



# FACILITY CONDITION ASSESSMENT

*Winn ES* | February 2022



## Executive Summary

Winn ES is located at 3500 Susquehanna Ln in Austin, Texas. The oldest building is 50 years old (at time of 2020 assessment). It comprises 67,433 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 \$8,110,002. 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 Winn ES the ten-year need is \$11,047,256.

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 Winn ES facility has a 5-year FCA score of 54.05%.

## Summary of Findings

The table below summarizes the condition findings at Winn ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$1,481,070	\$0	\$299,774	\$1,481,070	\$1,780,844	\$0	
<b>Permanent Building(s)</b>								
157A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,152,314	\$1,180,858	\$336,710	\$7,333,172	\$7,669,882	\$17,184,320	57.33%
157B	Stand-Alone Classroom Building	\$439,013	\$953,089	\$58,739	\$1,392,102	\$1,450,841	\$3,274,049	57.48%
157C	Library	\$37,605	\$22,771	\$85,313	\$60,376	\$145,689	\$1,882,587	96.79%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,628,932</b>	<b>\$2,156,718</b>	<b>\$480,762</b>	<b>\$8,785,650</b>	<b>\$9,266,412</b>	<b>\$22,340,957</b>	
<b>Total for Site:</b>		<b>\$8,110,002</b>	<b>\$2,156,718</b>	<b>\$780,536</b>	<b>\$10,266,720</b>	<b>\$11,047,256</b>	<b>\$22,340,957</b>	<b>54.05%</b>

## Approach and Methodology

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

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

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

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

## Facility Deficiency Priority Levels

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

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

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

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

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

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

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$1,474,615	\$1,474,615	18.20 %
Roofing	\$1,140,536	\$0	\$0	\$0	\$0	\$1,140,536	14.08 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.08 %
Exterior	\$0	\$1,411,494	\$2,528	\$0	\$1,936	\$1,415,958	17.48 %
Interior	\$0	\$0	\$83,367	\$497,831	\$0	\$581,198	7.17 %
Mechanical	\$0	\$1,077,784	\$114,306	\$6,850	\$0	\$1,198,939	14.80 %
Electrical	\$0	\$20,688	\$944,047	\$0	\$0	\$964,735	11.91 %
Plumbing	\$0	\$10,507	\$180,368	\$28,828	\$0	\$219,704	2.71 %
Fire and Life Safety	\$607,704	\$0	\$0	\$0	\$0	\$607,704	7.50 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$167,236	\$0	\$167,236	2.06 %
Crawlspace	\$0	\$0	\$0	\$0	\$325,616	\$325,616	4.02 %
<b>Total:</b>	\$1,754,695	\$2,520,472	\$1,324,615	\$700,745	\$1,802,168	\$8,102,695	

