



FACILITY CONDITION ASSESSMENT

Kealing MS | February 2022



Executive Summary

Kealing MS is located at 1607 Pennsylvania Ave in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 192,798 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 \$15,565,084. 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 Kealing MS the ten-year need is \$24,328,219.

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 Kealing MS facility has a 5-year FCA score of 72.61%.

Summary of Findings

The table below summarizes the condition findings at Kealing 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	\$3,521,603	\$372,263	\$105,884	\$3,893,866	\$3,999,750	\$0	
Permanent Building(s)								
044A	Main building includes Administration Offices & Classrooms.	\$7,123,899	\$1,163,258	\$2,069,946	\$8,287,157	\$10,357,103	\$33,367,710	75.16%
044B	Stand-Alone Cafeteria, Gym, Auditorium	\$4,678,765	\$1,426,326	\$980,133	\$6,105,091	\$7,085,224	\$26,735,610	77.16%
044C	Stand-Alone Classroom Building	\$240,817	\$1,065,701	\$1,579,624	\$1,306,518	\$2,886,142	\$11,435,530	88.57%
Sub Total for Permanent Building(s):		\$12,043,481	\$3,655,285	\$4,629,703	\$15,698,766	\$20,328,469	\$71,538,845	
Total for Site:		\$15,565,084	\$4,027,548	\$4,735,587	\$19,592,632	\$24,328,219	\$71,538,845	72.61%

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	\$312,365	\$471,397	\$2,704,385	\$3,488,148	22.42 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.08 %
Exterior	\$0	\$172,309	\$40,995	\$0	\$0	\$213,303	1.37 %
Interior	\$0	\$0	\$874,351	\$2,983,448	\$605,240	\$4,463,039	28.69 %
Mechanical	\$0	\$1,618,141	\$162,642	\$0	\$54,224	\$1,835,007	11.79 %
Electrical	\$0	\$468,937	\$3,165,247	\$0	\$0	\$3,634,183	23.36 %
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	\$904,939	\$7,165	\$912,104	5.86 %
Crawlspace	\$0	\$0	\$0	\$0	\$999,084	\$999,084	6.42 %
Total:	\$12,910	\$2,259,386	\$4,555,599	\$4,359,784	\$4,370,098	\$15,557,777	

