



FACILITY CONDITION ASSESSMENT

Central Office Building | February 2022



Executive Summary

Central Office Building is located at S IH 35 Frontage Rd in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 151,541 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 \$1,707,170. 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 Central Office Building the ten-year need is \$13,043,686.

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 Central Office Building facility has a 5-year FCA score of 86.55%.

Summary of Findings

The table below summarizes the condition findings at Central Office Building

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	\$707,326	\$0	\$1,417,835	\$707,326	\$2,125,161	\$0	
Permanent Building(s)								
968A	AISD Administration Building	\$999,843	\$2,355,810	\$7,562,871	\$3,355,653	\$10,918,524	\$30,202,120	88.89%
Sub Total for Permanent Building(s):		\$999,843	\$2,355,810	\$7,562,871	\$3,355,653	\$10,918,524	\$30,202,122	
Total for Site:		\$1,707,170	\$2,355,810	\$8,980,706	\$4,062,980	\$13,043,686	\$30,202,122	86.55%

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	\$155,795	\$551,133	\$398	\$707,326	41.43 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$377,474	\$9,155	\$0	\$0	\$386,629	22.65 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$613,214	\$0	\$0	\$0	\$613,214	35.92 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$990,688	\$164,951	\$551,133	\$398	\$1,707,170	

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

Site	-	\$707,326
Electrical	-	\$386,629
Interior	-	\$0

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

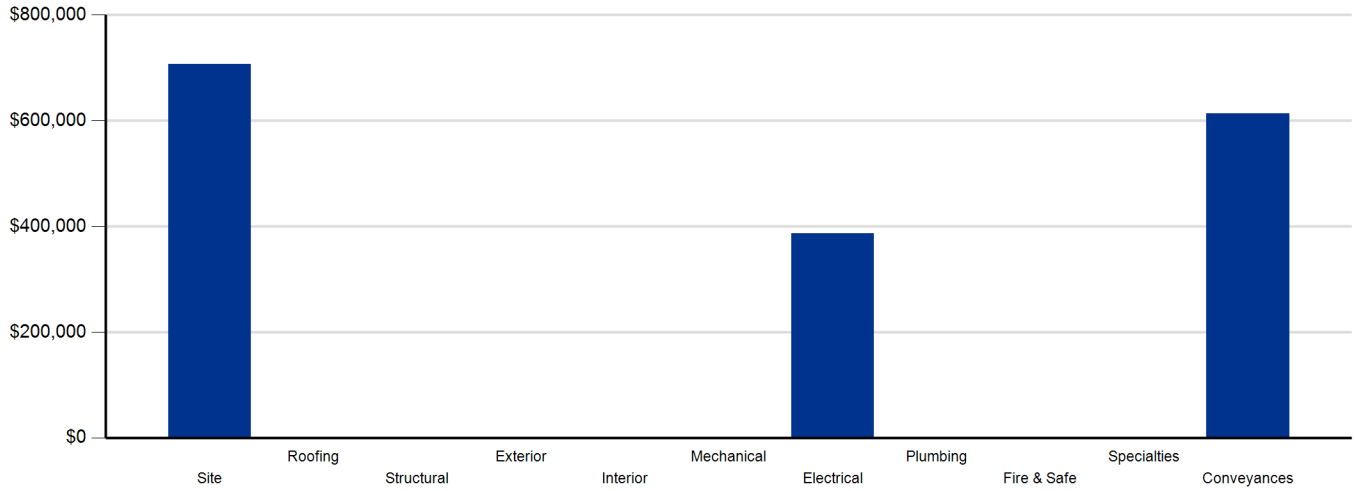


Figure 1: System Deficiencies

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	\$979,024	\$979,024
Interior	\$0	\$0	\$0	\$0	\$543,236	\$543,236
Mechanical	\$0	\$0	\$0	\$49,683	\$0	\$49,683
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$734,573	\$734,573
Fire and Life Safety	\$0	\$0	\$0	\$0	\$49,294	\$49,294
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$49,683	\$2,306,127	\$2,355,810