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

Site	-	\$1,474,615
Exterior	-	\$1,415,958
Mechanical	-	\$1,198,939

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

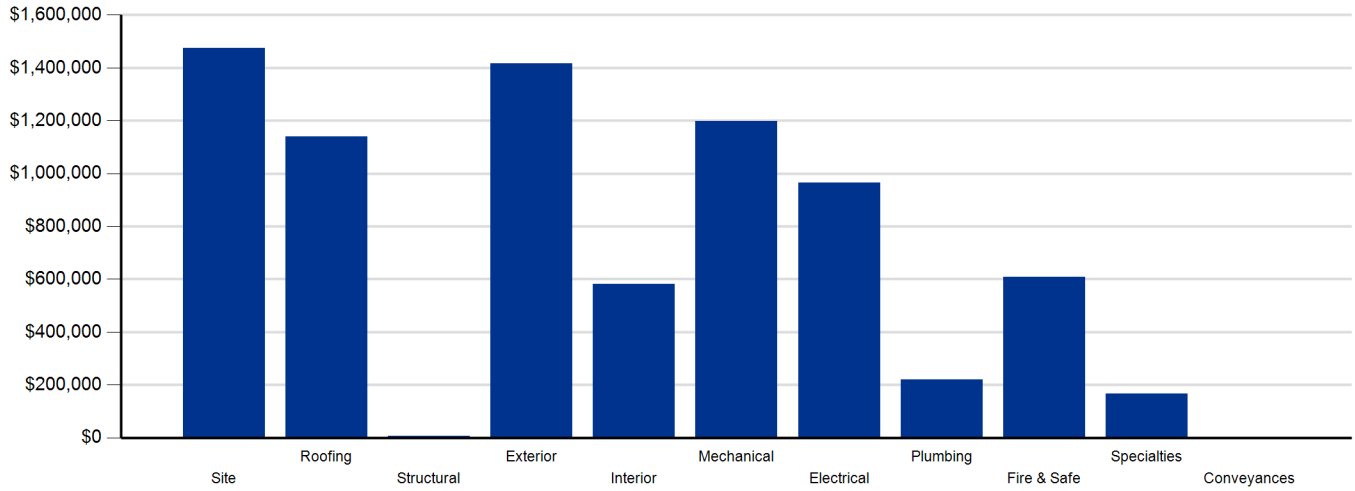


Figure 1: System Deficiencies

## 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	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$25,308	\$196,861	\$128,226	\$350,395
Interior	\$0	\$0	\$38,573	\$496,305	\$395,493	\$930,371
Mechanical	\$0	\$429,080	\$22,986	\$0	\$375,850	\$827,916
Electrical	\$0	\$0	\$0	\$0	\$82,087	\$82,087
Plumbing	\$0	\$0	\$19,071	\$141,607	\$40,695	\$201,373
Fire and Life Safety	\$0	\$0	\$0	\$22,948	\$120,447	\$143,395
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$3,884	\$70,415	\$0	\$74,299
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$429,080</b>	<b>\$109,822</b>	<b>\$928,136</b>	<b>\$1,142,798</b>	<b>\$2,609,836</b>

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$0	\$0	\$0	\$157,165	\$0	\$142,609	\$299,774	\$299,774
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$350,395	\$0	\$0	\$0	\$0	\$5,608	\$5,608	\$356,003
Interior	\$930,371	\$74,589	\$0	\$129,327	\$0	\$125,068	\$328,984	\$1,259,355
Mechanical	\$827,916	\$0	\$7,943	\$8,786	\$0	\$506,581	\$523,310	\$1,351,226
Electrical	\$82,087	\$0	\$0	\$9,017	\$0	\$61,832	\$70,849	\$152,936
Plumbing	\$201,373	\$0	\$2,384	\$1,587	\$0	\$57,406	\$61,377	\$262,750
Fire and Life Safety	\$143,395	\$0	\$0	\$0	\$8,150	\$0	\$8,150	\$151,545
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$74,299	\$0	\$0	\$0	\$0	\$0	\$0	\$74,299
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,609,836</b>	<b>\$74,589</b>	<b>\$10,327</b>	<b>\$305,882</b>	<b>\$8,150</b>	<b>\$899,104</b>	<b>\$1,298,052</b>	<b>\$3,907,888</b>

