



FACILITY CONDITION ASSESSMENT

Cunningham ES | February 2022



Executive Summary

Cunningham ES is located at 2200 Berkeley Ave in Austin, Texas. The oldest building is 57 years old (at time of 2020 assessment). It comprises 61,578 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 \$5,413,164. 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 Cunningham ES the ten-year need is \$9,212,967.

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 Cunningham ES facility has a 5-year FCA score of 56.62%.

Summary of Findings

The table below summarizes the condition findings at Cunningham 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	\$1,739,702	\$430,568	\$115,952	\$2,170,270	\$2,286,222	\$0	
Permanent Building(s)								
113A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,139,809	\$2,755,515	\$285,465	\$5,895,324	\$6,180,789	\$17,028,990	65.38%
113B	Stand-Alone Classroom Building	\$533,653	\$173,666	\$38,637	\$707,319	\$745,956	\$3,192,608	77.85%
Sub Total for Permanent Building(s):		\$3,673,462	\$2,929,181	\$324,102	\$6,602,643	\$6,926,745	\$20,221,600	
Total for Site:		\$5,413,164	\$3,359,749	\$440,054	\$8,772,913	\$9,212,967	\$20,221,600	56.62%

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	\$1,739,702	\$1,739,702	32.18 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$396,017	\$460	\$4,540	\$70,769	\$471,786	8.73 %
Interior	\$0	\$0	\$282,724	\$1,171,079	\$194,601	\$1,648,403	30.49 %
Mechanical	\$0	\$0	\$16,072	\$2,433	\$10,773	\$29,279	0.54 %
Electrical	\$0	\$92,563	\$1,287,744	\$0	\$0	\$1,380,307	25.53 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$130,077	\$6,303	\$136,381	2.52 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$488,580	\$1,587,000	\$1,308,129	\$2,022,148	\$5,405,857	

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

Site	-	\$1,739,702
Interior	-	\$1,648,403
Electrical	-	\$1,380,307

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

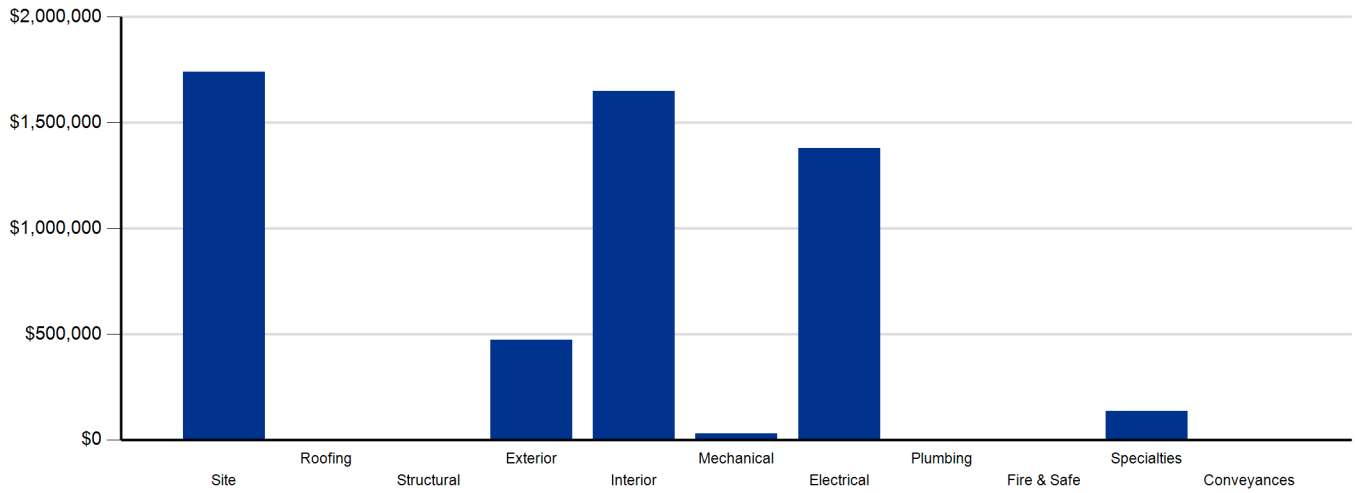


Figure 1: System Deficiencies

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	\$224,113	\$206,455	\$430,568
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$37,955	\$0	\$37,955
Interior	\$0	\$0	\$48,868	\$53,764	\$0	\$102,632
Mechanical	\$0	\$0	\$32,605	\$22,749	\$448,439	\$503,793
Electrical	\$0	\$0	\$0	\$0	\$28,852	\$28,852
Plumbing	\$0	\$1,798,086	\$3,184	\$0	\$312,946	\$2,114,216
Fire and Life Safety	\$0	\$0	\$0	\$0	\$141,733	\$141,733
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,798,086	\$84,657	\$338,581	\$1,138,425	\$3,359,749

