



FACILITY CONDITION ASSESSMENT

Gorzycki MS | February 2022



Executive Summary

Gorzycki MS is located at 7412 W Slaughter Ln in Austin, Texas. The oldest building is 11 years old (at time of 2020 assessment). It comprises 169,045 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 \$6,099,972. 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 Gorzycki MS the ten-year need is \$19,345,458.

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 Gorzycki MS facility has a 5-year FCA score of 74.97%.

Summary of Findings

The table below summarizes the condition findings at Gorzycki MS

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$0	\$0	\$411,933	\$0	\$411,933	\$0	
Permanent Building(s)								
062A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,099,972	\$6,250,564	\$6,582,989	\$12,350,536	\$18,933,525	\$49,344,240	74.97%
Sub Total for Permanent Building(s):		\$6,099,972	\$6,250,564	\$6,582,989	\$12,350,536	\$18,933,525	\$49,344,236	
Total for Site:		\$6,099,972	\$6,250,564	\$6,994,922	\$12,350,536	\$19,345,458	\$49,344,236	74.97%

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	\$0	\$0	0.00 %
Roofing	\$2,900,179	\$0	\$0	\$0	\$0	\$2,900,179	47.54 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$913	\$913	0.01 %
Interior	\$0	\$0	\$30,242	\$813,944	\$163,518	\$1,007,704	16.52 %
Mechanical	\$0	\$1,437,646	\$145,701	\$464,576	\$0	\$2,047,923	33.57 %
Electrical	\$0	\$0	\$132,009	\$0	\$0	\$132,009	2.16 %
Plumbing	\$0	\$2,528	\$8,717	\$0	\$0	\$11,244	0.18 %
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	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$2,900,179	\$1,440,174	\$316,668	\$1,278,520	\$164,431	\$6,099,972	

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

Roofing	-	\$2,900,179
Mechanical	-	\$2,047,923
Interior	-	\$1,007,704

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

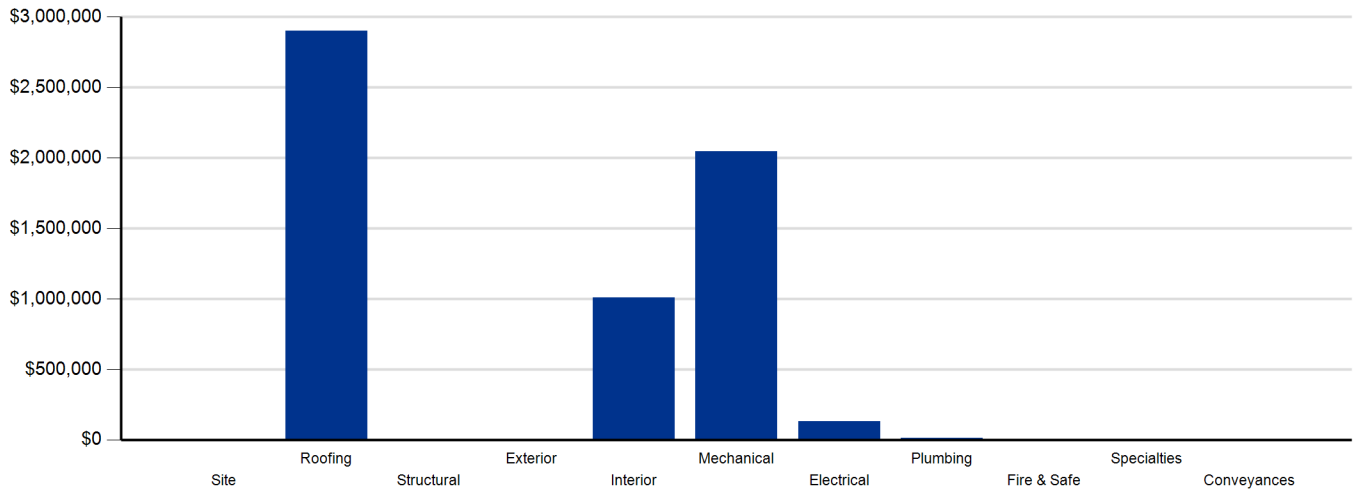


Figure 1: System Deficiencies

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	\$0	\$14,797	\$0	\$14,797
Interior	\$0	\$0	\$0	\$381,770	\$1,243,327	\$1,625,097
Mechanical	\$0	\$0	\$0	\$335,197	\$0	\$335,197
Electrical	\$0	\$0	\$0	\$126,970	\$18,936	\$145,906
Plumbing	\$0	\$0	\$0	\$515,993	\$0	\$515,993
Fire and Life Safety	\$0	\$0	\$0	\$389,092	\$0	\$389,092
Conveyances	\$0	\$0	\$0	\$0	\$7,985	\$7,985
Specialties	\$0	\$0	\$0	\$0	\$2,985,681	\$2,985,681
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$1,763,819	\$4,255,929	\$6,019,748

