



# FACILITY CONDITION ASSESSMENT

*Austin HS* | February 2022



## Executive Summary

Austin HS is located at 1715 W. Cesar Chavez St. in Austin, Texas. The oldest building is 45 years old (at time of 2020 assessment). It comprises 340,540 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 \$13,740,913. 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 Austin HS the ten-year need is \$41,854,719.

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 Austin HS facility has a 5-year FCA score of 70.04%.

## Summary of Findings

The table below summarizes the condition findings at Austin HS

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
<b>Exterior Site</b>								
	Exterior Site	\$2,699,530	\$471,672	\$1,303,693	\$3,171,202	\$4,474,895	\$0	
<b>Permanent Building(s)</b>								
002A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$10,937,105	\$15,651,068	\$9,453,023	\$26,588,173	\$36,041,196	\$92,523,250	71.26%
002B	Theater Building (includes Band Hall)	\$104,278	\$178,537	\$1,055,813	\$282,815	\$1,338,628	\$7,740,481	96.35%
<b>Sub Total for Permanent Building(s):</b>		<b>\$11,041,383</b>	<b>\$15,829,605</b>	<b>\$10,508,836</b>	<b>\$26,870,988</b>	<b>\$37,379,824</b>	<b>\$100,263,729</b>	
<b>Total for Site:</b>		<b>\$13,740,913</b>	<b>\$16,301,277</b>	<b>\$11,812,529</b>	<b>\$30,042,190</b>	<b>\$41,854,719</b>	<b>\$100,263,729</b>	<b>70.04%</b>

## 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	\$1,197	\$0	\$2,685,423	\$2,686,621	19.55 %
Roofing	\$4,113,790	\$0	\$0	\$0	\$0	\$4,113,790	29.94 %
Structural	\$12,910	\$2,640	\$0	\$0	\$0	\$15,550	0.11 %
Exterior	\$0	\$337,020	\$12,839	\$0	\$235,046	\$584,904	4.26 %
Interior	\$0	\$0	\$1,822,887	\$1,494,667	\$0	\$3,317,554	24.14 %
Mechanical	\$0	\$1,268,646	\$0	\$30,012	\$8,900	\$1,307,559	9.52 %
Electrical	\$0	\$13,910	\$401	\$0	\$0	\$14,311	0.10 %
Plumbing	\$0	\$4,460	\$6,390	\$25,717	\$0	\$36,567	0.27 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$9,101	\$0	\$0	\$0	\$9,101	0.07 %
Specialties	\$0	\$0	\$0	\$8,802	\$0	\$8,802	0.06 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,646,155	\$1,646,155	11.98 %
<b>Total:</b>	\$4,126,699	\$1,635,778	\$1,843,714	\$1,559,198	\$4,575,524	\$13,740,913	

