



FACILITY CONDITION ASSESSMENT

Joslin ES | February 2022



Executive Summary

Joslin ES is located at 4500 Menchaca Rd in Austin, Texas. The oldest building is 66 years old (at time of 2020 assessment). It comprises 45,649 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 \$4,851,684. 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 Joslin ES the ten-year need is \$9,655,621.

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 Joslin ES facility has a 5-year FCA score of 48.47%.

Summary of Findings

The table below summarizes the condition findings at Joslin 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	\$1,077,252	\$11,639	\$271,256	\$1,088,891	\$1,360,147	\$0	
Permanent Building(s)								
198A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$3,191,389	\$1,864,119	\$1,342,796	\$5,055,508	\$6,398,304	\$10,300,610	50.92%
198B	Stand-Alone Classroom Building	\$422,636	\$943,745	\$295,257	\$1,366,381	\$1,661,638	\$3,618,858	62.24%
198C	Stand-Alone Library	\$160,407	\$53,508	\$21,617	\$213,915	\$235,532	\$1,071,208	80.03%
Sub Total for Permanent Building(s):		\$3,774,432	\$2,861,372	\$1,659,670	\$6,635,804	\$8,295,474	\$14,990,676	
Total for Site:		\$4,851,684	\$2,873,011	\$1,930,926	\$7,724,695	\$9,655,621	\$14,990,676	48.47%

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	\$105,575	\$971,677	\$1,077,252	22.20 %
Roofing	\$1,290,622	\$0	\$0	\$0	\$0	\$1,290,622	26.60 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$101,732	\$52,336	\$0	\$0	\$154,068	3.18 %
Interior	\$0	\$0	\$53,372	\$59,304	\$52,999	\$165,676	3.41 %
Mechanical	\$0	\$1,334,242	\$0	\$70,635	\$0	\$1,404,877	28.96 %
Electrical	\$0	\$23,657	\$59,820	\$0	\$0	\$83,477	1.72 %
Plumbing	\$0	\$4,819	\$133,256	\$65,380	\$0	\$203,455	4.19 %
Fire and Life Safety	\$384,239	\$0	\$0	\$0	\$0	\$384,239	7.92 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$88,019	\$0	\$88,019	1.81 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,674,861	\$1,464,450	\$298,785	\$388,912	\$1,024,676	\$4,851,684	

