



FACILITY CONDITION ASSESSMENT

Service Center - Bldg & Grds | February 2022



Executive Summary

Service Center - Bldg & Grds is located at 5101 E 51st St in Austin, Texas. The oldest building is 29 years old (at time of 2020 assessment). It comprises 53,982 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 \$2,062,302. 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 Service Center - Bldg & Grds the ten-year need is \$5,896,390.

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 Service Center - Bldg & Grds facility has a 5-year FCA score of 60.85%.

Summary of Findings

The table below summarizes the condition findings at Service Center - Bldg & Grds

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	\$1,288,161	\$1,515	\$114,122	\$1,289,676	\$1,403,798	\$0	
Permanent Building(s)								
962A	Administrative Building (includes Shops)	\$617,368	\$438,133	\$2,115,062	\$1,055,501	\$3,170,563	\$3,685,618	71.36%
962B	Vehicle Services Shop	\$97,774	\$207,602	\$398,442	\$305,376	\$703,818	\$1,463,769	79.14%
962C	Warehouse	\$28,138	\$37,296	\$64,662	\$65,434	\$130,096	\$886,913	92.62%
962D	Storage Building	\$7,352	\$29,984	\$21,868	\$37,336	\$59,204	\$113,786	67.19%
962E	Administrative Building	\$23,509	\$62,050	\$343,352	\$85,559	\$428,911	\$1,101,857	92.23%
Sub Total for Permanent Building(s):		\$774,141	\$775,065	\$2,943,386	\$1,549,206	\$4,492,592	\$7,251,942	
Total for Site:		\$2,062,302	\$776,580	\$3,057,508	\$2,838,882	\$5,896,390	\$7,251,942	60.85%

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	\$461,512	\$493,273	\$333,376	\$1,288,161	62.46 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$64,548	\$0	\$0	\$0	\$0	\$64,548	3.13 %
Exterior	\$0	\$14,828	\$16,317	\$2,223	\$167	\$33,534	1.63 %
Interior	\$0	\$0	\$26,258	\$156,307	\$184,630	\$367,195	17.81 %
Mechanical	\$0	\$132,246	\$2,180	\$23,519	\$8,342	\$166,286	8.06 %
Electrical	\$0	\$0	\$45,695	\$0	\$0	\$45,695	2.22 %
Plumbing	\$0	\$2,684	\$22,588	\$16,852	\$0	\$42,124	2.04 %
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	\$54,371	\$387	\$54,758	2.66 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$64,548	\$149,758	\$574,550	\$746,544	\$526,902	\$2,062,302	