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	\$430,568	\$0	\$0	\$0	\$0	\$4,932	\$4,932	\$435,500
Roofing	\$0	\$0	\$0	\$76,102	\$0	\$0	\$76,102	\$76,102
Exterior	\$37,955	\$0	\$4,540	\$0	\$0	\$9,262	\$13,802	\$51,757
Interior	\$102,632	\$0	\$159,745	\$32,828	\$0	\$162,026	\$354,599	\$457,231
Mechanical	\$503,793	\$0	\$0	\$0	\$0	\$193,867	\$193,867	\$697,660
Electrical	\$28,852	\$0	\$0	\$34,918	\$0	\$0	\$34,918	\$63,770
Plumbing	\$2,114,216	\$0	\$0	\$0	\$0	\$23,200	\$23,200	\$2,137,416
Fire and Life Safety	\$141,733	\$0	\$0	\$0	\$97,773	\$0	\$97,773	\$239,506
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,359,749	\$0	\$164,285	\$143,848	\$97,773	\$393,287	\$799,193	\$4,158,942

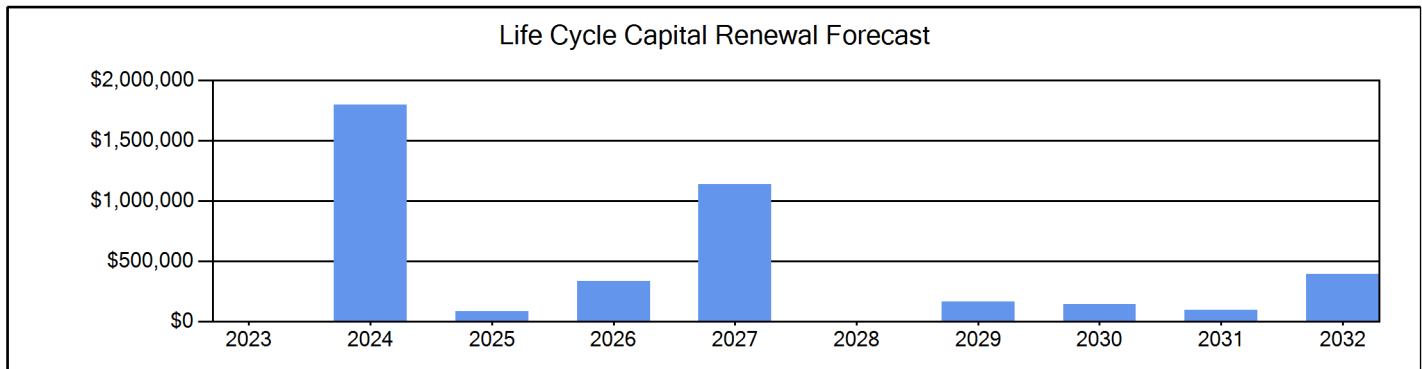


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

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

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

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$20,221,600. For planning purposes, the total 5-year need at the Cunningham ES is \$8,772,913 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Cunningham ES facility has a 5-year FCA of 56.62%.