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	\$1,417,835	\$0	\$0	\$0	\$0	\$1,417,835	\$1,417,835
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$979,024	\$0	\$0	\$0	\$0	\$0	\$0	\$979,024
Interior	\$543,236	\$1,342,979	\$0	\$440,934	\$0	\$32,633	\$1,816,546	\$2,359,782
Mechanical	\$49,683	\$0	\$0	\$325,785	\$0	\$58,029	\$383,814	\$433,497
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$734,573	\$0	\$0	\$0	\$0	\$5,254,724	\$5,254,724	\$5,989,297
Fire and Life Safety	\$49,294	\$0	\$0	\$0	\$0	\$0	\$0	\$49,294
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$107,787	\$107,787	\$107,787
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,355,810	\$2,760,814	\$0	\$766,719	\$0	\$5,453,173	\$8,980,706	\$11,336,516

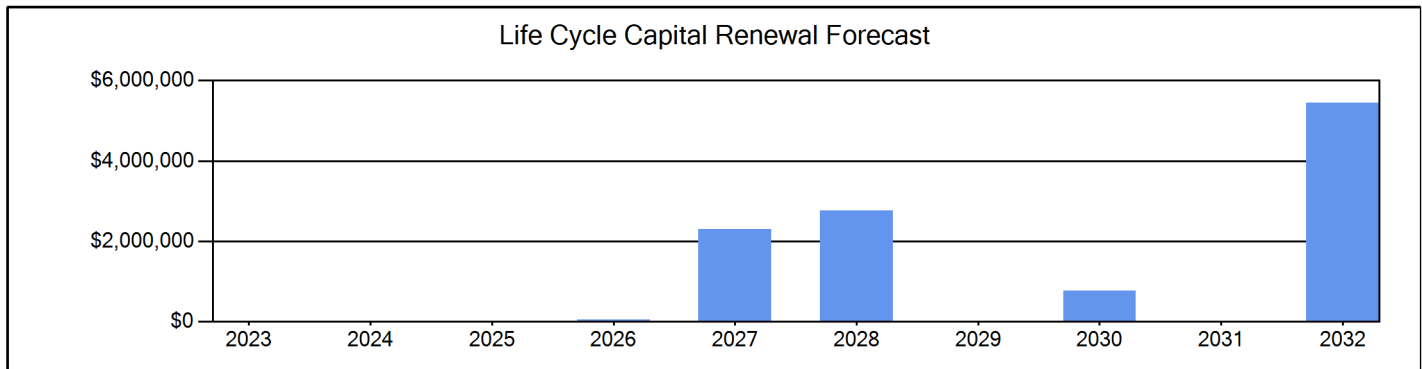


Figure 2: Ten Year Capital Renewal Forecast

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 \$30,202,122. For planning purposes, the total 5-year need at the Central Office Building is \$4,062,980 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Central Office Building facility has a 5-year FCA of 86.55%.

5-Year Need vs. Replacement

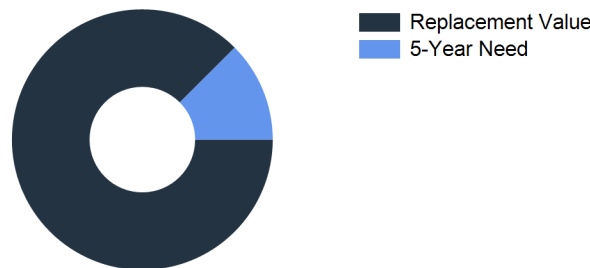


Figure 3: 5-Year FCA

Central Office Building - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Driveways Replacement Note: Concrete driveways on the east side of the site have cracking and potholing. Needs to be replaced. Location: East parking lot	Capital Renewal	12,480	SF	3	\$155,795	2846
Asphalt Paving Resurfacing Note: Asphalt parking and associated drive aisles around the entire site has webbing, rutting, and ponding. Needs to be resurfaced to reduce ponding or repaved altogether. Location: Asphalt parking across site	Deferred Maintenance	51,281	SF	4	\$213,296	2844
Concrete Paving Replacement Note: Concrete parking spots on east side of the site have cracking and potholing. Needs to be replaced. Location: East parking lot	Capital Renewal	137	CAR	4	\$337,837	2845
Site Signage Repair Note: Repair (1) accessible parking sign and clean (1) stop sign on east side of building. Location: East side of building	Deferred Maintenance	2	Ea.	5	\$398	2848
Sub Total for System		4	items		\$707,326	
Sub Total for School and Site Level		4	items		\$707,326	