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	\$0	\$0	\$411,933	\$411,933	\$411,933
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$14,797	\$0	\$0	\$0	\$0	\$177,374	\$177,374	\$192,171
Interior	\$1,625,097	\$0	\$163,612	\$431,639	\$0	\$616,874	\$1,212,125	\$2,837,222
Mechanical	\$335,197	\$0	\$0	\$0	\$0	\$3,465,283	\$3,465,283	\$3,800,480
Electrical	\$145,906	\$0	\$0	\$0	\$0	\$3,187,505	\$3,187,505	\$3,333,411
Plumbing	\$515,993	\$0	\$0	\$0	\$0	\$236,921	\$236,921	\$752,914
Fire and Life Safety	\$389,092	\$0	\$0	\$0	\$0	\$0	\$0	\$389,092
Conveyances	\$7,985	\$0	\$0	\$0	\$0	\$0	\$0	\$7,985
Specialties	\$2,985,681	\$0	\$0	\$0	\$0	\$0	\$0	\$2,985,681
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,019,748	\$0	\$163,612	\$431,639	\$0	\$8,095,890	\$8,691,141	\$14,710,889

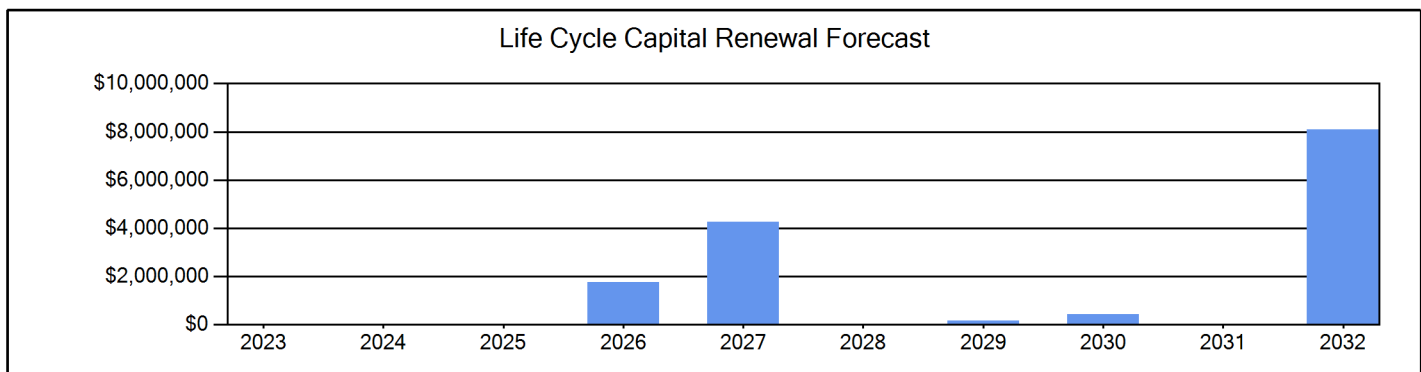


Figure 2: Ten Year Capital Renewal Forecast

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 \$49,344,236. For planning purposes, the total 5-year need at the Gorzycki MS is \$12,350,536 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Gorzycki MS facility has a 5-year FCA of 74.97%.