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

Interior	-	\$4,463,039
Electrical	-	\$3,634,183
Site	-	\$3,488,148

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

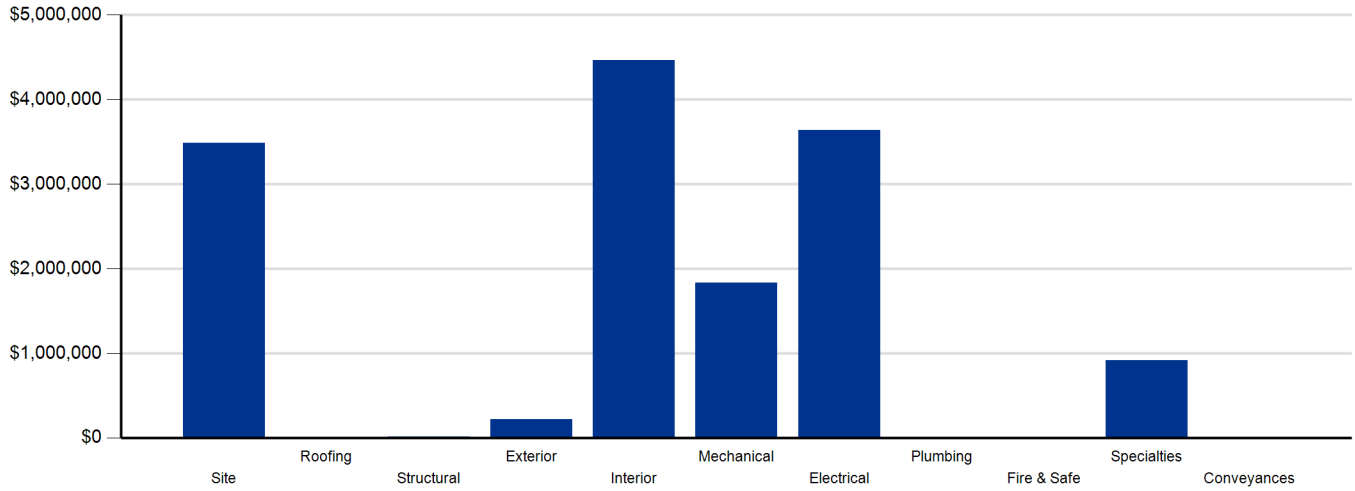


Figure 1: System Deficiencies

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	\$343,165	\$343,165
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$195,838	\$195,838
Interior	\$0	\$0	\$81,653	\$0	\$105,831	\$187,484
Mechanical	\$0	\$0	\$169,271	\$780,602	\$1,296,491	\$2,246,364
Electrical	\$0	\$0	\$0	\$53,748	\$663,751	\$717,499
Plumbing	\$0	\$0	\$0	\$132,725	\$82,064	\$214,789
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$7,985	\$7,985
Specialties	\$0	\$0	\$0	\$114,424	\$0	\$114,424
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$250,924	\$1,081,499	\$2,695,125	\$4,027,548

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	\$343,165	\$0	\$0	\$0	\$0	\$9,488	\$9,488	\$352,653
Roofing	\$0	\$0	\$0	\$0	\$0	\$96,396	\$96,396	\$96,396
Exterior	\$195,838	\$0	\$0	\$0	\$0	\$0	\$0	\$195,838
