



FACILITY CONDITION ASSESSMENT

Casey ES | February 2022



Executive Summary

Casey ES is located at 9400 Texas Oaks Dr in Austin, Texas. The oldest building is 22 years old (at time of 2020 assessment). It comprises 81,506 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 \$3,693,614. 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 Casey ES the ten-year need is \$10,632,515.

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 Casey ES facility has a 5-year FCA score of 66.93%.

Summary of Findings

The table below summarizes the condition findings at Casey 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
Exterior Site								
	Exterior Site	\$584,906	\$413,377	\$245,458	\$998,283	\$1,243,741	\$0	
Permanent Building(s)								
173A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,108,708	\$4,743,413	\$1,536,653	\$7,852,121	\$9,388,774	\$26,765,760	70.66%
Sub Total for Permanent Building(s):		\$3,108,708	\$4,743,413	\$1,536,653	\$7,852,121	\$9,388,774	\$26,765,756	
Total for Site:		\$3,693,614	\$5,156,790	\$1,782,111	\$8,850,404	\$10,632,515	\$26,765,756	66.93%

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	\$584,906	\$584,906	15.84 %
Roofing	\$1,424,058	\$0	\$0	\$0	\$0	\$1,424,058	38.55 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$14,801	\$0	\$14,801	0.40 %
Interior	\$0	\$0	\$0	\$10,386	\$363,263	\$373,649	10.12 %
Mechanical	\$0	\$426,018	\$35,553	\$22,095	\$0	\$483,666	13.09 %
Electrical	\$0	\$0	\$89,752	\$0	\$0	\$89,752	2.43 %
Plumbing	\$0	\$0	\$0	\$125,660	\$0	\$125,660	3.40 %
Fire and Life Safety	\$597,123	\$0	\$0	\$0	\$0	\$597,123	16.17 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$2,021,181	\$426,018	\$125,305	\$172,942	\$948,169	\$3,693,614	

