**1**	**items**	**$76,609**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	49	Ea.	$133,098	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	$2,388	4
Plumbing Fixtures	Showers	18	Ea.	$23,516	4
Plumbing Fixtures	Toilets	52	Ea.	$263,088	4
Plumbing Fixtures	Urinals	14	Ea.	$18,959	4
Plumbing Fixtures	Refrigerated Drinking Fountain	15	Ea.	$33,036	4
Facility Potable-Water Storage Tanks	Water Storage Tank - 750 Gallon	1	Ea.	$27,691	5
Domestic Water Equipment	Water Heater - Gas - 40 gallon	1	Ea.	$3,491	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	$12,768	5
Domestic Water Equipment	Gas Piping System (BldgSF)	108,224	SF	$3,752,696	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	108,224	SF	$388,928	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	108,224	SF	$120,153	5
Plumbing Fixtures	Classroom Lavatory	28	Ea.	$71,806	5
Domestic Water Equipment	Backflow Preventers - 6 in. (Ea)	1	Ea.	$9,589	6
	Sub Total for System	**14**	**items**	**$4,861,207**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	108,224	SF	$249,101	5
Fire Detection and Alarm	Fire Alarm	108,224	SF	$171,840	9
Fire Detection and Alarm	Fire Alarm Panel	5	Ea.	$34,340	9
	Sub Total for System	**3**	**items**	**$455,281**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	10	Room	$88,019	5
Casework	Lockers	332	Ea.	$176,872	5
Casework	Lockers, Gym	820	Ea.	$398,105	5
	Sub Total for System	**3**	**items**	**$662,996**	
Sub Total for Building 052A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**65**	**items**	**$12,540,876**	

Building: 052B - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	630	SF	$62,828	1
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	$29,656	1
Exterior Operating Windows	Steel - Windows per SF	432	SF	$62,442	5
	Sub Total for System	**3**	**items**	**$154,926**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	15,796	SF	$70,781	4
Resilient Flooring	Vinyl Composition Tile Flooring	11,639	SF	$95,180	4

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		15,796	SF	$65,778	5
Interior Swinging Doors	Metal Door (Steel)		24	Door	$69,452	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		15,796	SF	$53,339	6
Interior Door Supplementary Components	Door Hardware		24	Door	$35,631	8
Compartments and Cubicles	Toilet Partitions		6	Stall	$12,099	10
		Sub Total for System	**7**	**items**	**$402,260**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 5HP		1	Ea.	$6,850	3
Decentralized Cooling	Condenser - Outside Air Cooled (8 Tons)		3	Ea.	$34,759	5
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)		2	Ea.	$29,705	5
Facility Hydronic Distribution	4-Pipe System		16,627	SF	$40,232	5
Heat Generation	Boiler - Steel Tube (1200 MBH)		1	Ea.	$54,285	8
Heat Generation	Heat Exchanger - Water to Water		1	Ea.	$32,126	8
Heating System Supplementary Components	Controls - DDC (Bldg.SF)		16,627	SF	$44,847	8
		Sub Total for System	**7**	**items**	**$242,803**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)		1	Ea.	$5,919	5
Electrical Service	Transformer (30 KVA)		2	Ea.	$11,038	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)		4	Ea.	$3,607	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		2	Ea.	$4,166	10
Lighting Fixtures	Light Fixtures (Bldg SF)		16,627	SF	$304,915	10
		Sub Total for System	**5**	**items**	**$329,645**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 30 gallon		1	Ea.	$3,652	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)		16,627	SF	$59,753	5
Sanitary Sewerage Piping	Sanitary Sewer Piping		16,627	SF	$18,460	5
Plumbing Fixtures	Restroom Lavatory		7	Ea.	$19,014	5
Plumbing Fixtures	Sink - Service / Mop Sink		1	Ea.	$796	5
Plumbing Fixtures	Toilets		8	Ea.	$40,475	5
Plumbing Fixtures	Urinals		3	Ea.	$4,063	5
Plumbing Fixtures	Refrigerated Drinking Fountain		2	Ea.	$4,405	5
Domestic Water Equipment	Gas Piping System (BldgSF)		16,627	SF	$576,546	10
		Sub Total for System	**9**	**items**	**$727,163**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		16,627	SF	$26,401	9
Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	$6,868	9
		Sub Total for System	**2**	**items**	**$33,269**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers		250	Ea.	$133,186	5
		Sub Total for System	**1**	**items**	**$133,186**	
		Sub Total for Building 052B - Stand-Alone Classroom Building	**34**	**items**	**$2,023,252**	

Building: 052C - Storage Building

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		5	Door	$18,535	1
		Sub Total for System	**1**	**items**	**$18,535**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		367	SF	$1,644	4
		Sub Total for System	**1**	**items**	**$1,644**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	367	SF	$583	9
	Sub Total for System	**1**	**items**	**$583**	
	Sub Total for Building 052C - Storage Building	**3**	**items**	**$20,762**	

Building: 052D - Greenhouse

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Clear Polycarbonate (Greenhouse) walls	895	SF	$8,019	1
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	1	Door	$3,969	1
	Sub Total for System	**2**	**items**	**$11,988**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Gas	1	Ea.	$10,844	4
Exhaust Air	Wall Exhaust Fan	2	Ea.	$9,463	5
	Sub Total for System	**2**	**items**	**$20,307**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	895	SF	$16,413	10
	Sub Total for System	**1**	**items**	**$16,413**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	1	Ea.	$879	5
	Sub Total for System	**1**	**items**	**$879**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	895	SF	$1,421	9
	Sub Total for System	**1**	**items**	**$1,421**	
	Sub Total for Building 052D - Greenhouse	**7**	**items**	**$51,007**	

Building: 052E - Stand-Alone 3 story classroom

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	30,000	SF	$134,428	5
Suspended Plaster and	Painted ceilings	3,000	SF	$6,248	8
Carpeting	Carpet	12,000	SF	$151,922	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	27,000	SF	$91,172	10
Compartments and Cubicles	Toilet Partitions	6	Stall	$12,099	10
	Sub Total for System	**5**	**items**	**$395,869**	

Mechanical

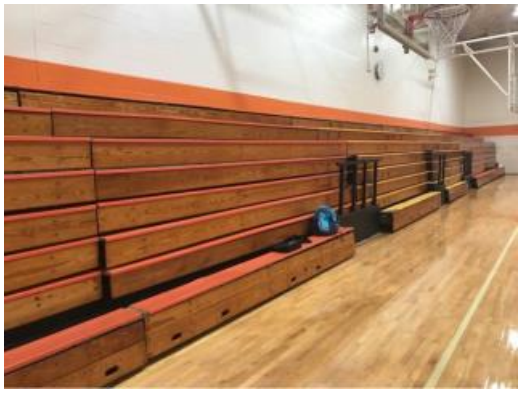
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	30,000	SF	$80,917	10
	Sub Total for System	**1**	**items**	**$80,917**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	30,000	SF	$47,635	9
Fire Detection and Alarm	Fire Alarm Panel	3	Ea.	$20,604	9
	Sub Total for System	**2**	**items**	**$68,238**	
	Sub Total for Building 052E - Stand-Alone 3 story classroom	**8**	**items**	**$545,024**	
	Total for: Murchison MS	**123**	**items**	**$16,118,084**	

Supporting Photos

General Site Photos



Gym bleachers beyond service life and reported safety issues

Restroom partitions rusted and damaged

Restroom partitions rusted and damaged

Site tennis courts beyond service life

Site sidewalk damage south side

Pavement is cracked

Gym seating is worn

Gymnasium