5-Year Need vs. Replacement

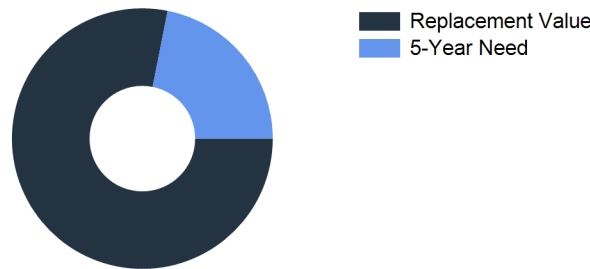


Figure 3: 5-Year FCA

Gorzycki MS - Deficiency Summary

Building: 062A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P3	Capital Renewal	2,436,919	EACH	1	\$2,562,910	4298
AISD ROOFING P4	Capital Renewal	320,689	EACH	1	\$337,269	4299
Sub Total for System		2	items		\$2,900,179	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	700	SF Wall	5	\$913	4002
Note: weathered						
Location: on concrete panels						
Sub Total for System		1	items		\$913	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	9	Door	3	\$13,361	3878
Note: replace with door						
Interior Door Replacement	Capital Renewal	9	Door	3	\$16,880	3876
Note: broken, delaminated						
Acoustical Ceiling Tile Replacement	Capital Renewal	33,809	SF	4	\$114,165	3845
Note: sagging, stained and cracked						
Location: 2nd and 3rd floor						
Carpet Flooring Replacement	Capital Renewal	16,059	SF	4	\$203,310	3873
Note: stains, heavy wear and tear						
Ceiling Grid Replacement	Capital Renewal	33,809	SF	4	\$140,789	4003
Interior Toilet Partition Repair	Deferred Maintenance	5	Ea.	4	\$10,082	3848
Note: loose, need adjusting						
Vinyl Composition Tile Replacement	Capital Renewal	42,261	SF	4	\$345,598	3875
Note: broken, cracked						
Location: various						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	2,500	SF	5	\$21,591	3874
Note: chipping, major cracks						
Location: mechanical rooms						
Interior Ceiling Repainting	Deferred Maintenance	25,357	SF	5	\$52,808	3846
Note: chipping, color match, peeling						
Location: various						
Interior Door Repair	Deferred Maintenance	11	Door	5	\$7,100	3877
Note: broken, delaminated						
Interior Wall Repainting	Deferred Maintenance	36,513	SF Wall	5	\$82,018	3847
Note: chipping						
Location: corridors, classrooms, mechanical room and bathroom						
Sub Total for System		11	items		\$1,007,704	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$97,435	3945
Copper Tube Boiler Replacement	Capital Renewal	1	Ea.	2	\$55,544	3985
Exterior Chiller Replacement	Capital Renewal	2	Ea.	2	\$551,435	3987
HVAC VAV Box Replacement	Capital Renewal	169	Ea.	2	\$654,681	3995

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement Note: DX/Electrical	Capital Renewal	1	Ea.	2	\$46,828	3999
Package Roof Top Unit Replacement Note: DX/Electrical	Capital Renewal	1	Ea.	2	\$31,723	4000
Circulation Pump Replacement	Capital Renewal	4	Ea.	3	\$46,242	3993
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	3994
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	4001
Replace Variable Frequency Drive	Capital Renewal	3	Ea.	3	\$26,452	3988
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$11,415	3989
Replace Variable Frequency Drive	Capital Renewal	2	Ea.	3	\$10,446	3990
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	3991
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$4,313	3992
Existing Controls Are Obsolete	Capital Renewal	169,044	SF	4	\$455,950	3986
Sub Total for System		15	items		\$2,047,923	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	169,044	SF	3	\$132,009	3654
Sub Total for System		1	items		\$132,009	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	2	Ea.	2	\$2,528	3941
Instant Water Heater Replacement	Capital Renewal	4	Ea.	3	\$8,717	3942
Sub Total for System		2	items		\$11,244	
Sub Total for Building 062A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		32	items		\$6,099,972	
Total for Campus		32	items		\$6,099,972	

Gorzycki MS - 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	Asphalt	260	CAR	\$377,209	10
Roadway Pavement	Asphalt Driveways	5,400	SF	\$34,724	10
Sub Total for System		2	items	\$411,933	
Sub Total for Building -		2	items	\$411,933	