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

Roofing	-	\$4,113,790
Interior	-	\$3,317,554
Site	-	\$2,686,621

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

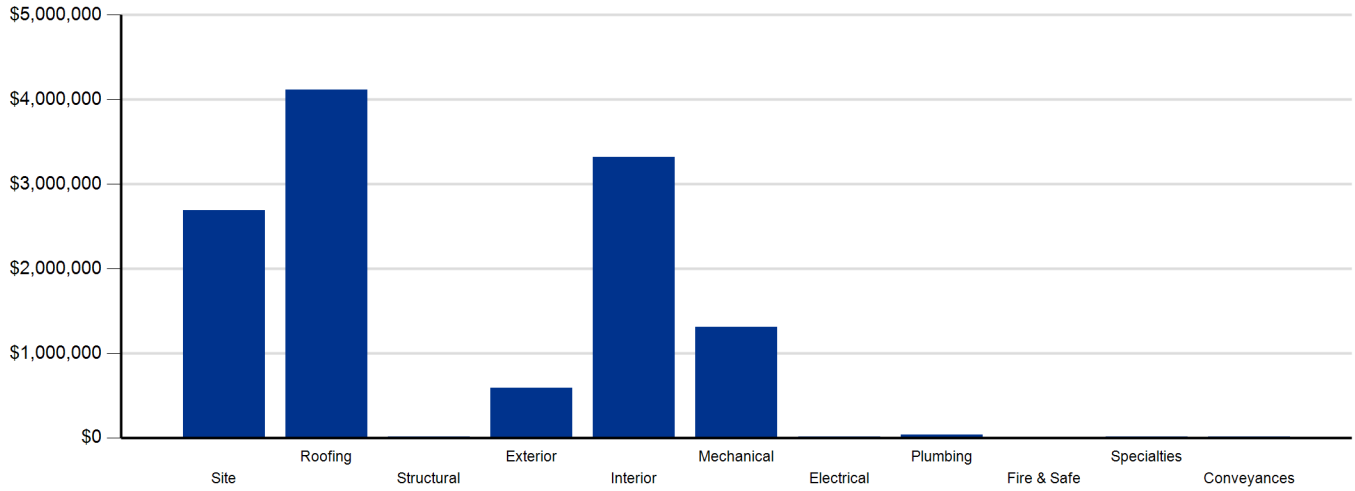


Figure 1: System Deficiencies

## 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	\$471,672	\$471,672
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$212,192	\$212,192
Interior	\$0	\$54,614	\$0	\$0	\$4,017,863	\$4,072,477
Mechanical	\$0	\$0	\$0	\$71,616	\$90,887	\$162,503
Electrical	\$0	\$0	\$0	\$0	\$254,477	\$254,477
Plumbing	\$0	\$0	\$0	\$0	\$11,119,150	\$11,119,150
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$8,802	\$0	\$0	\$0	\$8,802
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$63,416</b>	<b>\$0</b>	<b>\$71,616</b>	<b>\$16,166,245</b>	<b>\$16,301,277</b>

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	\$471,672	\$0	\$0	\$483,627	\$0	\$692,033	\$1,175,660	\$1,647,332
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$212,192	\$0	\$0	\$0	\$0	\$0	\$0	\$212,192
Interior	\$4,072,477	\$0	\$99,279	\$497,869	\$150,331	\$108,134	\$855,613	\$4,928,090
Mechanical	\$162,503	\$0	\$0	\$209,781	\$0	\$771,268	\$981,049	\$1,143,552
Electrical	\$254,477	\$0	\$0	\$359,715	\$0	\$6,286,648	\$6,646,363	\$6,900,840
Plumbing	\$11,119,154	\$1,491,008	\$0	\$149,591	\$0	\$25,124	\$1,665,723	\$12,784,880
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$8,802	\$0	\$0	\$1,056,225	\$0	\$0	\$1,056,225	\$1,065,027
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$16,301,277</b>	<b>\$1,491,008</b>	<b>\$99,279</b>	<b>\$2,756,808</b>	<b>\$150,331</b>	<b>\$7,883,207</b>	<b>\$12,380,633</b>	<b>\$28,681,910</b>

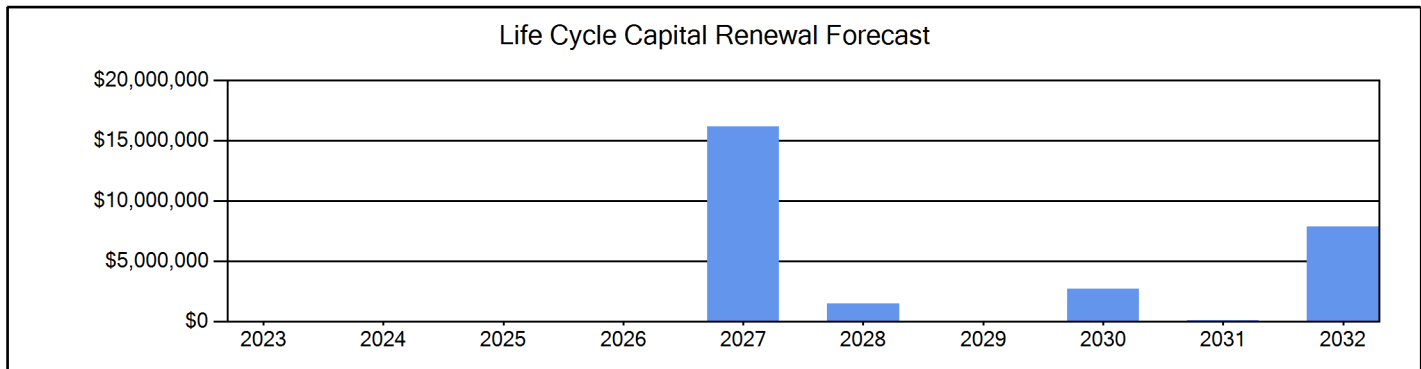


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$100,263,729. For planning purposes, the total 5-year need at the Austin HS is \$30,042,190 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Austin HS facility has a 5-year FCA of 70.04%.