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

Site	-	\$1,288,161
Interior	-	\$367,195
Mechanical	-	\$166,286

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

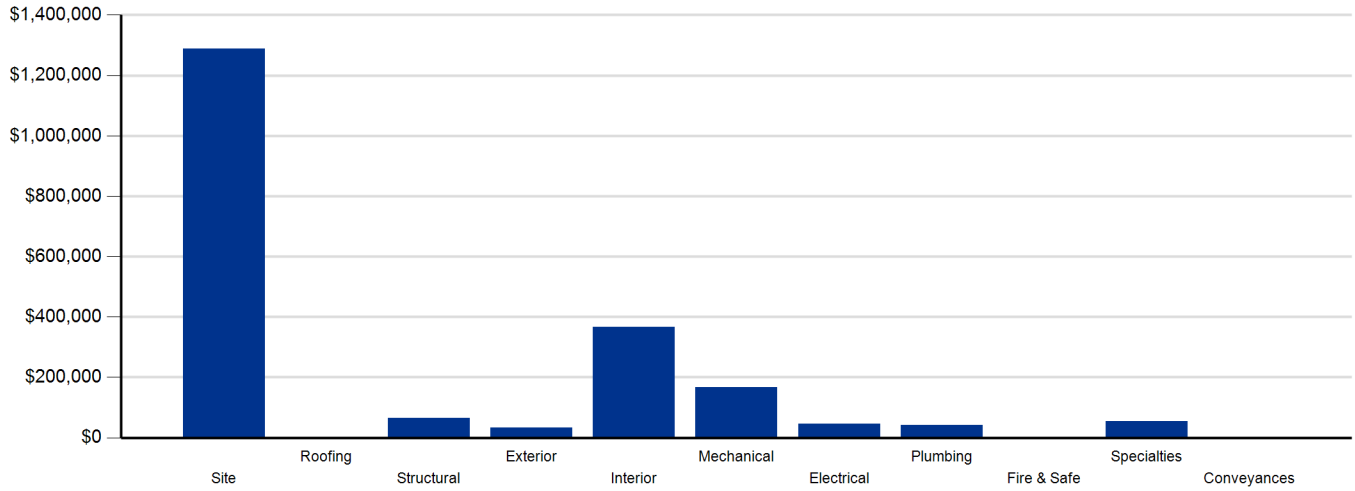


Figure 1: System Deficiencies

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	\$0	\$1,515	\$1,515
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$150,559	\$74,140	\$224,699
Interior	\$0	\$0	\$7,398	\$139,191	\$0	\$146,589
Mechanical	\$0	\$0	\$19,679	\$217,078	\$79,406	\$316,163
Electrical	\$0	\$0	\$0	\$9,210	\$0	\$9,210
Plumbing	\$0	\$0	\$30,608	\$10,650	\$37,146	\$78,404
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$57,685	\$526,688	\$192,207	\$776,580

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	\$1,515	\$0	\$0	\$114,122	\$0	\$0	\$114,122	\$115,637
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$224,699	\$0	\$1,483	\$0	\$0	\$373,158	\$374,641	\$599,340
Interior	\$146,589	\$81,851	\$157,365	\$195,862	\$77,402	\$70,052	\$582,532	\$729,121
Mechanical	\$316,163	\$12,846	\$0	\$113,034	\$0	\$74,270	\$200,150	\$516,313
Electrical	\$9,210	\$0	\$0	\$77,678	\$0	\$659,340	\$737,018	\$746,228
Plumbing	\$78,404	\$51,536	\$0	\$29,227	\$0	\$1,096,745	\$1,177,508	\$1,255,912
Fire and Life Safety	\$0	\$1,345	\$0	\$0	\$104,973	\$0	\$106,318	\$106,318
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$15,982	\$0	\$0	\$0	\$0	\$15,982	\$15,982
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$776,580	\$163,560	\$158,848	\$529,923	\$182,375	\$2,273,565	\$3,308,271	\$4,084,851