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

Mechanical	-	\$1,404,877
Roofing	-	\$1,290,622
Site	-	\$1,077,252

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

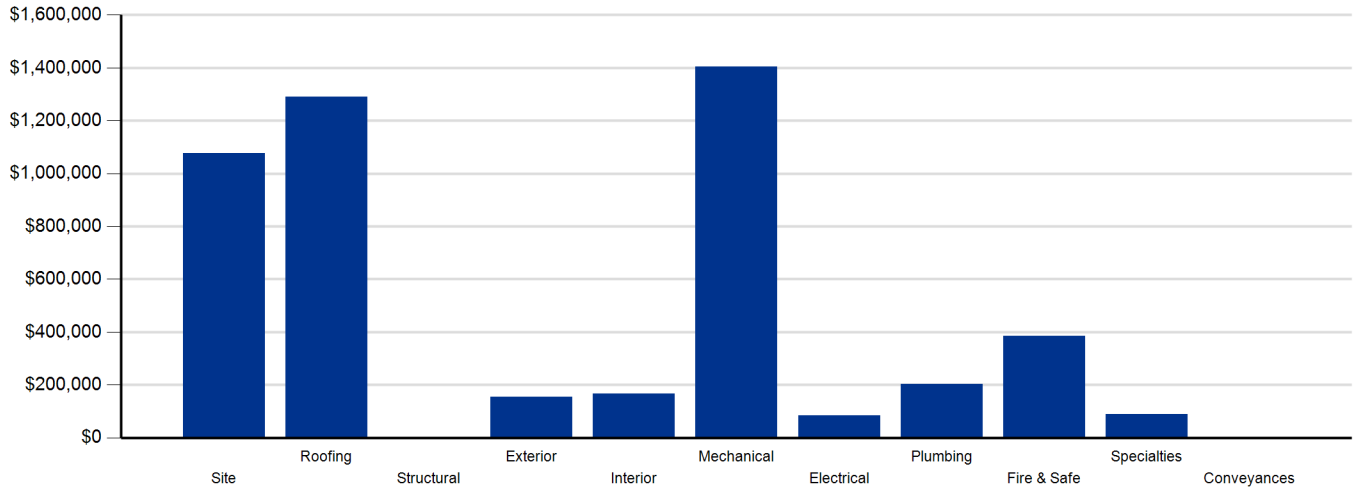


Figure 1: System Deficiencies

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	\$0	\$366,721	\$366,721
Interior	\$0	\$0	\$0	\$0	\$906,050	\$906,050
Mechanical	\$0	\$481,089	\$364,883	\$0	\$291,059	\$1,137,031
Electrical	\$0	\$0	\$5,500	\$11,639	\$43,482	\$60,621
Plumbing	\$0	\$0	\$8,997	\$0	\$182,346	\$191,343
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$211,245	\$211,245
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$481,089	\$379,380	\$11,639	\$2,000,903	\$2,873,011

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	\$271,256	\$271,256	\$271,256
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$366,721	\$0	\$0	\$44,289	\$0	\$159,289	\$203,578	\$570,299
Interior	\$906,050	\$0	\$48,426	\$35,107	\$0	\$59,717	\$143,250	\$1,049,300
Mechanical	\$1,137,031	\$0	\$0	\$371,121	\$0	\$242,553	\$613,674	\$1,750,705
Electrical	\$60,621	\$0	\$0	\$0	\$0	\$800,229	\$800,229	\$860,850
Plumbing	\$191,343	\$0	\$0	\$0	\$0	\$130,986	\$130,986	\$322,329
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$211,245	\$0	\$0	\$0	\$0	\$0	\$0	\$211,245
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,873,011	\$0	\$48,426	\$450,517	\$0	\$1,664,030	\$2,162,973	\$5,035,984

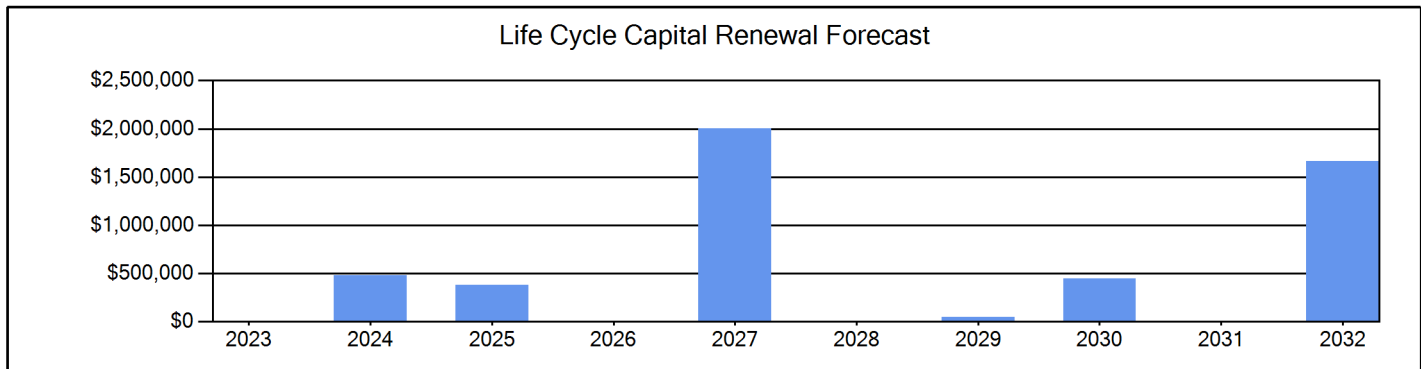


Figure 2: Ten Year Capital Renewal Forecast

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 \$14,990,676. For planning purposes, the total 5-year need at the Joslin ES is \$7,724,695 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Joslin ES facility has a 5-year FCA of 48.47%.