**5-Year Need vs. Replacement**

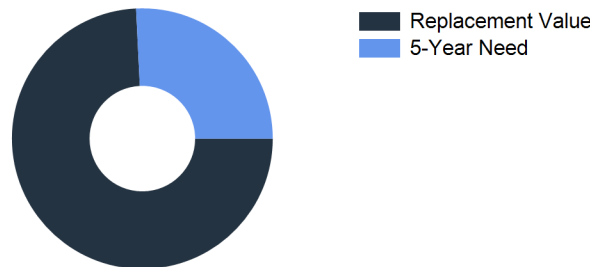


Figure 3: 5-Year FCA



## Austin HS - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Signage At Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	5	Ea.	3	\$1,197	313
<b>Note:</b> Missing three handicap parking signs and posts at main entrance (circle drive). Missing two at parking lot (west of open grass fields and south of gym).						
PROGRAM DEFICIENCIES	ADA Compliance	873,828	EACH	5	\$1,500,346	5709
PUBLIC DEFICIENCIES	ADA Compliance	277,366	EACH	5	\$476,232	5708
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	412,017	EACH	5	\$707,425	5710
Tennis Courts, Nets, And Equipment Repair	Deferred Maintenance	1	Ea.	5	\$1,420	312
<b>Note:</b> Westernmost court is missing net.						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$2,686,621</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6944
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$12,910</b>	
<b>Sub Total for School and Site Level</b>		<b>6</b>	<b>items</b>		<b>\$2,699,530</b>	

## Building: 002A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	183,368	EACH	1	\$183,364	5705
AISD ROOFING P2	Capital Renewal	2,170,095	EACH	1	\$2,170,047	5706
AISD ROOFING P3	Capital Renewal	1,760,417	EACH	1	\$1,760,378	5707
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$4,113,790</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Spalling Walkway Repair	Functional Deficiency	150	SF	2	\$2,640	401
<b>Note:</b> Concrete is spalling on the u-channel floor system						
<b>Location:</b> Crawl Space						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$2,640</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Storefront Exterior Door Replacement	Capital Renewal	52	Door	2	\$206,387	382
Aluminum Window Replacement	Capital Renewal	80	SF	2	\$7,978	383
Aluminum Window Replacement	Capital Renewal	196	SF	2	\$19,546	384
Aluminum Window Replacement	Capital Renewal	784	SF	2	\$78,186	385
Overhead Door Replacement	Capital Renewal	3	Door	2	\$24,922	410
Caulking Replacement	Deferred Maintenance	1,700	LF	3	\$12,839	402
<b>Note:</b> Pre-cast concrete panel sealant joints are failing.						
Exterior Cleaning	Deferred Maintenance	20,000	SF Wall	5	\$235,046	399
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$584,904</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	550	Door	3	\$816,534	386
Interior Door Replacement	Capital Renewal	511	Door	3	\$958,432	388
Rubber Flooring Replacement	Capital Renewal	3,170	SF	3	\$47,921	433
Carpet Flooring Replacement	Capital Renewal	31,697	SF	4	\$401,289	88
<b>Note:</b> Most carpet is worn specially in the classrooms						

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Replacement	Capital Renewal	218,709	SF	4	\$910,757	432
Interior Wood Wall Replacement (LC)	Capital Renewal	3,170	SF	4	\$49,712	389
Toilet Partition Replacement	Capital Renewal	1	Stall	4	\$2,016	87
<b>Note:</b> Toilet partition in boy's room on the 3rd floor is severely corroded. <b>Location:</b> Boy's RR 3rd Floor						
Toilet Partition Replacement	Capital Renewal	36	Stall	4	\$72,593	387
Vinyl/Fabric Wall Covering Replacement	Capital Renewal	3,170	SF	4	\$14,937	390
Wood Flooring Replacement	Capital Renewal	900	SF	4	\$19,386	89
<b>Note:</b> Wood flooring in theater is worn and deteriorating						
<b>Sub Total for System</b>		<b>10 items</b>		<b>\$3,293,579</b>		

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Handler HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$177,589	391
Air Handler HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$345,591	392
Air Handler HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$691,182	393
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	2	Ea.	4	\$9,463	323
Duct Grill Replacement	Deferred Maintenance	90	Ea.	5	\$8,900	292
<b>Note:</b> The grilles are old and damaged. <b>Location:</b> Throughout the building						
<b>Sub Total for System</b>		<b>5 items</b>		<b>\$1,232,724</b>		