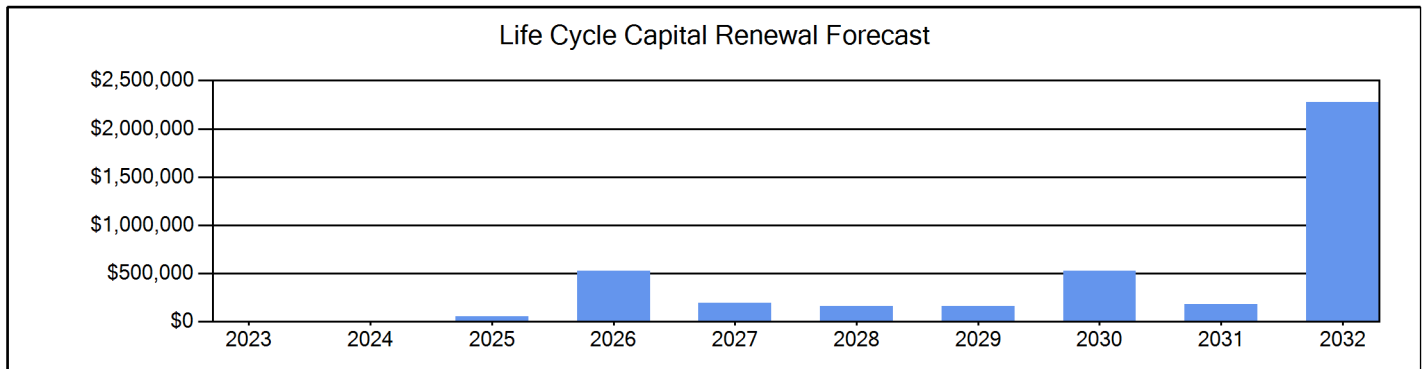


Figure 2: Ten Year Capital Renewal Forecast

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 \$7,251,942. For planning purposes, the total 5-year need at the Service Center - Bldg & Grds is \$2,838,882 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Service Center - Bldg & Grds facility has a 5-year FCA of 60.85%.

5-Year Need vs. Replacement

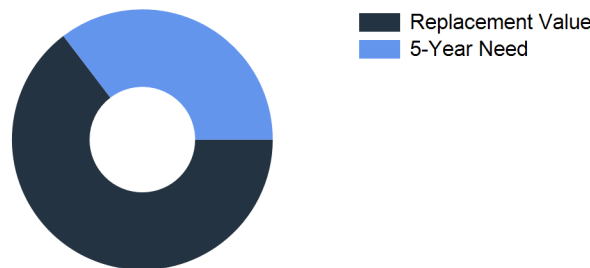


Figure 3: 5-Year FCA

Service Center - Bldg & Grds - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	71,770	SF	3	\$461,512	786
Note: significant cracking in asphalt driveways around the entire site, needs repavement.						
Asphalt Paving Replacement	Capital Renewal	340	CAR	4	\$493,273	785
Note: significant cracking in asphalt pavement around the entire site; needs repavement						
PUBLIC DEFICIENCIES	ADA Compliance	80,459	EACH	5	\$138,147	2344
Note: SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A20,103.77\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 120,103.77\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 (Building A)7,691.58\$ Estimated Construction Cost for Floor Plan Area 1 (Building A)34,751.38\$ Estimated Construction Cost for Floor Plan Area 1 (Building B)17,912.45\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 160,355.40\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements80,459.17						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	113,402	EACH	5	\$194,709	2345
Note: SECTION TWO: TAS ACCESSIBILITY DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area B3,220.56\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 13,220.56\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 4 (Building A)18,801.94\$ Estimated Construction Cost for Floor Plan Area 5 (Building A)58,440.13\$ Estimated Construction Cost for Floor Plan Area 6 (Building E)13,171.90\$ Estimated Construction Cost for Floor Plan Area 7 (Building B)19,767.15\$ 962.12 REPORT COSTS SUMMARY Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 111,018.11\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements113,401.67						
Wheel Stop Replacement	Deferred Maintenance	3	Ea.	5	\$520	789
Location: small west parking lot						
Sub Total for System		5	items		\$1,288,161	
Sub Total for School and Site Level		5	items		\$1,288,161	

Building: 962A - Administrative Building (includes Shops)

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Possible Structural Condition Exists	Deferred Maintenance	2	Job	1	\$64,548	2229
Note: Buckled cantilevered wide flange between paintshop and autoshop (perimeter membrane also damaged). Roof decking and membrane no longer properly supported. Initiate structural analysis ASAP. Approximate (visible) affected length is 40 LF. In addition, canopy is rusted throughout. Remove existing paint and investigate if structural damage is present. If not, repaint with galvanized paint. Approximate affected length is 2000 LF.						
Location: Roof/canopy						
Sub Total for System		1	items		\$64,548	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	20	Door	3	\$2,298	2219
Note: chipping and rusted						
Location: W wing						
Metal Panel Exterior Repair	Deferred Maintenance	500	SF Wall	3	\$4,480	2209
Note: rusted at base of wall						
Location: NE corner, NW corner and W side						
Sub Total for System		2	items		\$6,778	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	12	Door	3	\$22,507	2201
Note: near end of useful service life						
Location: various locations						
Acoustical Ceiling Tile Replacement	Capital Renewal	6,859	SF	4	\$23,161	2171
Note: broken, sagging and stained						
Location: various locations						
Carpet Flooring Replacement	Capital Renewal	2,744	SF	4	\$34,740	2185
Note: end of service life/stained and torn						
Location: various locations						
Ceiling Grid Replacement	Capital Renewal	6,859	SF	4	\$28,563	2649