Interior	\$187,484	\$0	\$603,545	\$401,286	\$241,913	\$531,715	\$1,778,459	\$1,965,943
Mechanical	\$2,246,364	\$432,242	\$0	\$202,284	\$0	\$1,020,758	\$1,655,284	\$3,901,648
Electrical	\$717,499	\$0	\$0	\$60,972	\$0	\$120,680	\$181,652	\$899,151
Plumbing	\$214,789	\$15,417	\$0	\$23,550	\$0	\$3,491	\$42,458	\$257,247
Fire and Life Safety	\$0	\$0	\$0	\$443,764	\$326,731	\$0	\$770,495	\$770,495
Conveyances	\$7,985	\$0	\$0	\$98,739	\$98,739	\$0	\$197,478	\$205,463
Specialties	\$114,424	\$101,222	\$0	\$1,285,073	\$0	\$0	\$1,386,295	\$1,500,719
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,027,548	\$548,881	\$603,545	\$2,515,668	\$667,383	\$1,782,528	\$6,118,005	\$10,145,553

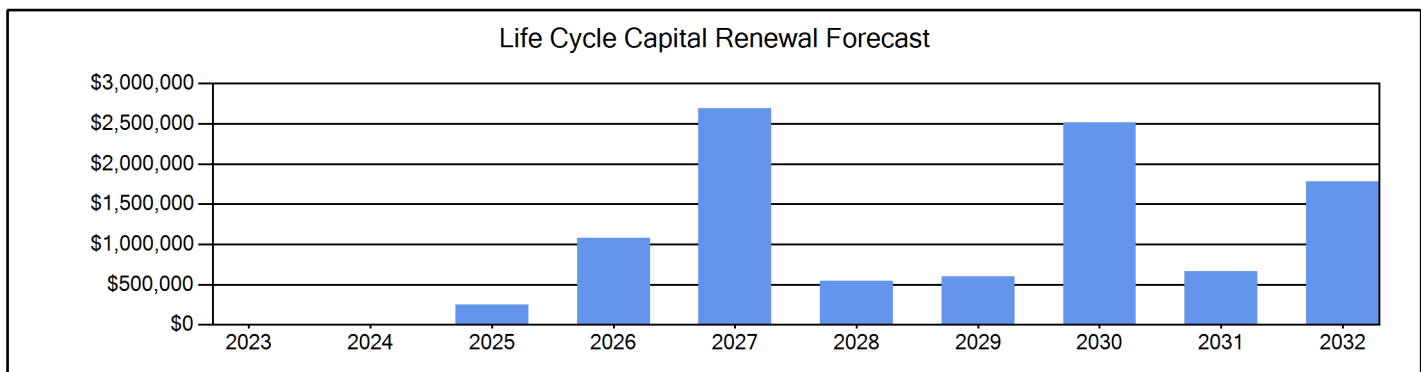


Figure 2: Ten Year Capital Renewal Forecast

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 \$71,538,845. For planning purposes, the total 5-year need at the Kealing MS is \$19,592,632 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Kealing MS facility has a 5-year FCA of 72.61%.