5-Year Need vs. Replacement

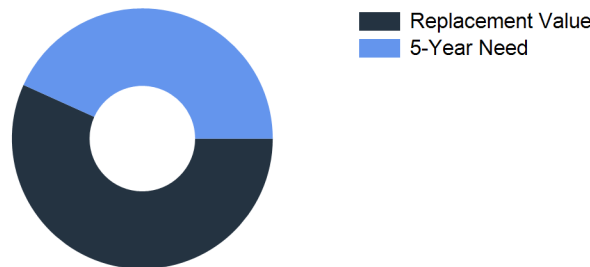


Figure 3: 5-Year FCA

Joslin ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Paving Replacement	Capital Renewal	18	CAR	4	\$44,387	1649
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	781	LF	4	\$61,187	1648
PUBLIC DEFICIENCIES	ADA Compliance	155,162	EACH	5	\$266,410	1645

Note: Site/Exterior Improvements
 Estimated Construction Cost for Site Plan Area A \$8,472.24
 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 8,472.24
 Interior Improvements
 Estimated Construction Cost for Floor Plan Area 1 - Building A \$84,964.32
 Estimated Construction Cost for Floor Plan Area 2 - Building A \$5,940.40
 Estimated Construction Cost for Floor Plan Area 3 - Building A \$55,785.85
 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 146,690.57
 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 155,162.80

Location: AISD ADA Report

TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	353,480	EACH	5	\$606,918	1646
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Note: Site/Exterior Improvements
 Estimated Construction Cost for Site Plan Area B \$9,449.66
 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 9,449.66
 Interior Improvements
 Estimated Construction Cost for Floor Plan Area 4 - Building A \$139,541.88
 Estimated Construction Cost for Floor Plan Area 5 - Building A \$100,580.58
 Estimated Construction Cost for Floor Plan Area 6 - Building A \$48,507.77
 Estimated Construction Cost for Floor Plan Area 7 - Building A \$32,079.08
 Estimated Construction Cost for Floor Plan Area 8 - Building A \$23,321.26
 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 344,030.57
 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements \$ 353,480.23

Location: AISD ADA Report

TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	57,280	EACH	5	\$98,349	1647
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Note: Site/Exterior Improvements
 Estimated Construction Cost for Site Plan Area C \$8,713.44
 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 8,713.44
 Interior Improvements
 Estimated Construction Cost for Floor Plan Area 9 - Building A \$43,659.48
 Estimated Construction Cost for Floor Plan Area 10 - Building C \$4,907.52
 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 48,567.00
 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$57,280.44

Location: AISD ADA Report

Sub Total for System	5 items	\$1,077,252
Sub Total for School and Site Level	5 items	\$1,077,252

Building: 198A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	441,988	EACH	1	\$441,978	1804
AISD ROOFING P3	Capital Renewal	111,975	EACH	1	\$111,973	1805
AISD ROOFING P4	Capital Renewal	736,687	EACH	1	\$736,671	1806
Sub Total for System		3 items			\$1,290,622	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	576	SF	2	\$57,443	1681
Wood Exterior Door Replacement	Capital Renewal	14	Door	2	\$44,289	1650
Note: Classrooms with exterior doors do not close and lock properly.						
Location: Throughout, specialty 202, 206, and 204, 100 hallway and 300 hallway.						
Caulking Replacement	Deferred Maintenance	2,790	LF	3	\$21,070	1185
Note: Recaulk windows - 155 @ 6x3						
Caulking Replacement	Deferred Maintenance	420	LF	3	\$3,172	1186
Note: Recaulk windows - 14 @ 10x3						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	264	LF	3	\$1,994	1187
Note: Recaulk windows - 44 @ 3x2						
Caulking Replacement	Deferred Maintenance	576	LF	3	\$4,350	1188
Note: Recaulk windows - 48 @ 4x3						
Sub Total for System		6	items		\$132,318	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement	Capital Renewal	12	Stall	4	\$24,198	1684
Interior Ceiling Repainting	Deferred Maintenance	2,196	SF	5	\$4,573	1682
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,137	SF	5	\$14,057	1683
Sub Total for System		3	items		\$42,828	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	1685
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	1686
Gas Piping Replacement (SF Basis)	Capital Renewal	31,367	SF	2	\$1,087,659	1689
HVAC VAV Box Replacement	Capital Renewal	32	Ea.	2	\$123,963	1651
Note: Does not control the temperatures. Huge issues.						
Existing Controls Are Obsolete	Capital Renewal	31,367	SF	4	\$48,536	1652
Note: Does not control the temperatures. Huge issues.						
Sub Total for System		5	items		\$1,273,003	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	1193
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	1532
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	1533
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$10,999	1534
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	1535
Sub Total for System		5	items		\$22,198	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,135	1687
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,684	1688
Toilet Replacement	Capital Renewal	20	Ea.	3	\$101,188	1691
Urinal Replacement	Capital Renewal	3	Ea.	3	\$4,063	1692
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	15	Ea.	4	\$40,744	1690
Sub Total for System		5	items		\$150,814	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	31,367	SF	1	\$49,805	1693
Install Fire Sprinklers	Functional Deficiency	31,367	SF	1	\$229,801	1190
Note: no system in place						
Sub Total for System		2	items		\$279,606	
Sub Total for Building 198A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		29	items		\$3,191,389	

