



FACILITY CONDITION ASSESSMENT

Crockett ECHS | February 2022



Executive Summary

Crockett ECHS is located at 5601 Menchaca Rd in Austin, Texas. The oldest building is 51 years old (at time of 2020 assessment). It comprises 348,328 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 \$38,373,567. 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 Crockett ECHS the ten-year need is \$57,688,925.

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 Crockett ECHS facility has a 5-year FCA score of 51.65%.

Summary of Findings

The table below summarizes the condition findings at Crockett ECHS

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	\$4,814,852	\$0	\$0	\$4,814,852	\$4,814,852	\$0	
Permanent Building(s)								
008A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$33,211,632	\$12,300,491	\$5,134,804	\$45,512,123	\$50,646,927	\$94,475,770	51.83%
008B	Theater Building	\$347,084	\$654,938	\$687,263	\$1,002,022	\$1,689,285	\$9,142,425	89.04%
008C	Newly constructed Construction Technology Shop	\$0	\$125,383	\$377,698	\$125,383	\$503,081	\$2,729,557	95.41%
008D	Restrooms and Storage	\$0	\$34,781	\$0	\$34,781	\$34,781	\$141,060	75.34%
Sub Total for Permanent Building(s):		\$33,558,716	\$13,115,593	\$6,199,765	\$46,674,309	\$52,874,074	\$106,488,810	
Total for Site:		\$38,373,567	\$13,115,593	\$6,199,765	\$51,489,160	\$57,688,925	\$106,488,810	51.65%

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	\$0	\$0	\$4,801,942	\$4,801,942	12.51 %
Roofing	\$4,666,285	\$0	\$0	\$0	\$0	\$4,666,285	12.16 %
Structural	\$12,910	\$0	\$0	\$0	\$0	\$12,910	0.03 %
Exterior	\$0	\$14,995,874	\$0	\$0	\$0	\$14,995,874	39.08 %
Interior	\$0	\$0	\$528,919	\$2,255,421	\$0	\$2,784,340	7.26 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$906,683	\$6,284,239	\$0	\$0	\$7,190,921	18.74 %
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	\$1,668,653	\$0	\$1,668,653	4.35 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,252,643	\$2,252,643	5.87 %
Total:	\$4,679,195	\$15,902,557	\$6,813,158	\$3,924,073	\$7,054,585	\$38,373,567	