5-Year Need vs. Replacement

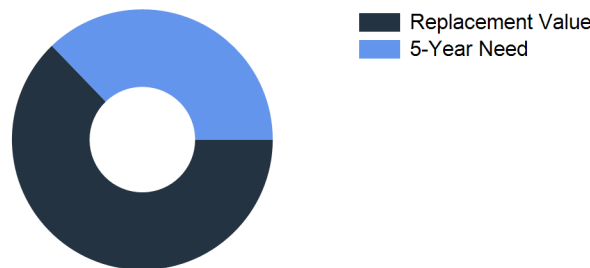


Figure 3: 5-Year FCA

Cunningham ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	800,328	EACH	5	\$1,374,148	2277
Note: SECTION TWO: PROGRAM DEFICIENCIES 48\$113.1.2REPORT COST SUMMARY	Site/Exterior Improvements	Estimated Construction Cost for Site Plan Area C8 122 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 18,122.48\$				
	Interior Improvements	Estimated Construction Cost for Floor Plan Area 4 (Building A)306,738.02\$ Estimated Construction Cost for Floor Plan Area 5A & 5B (x2) (Building A)262,583.38\$ Estimated Construction Cost for Floor Plan Area 6 (Building B)113,836.83\$ Estimated Construction Cost for Floor Plan Area 7 (Building A)92,838.01\$ Estimated Construction Cost for Floor Plan Area 8 (Building B)9,367.80\$ Estimated Construction Cost for Floor Plan Area 9 (Building A)6,841.77\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1792,205.81\$				
		Total Estimated Construction Cost Subtotal for Program Deficiency Improvements800,328.29				
PUBLIC DEFICIENCIES	ADA Compliance	92,025	EACH	5	\$158,005	2275
Note: SECTION ONE: PUBLIC DEFICIENCIES	Site/Exterior Improvements	Estimated Construction Cost for Site Plan Area A12,623.54\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 115,523.00\$				
	Interior Improvements	Estimated Construction Cost for Floor Plan Area 1 (Building A)11,227.68\$ Estimated Construction Cost for Floor Plan Area 2 (Building A)6,191.53\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 176,502.49\$				
		Total Estimated Construction Cost Subtotal for Public Deficiency Improvements92,025.4				
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	120,880	EACH	5	\$207,549	2278
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES	Interior Improvements	Estimated Construction Cost for Floor Plan Area 10 (Building A)30,219.40\$ Estimated Construction Cost for Floor Plan Area 11 (Building B)10,877.06\$ Estimated Construction Cost for Floor Plan Area 12 (Building A)79,783.43\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1120,879.89\$				
		Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements120,879.89				
	Sub Total for System	3	items		\$1,739,702	
	Sub Total for School and Site Level	3	items		\$1,739,702	

Building: 113A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	22	Door	2	\$81,554	1389
Note: Aged						
Metal Exterior Door Replacement	Capital Renewal	4	Door	2	\$14,828	1390
Note: Aged						
Steel Window Replacement	Capital Renewal	126	SF	2	\$18,212	1383
Note: Aged						
Steel Window Replacement	Capital Renewal	1,512	SF	2	\$218,547	1384
Note: Aged						
Steel Window Replacement	Capital Renewal	132	SF	2	\$19,080	1385
Note: Aged						
Steel Window Replacement	Capital Renewal	54	SF	2	\$7,805	1386
Note: Aged						
Steel Window Replacement	Capital Renewal	200	SF	2	\$28,908	1387
Note: Aged						
Steel Window Replacement	Capital Renewal	49	SF	2	\$7,083	1388
Note: Aged						
Exterior Painting (Bldg SF)	Capital Renewal	2,593	SF	4	\$4,540	2382
Note: Metal sections						
Exterior Cleaning	Deferred Maintenance	12,752	SF Wall	5	\$49,387	2452
	Sub Total for System	10	items		\$449,944	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Athletic Sport Flooring Replacement	Capital Renewal	2,593	SF	3	\$39,780	1398
Interior Door Hardware Replacement	Capital Renewal	103	Door	3	\$152,915	2380
Interior Door Replacement	Capital Renewal	15	Door	3	\$28,134	1406
Note: Age						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Aged	Capital Renewal	33	Door	3	\$61,895	1407
Acoustical Ceiling Tile Replacement Note: Aged	Capital Renewal	31,113	SF	4	\$105,061	1391
Carpet Flooring Replacement Location: Library and Offices	Capital Renewal	2,593	SF	4	\$32,828	1400
Ceiling Grid Replacement	Capital Renewal	31,113	SF	4	\$129,562	2387
Ceramic Tile Flooring Replacement Location: Restrooms	Capital Renewal	1,556	SF	4	\$27,490	1401
Interior Ceramic Walls Repair or Replacement Note: Age Location: Cafeteria and Restrooms	Capital Renewal	5,186	SF	4	\$43,053	1393
Interior Fiberglass Panels Repair or Replacement Location: Restrooms, Classroom	Capital Renewal	2,593	SF Wall	4	\$19,728	1394
Metal Interior Door Replacement Note: Age	Capital Renewal	32	Door	4	\$92,602	1404
Metal Interior Door Replacement Note: Age	Capital Renewal	23	Door	4	\$66,558	1405
Moveable Partition Replacement Note: Gym	Capital Renewal	800	SF Wall	4	\$129,079	1397
Terrazzo Flooring Replacement Note: Prep for Cafe	Capital Renewal	519	SF	4	\$17,686	1402
Toilet Partition Replacement Note: Age	Capital Renewal	3	Stall	4	\$6,049	1396
Vinyl Composition Tile Replacement Location: All areas	Capital Renewal	43,558	SF	4	\$356,205	1403
Exposed Ceiling Repainting Note: Aged	Capital Renewal	15,000	SF	5	\$34,856	1392
Interior Wall Repainting (Bldg SF)	Capital Renewal	25,928	SF	5	\$116,181	3467
Sub Total for System		18 items			\$1,459,662	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	3469
Ceiling Exhaust Fan Replacement	Capital Renewal	5	Ea.	4	\$2,433	3468
Duct Register Replacement	Deferred Maintenance	8	Ea.	5	\$3,337	1332
Remove Abandoned Equipment Note: Ceiling mounted exposed hot water unit heaters and all associated hot water piping is abandoned in place	Deferred Maintenance	5	Ea.	5	\$6,197	1333
Remove Abandoned Equipment Location: Large inline fan in boys restroom	Deferred Maintenance	1	Ea.	5	\$1,239	1334
Sub Total for System		5 items			\$29,279	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: No remaining life	Capital Renewal	1	Ea.	2	\$16,905	1411
Panelboard Replacement Note: No remaining life	Capital Renewal	2	Ea.	2	\$10,999	1413
Panelboard Replacement Note: 250A, No remaining life	Capital Renewal	1	Ea.	2	\$5,500	1414
Panelboard Replacement Note: Unacceptable Manufacturer	Capital Renewal	4	Ea.	2	\$16,943	1415
Panelboard Replacement Note: 125A, Unacceptable Manufacturer	Capital Renewal	1	Ea.	2	\$4,236	1416