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

Roofing	-	\$1,424,058
Fire and Life Safety	-	\$597,123
Site	-	\$584,906

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

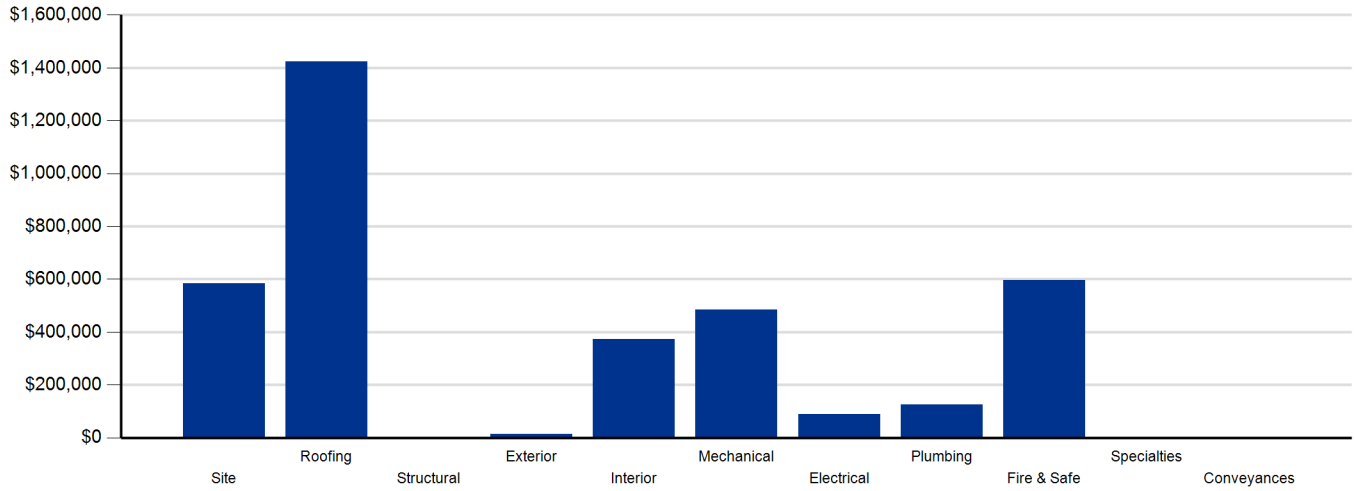


Figure 1: System Deficiencies

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	\$165,191	\$224,907	\$390,098
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$504,214	\$0	\$234,757	\$738,971
Interior	\$0	\$0	\$0	\$23,487	\$297,421	\$320,908
Mechanical	\$0	\$0	\$126,118	\$0	\$680,212	\$806,330
Electrical	\$0	\$0	\$0	\$110,825	\$1,494,683	\$1,605,508
Plumbing	\$0	\$460,862	\$22,426	\$0	\$4,214	\$487,502
Fire and Life Safety	\$0	\$0	\$136,283	\$187,602	\$0	\$323,885
Conveyances	\$0	\$0	\$0	\$98,739	\$0	\$98,739
Specialties	\$0	\$0	\$0	\$0	\$510,509	\$510,509
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$460,862	\$789,041	\$585,844	\$3,446,703	\$5,282,450

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	\$390,098	\$0	\$0	\$245,458	\$0	\$0	\$245,458	\$635,556
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$738,971	\$0	\$0	\$0	\$0	\$92,675	\$92,675	\$831,646
Interior	\$320,908	\$0	\$361,566	\$10,318	\$626,535	\$402,710	\$1,401,129	\$1,722,037
Mechanical	\$806,330	\$0	\$0	\$0	\$0	\$8,626	\$8,626	\$814,956
Electrical	\$1,605,508	\$0	\$0	\$393,098	\$0	\$0	\$393,098	\$1,998,606
Plumbing	\$487,502	\$0	\$0	\$15,347	\$0	\$0	\$15,347	\$502,849
Fire and Life Safety	\$323,885	\$0	\$0	\$0	\$0	\$0	\$0	\$323,885
Conveyances	\$98,739	\$0	\$0	\$0	\$0	\$7,985	\$7,985	\$106,724
Specialties	\$510,509	\$0	\$0	\$0	\$0	\$0	\$0	\$510,509
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,282,450	\$0	\$361,566	\$664,221	\$626,535	\$511,996	\$2,164,318	\$7,446,768

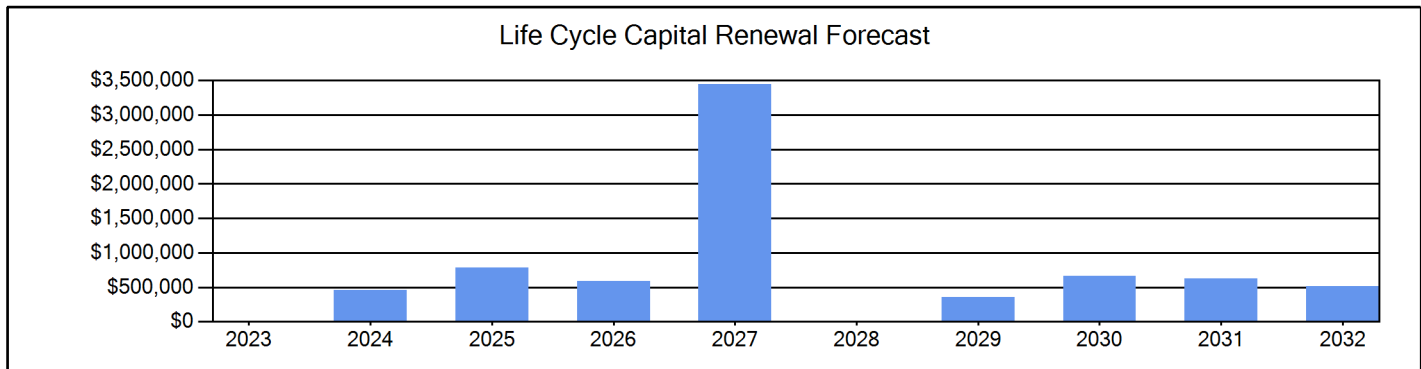


Figure 2: Ten Year Capital Renewal Forecast

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 \$26,765,756. For planning purposes, the total 5-year need at the Casey ES is \$8,850,404 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Casey ES facility has a 5-year FCA of 66.93%.