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

Exterior	-	\$14,995,874
Electrical	-	\$7,190,921
Site	-	\$4,801,942

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

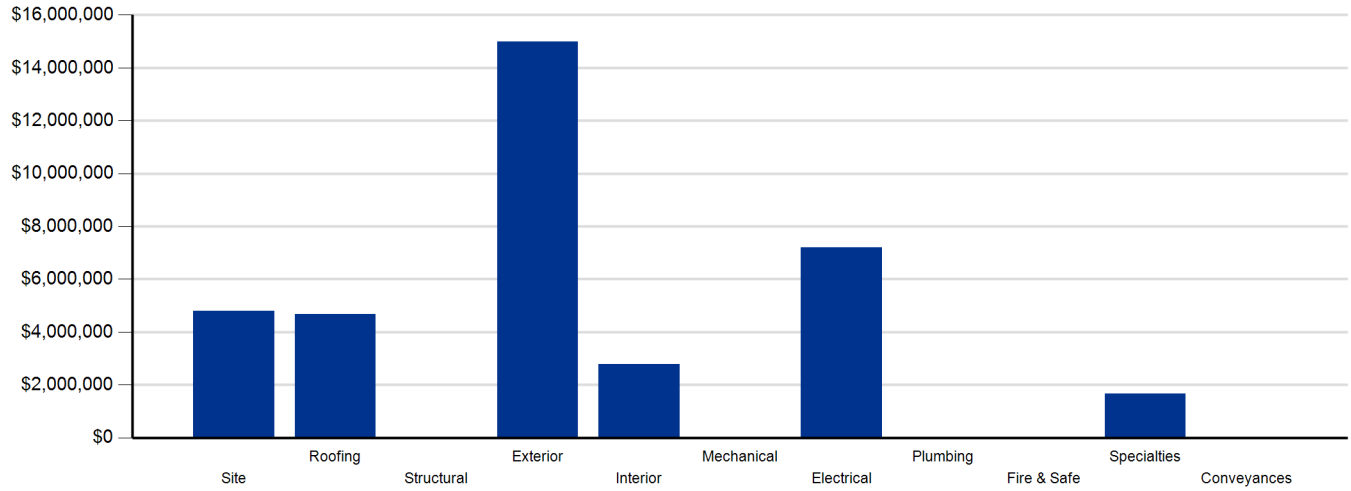


Figure 1: System Deficiencies

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	\$178,400	\$76,803	\$0	\$0	\$255,203
Interior	\$0	\$1,121,420	\$363,112	\$12,774	\$2,574,673	\$4,071,979
Mechanical	\$0	\$0	\$657,333	\$687,803	\$4,313,908	\$5,659,044
Electrical	\$0	\$0	\$0	\$0	\$152,989	\$152,989
Plumbing	\$0	\$0	\$7,151	\$1,023,877	\$425,329	\$1,456,357
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$7,985	\$0	\$0	\$0	\$7,985
Specialties	\$0	\$395,192	\$0	\$0	\$556,097	\$951,289
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,702,997	\$1,104,399	\$1,724,454	\$8,022,996	\$12,554,846

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$255,203	\$0	\$0	\$9,491	\$0	\$0	\$9,491	\$264,694
Interior	\$4,071,979	\$37,115	\$9,735	\$190,307	\$1,087,717	\$1,953,876	\$3,278,750	\$7,350,729
Mechanical	\$5,659,044	\$0	\$0	\$150,979	\$0	\$894,683	\$1,045,662	\$6,704,706
Electrical	\$152,989	\$0	\$0	\$246,621	\$0	\$384,404	\$631,025	\$784,014
Plumbing	\$1,456,357	\$0	\$0	\$36,716	\$0	\$368,235	\$404,951	\$1,861,308
Fire and Life Safety	\$0	\$543,666	\$0	\$778,149	\$0	\$0	\$1,321,815	\$1,321,815
Conveyances	\$7,985	\$303,144	\$0	\$0	\$0	\$0	\$303,144	\$311,129
Specialties	\$951,289	\$0	\$224,305	\$0	\$0	\$0	\$224,305	\$1,175,594
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$12,554,846	\$883,925	\$234,040	\$1,412,263	\$1,087,717	\$3,601,198	\$7,219,143	\$19,773,989