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Unacceptable Manufacturer	Capital Renewal	1	Ea.	2	\$7,823	1417
Panelboard Replacement Note: No remaining life	Capital Renewal	1	Ea.	2	\$6,688	1418
Panelboard Replacement Note: No remaining life	Capital Renewal	2	Ea.	2	\$15,646	1419
Canopy Lighting Replacement Note: No remaining life	Capital Renewal	4	Ea.	3	\$8,332	1423
Exterior Mounted Building Lighting Replacement Note: No remaining life	Capital Renewal	5	Ea.	3	\$4,509	1424
Interior Power Wiring Replacement Note: No remaining life	Deferred Maintenance	51,855	SF	3	\$61,587	1426
Lighting Fixtures Replacement Note: No remaining life	Capital Renewal	51,855	SF	3	\$950,945	1425
Lightning Protection System Installation Note: None Installed	Functional Deficiency	51,855	SF	3	\$40,494	1422
Public Address System Replacement, Non-main Building Note: No remaining life	Deferred Maintenance	51,855	SF	3	\$36,707	1420
Sub Total for System		14 items			\$1,187,315	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement Note: No remaining life	Functional Deficiency	1	Ea.	3	\$7,307	1421
Sub Total for System		1 items			\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Repainting Note: Age	Deferred Maintenance	155	LF	5	\$5,255	1408
Upper Storage Cabinet Repainting Note: Age	Deferred Maintenance	85	LF	5	\$1,048	1409
Sub Total for System		2 items			\$6,303	
Sub Total for Building 113A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		50 items			\$3,139,809	

Building: 113B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	4	Door	3	\$460	1381
Exterior Cleaning	Deferred Maintenance	5,521	SF Wall	5	\$21,382	2453
Sub Total for System		2 items			\$21,842	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	9,236	SF	4	\$31,188	1352
Ceiling Grid Replacement	Capital Renewal	9,236	SF	4	\$38,461	1351
Vinyl Composition Tile Replacement Note: Age	Capital Renewal	9,236	SF	4	\$75,529	1357
Interior Wall Repainting (Bldg SF)	Capital Renewal	9,722	SF	5	\$43,564	2385
Sub Total for System		4 items			\$188,742	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: No remaining life	Capital Renewal	1	Ea.	2	\$7,823	1427

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement Note: No remaining life	Capital Renewal	9,722	SF	3	\$178,287	1430
Public Address System Replacement, Non-main Building Note: No remaining life	Deferred Maintenance	9,722	SF	3	\$6,882	1428
Sub Total for System		3 items			\$192,993	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Base Storage Cabinet Replacement Note: Aged Location: Class	Capital Renewal	80	LF	4	\$44,084	1379
Upper Storage Cabinet Replacement Note: Age Location: Class	Capital Renewal	80	LF	4	\$85,994	1380
Sub Total for System		2 items			\$130,077	
Sub Total for Building 113B - Stand-Alone Classroom Building		11 items			\$533,653	
Total for Campus		64 items			\$5,413,164	

Cunningham ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	12,000	SF	\$77,165	4
Pedestrian Pavement	Sidewalks - Concrete	11,000	SF	\$124,600	4
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	4
Fences and Gates	Fencing - Chain Link (4 Ft)	1,700	LF	\$80,235	5
Parking Lot Pavement	Asphalt	60	CAR	\$87,048	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	500	LF	\$39,172	5
Parking Lot Pavement	Concrete	2	CAR	\$4,932	10
Sub Total for System		7	items	\$435,501	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	1,500	SF	\$76,102	8
Sub Total for System		1	items	\$76,102	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	6	Ea.	\$34,918	8
Sub Total for System		1	items	\$34,918	
Sub Total for Building -		9	items	\$546,521	

