



*Gorzycki MS* | February 2022



## Executive Summary

## Summary of Findings

*Table 1: Facility Condition by Building*



## Approach and Methodology



Table 2: System by Priority (Site & Permanent Buildings)

System	Priority						% of Total
Total:							



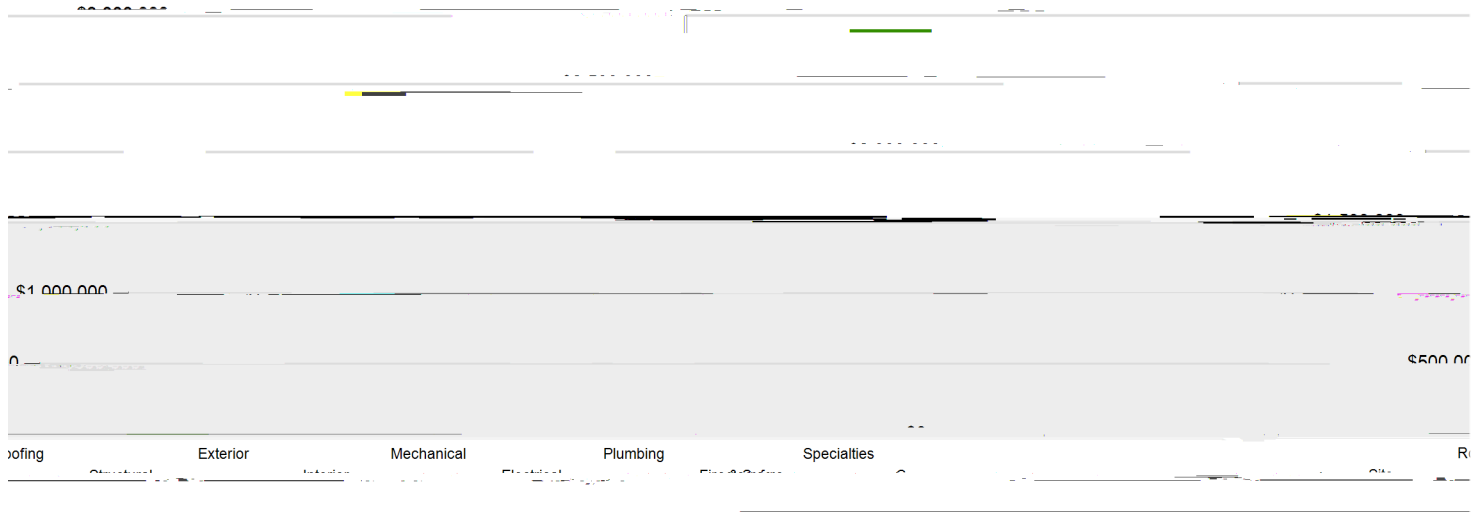
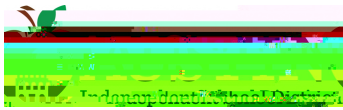
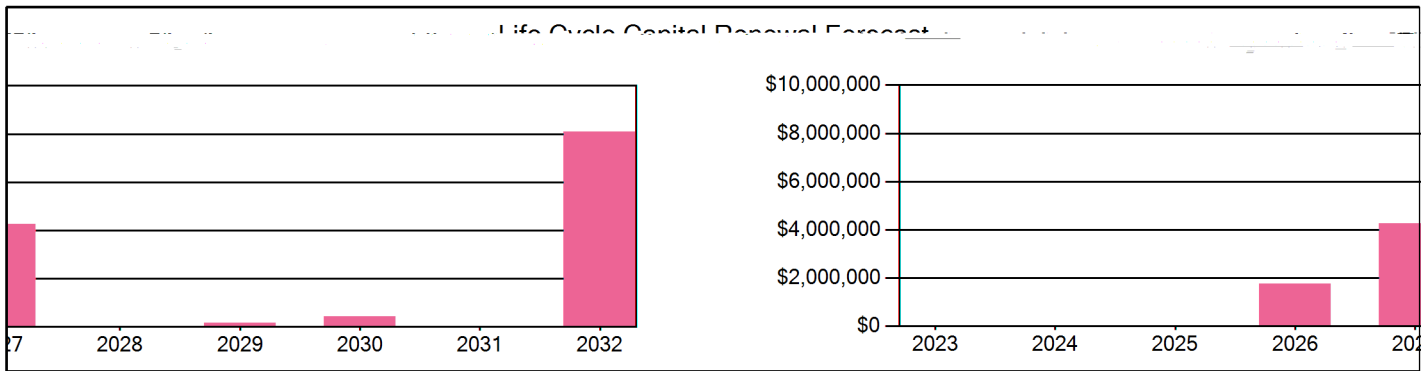


Figure 1: System Deficiencies



Table 3b: Capital Renewal Forecast (Yrs 6-10)







## 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
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>		<b>\$2,900,179</b>	

### Exterior

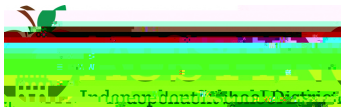
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Painting	Capital Renewal	700	SF Wall	5	\$913	4002
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>		<b>\$913</b>	

**Note:** weathered  
**Location:** on concrete panels

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	9	Door	3	\$13,361	3878
Interior Door Replacement	Capital Renewal	9	Door	3	\$16,880	

**Note:** replace with door



## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Replacement <b>Note:</b> DX/Electrical	Capital Renewal	1	Ea.	2	\$46,828	3999
Package Roof Top Unit Replacement <b>Note:</b> 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
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>		<b>\$2,047,923</b>	

## Electrical

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

## 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
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$11,244</b>	
<b>Sub Total for Building 062A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>32</b>	<b>items</b>		<b>\$6,099,972</b>	
<b>Total for Campus</b>		<b>32</b>	<b>items</b>		<b>\$6,099,972</b>	

# 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
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$411,933</b>
		<b>Sub Total for Building -</b>		<b>2 items</b>	<b>\$411,933</b>

## 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
<b>Note:</b> 2' X 19"					
Exterior Entrance Doors	Steel - Insulated and Painted	21	Door	\$77,847	10
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$192,172</b>

### 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
<b>Note:</b> sound dampening					
Wall Coverings					

## 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.	\$113,851	



## 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
	<b>Note:</b> retractable				
			<b>Sub Total for System</b>	<b>4 items</b>	<b>\$2,985,681</b>
	<b>Sub Total for Building 062A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>	<b>77</b>	<b>items</b>	<b>\$14,298,951</b>	
		<b>Total for: Gorzycki MS</b>	<b>79 items</b>	<b>\$14,710,884</b>	

## General Site Photos