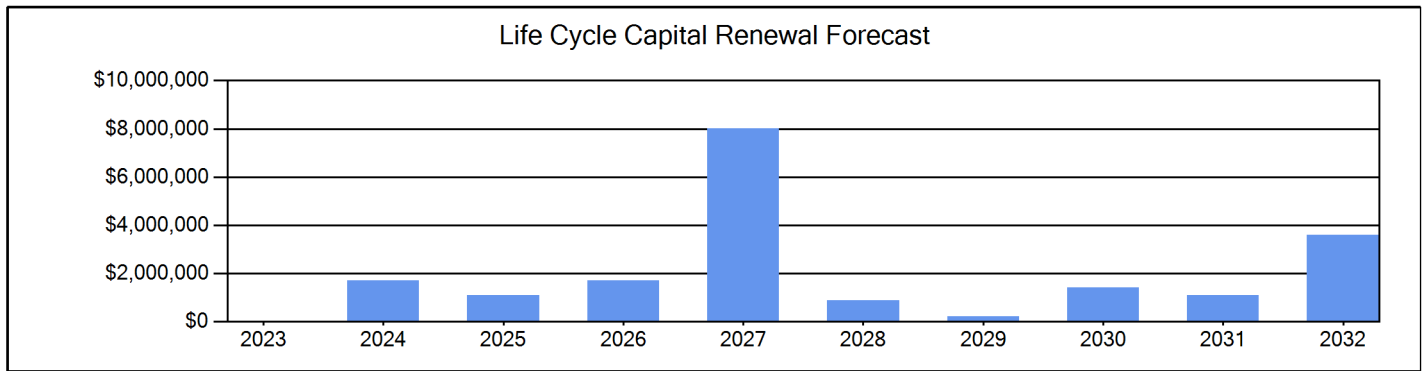


Figure 2: Ten Year Capital Renewal Forecast

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 \$106,488,810. For planning purposes, the total 5-year need at the Crockett ECHS is \$51,489,160 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Crockett ECHS facility has a 5-year FCA of 51.65%.