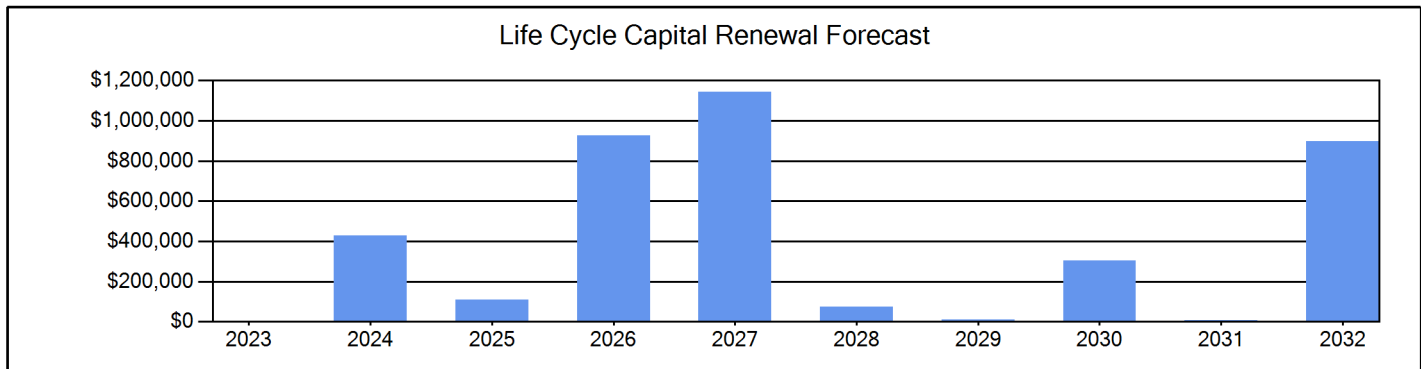


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

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

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

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$22,340,957. For planning purposes, the total 5-year need at the Winn ES is \$10,266,720 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Winn ES facility has a 5-year FCA of 54.05%.

5-Year Need vs. Replacement

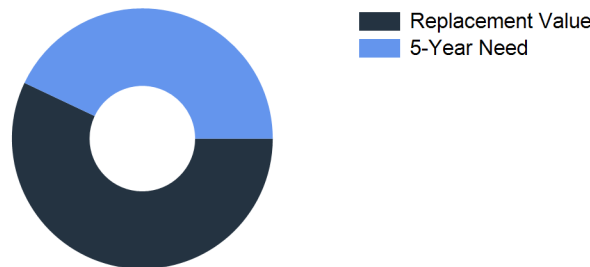


Figure 3: 5-Year FCA



## Winn ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	412,590	EACH	5	\$708,409	3922
PUBLIC DEFICIENCIES	ADA Compliance	323,665	EACH	5	\$555,727	3921
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	122,385	EACH	5	\$210,133	3923
Wheel Stop Replacement	Deferred Maintenance	2	Ea.	5	\$347	2787
<b>Note:</b> Damaged wheel stops in Manor Rd. parking lot						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,474,615</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6639
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,455</b>	
<b>Sub Total for School and Site Level</b>		<b>5</b>	<b>items</b>		<b>\$1,481,070</b>	