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Interior Door Replacement Note: near end of service life, difficult to open and beyond repair Location: various locations	Capital Renewal	6	Door	4	\$17,363	2196
Toilet Partition Replacement Note: Partitions are loose, scuffed and warped.	Capital Renewal	6	Stall	4	\$12,099	2650
Vinyl Composition Tile Replacement Note: broken/cracked Location: various locations	Capital Renewal	4,938	SF	4	\$40,382	2187
Interior Ceiling Repainting Note: flaking, chipped and stained Location: various locations	Deferred Maintenance	5,487	SF	5	\$11,427	2173
Interior Door Repainting Note: scratched, chipped and peeling Location: various locations	Deferred Maintenance	10	Door	5	\$446	2195
Interior Wall Repainting (Bldg SF) Note: flaking, chipped and stained Location: various locations	Capital Renewal	23,594	SF	5	\$105,723	2179
Sub Total for System		10	items		\$296,410	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	5	Ea.	2	\$32,113	3413
Air Cooled Condenser Replacement Note: 1.5 Ton	Capital Renewal	1	Ea.	2	\$6,423	3414
Air Cooled Condenser Replacement Note: 2 Ton	Capital Renewal	2	Ea.	2	\$12,845	3415
Air Cooled Condenser Replacement Note: 3.5 Ton	Capital Renewal	1	Ea.	2	\$6,423	3416
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$19,945	3418
Air Cooled Condenser Replacement Note: 7.5 Tons	Capital Renewal	1	Ea.	2	\$11,586	3419
Electric Unit Heater Replacement Note: age Location: woodshop	Capital Renewal	5	Ea.	2	\$4,689	2390
Gas Furnace HVAC Component Replacement Note: broken Location: locksmith/weldshop	Capital Renewal	2	Ea.	2	\$4,234	2386
Gas Unit Heater Replacement	Capital Renewal	2	Ea.	2	\$5,592	3421
Thru Wall AC Replacement Note: age Location: woodshop	Capital Renewal	1	Ea.	2	\$5,493	2391
Infrared Gas Radiant Heater Replacement Note: missing carbon monoxide vent piping Location: locksmith/weldshop/plumbing	Capital Renewal	1	Ea.	3	\$2,180	2389
Ceiling Exhaust Fan Replacement Note: does not function Location: paintshop	Capital Renewal	1	Ea.	4	\$487	2398
Circulation Pump Replacement Note: 1/8 HP	Capital Renewal	1	Ea.	4	\$4,313	3422
Wall Exhaust Fan Ventilation Replacement Note: age Location: woodshop	Capital Renewal	2	Ea.	4	\$9,463	2397
Window AC Unit Component Replacement Note: broken Location: woodshop	Capital Renewal	2	Ea.	4	\$6,171	2392