Building: 198B - Stand-Alone Classroom Building
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Caulking Replacement	Deferred Maintenance	2,880	LF	3	\$21,750	1189
Note: Recaulk windows - 480 @ 3x2						
Sub Total for System		1	items		\$21,750	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	17	Door	3	\$25,238	1695
Interior Door Replacement	Capital Renewal	15	Door	3	\$28,134	1694
Interior Wall Repainting (Bldg SF)	Capital Renewal	4,408	SF	5	\$19,752	1655
Sub Total for System		3	items		\$73,124	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement Note: Look to be original equipment; past life cycle Location: Classroom FCUs	Capital Renewal	20	Ea.	2	\$39,400	1438
Fan Coil Unit Replacement Note: Looks to be original equipment; past life cycle Location: hallway FCU	Capital Renewal	1	Ea.	2	\$1,970	1439
HVAC VAV Box Replacement	Capital Renewal	12	Ea.	2	\$46,486	1654
Existing Controls Are Obsolete	Capital Renewal	11,020	SF	4	\$17,052	1653
Sub Total for System		4	items		\$104,908	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$1,459	1194
Sub Total for System		1	items		\$1,459	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	5	Ea.	3	\$25,297	1699
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	1700
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	1698
Replace classroom lavatory	Capital Renewal	4	Ea.	4	\$10,258	1696
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	5	Ea.	4	\$13,581	1697
Sub Total for System		5	items		\$52,641	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: no sprinkler system in place	Functional Deficiency	11,020	SF	1	\$80,735	1191
Sub Total for System		1	items		\$80,735	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	10	Room	4	\$88,019	1701
Sub Total for System		1	items		\$88,019	
Sub Total for Building 198B - Stand-Alone Classroom Building		16	items		\$422,636	

Building: 198C - Stand-Alone Library
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	2,773	SF	4	\$35,107	1659
Interior Wall Repainting (Bldg SF)	Capital Renewal	3,262	SF	5	\$14,617	1658
Sub Total for System		2	items		\$49,723	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	1657
HVAC VAV Box Replacement	Capital Renewal	4	Ea.	2	\$15,495	1656
Existing Controls Are Obsolete	Capital Renewal	3,262	SF	4	\$5,047	1660
Sub Total for System		3	items		\$26,965	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lighting Fixtures Replacement	Capital Renewal	3,262	SF	3	\$59,820	1661
Sub Total for System		1	items		\$59,820	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Functional Deficiency	3,262	SF	1	\$23,898	1192
Note: no sprinkler system installed						
	Sub Total for System	1	items		\$23,898	
	Sub Total for Building 198C - Stand-Alone Library	7	items		\$160,407	
	Total for Campus	57	items		\$4,851,684	

Joslin 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	Concrete Driveways	21,729	SF	\$271,256	10
Sub Total for System		1	items	\$271,256	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	2	Ea.	\$11,639	4
Sub Total for System		1	items	\$11,639	
Sub Total for Building -		2	items	\$282,896	