## Building: 157A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	1,084,468	EACH	1	\$1,140,536	3924
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,140,536</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Brick Exterior Replacement (Bldg SF)	Capital Renewal	49,713	SF	2	\$1,396,666	3925
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$14,828	2790
<b>Location:</b> Kitchen and mechanical room						
Exterior Metal Door Repainting	Deferred Maintenance	14	Door	3	\$1,609	2789
Exterior Cleaning	Deferred Maintenance	500	SF Wall	5	\$1,936	2788
<b>Note:</b> Near doors connecting to other buildings						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,415,039</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	17	Door	3	\$25,238	3928
Interior Door Replacement	Capital Renewal	14	Door	3	\$26,952	3927
Acoustical Ceiling Tile Replacement	Capital Renewal	23,548	SF	4	\$79,516	2792
Adhered Acoustical Ceiling Tile Replacement	Capital Renewal	2,616	SF	4	\$18,231	2793
Carpet Flooring Replacement	Capital Renewal	1,047	SF	4	\$13,250	2797
<b>Location:</b> IBM Lab						
Ceiling Grid Replacement	Capital Renewal	23,548	SF	4	\$98,060	2791
Ceramic Tile Flooring Replacement	Capital Renewal	1,047	SF	4	\$18,498	2798
<b>Location:</b> Bathrooms						
Interior Ceramic Walls Repair or Replacement	Capital Renewal	523	SF	4	\$4,344	2794
Interior Wood Wall Replacement (LC)	Capital Renewal	6,279	SF	4	\$98,475	2795
Metal Interior Door Replacement	Capital Renewal	3	Door	4	\$8,968	3926
Toilet Partition Replacement	Capital Renewal	17	Stall	4	\$34,280	2796
Vinyl Composition Tile Replacement	Capital Renewal	14,129	SF	4	\$115,542	2799
Wood Flooring Repair	Deferred Maintenance	523	SF	4	\$8,667	2800
<b>Note:</b> Refinish stage floor						
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>		<b>\$550,021</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement <b>Note:</b> 420 MBH	Capital Renewal	1	Ea.	2	\$20,946	2822
Exterior Chiller Replacement <b>Note:</b> 125 Tons	Capital Renewal	2	Ea.	2	\$318,222	2823
Fan Coil HVAC Component Replacement <b>Note:</b> 7.5 Ton equipment uses R-22 refrigerant	Capital Renewal	1	Ea.	2	\$4,553	2824
Gas Piping Replacement (SF Basis)	Capital Renewal	17,443	SF	2	\$604,841	2815
Package Roof Top Unit Replacement <b>Note:</b> Equipment uses R-22 refrigerant	Capital Renewal	1	Ea.	2	\$24,236	2825
Package Roof Top Unit Replacement <b>Note:</b> 3 Ton equipment uses R-22 refrigerant	Capital Renewal	1	Ea.	2	\$15,909	2826
Circulation Pump Replacement <b>Note:</b> 15 HP	Capital Renewal	1	Ea.	3	\$11,561	2828
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	2832
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	10	Ea.	3	\$80,362	2830
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	2827
	<b>Sub Total for System</b>	<b>10</b>	<b>items</b>		<b>\$1,109,863</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	2802
Exterior Mounted Building Lighting Replacement	Capital Renewal	1	Ea.	3	\$902	2809
Interior Power Wiring Replacement	Deferred Maintenance	52,329	SF	3	\$62,150	2811
Lighting Fixtures Replacement <b>Note:</b> Part of the building has been renovated, the other area needs new light fixtures.	Capital Renewal	34,886	SF	3	\$639,758	2810
Public Address System Replacement, Non-main Building	Deferred Maintenance	52,329	SF	3	\$37,043	2803
	<b>Sub Total for System</b>	<b>5</b>	<b>items</b>		<b>\$742,635</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement <b>Note:</b> 19 Gallon <b>Location:</b> Mechanical Room	Capital Renewal	1	Ea.	2	\$1,587	2812
Water Heater Replacement <b>Note:</b> 82 Gallon <b>Location:</b> Mechanical Room	Capital Renewal	2	Ea.	2	\$8,921	2813
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$7,685	2814
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	17,443	SF	3	\$62,685	2816
Sanitary Sewer Piping Replacement	Capital Renewal	52,329	SF	3	\$58,097	2817
Shower Replacement <b>Location:</b> Gym office	Capital Renewal	1	Ea.	3	\$1,306	2820
Toilet Replacement	Capital Renewal	10	Ea.	3	\$50,594	2821
Custodial Mop Or Service Sink Replacement	Capital Renewal	4	Ea.	4	\$3,184	2819
Replace classroom lavatory	Capital Renewal	10	Ea.	4	\$25,645	2818
	<b>Sub Total for System</b>	<b>9</b>	<b>items</b>		<b>\$219,704</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	2806
Fire Alarm Replacement	Capital Renewal	52,329	SF	1	\$83,089	2805
Install Fire Sprinklers	Functional Deficiency	52,329	SF	1	\$383,374	2831
Wall Pack Lighting Replacement <b>Note:</b> Broken	Capital Renewal	2	Ea.	1	\$1,027	2807
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>		<b>\$474,358</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2804
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	19	Room	4	\$167,236	2801
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$167,236</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	62,748	Ea.	5	\$73,720	6522
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes and damaged pipe hangers - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	48,996	Ea.	5	\$63,252	6526
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - replace corroded pipes and pipe hangers						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	146,127	Ea.	5	\$188,645	6527
<b>Note:</b> CRAWL SPACE, INSULATION - replace insulation - 17497 GSF						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$325,616</b>	
<b>Sub Total for Building 157A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>51</b>	<b>items</b>		<b>\$6,152,314</b>	