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	4	Ea.	2	\$11,128	279
<b>Note:</b> Replace residential load center. Not rated for commercial or institutional use. <b>Location:</b> Cafeteria, Kitchen, Room 125, Main Mech Room first floor.						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	285
<b>Note:</b> This is an old dimmer panel. Parts are no longer available and the unit should be replaced. <b>Location:</b> Lighting control booth in the Theater.						
Electrical Receptacle Replacement	Capital Renewal	1	Ea.	3	\$134	284
<b>Note:</b> The electrical receptacle needs to be replaced. <b>Location:</b> Science Lab 150						
<b>Sub Total for System</b>		<b>3 items</b>		<b>\$14,044</b>		

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$4,460	290
<b>Note:</b> The water heater is beyond its useful life. <b>Location:</b> Room 155						
Domestic Water Piping Repair	Deferred Maintenance	100	LF	3	\$6,390	400
<b>Note:</b> There are six leaks from plumbing piping in several locations <b>Location:</b> Varies						
Replace classroom lavatory	Capital Renewal	8	Ea.	4	\$20,516	291
<b>Note:</b> Outdated types with water hammers <b>Location:</b> Chem Classrooms						
<b>Sub Total for System</b>		<b>3 items</b>		<b>\$31,367</b>		

**Conveyances**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And/Or Controls Repair	Deferred Maintenance	1	Ea.	2	\$9,101	286
<b>Note:</b> It was reported that the elevator is not properly calibrated and that the doors do not close correctly <b>Location:</b> East Elevator						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$9,101</b>		

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	\$8,802	92
<b>Note:</b> Casework in coach's office is deteriorating.						
<b>Location:</b> Coach Office						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$8,802</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	364,929	Ea.	5	\$428,737	6945
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - improve drainage - 131088 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	565,640	Ea.	5	\$664,543	6946
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 131088 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	9,743	Ea.	5	\$11,447	6947
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - repair access - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	182,464	Ea.	5	\$214,368	6948
<b>Note:</b> SUSPENDED FLOOR SLABS - repair spalling & reinforcement - 131088 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	278,385	Ea.	5	\$327,061	6949
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks, borken pipes, insulation, pipe hangers and rusted, molded pipes - 1 LS						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$1,646,155</b>	
<b>Sub Total for Building 002A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>39</b>	<b>items</b>		<b>\$10,937,105</b>	

**Building: 002B - Theater Building (includes Band Hall)**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	1,200	SF	4	\$4,052	294
<b>Note:</b> The ceiling system is damaged.						
<b>Location:</b> Percussion Room						
Carpet Flooring Replacement	Capital Renewal	1,179	SF	4	\$14,926	394
Ceiling Grid Replacement	Capital Renewal	1,200	SF	4	\$4,997	293
<b>Note:</b> The ceiling system is damaged.						
<b>Location:</b> Percussion Room						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$23,976</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement	Capital Renewal	1	Ea.	2	\$54,285	301
<b>Note:</b> The Boiler is beyond its expected useful life.						
<b>Location:</b> Boiler Mech Room						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	\$6,850	397
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	398
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$74,835</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Receptacle Replacement	Capital Renewal	2	Ea.	3	\$267	302
<b>Note:</b> Cor 32 duplex is missing faceplate. Cor 33 duplex has come loose from the J-Box.						
<b>Location:</b> Cor 32, Cor 33						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$267</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	396
Refrigerated Water Cooler Replacement	Capital Renewal	2	Ea.	4	\$4,405	395
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$5,201</b>	
<b>Sub Total for Building 002B - Theater Building (includes Band Hall)</b>		<b>9</b>	<b>items</b>		<b>\$104,278</b>	
<b>Total for Campus</b>		<b>54</b>	<b>items</b>		<b>\$13,740,913</b>	

## Austin HS - 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	73,350	SF	\$471,672	5
Fences and Gates	Fencing - Chain Link (4 Ft)	4,000	LF	\$188,789	8
Fences and Gates	Competition Style Track	1	Ea.	\$294,838	8
Parking Lot Pavement	Asphalt	477	CAR	\$692,033	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$1,647,332</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	22	Ea.	\$128,033	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$128,033</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$1,775,364</b>	