5-Year Need vs. Replacement

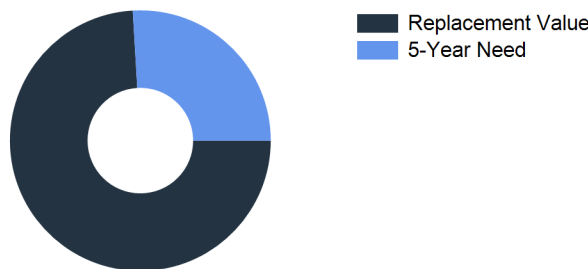


Figure 3: 5-Year FCA

Kealing MS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	47,255	SF	3	\$303,870	736
Note: Approximately 95% of asphalt driveway should be resurfaced to eliminate potholes and cracks. Weathering of fire lanes and driveways to all parking lots.						
Location: driveways leading to parking lots						
Concrete Walks Replacement	Capital Renewal	750	SF	3	\$8,495	741
Note: there are cracks in the concrete sidewalk near the fire lane east of the gymnasium building						
Location: east of gymnasium building						
Asphalt Paving Replacement	Capital Renewal	70	CAR	4	\$101,556	2393
Note: All parking lots located east, west, and north of the property						
Gate Replacement	Deferred Maintenance	1	Ea.	4	\$617	1932
Site Drainage Regrading	Deferred Maintenance	75	SF	4	\$108	740
Note: Weathering of pavement; repair asphalt drainage channel located north of solar panel pad. Remove sediments from 5-foot curb inlet to confirm its functionality.						
Location: north of solar panel pad						
Tennis Courts, Nets, And Equipment Replacement	Capital Renewal	1	Ea.	4	\$74,278	1933
Note: One of the tennis courts is faulting with visible cracking.						
Track Replacement	Capital Renewal	1	Ea.	4	\$294,838	724
Note: the synthetic rubber for the track is warn out and should be replaced						
Location: track						
Exterior Basketball Goal Repair	Deferred Maintenance	1	Ea.	5	\$645	1038
Note: replace basketball nets						
Location: basketball courts						
PROGRAM DEFICIENCIES	ADA Compliance	754,749	EACH	5	\$1,295,890	2283
Note: SECTION TWO: PROGRAM DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area C74,136.72\$ Estimated Construction Cost for Site Plan Area D82,475.47\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1156,612.19\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 11 (Building A)61,344.00\$ Estimated Construction Cost for Floor Plan Area 12 (Building A)20,687.31\$ Estimated Construction Cost for Floor Plan Area 13 (Building A)8,473.14\$ Estimated Construction Cost for Floor Plan Area 14 (Building A) (x6 Locations) 81,816.03\$ Estimated Construction Cost for Floor Plan Area 15 (Building C)13,034.64\$ Estimated Construction Cost for Floor Plan Area 16 (Building B)43,117.93\$ Estimated Construction Cost for Floor Plan Area 17 (Building B)44,675.88\$ Estimated Construction Cost for Floor Plan Area 18 (Building B)14,306.57\$ Estimated Construction Cost for Floor Plan Area 19 (Building B)18,306.58\$ Estimated Construction Cost for Floor Plan Area 20 (Building B)28,003.73\$ Estimated Construction Cost for Floor Plan Area 21 (Building B)45,185.22\$ Estimated Construction Cost for Floor Plan Area 22 (Building B)34,886.33\$ Estimated Construction Cost for Floor Plan Area 23 (Building B)97,027.04\$ Estimated Construction Cost for Floor Plan Area 24 (Building A)36,564.86\$ Estimated Construction Cost for Floor Plan Area 25 (Building A) (x2 Locations)9,479.57\$ Estimated Construction Cost for Floor Plan Area 26 (Building A)12,237.74\$ Estimated Construction Cost for Floor Plan Area 27 (Building A)21,922.81\$ Estimated Construction Cost for Floor Plan Area 28 (Building C)7,067.02\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1598,136.40. Total Estimated Construction Cost Subtotal for Program Deficiency Improvements754,748.59						
PUBLIC DEFICIENCIES	ADA Compliance	286,228	EACH	5	\$491,448	2282
Note: SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A4,275.77\$ Estimated Construction Cost for Site Plan Area B17,340.93\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 121,616.71\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 (Building A)11,389.47\$ Estimated Construction Cost for Floor Plan Area 2 (Building A)19,109.61\$ Estimated Construction Cost for Floor Plan Area 3 (Building A)26,674.10\$ Estimated Construction Cost for Floor Plan Area 4 (Building A)17,982.42\$ Estimated Construction Cost for Floor Plan Area 5 (Building A)29,031.05\$ Estimated Construction Cost for Floor Plan Area 6 (Building C)8,475.06\$ Estimated Construction Cost for Floor Plan Area 7 (Building B)63,617.37\$ Estimated Construction Cost for Floor Plan Area 8 (Building B)64,746.48\$ Estimated Construction Cost for Floor Plan Area 9 (Building B)6,825.10\$ Estimated Construction Cost for Floor Plan Area 10 (Building B)16,760.14\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1264,610.79\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements286,227.50						
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	528,218	EACH	5	\$906,940	2284
Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area E102,430.10\$ Estimated Construction Cost for Site Plan Area F152,771.79\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1255,201.89\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 29 (Building A)16,338.59\$ Estimated Construction Cost for Floor Plan Area 30 (Building A)49,819.76\$ Estimated Construction Cost for Floor Plan Area 31 (Building A)61,652.25\$ Estimated Construction Cost for Floor Plan Area 32 (Building B) (x2 Locations)78,433.67\$ Estimated Construction Cost for Floor Plan Area 33 (Building B)66,771.60\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1273,015.88\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements528,217.77						
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	3	Ea.	5	\$4,260	1934
Note: Replace tennis nets.						