**Building: 157B - Stand-Alone Classroom Building**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	8	Door	3	\$919	2904
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$919</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	21	Door	3	\$31,177	3630
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$31,177</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement	Capital Renewal	10	Ea.	2	\$89,076	2901
<b>Note:</b> Equipment uses R-22 refrigerant						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$89,076</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$5,564	2905
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	2906
Canopy Lighting Replacement	Capital Renewal	6	Ea.	3	\$12,498	2912
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	2913
Lighting Fixtures Replacement	Capital Renewal	9,970	SF	3	\$182,835	2914
Public Address System Replacement, Non-main Building	Deferred Maintenance	9,970	SF	3	\$7,058	2907
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$222,100</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	2910
Fire Alarm Replacement	Capital Renewal	9,970	SF	1	\$15,831	2909
Install Fire Sprinklers	Functional Deficiency	9,970	SF	1	\$73,042	2902
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$95,741</b>	
<b>Sub Total for Building 157B - Stand-Alone Classroom Building</b>		<b>12</b>	<b>items</b>		<b>\$439,013</b>	

**Building: 157C - Library**

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	5,133	SF	1	\$37,605	2916
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$37,605</b>	
	<b>Sub Total for Building 157C - Library</b>	<b>1</b>	<b>items</b>		<b>\$37,605</b>	
	<b>Total for Campus</b>	<b>69</b>	<b>items</b>		<b>\$8,110,002</b>	

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

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	2,500	LF	\$117,993	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	500	LF	\$39,172	8
Parking Lot Pavement	Asphalt	85	CAR	\$123,318	10
Roadway Pavement	Asphalt Driveways	3,000	SF	\$19,291	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$299,775</b>	
<b>Sub Total for Building -</b>		<b>4</b>	<b>items</b>	<b>\$299,775</b>	

### Building: 157A - 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)	1,047	SF	\$25,308	3
Exterior Operating Windows	Aluminum - Windows per SF	624	SF	\$62,230	4
Exterior Operating Windows	Aluminum - Windows per SF	1,350	SF	\$134,631	4
Exterior Entrance Doors	Steel - Insulated and Painted	14	Door	\$51,898	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,570	SF	\$5,608	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$279,674</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,570	SF	\$3,269	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	39,247	SF	\$175,862	4
Interior Swinging Doors	Metal Door (Steel)	16	Door	\$46,301	4
Interior Door Supplementary Components	Door Hardware	130	Door	\$192,999	4
Tile Flooring	Quarry Tile	1,047	SF	\$28,622	5
Interior Swinging Doors	Wooden Door	114	Door	\$213,818	5
Carpeting	Carpet	2,093	SF	\$26,500	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	20,933	SF	\$70,686	8
Compartments and Cubicles	Toilet Partitions	14	Stall	\$28,231	8
Carpeting	Carpet	1,047	SF	\$13,250	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	23,548	SF	\$79,516	10
Compartments and Cubicles	Toilet Partitions	17	Stall	\$34,280	10
Wood Flooring	Wood Flooring - All Types	523	SF	\$11,272	10
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$924,605</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	52,329	SF	\$80,971	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	5
HVAC Air Distribution	AHU 20,000 CFM Interior	2	Ea.	\$290,079	5
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	1	Ea.	\$20,946	10
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	2	Ea.	\$318,222	10
Facility Hydronic Distribution	4-Pipe System	52,329	SF	\$126,619	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$898,289</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Motor Controller (Loads)	32	Ea.	\$58,785	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	10	Ea.	\$9,017	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	24	Ea.	\$49,991	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$135,596</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	6	Ea.	\$14,303	3
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$21,730	4
Plumbing Fixtures	Toilets	14	Ea.	\$70,831	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2	Ea.	\$8,921	10
		<b>Sub Total for System</b>		<b>8 items</b>	<b>\$125,705</b>