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Register Replacement	Deferred Maintenance	20	Ea.	5	\$8,342	2394
Note: estimated						
Sub Total for System		16	items		\$140,299	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	27,435	SF	3	\$21,424	2381
Sub Total for System		1	items		\$21,424	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$3,491	2383
Note: age						
Location: locksmith						
Shower Replacement	Capital Renewal	3	Ea.	3	\$3,919	3424
Toilet Replacement	Capital Renewal	3	Ea.	3	\$15,178	3426
Replace classroom lavatory	Capital Renewal	2	Ea.	4	\$5,129	3423
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	2384
Note: cracked						
Location: men's restroom						
Sub Total for System		5	items		\$33,150	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement	Capital Renewal	46	LF	4	\$25,348	2203
Note: broken and/or beyond repair						
Location: various locations						
Upper Storage Cabinet Replacement	Capital Renewal	27	LF	4	\$29,023	2204
Note: broken and/or beyond repair						
Location: various locations						
Metal Student Locker Repainting	Deferred Maintenance	20	Ea.	5	\$387	2205
Location: plumbers shop						
Sub Total for System		3	items		\$54,758	
Sub Total for Building 962A - Administrative Building (includes Shops)		38	items		\$617,368	

Building: 962B - Vehicle Services Shop
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	3	Door	2	\$11,121	2458
Note: extensive rust						
Location: SHENG, VECHSER						
Exterior Metal Door Repainting	Deferred Maintenance	3	Door	3	\$345	2457
Note: slightly rusted and sun bleached						
Location: main entry at VECHSTO, VECH MECH						
Metal Panel Exterior Repair	Deferred Maintenance	300	SF Wall	3	\$2,688	2454
Note: dented/rusted						
Overhead Door Repair	Deferred Maintenance	2	Door	3	\$3,434	2459
Note: holes present						
Location: W side						
Overhead Door Repainting	Deferred Maintenance	15	SF	5	\$167	2460
Note: sun bleached						
Sub Total for System		5	items		\$17,754	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Repainting	Deferred Maintenance	8	Door	5	\$357	2424
Note: chipping/peeling						
Interior Wall Repainting (Bldg SF)	Capital Renewal	10,678	SF	5	\$47,847	3396
Note: Peeling, flaking, chipping						
Sub Total for System		2	items		\$48,204	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	3428
Note: 2 Ton						
Thru Wall AC Replacement	Capital Renewal	1	Ea.	2	\$5,493	2480
Note: age						
Location: mech shop						
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	3429
Sub Total for System		3	items		\$15,001	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	10,896	SF	3	\$8,509	2476
Public Address System Replacement, Non-main Building	Deferred Maintenance	5,000	SF	3	\$3,539	2475
Note: broken, aged						
Location: exterior						
Sub Total for System		2	items		\$12,048	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	3432
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	3430
Sub Total for System		2	items		\$4,767	
Sub Total for Building 962B - Vehicle Services Shop		14	items		\$97,774	

Building: 962C - Warehouse
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	2517
Note: rusted bottom						
Location: W side						
Concrete/CMU Exterior Repair	Deferred Maintenance	50	LF	4	\$740	2516
Note: cracks present throughout						
Sub Total for System		2	items		\$4,447	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	2	Door	3	\$3,751	3434
Interior Door Repainting	Deferred Maintenance	2	Door	5	\$89	2515
Note: scuffed/faded						
Location: TLRMOFC						
Interior Wall Repainting	Deferred Maintenance	1,651	SF Wall	5	\$3,709	2512
Note: flaking, chipping and scuffed						
Location: TLRMSTO/TLRMOFC/WAREHOUSE adjoining wall to be painted						
Sub Total for System		3	items		\$7,549	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Thru Wall AC Replacement	Capital Renewal	2	Ea.	2	\$10,986	3436

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: 3 Ton						
Sub Total for System		1	items		\$10,986	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	6,602	SF	3	\$5,156	2521
Sub Total for System		1	items		\$5,156	
Sub Total for Building 962C - Warehouse		7	items		\$28,138	