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wheel Stop Replacement	Deferred Maintenance	30	Ea.	5	\$5,202	742

Note: there are wheel stops missing in the east parking lot as well as in other parking lots around school

Location: east parking lot; other parking lots

Sub Total for System 13 items \$3,488,148

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6878

Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD

Sub Total for System 1 items \$12,910

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Repair	Deferred Maintenance	5	Ea.	3	\$20,546	722

Note: severe rust of the poles

Location: pole lighting

Sub Total for System 1 items \$20,546

Sub Total for School and Site Level 15 items \$3,521,603

Building: 044A - Main building includes Administration Offices & Classrooms.
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	10	Door	2	\$37,070	1620
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	1621
Overhead Door Replacement	Capital Renewal	1	Door	2	\$8,307	1622
Sub Total for System		3	items		\$49,084	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	244	Door	3	\$362,244	2399
Interior Door Replacement	Capital Renewal	89	Door	3	\$166,928	1843
Interior Door Replacement	Capital Renewal	107	Door	3	\$200,689	1844
Acoustical Ceiling Tile Replacement	Capital Renewal	91,448	SF	4	\$308,797	1836
Carpet Flooring Replacement	Capital Renewal	5,080	SF	4	\$64,314	1838
Note: Located in admin and office						
Ceiling Grid Replacement	Capital Renewal	91,448	SF	4	\$380,811	1835
Ceramic Tile Flooring Replacement	Capital Renewal	3,048	SF	4	\$53,850	1839
Note: Age / abuse in restrooms						
Metal Interior Door Replacement	Capital Renewal	25	Door	4	\$72,345	1841
Metal Interior Door Replacement	Capital Renewal	23	Door	4	\$66,558	1842
Toilet Partition Replacement	Capital Renewal	20	Stall	4	\$40,330	1837
Note: Age/abuse						
Vinyl Composition Tile Replacement	Capital Renewal	91,448	SF	4	\$747,835	1840
Interior Wall Repainting (Bldg SF)	Capital Renewal	101,610	SF	5	\$455,307	2400
Sub Total for System		12	items		\$2,920,009	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	2408
Note: R-22						
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	2409
Note: 4 ton, R-22						
Location: Roof						
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$177,589	2401
Note: AHU-11 - 40,000 cfm						
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$345,591	2402
Note: AHUs 14, 15						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement Note: AHU-10	Capital Renewal	1	Ea.	2	\$145,040	2403
Air Handler HVAC Component Replacement Note: AHU-17	Capital Renewal	1	Ea.	2	\$85,959	2404
Air Handler HVAC Component Replacement Note: AHU-16, 6500 CFM	Capital Renewal	1	Ea.	2	\$43,163	2405
Air Handler HVAC Component Replacement Note: 4000 CFM	Capital Renewal	1	Ea.	2	\$43,163	3470
Package Roof Top Unit Replacement Note: 3 ton, R-22 Location: roof	Capital Renewal	1	Ea.	2	\$15,909	2410
Large Diameter Exhausts/Hoods Replacement Note: Old and corroded	Capital Renewal	3	Ea.	3	\$24,109	2407
Sub Total for System		10	items		\$896,918	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	2	Ea.	2	\$33,810	1875
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,712	1876
Distribution Panel Replacement	Capital Renewal	5	Ea.	2	\$84,526	1877
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$5,358	1874
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$7,552	1878
Generator Replacement	Capital Renewal	1	Ea.	2	\$22,420	1890
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	\$1,837	1873
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	\$1,837	1879
Motor Control Center Replacement	Capital Renewal	1	Ea.	2	\$1,837	1880
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	1881
Panelboard Replacement	Capital Renewal	7	Ea.	2	\$10,212	1882
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$5,500	1883
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	1888
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$6,688	1889
Canopy Lighting Replacement	Capital Renewal	4	Ea.	3	\$8,332	1892
Lighting Fixtures Replacement	Capital Renewal	101,609	SF	3	\$1,863,361	1893
Lightning Protection System Installation	Functional Deficiency	101,609	SF	3	\$79,348	1891
Public Address System Replacement, Non-main Building	Deferred Maintenance	101,609	SF	3	\$71,927	1884
Sub Total for System		18	items		\$2,226,819	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	1886
Sub Total for System		1	items		\$7,307	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement	Capital Renewal	775	Ea.	4	\$412,878	1845
Sub Total for System		1	items		\$412,878	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - repair leaks - 1 LS	Deferred Maintenance	68,204	Ea.	5	\$80,130	6879
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair ventilation - 1 IS	Deferred Maintenance	94,651	Ea.	5	\$111,201	6880
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STRUCTURE, FOUNDATIONS - repair minor honeycombing - 51312 GSF	Deferred Maintenance	142,845	Ea.	5	\$167,822	6881

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	214,267	Ea.	5	\$251,732	6882
Note: SUSPENDED FLOOR SLABS - repair minor honeycombing - 51312 GSF						
	Sub Total for System	4	items		\$610,884	
	Sub Total for Building 044A - Main building includes Administration Offices & Classrooms.	49	items		\$7,123,899	