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	52,329	SF	\$120,447	5
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$120,447</b>

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	8	Ea.	\$3,884	3
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$3,884</b>
<b>Sub Total for Building 157A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>43 items</b>		<b>\$2,488,200</b>	

**Building: 157B - Stand-Alone Classroom Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	468	SF	\$46,672	5
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	5
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$76,328</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,870	SF	\$33,329	3
Suspended Plaster and	Painted ceilings	100	SF	\$208	3
Tile Flooring	Ceramic Tile	100	SF	\$1,767	3
Tile Wall Finish	Ceramic Tile wall	100	SF	\$830	4
Wall Coverings	Vinyl/Fabric Wall Covering	2,991	SF	\$14,094	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,879	SF	\$30,826	4
Carpeting	Carpet	997	SF	\$12,622	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	9,870	SF	\$41,102	5
Resilient Flooring	Vinyl Composition Tile Flooring	8,873	SF	\$72,563	5
Interior Swinging Doors	Wooden Door	21	Door	\$39,388	5
		<b>Sub Total for System</b>		<b>10 items</b>	<b>\$246,728</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	33	Ton	\$429,080	2
<b>Note:</b> Building A has a Four (4) pipe Hydronic System. Building B is 100% Ground Source. Building C is has Fan Coil Units					
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,970	SF	\$15,427	3
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	5
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$444,994</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Power Distribution	Power Wiring	9,970	SF	\$11,841	10
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$17,341</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	3
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	4
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Classroom Lavatory	12	Ea.	\$30,774	5

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	9,970	SF	\$35,829	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,970	SF	\$11,069	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$133,073</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	9,970	SF	\$22,948	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$22,948</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$70,415</b>	
<b>Sub Total for Building 157B - Stand-Alone Classroom Building</b>		<b>27</b>	<b>items</b>	<b>\$1,011,827</b>	

**Building: 157C - Library**
**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,082	SF	\$22,771	4
Carpeting	Carpet	3,798	SF	\$48,089	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	5,082	SF	\$17,160	8
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$88,019</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,133	SF	\$7,943	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,943</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	7
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	8
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$3,970</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,133	SF	\$8,150	9
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$8,150</b>	
<b>Sub Total for Building 157C - Library</b>		<b>7</b>	<b>items</b>	<b>\$108,082</b>	
<b>Total for: Winn ES</b>		<b>81</b>	<b>items</b>	<b>\$3,907,884</b>	

**Supporting Photos**

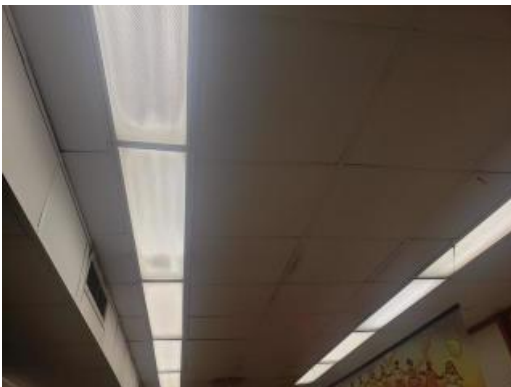
**General Site Photos**



F22 Wall pack emergency lighting is broken



Damaged Wall



Damaged acoustical ceiling tile



Worn wood door



Stained carpet



Missing ceiling tiles





Chipping paint on hard ceiling



Missing lock on toilet Partition



Damaged acoustical ceiling tiles



Damaged exterior door