Building: 962D - Storage Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	4	Door	3	\$460	2526
Note: rusted and sunbleached						
Location: E side						
Exterior Painting (Bldg SF)	Capital Renewal	847	SF	4	\$1,483	3403
Note: Sunbleached paint - entire building						
Sub Total for System		2	items		\$1,943	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting	Deferred Maintenance	424	SF Wall	5	\$952	2523
Note: scuffed, peeling and faded						
Location: IPMSTO and PNTHMSTO						
Interior Wall Repainting (Bldg SF)	Capital Renewal	847	SF	5	\$3,795	3441
Note: Painted CMU						
Sub Total for System		2	items		\$4,748	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	847	SF	3	\$661	2528
Sub Total for System		1	items		\$661	
Sub Total for Building 962D - Storage Building		5	items		\$7,352	

Building: 962E - Administrative Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Panel Exterior Repair	Deferred Maintenance	100	SF Wall	3	\$896	2548
Note: rusted bottom throughout						
Overhead Door Repair	Deferred Maintenance	1	Door	3	\$1,717	2552
Note: rusted						
Location: W side						
Sub Total for System		2	items		\$2,613	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gypsum Board Ceiling Repainting	Deferred Maintenance	2,050	SF	5	\$4,208	2544
Note: flaking/chipping						
Location: E109 A-D						
Interior Wall Repainting	Deferred Maintenance	2,705	SF Wall	5	\$6,076	2546
Note: flaking/chipping						
Location: various locations						
Sub Total for System		2	items		\$10,284	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	8,202	SF	3	\$6,405	2553
Sub Total for System		1	items		\$6,405	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement Note: rusted out Location: E108	Capital Renewal	1	Ea.	2	\$2,684	2554
Refrigerated Water Cooler Repair Note: missing piece of plastic	Deferred Maintenance	1	Ea.	4	\$1,523	2558
Sub Total for System		2	items		\$4,207	
Sub Total for Building 962E - Administrative Building		7	items		\$23,509	
Total for Campus		76	items		\$2,062,302	

Service Center - Bldg & Grds - 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	Gravel	7	CAR	\$1,515	5
Pedestrian Pavement	Sidewalks - Concrete	10,075	SF	\$114,122	8
Sub Total for System		2	items	\$115,637	
Sub Total for Building -		2	items	\$115,637	

Building: 962A - Administrative Building (includes Shops)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	20	Door	\$74,140	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	27,435	SF	\$98,000	10
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	\$32,312	10
Exterior Operating Windows	Aluminum - Windows per SF	144	SF	\$14,361	10
Exterior Operating Windows	Aluminum - Windows per SF	96	SF	\$9,574	10
Note: metal louvers					
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	10
Exterior Utility Doors	Overhead Door	6	Door	\$49,844	10
Sub Total for System		7	items	\$315,300	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	48	Door	\$71,261	4
Carpeting	Carpet	1,372	SF	\$17,370	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	23,594	SF	\$105,723	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,115	SF	\$13,895	8
Carpeting	Carpet	2,744	SF	\$34,740	8
Interior Swinging Doors	Metal Door (Steel)	10	Door	\$28,938	8
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	8
Resilient Flooring	Vinyl Composition Tile Flooring	2,744	SF	\$22,440	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,859	SF	\$23,161	10
Suspended Plaster and	Painted ceilings	5,487	SF	\$11,427	10
Wall Paneling	Wood Panel wall	549	SF	\$8,609	10
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	10
Sub Total for System		12	items	\$354,950	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	27,435	SF	\$217,078	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	3	Ea.	\$29,918	5
Heat Generation	Furnace - Gas (75 MBH)	1	Ea.	\$2,117	5
Decentralized Heating Equipment	Radiant Heater - Radiant Tube - Gas Fired	2	Ea.	\$4,360	8
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	\$938	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	27,435	SF	\$42,452	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	10
Sub Total for System		8	items	\$303,135	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Exterior Dry Type Transformer (45 KVA)	1	Ea.	\$6,861	8
Electrical Service	Exterior Dry Type Transformer (225 KVA)	1	Ea.	\$20,081	8
Lighting Fixtures	Light Fixtures (Bldg SF)	27,435	SF	\$503,118	10
Sub Total for System		3	items	\$530,060	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	3
Plumbing Fixtures	Toilets	2	Ea.	\$10,119	3