5-Year Need vs. Replacement

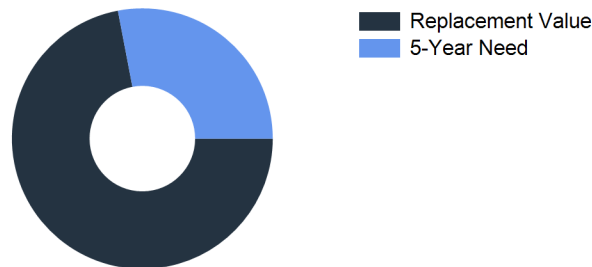


Figure 3: 5-Year FCA

Casey ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	155,071	EACH	5	\$200,191	2505
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area 31,150.39 REPORT COST SUMMARY Estimated Construction Cost for Site Plan Area 31,150.39 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 31,150.39 Interior Improvements Estimated Construction Cost for Floor Plan Area 3 \$ 28,972.58 Estimated Construction Cost for Floor Plan Area 4 \$ 19,279.27 Estimated Construction Cost for Floor Plan Area 5 \$ 897.16 Estimated Construction Cost for Floor Plan Area 6 \$ 14,878.80 Estimated Construction Cost for Floor Plan Area 7 (x2 locations) \$ 21,236.53 Estimated Construction Cost for Floor Plan Area 8 (x2 locations) \$ 38,655.92 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 123,920.25 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements \$ 155,070.63						
Location: AISD ADA REPORT						
PUBLIC DEFICIENCIES	ADA Compliance	161,027	EACH	5	\$276,480	2503
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$ 40,822.32 Estimated Construction Cost for Site Plan Area B \$ 12,340.50 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 53,162.82 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 \$ 26,884.01 Estimated Construction Cost for Floor Plan Area 2 \$ 80,979.93 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 107,863.93 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 161,026.75						
Location: AISD ADA REPORT						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	63,038	EACH	5	\$108,235	2506
Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area D \$ 13,646.16 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 13,646.16 Interior Improvements Estimated Construction Cost for Floor Plan Area 9 \$ 10,702.61 Estimated Construction Cost for Floor Plan Area 10 \$ 11,913.00 Estimated Construction Cost for Floor Plan Area 11 \$ 10,772.58 Estimated Construction Cost for Floor Plan Area 12 \$ 6,231.21 Estimated Construction Cost for Floor Plan Area 13 \$ 8,603.50 Estimated Construction Cost for Floor Plan Area 14 \$ 1,169.37 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 49,392.27 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$ 63,038.44						
Sub Total for System		3	items		\$584,906	
Sub Total for School and Site Level		3	items		\$584,906	

Building: 173A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	1,411,239	EACH	1	\$1,411,208	1800
AISD ROOFING P4	Capital Renewal	12,850	EACH	1	\$12,850	1801
Sub Total for System		2	items		\$1,424,058	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete/CMU Exterior Repair	Deferred Maintenance	1,000	LF	4	\$14,801	639
Note: Multiple exterior control joints are failing, remove and replace sealant at control joints.						
Sub Total for System		1	items		\$14,801	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	20	SF	4	\$68	614
Note: Damaged ceiling tiles in rear entry way to cafeteria.						
Carpet Flooring Replacement	Capital Renewal	815	SF	4	\$10,318	1677

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	815	SF	5	\$1,697	1676
Interior Wall Repainting (Bldg SF)	Capital Renewal	80,690	SF	5	\$361,566	1678
Sub Total for System		4	items		\$373,649	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Heat Pump HVAC Component Replacement Note: Equipment uses R-22 refrigerant and is obsolete Location: Mechanical Closet	Capital Renewal	2	Ea.	2	\$17,815	603
Heat Pump HVAC Component Replacement Note: 1.5 Ton. Equipment uses R-22 refrigerant and is obsolete Location: Mechanical Closet	Capital Renewal	1	Ea.	2	\$7,358	604
Heat Pump HVAC Component Replacement	Capital Renewal	45	Ea.	2	\$400,844	1364
Make Up Air Equipment Replacement Note: Dedicated Outside Air System - 11,000 CFM	Capital Renewal	2	Ea.	3	\$17,777	1365
Make Up Air Equipment Replacement Note: Dedicated Outside Air System - 20,800 CFM	Capital Renewal	2	Ea.	3	\$17,777	1366
Ceiling Exhaust Fan Replacement Note: Unit is beyond useful life. Location: Janitor Closet	Capital Renewal	6	Ea.	4	\$2,920	610
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$8,626	1679
Kitchen Air/Exhaust Replacement Note: Unit is beyond useful life. Location: Roof	Capital Renewal	1	Ea.	4	\$10,548	608
Sub Total for System		8	items		\$483,666	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	8	Ea.	3	\$16,664	1680
H.I.D. Lighting Replacement Note: In working condition, but due to hours of operation recommend replacing with LED.	Capital Renewal	16	Ea.	3	\$9,440	593
Lightning Protection System Installation Note: Lightning protection was not observed.	Functional Deficiency	81,505	SF	3	\$63,649	592
Sub Total for System		3	items		\$89,752	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory	Capital Renewal	49	Ea.	4	\$125,660	1531
Sub Total for System		1	items		\$125,660	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: Missing fire sprinkler system	Functional Deficiency	81,505	SF	1	\$597,123	611
Sub Total for System		1	items		\$597,123	
Sub Total for Building 173A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		20	items		\$3,108,708	
Total for Campus		23	items		\$3,693,614	