Building: 968A - AISD Administration Building

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement Location: roof electrical room	Capital Renewal	1	Ea.	2	\$5,358	5030
Electrical Transformer Replacement Location: Room 106	Capital Renewal	1	Ea.	2	\$5,358	5031
Electrical Transformer Replacement Location: Room 106	Capital Renewal	1	Ea.	2	\$7,287	5032
Generator Replacement Note: poor condition and age Location: electrical yard outside of building	Capital Renewal	1	Ea.	2	\$51,736	5038
Motor Control Center Replacement Location: Room 106	Capital Renewal	4	Ea.	2	\$7,348	5026
Panelboard Replacement Location: panel EH in room 106, panel EL in room 106, panel EPL in roof electrical room, and panel HPH in roof electrical room	Capital Renewal	4	Ea.	2	\$11,128	5034
Panelboard Replacement Location: panel EOP in roof electrical room, L9 in room 930, H8 in room 904, H7 in room 713, L7 in room 713, H5 in room 504, L5 in room 504, L4 in room 404, L3 in room 304, L2 in room 204, and L1 in room 106	Capital Renewal	11	Ea.	2	\$60,495	5035
Panelboard Replacement Location: panel H9 in roof electrical room and panel HI in room 106	Capital Renewal	2	Ea.	2	\$24,683	5037
Switchgear Replacement Location: room 106	Capital Renewal	3	Ea.	2	\$204,082	5023
Transfer Switch Replacement Location: Roof Electrical Room	Capital Renewal	200	Amps	3	\$5,720	5024
Transfer Switch Replacement Location: Room 106	Capital Renewal	100	Amps	3	\$3,435	5025
Sub Total for System		11	items		\$386,629	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement Location: original/roof	Capital Renewal	3	Ea.	2	\$613,214	5039
Sub Total for System		1	items		\$613,214	
Sub Total for Building 968A - AISD Administration Building		12	items		\$999,843	
Total for Campus		16	items		\$1,707,170	

Central Office Building - 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	820	CAR	\$1,189,658	6
Roadway Pavement	Asphalt Driveways	35,484	SF	\$228,177	6
Sub Total for System		2	items	\$1,417,835	
Sub Total for Building -		2	items	\$1,417,835	

Building: 968A - AISD Administration Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,280	SF	\$127,650	5
Exterior Operating Windows	Aluminum - Windows per SF	8,192	SF	\$816,963	5
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	4	Door	\$15,876	5
Sub Total for System		4	items	\$979,024	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	121,233	SF	\$543,236	5
Carpeting	Carpet	106,079	SF	\$1,342,979	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	121,233	SF	\$409,374	8
Suspended Plaster and	Painted ceilings	15,154	SF	\$31,560	8
Wood Flooring	Wood Flooring - All Types	1,515	SF	\$32,633	10
Sub Total for System		5	items	\$2,359,781	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (130 Tons)	1	Ea.	\$49,683	4
Central Cooling	Cooling Tower - Metal (300 Tons)	2	Ea.	\$115,657	8
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$19,945	8
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	\$20,550	8
Facility Hydronic Distribution	Pump - 75HP (Ea.)	2	Ea.	\$169,633	8
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	\$58,029	10
Sub Total for System		6	items	\$433,496	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	3	Ea.	\$6,406	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	9	Ea.	\$12,641	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	151,541	SF	\$544,597	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	151,541	SF	\$168,245	5
Domestic Water Equipment	Gas Piping System (BldgSF)	151,541	SF	\$5,254,724	10
Sub Total for System		6	items	\$5,989,297	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Pump	1	Ea.	\$49,294	5
Sub Total for System		1	items	\$49,294	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	144	Ea.	\$76,715	10
Casework	Lockers, Gym	64	Ea.	\$31,072	10
Sub Total for System		2	items	\$107,787	
Sub Total for Building 968A - AISD Administration Building		24	items	\$9,918,680	
Total for: Central Office Building		26	items	\$11,336,515	

Supporting Photos

General Site Photos



Concrete Drive



Ponding Asphalt



Damaged asphalt



Fire Riser



Fire Pump



Typical Mop Sink



Air conditioning unit



Typical AHU equipment



Main Switch Gear



Aged transformer



Aged Electrical Panel