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
Domestic Water Equipment	Water Heater - Gas - 50 gallon	1	Ea.	\$3,491	5
Plumbing Fixtures	Urinals	5	Ea.	\$6,771	5
Plumbing Fixtures	Classroom Lavatory	9	Ea.	\$23,080	6
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$8,149	6
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	6
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
Domestic Water Equipment	Water Heater - Gas - 50 gallon	1	Ea.	\$3,491	10
Domestic Water Equipment	Gas Piping System (BldgSF)	27,435	SF	\$951,316	10
Domestic Water Piping	Domestic Water Piping System (Bldg,SF)	27,435	SF	\$98,594	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	27,435	SF	\$30,459	10
Sub Total for System		14	items	\$1,178,290	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	27,435	SF	\$43,562	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$50,430	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	30	Ea.	\$15,982	6
Sub Total for System		1	items	\$15,982	
Sub Total for Building 962A - Administrative Building (includes Shops)		47	items	\$2,748,147	

Building: 962B - Vehicle Services Shop

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	3	Door	\$11,121	4
Exterior Utility Doors	Overhead Door	15	Door	\$124,610	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	9,806	SF	\$35,028	10
Exterior Operating Windows	Aluminum - Windows per SF	64	SF	\$6,383	10
Sub Total for System		4	items	\$177,142	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	13	Door	\$19,300	4
Interior Swinging Doors	Wooden Door	9	Door	\$16,880	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,678	SF	\$47,847	7
Carpeting	Carpet	545	SF	\$6,900	8
Interior Swinging Doors	Metal Door (Steel)	4	Door	\$11,575	8
Resilient Flooring	Vinyl Composition Tile Flooring	1,634	SF	\$13,362	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,179	SF	\$7,358	10
Sub Total for System		7	items	\$123,223	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	5
Exhaust Air	Roof Exhaust Fan - Large	5	Ea.	\$40,181	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	6
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	6
Decentralized Heating Equipment	Radiant Heater - Infrared Gas	10	Ea.	\$21,798	8
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	8
Heating System Supplementary Components	Controls - Electronic (Bldg,SF)	10,896	SF	\$16,860	10
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	10
Sub Total for System		8	items	\$131,324	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	5,896	SF	\$4,174	8
Electrical Service	Exterior Dry Type Transformer (75 KVA)	1	Ea.	\$20,856	8

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	5	Ea.	\$10,415	10
Lighting Fixtures	Light Fixtures (Bldg SF)	7,896	SF	\$144,801	10
Sub Total for System		5	items	\$182,950	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (275 Gal)	1	Ea.	\$1,423	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	8
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	10
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Sub Total for System		6	items	\$15,081	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	10,896	SF	\$17,301	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$24,169	
Sub Total for Building 962B - Vehicle Services Shop		32	items	\$653,889	

Building: 962C - Warehouse
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
Sub Total for System		1	items	\$7,414	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,651	SF	\$7,398	3
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	4
Interior Swinging Doors	Wooden Door	6	Door	\$11,254	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	990	SF	\$3,343	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	990	SF	\$4,123	8
Resilient Flooring	Vinyl Composition Tile Flooring	330	SF	\$2,699	9
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,651	SF	\$7,398	10
Sub Total for System		7	items	\$48,091	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	6,602	SF	\$10,216	3
Sub Total for System		1	items	\$10,216	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Exterior Dry Type Transformer (15 KVA)	1	Ea.	\$5,603	4
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	6,602	SF	\$4,673	8
Sub Total for System		3	items	\$15,776	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	4
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	8
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	8
Sub Total for System		3	items	\$9,978	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	6,602	SF	\$10,483	9
Sub Total for System		1	items	\$10,483	
Sub Total for Building 962C - Warehouse		16	items	\$101,957	