Building: 044B - Stand-Alone Cafeteria, Gym, Auditorium
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	18	Door	2	\$66,726	1626
Metal Exterior Door Replacement	Capital Renewal	13	Door	2	\$48,191	1627
Overhead Door Replacement	Capital Renewal	1	Door	2	\$8,307	1628
Steel Window Repair	Deferred Maintenance	29	Ea.	3	\$40,995	2412
	Sub Total for System	4	items		\$164,219	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	43	Door	3	\$63,838	2413
Interior Door Replacement	Capital Renewal	29	Door	3	\$54,392	1832
Interior Door Replacement	Capital Renewal	14	Door	3	\$26,258	1833
Acoustical Ceiling Tile Replacement	Capital Renewal	33,819	SF	4	\$114,198	1828
Ceiling Grid Replacement	Capital Renewal	33,819	SF	4	\$140,830	1827
Interior Ceramic Walls Repair or Replacement	Capital Renewal	8,000	SF	4	\$66,415	1983
Toilet Partition Replacement	Capital Renewal	11	Stall	4	\$22,181	1829
Vinyl Composition Tile Replacement	Capital Renewal	11,000	SF	4	\$89,955	1830
Note: Located in halls and common						
Wood Flooring Replacement	Capital Renewal	34,000	SF	4	\$732,357	1831
Note: Located in gym and stage						
Interior Door Repainting	Deferred Maintenance	18	Door	5	\$803	1905
Note: with window						
Interior Door Repainting	Deferred Maintenance	20	Door	5	\$892	1906
Note: without window						
	Sub Total for System	11	items		\$1,312,121	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$9,973	2415
Note: R-22						
Location: Roof						
Air Handler HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$341,569	2416
Note: Aged and rusted						
Location: mezzanine						
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$171,918	2417
Note: Aged and rusted						
Location: mezzanine						
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$85,959	2418
Note: Aged and rusted						
Location: mezzanine						
Air Handler HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$129,490	2419
Note: Aged and rusted						
Location: mezzanine						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$23,121	2422
Location: Main mechanical room						
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$115,412	2423
Note: Condenser water pumps are old, rusty, and making loud noises.						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Register Replacement	Deferred Maintenance	130	Ea.	5	\$54,224	2421
Note: Poor condition, damaged, or missing components						
Sub Total for System		8	items		\$931,666	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement	Capital Renewal	3	Ea.	2	\$50,715	1859
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$17,802	1860
Distribution Panel Replacement	Capital Renewal	2	Ea.	2	\$33,423	1861
Distribution Panel Replacement	Capital Renewal	1	Ea.	2	\$16,712	1862
Electrical Transformer Replacement	Capital Renewal	2	Ea.	2	\$11,838	1857
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$3,776	1858
Motor Control Center Replacement	Capital Renewal	18	Ea.	2	\$33,067	1855
Note: 18 loads						
Motor Control Center Replacement	Capital Renewal	13	Ea.	2	\$23,882	1856
Note: 13 loads						
Panelboard Replacement	Capital Renewal	3	Ea.	2	\$8,346	1863
Panelboard Replacement	Capital Renewal	2	Ea.	2	\$2,918	1864
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$6,688	1865
Switchgear Replacement	Capital Renewal	1	Ea.	2	\$55,918	1854
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	1871
Lighting Fixtures Replacement	Capital Renewal	56,365	SF	3	\$1,033,652	1872
Lightning Protection System Installation	Functional Deficiency	56,365	SF	3	\$44,016	1870
Public Address System Replacement, Non-main Building	Deferred Maintenance	56,365	SF	3	\$39,900	1866
Sub Total for System		16	items		\$1,386,819	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bleacher Replacement	Capital Renewal	305	Seat	4	\$125,998	1834
Note: Aged. Bleachers are 150 feet long						
Metal Gym Locker Replacement	Capital Renewal	754	Ea.	4	\$366,063	1989
Metal Student Locker Repainting	Deferred Maintenance	190	Ea.	5	\$3,679	1987
Sub Total for System		3	items		\$495,740	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	82,606	Ea.	5	\$97,050	6883
Note: SUSPENDED FLOOR BEAMS - repair minor honeycombing - 59347 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	247,819	Ea.	5	\$291,150	6884
Note: SUSPENDED FLOOR SLABS - repair minor spalling - 59347 GSF						
Sub Total for System		2	items		\$388,200	
Sub Total for Building 044B - Stand-Alone Cafeteria, Gym, Auditorium		44	items		\$4,678,765	

Building: 044C - Stand-Alone Classroom Building
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	1,500	SF	4	\$5,065	1847
Carpet Flooring Replacement	Capital Renewal	1,741	SF	4	\$22,041	1850
Note: Aged carpet in library						
Ceiling Grid Replacement	Capital Renewal	1,741	SF	4	\$7,250	1846
Elevator Finishes Replacement	Capital Renewal	1	Ea.	4	\$7,985	2160
Note: Age						
Location: Elevator						
Toilet Partition Replacement	Capital Renewal	20	Stall	4	\$40,330	1849
Note: Abuse / restrooms						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF)	Capital Renewal	33,082	SF	5	\$148,238	2429
	Sub Total for System	6	items		\$230,909	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	\$6,423	3471
	Sub Total for System	1	items		\$6,423	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Locker Repainting	Deferred Maintenance	180	Ea.	5	\$3,486	1851
	Sub Total for System	1	items		\$3,486	
	Sub Total for Building 044C - Stand-Alone Classroom Building	8	items		\$240,817	
	Total for Campus	116	items		\$15,565,084	