### Building: 002A - 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	41	Door	\$151,987	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$151,987</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	218,709	SF	\$738,526	5
Suspended Plaster and	Painted ceilings	3,170	SF	\$6,602	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	297,950	SF	\$1,335,091	5
Resilient Flooring	Vinyl Composition Tile Flooring	221,877	SF	\$1,814,446	5
Wood Flooring	Wood Flooring - All Types	3,170	SF	\$68,282	5
Carpeting	Carpet	31,697	SF	\$401,290	8
Compartments and Cubicles	Toilet Partitions	36	Stall	\$72,593	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$4,436,830</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Air Cooled (20 ton)	1	Ea.	\$20,946	4
Other HVAC Distribution Systems	VFD (75 HP)	2	Ea.	\$50,670	4
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	5
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	5
Exhaust Air	Roof Exhaust Fan - Large	4	Ea.	\$32,145	5
Exhaust Air	Kitchen Exhaust Hoods	3	Ea.	\$33,574	5
Other HVAC Distribution Systems	VFD (75 HP)	2	Ea.	\$50,670	8
Heat Generation	Boiler - Steel Tube (4800 MBH)	2	Ea.	\$295,824	10
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	\$102,018	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Facility Hydronic Distribution	Pump - 75HP (Ea.)	2	Ea.	\$169,633	10
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$826,664</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	\$68,027	5
Power Distribution	Panelboard - 120/208 100A	4	Ea.	\$11,128	5
Power Distribution	Panelboard - 120/208 125A	3	Ea.	\$4,376	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	21	Ea.	\$18,936	5
Power Distribution	Power Wiring	127,988	SF	\$152,010	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	316,969	SF	\$224,375	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	16	Ea.	\$33,328	10

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	316,969	SF	\$5,812,749	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$6,332,237</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	5
Domestic Water Equipment	Gas Piping System (BldgSF)	316,969	SF	\$10,990,984	5
Plumbing Fixtures	Classroom Lavatory	45	Ea.	\$115,402	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	316,969	SF	\$1,139,100	6
Sanitary Sewerage Piping	Sanitary Sewer Piping	316,969	SF	\$351,908	6
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$27,163	8
Plumbing Fixtures	Sink - Service / Mop Sink	10	Ea.	\$7,959	8
Plumbing Fixtures	Showers	76	Ea.	\$99,291	8
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$4,460	10
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$4,460	10
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$7,685	10
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$12,778,494</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	120	Room	\$1,056,225	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$1,056,225</b>	
<b>Sub Total for Building 002A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>44</b>	<b>items</b>	<b>\$25,582,436</b>	

**Building: 002B - Theater Building (includes Band Hall)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	14	Door	\$51,898	5
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$60,205</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	6,128	SF	\$12,762	2
Wall Coverings	Vinyl/Fabric Wall Covering	1,179	SF	\$5,555	2
Compartments and Cubicles	Toilet Partitions	18	Stall	\$36,297	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	16,263	SF	\$54,916	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	22,156	SF	\$99,279	7
Carpeting	Carpet	1,179	SF	\$14,926	8
Interior Door Supplementary Components	Door Hardware	55	Door	\$81,653	8
Resilient Flooring	Vinyl Composition Tile Flooring	18,383	SF	\$150,331	9
Wood Flooring	Wood Flooring - All Types	1,650	SF	\$35,541	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$491,261</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (130 Tons)	1	Ea.	\$159,111	8
Heat Generation	Boiler - Steel Tube (1200 MBH)	1	Ea.	\$54,285	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	23,570	SF	\$63,574	10
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
HVAC Air Distribution	VAV Boxes / Terminal Device	5	Ea.	\$19,369	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$316,889</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	10
Lighting Fixtures	Light Fixtures (Bldg SF)	23,570	SF	\$432,239	10
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$440,571</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$6,384</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$8,802</b>	
<b>Sub Total for Building 002B - Theater Building (includes Band Hall)</b>		<b>21</b>	<b>items</b>	<b>\$1,324,112</b>	
<b>Total for: Austin HS</b>		<b>70</b>	<b>items</b>	<b>\$28,681,913</b>	

## Supporting Photos

### General Site Photos



Worn theater flooring



Exposed rebar in basement



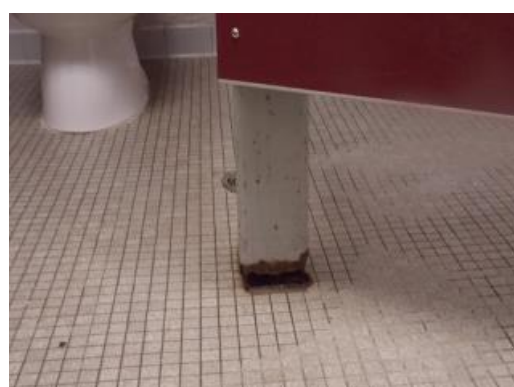
Damaged door hardware



Failed sealant



Pipes leaking in crawl space



Bathroom partition damaged



Interior doorway damage



Cracked flooring



Aged ceiling tiles