Building: 198A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	5
Exterior Entrance Doors	Wooden Door	14	Door	\$44,289	8
Exterior Wall Veneer	Stucco - Bldg SF basis	4,705	SF	\$24,464	10
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	3,137	SF	\$97,032	10
Sub Total for System		4	items	\$202,855	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	21,957	SF	\$739,710	5
Tile Wall Finish	Ceramic Tile wall	6,273	SF	\$52,077	5
Interior Door Supplementary Components	Door Hardware	46	Door	\$68,292	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,137	SF	\$14,057	7
Compartments and Cubicles	Toilet Partitions	12	Stall	\$24,198	10
Resilient Flooring	Rubber Tile Flooring	1,568	SF	\$23,704	10
Suspended Plaster and	Painted ceilings	2,196	SF	\$4,573	10
Sub Total for System		7	items	\$926,610	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	4-Pipe System	31,367	SF	\$75,898	3
HVAC Air Distribution	Ductwork (Bldg.SF)	31,367	SF	\$248,190	3
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	3
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	3
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	3
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	\$102,018	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	5
	Note: CU-PRINC, roof				
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	1	Ea.	\$13,749	5
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	5
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	2	Ea.	\$31,818	8
	Note: RTU-COR2A, COR2B, roof				
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	14	Ea.	\$339,303	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	31,367	SF	\$48,536	10
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	10
Sub Total for System		15	items	\$1,120,249	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	3
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Power Distribution	Panelboard - 120/240 100A	2	Ea.	\$8,471	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	31,367	SF	\$22,204	5
Lighting Fixtures	Light Fixtures (Bldg SF)	31,367	SF	\$575,225	10

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	11	Ea.	\$22,913	10
Sub Total for System		6	items	\$641,619	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Plumbing Fixtures	Showers	2	Ea.	\$2,613	3
Sanitary Sewerage Piping	Sanitary Sewer Piping	31,367	SF	\$34,825	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	31,367	SF	\$112,724	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	10	Ea.	\$23,838	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,684	10
Plumbing Fixtures	Classroom Lavatory	22	Ea.	\$56,419	10
Sub Total for System		9	items	\$244,805	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	24	Room	\$211,245	5
Sub Total for System		1	items	\$211,245	
Sub Total for Building 198A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		42	items	\$3,347,384	

Building: 198B - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Operating Windows	Aluminum - Windows per SF	2,880	SF	\$287,213	5
Exterior Operating Windows	Aluminum - Windows per SF	192	SF	\$19,148	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	5
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	1,102	SF	\$34,086	10
Sub Total for System		5	items	\$363,737	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,714	SF	\$26,048	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,408	SF	\$19,752	7
Interior Swinging Doors	Storefront door (Aluminum/Glass)	2	Door	\$7,242	10
Sub Total for System		3	items	\$53,042	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	37	Ton	\$481,089	2
Note: Building A and C have no Ground Source is not used. Building C is still 100% Ground Source. Bldg A and C use RTU's for Air Conditioning.					
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	5
HVAC Air Distribution	Ductwork (Bldg.SF)	11,020	SF	\$87,195	5
Exhaust Air	Roof Exhaust Fan - Small	4	Ea.	\$7,839	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,020	SF	\$17,052	10
Sub Total for System		5	items	\$599,598	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Lighting Fixtures	Light Fixtures (Bldg SF)	11,020	SF	\$202,091	10
Sub Total for System		2	items	\$207,590	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	11,020	SF	\$12,235	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	11,020	SF	\$39,603	10
Sub Total for System		2	items	\$51,838	
Sub Total for Building 198B - Stand-Alone Classroom Building		17	items	\$1,275,805	

Building: 198C - Stand-Alone Library
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	10
Sub Total for System		1	items	\$3,707	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	6	Door	\$8,908	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,262	SF	\$11,015	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,262	SF	\$14,617	7
Carpeting	Carpet	2,773	SF	\$35,107	8
Sub Total for System		4	items	\$69,646	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	3,262	SF	\$25,810	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,262	SF	\$5,047	10
Sub Total for System		2	items	\$30,858	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	3,262	SF	\$3,622	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	3,262	SF	\$11,723	10
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Sub Total for System		5	items	\$25,684	
Sub Total for Building 198C - Stand-Alone Library		12	items	\$129,895	
Total for: Joslin ES		73	items	\$5,035,981	

Supporting Photos

General Site Photos



Slight discoloration on hard ceiling tiles



Worn paint on walls



Worn flooring



Aged aluminum windows



Worn and damaged exterior brick



Aged aluminum windows