Kealing MS - 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	5,245	SF	\$33,728	5
Pedestrian Pavement	Sidewalks - Concrete	15,125	SF	\$171,324	5
Pedestrian Pavement	Sidewalks - Gravel	1,000	SF	\$618	5
	Note: along pennsylvania ave				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,755	LF	\$137,495	5
Roadway Pavement	Concrete Driveways	760	SF	\$9,488	10
	Sub Total for System	5	items	\$352,653	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	1,900	SF	\$96,396	10
	Sub Total for System	1	items	\$96,396	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	5	Ea.	\$29,098	4
	Sub Total for System	1	items	\$29,098	
	Sub Total for Building -	7	items	\$478,147	

Building: 044A - Main building includes Administration Offices & Classrooms.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	323	SF	\$46,615	5
Exterior Operating Windows	Steel - Windows per SF	59	SF	\$8,456	5
Exterior Operating Windows	Steel - Windows per SF	186	SF	\$26,885	5
Exterior Operating Windows	Steel - Windows per SF	360	SF	\$52,035	5
	Sub Total for System	4	items	\$133,990	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	101,610	SF	\$455,307	7
Carpeting	Carpet	5,080	SF	\$64,314	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	91,448	SF	\$308,797	10
Compartments and Cubicles	Toilet Partitions	20	Stall	\$40,330	10
	Sub Total for System	4	items	\$868,747	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	1	Ea.	\$1,299	3
	Note: Greenhouse				
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	4
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	4
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	4
HVAC Air Distribution	Ductwork (Bldg.SF)	101,610	SF	\$803,983	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	101,610	SF	\$274,065	10
Facility Hydronic Distribution	4-Pipe System	101,609	SF	\$245,861	10
	Sub Total for System	7	items	\$1,366,004	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$9,908	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	5
Electrical Service	Transformer (45 KVA)	1	Ea.	\$5,919	8
Electrical Service	Transformer (75 KVA)	3	Ea.	\$21,862	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$7,214	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$12,342	8

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	101,609	SF	\$120,680	10
Sub Total for System		8	items	\$190,383	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	27	Ea.	\$73,340	4
Plumbing Fixtures	Classroom Lavatory	31	Ea.	\$79,499	5
Plumbing Fixtures	Refrigerated Drinking Fountain	7	Ea.	\$15,417	6
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	8
Sub Total for System		4	items	\$171,439	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	101,609	SF	\$233,875	8
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Fire Detection and Alarm	Fire Alarm	101,609	SF	\$161,337	9
Sub Total for System		3	items	\$402,080	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	8
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	98	Room	\$862,583	8
Sub Total for System		1	items	\$862,583	
Sub Total for Building 044A - Main building includes Administration Offices & Classrooms.		33	items	\$4,101,951	