Building: 062A - 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	8,452	SF	\$14,797	4
Exterior Operating Windows	Aluminum - Windows per SF	998	SF	\$99,527	10
Note: 2' X 19"					
Exterior Entrance Doors	Steel - Insulated and Painted	21	Door	\$77,847	10
Sub Total for System		3	items	\$192,172	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	85,199	SF	\$381,770	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	67,618	SF	\$281,578	5
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	8,452	SF	\$58,891	5
Note: sound dampening					
Wall Coverings	Vinyl/Fabric Wall Covering	16,904	SF	\$79,652	5
Note: sound dampening					
Compartments and Cubicles	Toilet Partitions	65	Stall	\$131,071	5
Tile Flooring	Ceramic Tile	5,071	SF	\$89,591	5
Resilient Flooring	Vinyl Composition Tile Flooring	67,618	SF	\$552,961	5
Interior Swinging Doors	Metal Door (Steel)	8	Door	\$23,151	5
Interior Coiling Doors	Interior Overhead Doors	5	Ea.	\$26,432	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	36,513	SF	\$163,612	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	67,618	SF	\$228,329	8
Carpeting	Carpet	16,059	SF	\$203,310	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	33,809	SF	\$114,165	10
Suspended Plaster and	Painted ceilings	25,357	SF	\$52,808	10
Athletic Flooring	Athletic/Sport Flooring	845	SF	\$12,964	10
Wood Flooring	Wood Flooring - All Types	20,285	SF	\$436,937	10
Sub Total for System		16	items	\$2,837,221	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	\$938	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	3	Ea.	\$19,268	4
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	3	Ea.	\$4,458	4
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	1	Ea.	\$2,617	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1	Ea.	\$9,973	4
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	8	Ea.	\$51,380	4
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	6	Ea.	\$12,409	4
HVAC Air Distribution	Roof Top Unit - DX Gas (40 Ton)	1	Ea.	\$82,117	4
HVAC Air Distribution	Roof Top Unit - DX Gas (25 Ton)	1	Ea.	\$64,260	4
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	4
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	4
Heat Generation	Boiler - Copper Tube (2400 MBH)	1	Ea.	\$97,435	10
Heat Generation	Boiler - Copper Tube (1200 MBH)	1	Ea.	\$55,544	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	169,044	SF	\$455,950	10
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	Ea.	\$551,435	10
Other HVAC Distribution Systems	VFD (20 HP)	3	Ea.	\$26,452	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (10 HP)	2	Ea.	\$11,415	10
Other HVAC Distribution Systems	VFD (7.5 HP)	2	Ea.	\$10,446	10
Facility Hydronic Distribution	4-Pipe System	169,044	SF	\$409,032	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	4	Ea.	\$46,242	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	10
HVAC Air Distribution	AHU 10,000 CFM Interior	1	Ea.	\$85,959	10
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	\$29,014	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	8	Ea.	\$810,725	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	10
HVAC Air Distribution	AHU 5,000 CFM Outdoor	1	Ea.	\$49,434	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	3	Ea.	\$304,022	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	2	Ea.	\$202,681	10
Exhaust Air	Roof Exhaust Fan - Large	12	Ea.	\$96,435	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		34	items	\$3,800,478	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	169,044	SF	\$119,663	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	21	Ea.	\$18,936	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	42	Ea.	\$87,485	10
Lighting Fixtures	Light Fixtures (Bldg SF)	169,044	SF	\$3,100,020	10
Sub Total for System		5	items	\$3,333,411	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	22	Ea.	\$59,758	4
	Note: dual sink, composite				
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
	Note: three sink, composite				
Plumbing Fixtures	Showers	2	Ea.	\$2,613	4
	Note: four head carousel				
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$35,312	4
Plumbing Fixtures	Sink - Service / Mop Sink	9	Ea.	\$7,163	4
Plumbing Fixtures	Showers	27	Ea.	\$35,274	4
Plumbing Fixtures	Toilets	61	Ea.	\$308,623	4
Plumbing Fixtures	Urinals	18	Ea.	\$24,376	4
Plumbing Fixtures	Refrigerated Drinking Fountain	17	Ea.	\$37,441	4
Plumbing Fixtures	Classroom Lavatory	38	Ea.	\$97,451	10
	Note: including labroom casework sinks				
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	2	Ea.	\$2,528	10
Domestic Water Equipment	Water Heater - Instant 9.4 GPM	4	Ea.	\$8,717	10
	Note: Gas				
Plumbing Fixtures	Classroom Lavatory	50	Ea.	\$128,225	10
Sub Total for System		13	items	\$752,912	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	169,044	SF	\$389,092	4
Sub Total for System		1	items	\$389,092	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		1	items	\$7,985	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	17	Room	\$149,632	5
Casework	Lockers	3,284	Ea.	\$1,749,537	5

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	1,530	Ea.	\$742,806	5
Fixed Multiple Seating	Bleachers	832	Seat	\$343,706	5
Note: retractable					
Sub Total for System		4	items	\$2,985,681	
Sub Total for Building 062A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		77	items	\$14,298,951	
Total for: Gorzycki MS		79	items	\$14,710,884	

Supporting Photos

General Site Photos



Carpet stain due to water leak above



Wall is worn and aged



Vinyl composition tile flooring is stained



Acoustic ceiling tiles are stained



Third floor 800 hall wall is faded and should be repainted.



Paint on exterior walls is chipped