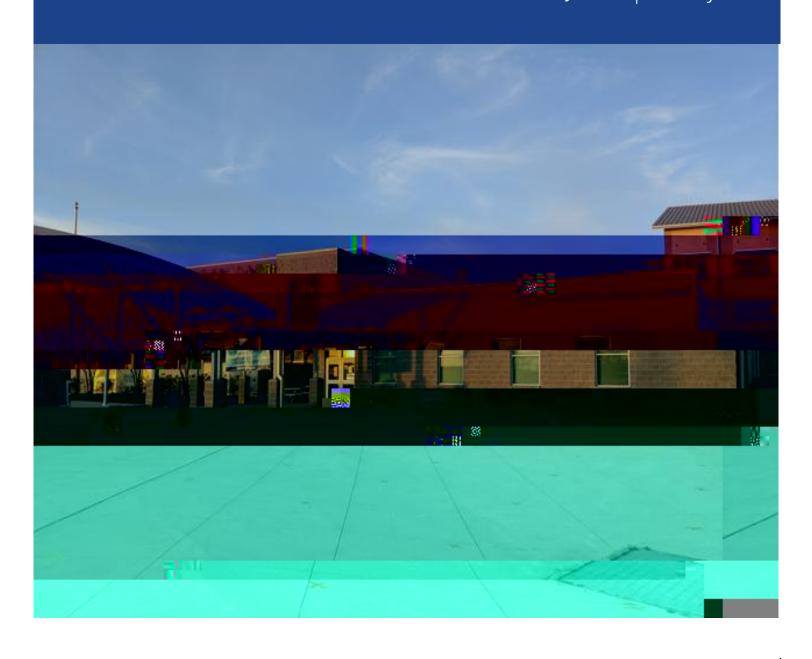


Gorzycki MS | February 2022



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.

Summary of Findings

The table below summarizes the condition findings at Gorzycki MS

Table 1: Facility Condition by Building

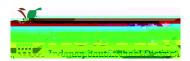
| Number | Building Name | Current Deficiencies | 5-Year Life Cycle Cost | Yrs 6-10 Life Cycle Cost | Total 5 Yr Need (Yr 1-5 + Current Defs) | Total 10 Yr Need (Yr 1-10 + Current Defs) | Replacement Cost | 5-Year FCA |
|---------------|--|-------------------------|---------------------------|-----------------------------|---|---|---------------------|---------------|
| Exterior Site | Exterior Site | \$0 | \$0 | \$411.933 | \$0 | \$411.933 | \$0 | |
| _ , | | Φ0 | 20 | \$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): | <i>\$6,099,972</i> | <i>\$6,250,564</i> | <i>\$6,582,989</i> | | | | |

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:



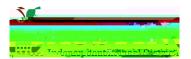
The following table summarizes this site's current deficiencies by building system and priority.

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

| | Priority | | | | | | |
|--------|----------|---|---|---|---|-------|------------|
| System | 1 | 2 | 3 | 4 | 5 | Total | % of Total |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| Total: | | | | | | | |

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

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

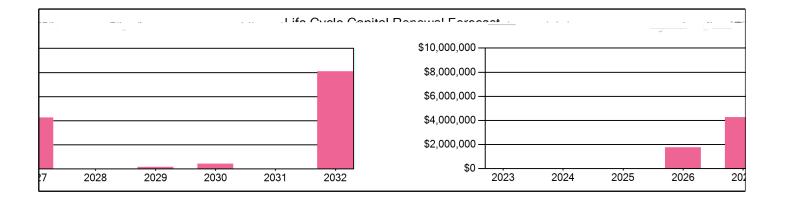


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| | | |
| Routing | Plumbing Specialties | |

Figure 1: System Deficiencies

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

| | | | Life Cycle (| Capital Renewal F | Projections | | | |
|----------|-------------|----------------|----------------|-------------------|----------------|-----------------|-------------|-------------|
| System | Total 1-5 | Year 6 2028 | Year 7 2029 | Year 8 2030 | Year 9 2031 | Year 10 2032 | Total 6-10 | Total 1-10 |
| 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 |

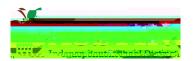


Gorzycki MS - Deficiency Summary

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 | | | | | | |
| Note: weathered Location: on concrete panels | | | | | | |
| | Sub Total for System | 1 | items | | \$913 | |
| | Sub Total for System | 1 | items | | \$913 | |
| Location: on concrete panels | Sub Total for System Category | | items UoM | Priority | \$913 Repair Cost | ID |
| Location: on concrete panels Interior | • | Qty | | Priority 3 | · | ID 3878 |
| Location: on concrete panels Interior Deficiency | Category | Qty | UoM | • | Repair Cost | |



Mechanical

| Deficiency | Category | Qty UoM | Priority | Repair Cost | ID |
|--|--------------------------------------|------------|----------|-------------|------|
| Package Roof Top Unit Replacement | Capital Renewal | 1 Ea. | 2 | \$46,828 | 3999 |
| Note: DX/Electrical | | | | | |
| Package Roof Top Unit Replacement | Capital Renewal | 1 Ea. | 2 | \$31,723 | 4000 |
| Note: DX/Electrical | | | | | |
| 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 Of | fices, 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 Uc | M Repair Cost | Remaining Life |
|-----------------------|---------------------|--------------------------|----------|---------------|----------------|
| Parking Lot Pavement | Asphalt | | 260 CA | R \$377,209 | 10 |
| Roadway Pavement | Asphalt Driveways | 5 | 5,400 SF | \$34,724 | 10 |
| | | Sub Total for System | 2 ite | ms \$411,933 | |
| | | Sub Total for Building - | 2 ite | ms \$411,933 | |

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

Exterior

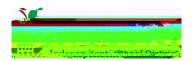
| Uniformat Description | LC Type Description | | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-------------------------------------|----------------------|--------|-------|-------------|----------------|
| Exterior Wall Veneer | Exterior Painting - Bldg SF basis | | 8,452 | 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

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 CFolal Interior | 1 Ea. | \$113,85 | |



Specialties

| Uniformat Description | LC | Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|------------|------------------------|-------|-------|--------------|----------------|
| Casework | Loc | ckers, Gym | 1,530 | Ea. | \$742,806 | 5 |
| Fixed Multiple Seating | Ble | eachers | 832 | Seat | \$343,706 | 5 |
| | Note: retr | ractable | | | | |
| | | 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