Building: 044B - Stand-Alone Cafeteria, Gym, Auditorium

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	72	SF	\$10,407	5
Exterior Operating Windows	Steel - Windows per SF	16	SF	\$2,313	5
Exterior Operating Windows	Steel - Windows per SF	96	SF	\$13,876	5
Exterior Operating Windows	Steel - Windows per SF	90	SF	\$13,009	5
Sub Total for System		4	items	\$39,604	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	38	Door	\$56,415	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	28,182	SF	\$126,281	8
Interior Swinging Doors	Metal Door (Steel)	18	Door	\$52,089	8
Interior Swinging Doors	Metal Door (Steel)	20	Door	\$57,876	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	33,819	SF	\$114,198	10
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	10
Sub Total for System		6	items	\$429,041	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	4	Ea.	\$17,252	3
Exhaust Air	Roof Exhaust Fan - Large	12	Ea.	\$96,435	3
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	2	Ea.	\$732,957	4
Heat Generation	Boiler - Steel Tube (2400 MBH)	3	Ea.	\$300,439	5
Heat Generation	Boiler - Steel Tube (275 MBH)	1	Ea.	\$11,909	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	56,365	SF	\$152,029	8
Other HVAC Distribution Systems	VFD (40 HP)	2	Ea.	\$27,872	8
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	8
Facility Hydronic Distribution	4-Pipe System	56,365	SF	\$136,385	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Note: Located in Main Mechanical Room					
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	2	Ea.	\$115,412	10
		14	items	\$1,692,392	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	8
		2	items	\$8,301	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	20	Ea.	\$54,326	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	8
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	8
		3	items	\$70,287	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	56,365	SF	\$129,736	8
Fire Detection and Alarm	Fire Alarm	56,365	SF	\$89,497	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		3	items	\$226,102	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	13	Room	\$114,424	4
Casework	Lockers	190	Ea.	\$101,222	6
		2	items	\$215,646	
Sub Total for Building 044B - Stand-Alone Cafeteria, Gym, Auditorium		34	items	\$2,681,373	

Building: 044C - Stand-Alone Classroom Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	5
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
		2	items	\$22,242	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	55	Door	\$81,653	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	31,341	SF	\$105,831	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	33,082	SF	\$148,238	7
Carpeting	Carpet	3,500	SF	\$44,311	8
Resilient Flooring	Vinyl Composition Tile Flooring	29,582	SF	\$241,913	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,741	SF	\$5,879	10
Compartments and Cubicles	Toilet Partitions	20	Stall	\$40,330	10
		7	items	\$668,154	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	3
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	4
HVAC Air Distribution	VAV Boxes / Terminal Device	32	Ea.	\$123,963	5
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	6
HVAC Air Distribution	AHU 30,000 CFM Outdoor	1	Ea.	\$229,560	6
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	6
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	34,823	SF	\$93,925	10
Central Cooling	Cooling Tower - Metal (300 Tons)	2	Ea.	\$115,657	10
Other HVAC Distribution Systems	VFD (10 HP)	1	Ea.	\$5,707	10
Other HVAC Distribution Systems	VFD (25 HP)	1	Ea.	\$10,625	10
		10	items	\$843,254	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	34,823	SF	\$24,650	4
Lighting Fixtures	Light Fixtures (Bldg SF)	34,823	SF	\$638,603	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	9	Ea.	\$8,116	8
		Sub Total for System	3 items	\$671,369	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	1	Ea.	\$5,059	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	8
Domestic Water Equipment	Water Heater - Gas - 40 gallon	1	Ea.	\$3,491	10
		Sub Total for System	4 items	\$15,519	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	34,823	SF	\$80,153	8
Fire Detection and Alarm	Fire Alarm	34,823	SF	\$55,293	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		Sub Total for System	3 items	\$142,313	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	9
		Sub Total for System	1 items	\$98,739	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	48	Room	\$422,490	8
		Sub Total for System	1 items	\$422,490	
		Sub Total for Building 044C - Stand-Alone Classroom Building	31 items	\$2,884,082	
		Total for: Kealing MS	105 items	\$10,145,553	

Supporting Photos

General Site Photos



Bleachers at end of useful life



Exterior doors are worn



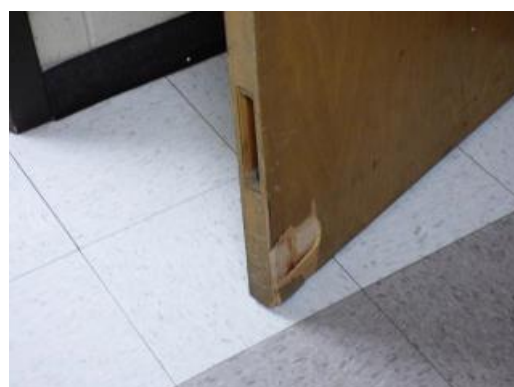
Vinyl composite tile (VCT) well worn



Vinyl composite tile (VCT) is worn



Concrete masonry unit (CMU) wall with slight damage



Damaged wood door



Ceramic tile (CT) is missing and cracked



Damaged asphalt



Light pole base is stained



Tennis court surfacing is cracked