Casey 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)	3,500	LF	\$165,191	4
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Roadway Pavement	Asphalt Driveways	31,500	SF	\$202,559	5
Parking Lot Pavement	Asphalt	120	CAR	\$174,096	8
Pedestrian Pavement	Sidewalks - Concrete	6,300	SF	\$71,362	8
Sub Total for System		5	items	\$635,555	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	4	Ea.	\$23,279	4
Sub Total for System		1	items	\$23,279	
Sub Total for Building -		6	items	\$658,834	

Building: 173A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	16,301	SF	\$504,214	3
Exterior Operating Windows	Aluminum - Windows per SF	1,476	SF	\$147,197	5
Exterior Operating Windows	Aluminum - Windows per SF	846	SF	\$84,369	5
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$3,191	5
Exterior Entrance Doors	Steel - Insulated and Painted	25	Door	\$92,675	10
Sub Total for System		5	items	\$831,646	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	815	SF	\$3,840	4
Fluid-Applied Flooring	Epoxy Coating	1,630	SF	\$19,647	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	79,875	SF	\$269,718	5
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	5
Carpeting	Carpet	815	SF	\$10,318	5
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	80,690	SF	\$361,566	7
Carpeting	Carpet	815	SF	\$10,318	8
Resilient Flooring	Vinyl Composition Tile Flooring	76,615	SF	\$626,535	9
Suspended Plaster and	Painted ceilings	815	SF	\$1,697	10
Wall Paneling	Wood Panel wall	24,452	SF	\$383,458	10
Wood Flooring	Wood Flooring - All Types	815	SF	\$17,555	10
Sub Total for System		12	items	\$1,722,039	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	81,506	SF	\$126,118	3
HVAC Air Distribution	Ductwork (Bldg.SF)	81,506	SF	\$644,912	5
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$24,109	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Sub Total for System		5	items	\$814,956	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	25	Ea.	\$22,543	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	81,505	SF	\$57,696	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Light Fixtures (Bldg SF)	81,505	SF	\$1,494,683	5
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	4	Ea.	\$272,109	8
Power Distribution	Panelboard - 120/208 225A	22	Ea.	\$120,989	8
Sub Total for System		6	items	\$1,975,327	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	49	Ea.	\$125,660	2
Plumbing Fixtures	Restroom Lavatory	14	Ea.	\$38,028	2
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	2
Plumbing Fixtures	Showers	1	Ea.	\$1,306	2
Plumbing Fixtures	Toilets	57	Ea.	\$288,385	2
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	2
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	3
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	8	Ea.	\$19,070	3
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	3	Ea.	\$4,214	5
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	3	Ea.	\$6,537	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	8
Sub Total for System		12	items	\$502,850	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	81,505	SF	\$129,415	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	81,505	SF	\$187,602	4
Sub Total for System		3	items	\$323,885	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	4
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	58	Room	\$510,509	5
Sub Total for System		1	items	\$510,509	
Sub Total for Building 173A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		46	items	\$6,787,935	
Total for: Casey ES		52	items	\$7,446,769	

Supporting Photos

General Site Photos



Condensing Unit R-22



Ground Source Water Source Heat Pump



Dedicated Outdoor Air System



Rooftop Unit



Water Heater



Instant Water Heaters



Damaged exterior wall caulking



Damaged Exterior wall caulking