Building: 962D - Storage Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	847	SF	\$1,483	7
		Sub Total for System		2 items	\$16,311

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	847	SF	\$3,795	7
Note: painted CMU					
		Sub Total for System		1 items	\$3,795

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	847	SF	\$1,311	5
		Sub Total for System		2 items	\$10,773

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Lighting Fixtures	Light Fixtures (Bldg SF)	847	SF	\$15,533	8
Power Distribution	Power Wiring	847	SF	\$1,006	10
		Sub Total for System		3 items	\$17,440

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	Sink - Service / Mop Sink	1	Ea.	\$796	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	847	SF	\$3,044	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	847	SF	\$940	10
		Sub Total for System		4 items	\$7,464

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	847	SF	\$1,345	6
		Sub Total for System		1 items	\$1,345
		Sub Total for Building 962D - Storage Building		13 items	\$57,129

Building: 962E - Administrative Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	54	SF	\$5,385	10
Exterior Operating Windows	Aluminum - Windows per SF	384	SF	\$38,295	10
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	\$32,312	10
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$7,180	10
Note: metal louvers					
		Sub Total for System		4 items	\$83,172

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,202	SF	\$36,753	4
Carpeting	Carpet	2,871	SF	\$36,347	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1,886	SF	\$7,854	8
Interior Door Supplementary Components	Door Hardware	35	Door	\$51,961	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,886	SF	\$6,369	8
Suspended Plaster and	Painted ceilings	6,152	SF	\$12,812	8
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	8
Resilient Flooring	Vinyl Composition Tile Flooring	4,757	SF	\$38,901	9
		Sub Total for System		8 items	\$199,063

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	VAV Boxes / Terminal Device	10	Ea.	\$38,739	8
Note: estimated					

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg,SF)	8,202	SF	\$22,123	10
Sub Total for System		2	items	\$60,861	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	5
Plumbing Fixtures	Classroom Lavatory	2	Ea.	\$5,129	6
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	8
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	8
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	8
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,684	10
Sub Total for System		7	items	\$45,097	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	8,202	SF	\$13,023	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		2	items	\$19,891	
Sub Total for Building 962E - Administrative Building		23	items	\$408,085	
Total for: Service Center - Bldg & Grds		133	items	\$4,084,843	

Supporting Photos

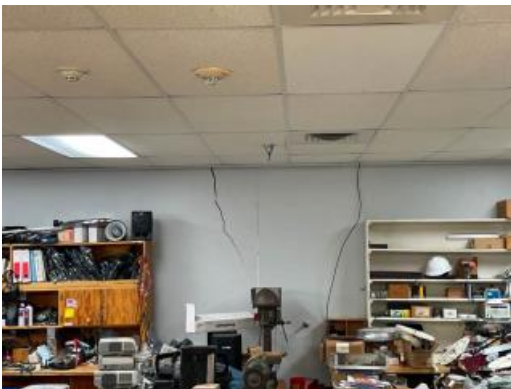
General Site Photos



Rusted base of metal panel



Rusted steel door



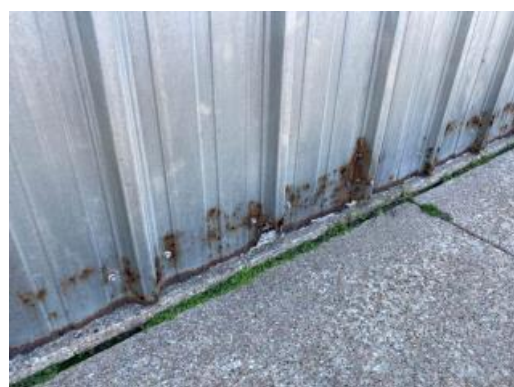
Walls need to be repaired and repainted



Wall to be repaired and repainted



Rusted and sun bleached steel doors



Rusted base of building metal panel



Potholes



Bent downspout