Building: 113A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	2,593	SF	\$4,540	7
Exterior Wall Veneer	Metal Panel - Bldg SF basis	2,593	SF	\$9,262	10
Sub Total for System		2	items	\$13,802	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	10,371	SF	\$48,868	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	25,928	SF	\$116,181	7
Carpeting	Carpet	2,593	SF	\$32,828	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	31,113	SF	\$105,061	10
Wall Coverings	FRP Wall Finish	2,593	SF Wall	\$19,728	10
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	10
Sub Total for System		6	items	\$328,716	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	7	Ea.	\$14,477	3
Decentralized Cooling	Window Units	1	Ea.	\$3,085	3
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	5
HVAC Air Distribution	Ductwork (Bldg.SF)	51,855	SF	\$410,300	5
Exhaust Air	Roof Exhaust Fan - Small	3	Ea.	\$5,879	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Exhaust Air	Interior Ceiling Exhaust Fan	15	Ea.	\$7,300	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	51,855	SF	\$139,865	10
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	6	Ea.	\$38,535	10
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	10
Sub Total for System		12	items	\$651,833	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	5
Sub Total for System		2	items	\$15,111	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	51,855	SF	\$1,798,086	2
Note: Principal has complained of many gas leaks in the building					
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	3
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Domestic Water Equipment	Water Heater - Gas - 200 Gallon	2	Ea.	\$27,583	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	51,855	SF	\$186,353	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	51,855	SF	\$57,571	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	5
Plumbing Fixtures	Toilets	6	Ea.	\$30,356	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Sub Total for System		9	items	\$2,114,214	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	51,855	SF	\$119,356	5
Fire Detection and Alarm	Fire Alarm	51,855	SF	\$82,336	9
Sub Total for System		2	items	\$201,692	
Sub Total for Building 113A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		33	items	\$3,325,367	

Building: 113B - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	160	SF	\$23,127	4
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	4
Sub Total for System		2	items	\$37,955	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	16	Door	\$23,754	4
Interior Swinging Doors	Wooden Door	5	Door	\$9,378	4
Interior Swinging Doors	Wooden Door	11	Door	\$20,632	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,722	SF	\$43,564	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,236	SF	\$31,188	10
Sub Total for System		5	items	\$128,515	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,722	SF	\$15,043	3
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	11	Ea.	\$22,749	4
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Sub Total for System		3	items	\$45,829	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	5
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	5
Sub Total for System		2	items	\$13,742	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	10
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	10
Sub Total for System		2	items	\$23,200	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	9,722	SF	\$22,377	5

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,722	SF	\$15,437	9
	Sub Total for System	2	items	\$37,814	
	Sub Total for Building 113B - Stand-Alone Classroom Building	16	items	\$287,054	
	Total for: Cunningham ES	58	items	\$4,158,942	

Supporting Photos

General Site Photos



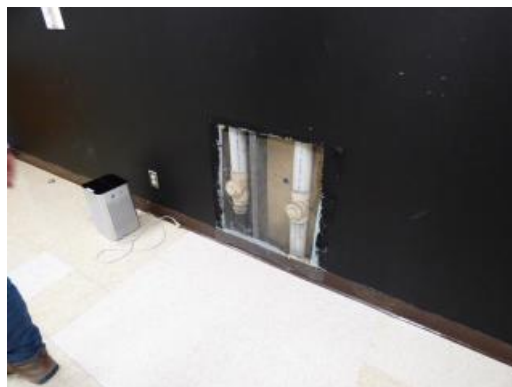
Marquee



Aged Exterior windows



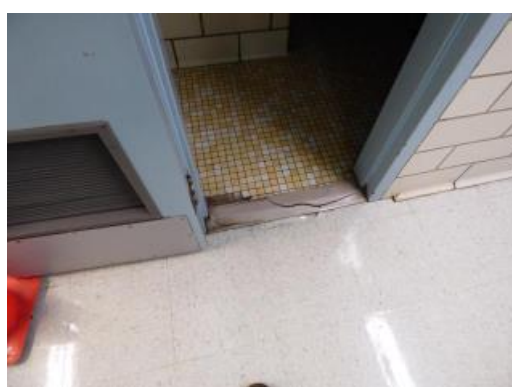
Damaged vinyl composition tile flooring



Exposed interior wall



Damaged interior walls



Broken threshold