5-Year Need vs. Replacement

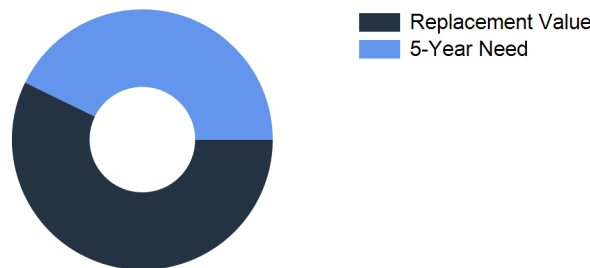


Figure 3: 5-Year FCA

Crockett ECHS - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	564,242	EACH	5	\$968,793	2239
Note: Site/Exterior Improvements						
Estimated Construction Cost for Site Plan Area E					\$ 15,368.59	
Estimated Construction Cost for Site Plan Area F					\$ 5,367.60	
Estimated Construction Cost for Site Plan Area G					\$ 87,395.07	
Estimated Construction Cost for Site Plan Area H					\$ 9,686.60	
Estimated Construction Cost for Site Plan Area J					\$ 195.53	
Estimated Construction Cost for Site Plan Area K					\$ 10,872.27	
Estimated Construction Cost for Site Plan Area L					\$ 27,207.98	
Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1					\$ 118,013.40	
Interior Improvements						
Estimated Construction Cost for Floor Plan Area 17 (Building B) (x2 locations)					\$ 25,798.99	
Estimated Construction Cost for Floor Plan Area 18 (Building A)					\$ 20,250.23	
Estimated Construction Cost for Floor Plan Area 19 (Building A)					\$ 9,862.01	
Estimated Construction Cost for Floor Plan Area 20 (Building A)					\$ 20,888.40	
Estimated Construction Cost for Floor Plan Area 21 (Building A)					\$ 38,415.72	
Estimated Construction Cost for Floor Plan Area 22 (Building A)					\$ 29,833.12	
Estimated Construction Cost for Floor Plan Area 23 (Building A)					\$ 28,382.24	
Estimated Construction Cost for Floor Plan Area 24 (Building A)					\$ 5,755.79	
Estimated Construction Cost for Floor Plan Area 25 (Building A)					\$ 9,227.48	
008.1.2						
REPORT COST SUMMARY						
9						
Crockett High School						
5601 Manchaca Rd.						
Austin, TX 78745						
Estimated Construction Cost for Floor Plan Area 26 (Building A)					\$ 13,343.20	
Estimated Construction Cost for Floor Plan Area 27 (Building A)					\$ 24,135.03	
Estimated Construction Cost for Floor Plan Area 28 (Building A)					\$ 20,463.98	
Estimated Construction Cost for Floor Plan Area 29 (Building A)					\$ 10,671.94	
Estimated Construction Cost for Floor Plan Area 30 (Building A) (x2 locations)					\$ 40,391.19	
Estimated Construction Cost for Floor Plan Area 31 (Building A)					\$ 6,455.50	
Estimated Construction Cost for Floor Plan Area 32 (Building A)					\$ 1,851.82	
Estimated Construction Cost for Floor Plan Area 33 (Building A)					\$ 66,835.48	
Estimated Construction Cost for Floor Plan Area 34 (Building A) (x4 locations)					\$ 22,628.27	
Estimated Construction Cost for Floor Plan Area 35 (Building A)					\$ 51,037.82	
Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1					\$ 446,228.20	
Total Estimated Construction Cost Subtotal for Program Deficiency Improvements					\$ 564,241.59	
PUBLIC DEFICIENCIES	ADA Compliance	1,720,842	EACH	5	\$2,954,653	2237
Note: Site/Exterior Improvements						
Estimated Construction Cost for Site Plan Area A					\$ 13,538.43	
Estimated Construction Cost for Site Plan Area B					\$ 83,496.37	
Estimated Construction Cost for Site Plan Area C					\$ 17,613.68	
Estimated Construction Cost for Site Plan Area D					\$ 29,508.86	
Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1					\$ 144,157.35	
Interior Improvements						
Estimated Construction Cost for Floor Plan Area 1 (Building B)					\$ 467,277.47	
Estimated Construction Cost for Floor Plan Area 2 (Building B)					\$ 20,109.33	
Estimated Construction Cost for Floor Plan Area 3 (Building B)					\$ 305,599.32	
Estimated Construction Cost for Floor Plan Area 4 (Building B)					\$ 137,583.47	
Estimated Construction Cost for Floor Plan Area 5 (Building A)					\$ 8,100.28	
Estimated Construction Cost for Floor Plan Area 6 (Building A)					\$ 17,467.70	
Estimated Construction Cost for Floor Plan Area 7 (Building A)					\$ 61,145.59	
Estimated Construction Cost for Floor Plan Area 8 (Building A)					\$ 29,653.88	
Estimated Construction Cost for Floor Plan Area 9 (Building A)					\$ 61,145.59	
Estimated Construction Cost for Floor Plan Area 10 (Building A)					\$ 48,452.75	
Estimated Construction Cost for Floor Plan Area 11 (Building A)					\$ 35,944.10	
Estimated Construction Cost for Floor Plan Area 12 (Building A)					\$ 18,859.45	
Estimated Construction Cost for Floor Plan Area 13 (Building A)					\$ 2,315.74	
Estimated Construction Cost for Floor Plan Area 14 (Building A)					\$ 6,934.75	
Estimated Construction Cost for Floor Plan Area 15 (Building A)					\$ 14,729.84	
Estimated Construction Cost for Floor Plan Area 16 (Building A)					\$ 18,245.24	
Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1					\$ 1,253,564.51	
Total Estimated Construction Cost Subtotal for Public Deficiency Improvements					\$ 1,720,841.98	

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	511,652	EACH	5	\$878,497	2240
Note: Interior Improvements						
Estimated Construction Cost for Floor Plan Area 36 (Building A)					\$26,043.60	
Estimated Construction Cost for Floor Plan Area 37 (Building A)					\$32,319.66	
Estimated Construction Cost for Floor Plan Area 38 (Building A)					\$1,217.30	
Estimated Construction Cost for Floor Plan Area 39 (Building A)					\$31,854.41	
Estimated Construction Cost for Floor Plan Area 40 (Building A) (x2 locations)					\$123,211.72	
Estimated Construction Cost for Floor Plan Area 41 (Building A)					\$30,686.19	
Estimated Construction Cost for Floor Plan Area 42 (Building A)					\$23,954.83	
Estimated Construction Cost for Floor Plan Area 43 (Building A)					\$141,426.10	
Estimated Construction Cost for Floor Plan Area 44 (Building A)					\$25,348.61	
Estimated Construction Cost for Floor Plan Area 45 (Building A)					\$11,470.37	
Estimated Construction Cost for Floor Plan Area 46 (Building A)					\$18,175.84	
Estimated Construction Cost for Floor Plan Area 47 (Building A)					\$45,943.21	
Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1					\$511,651.82	
Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements					\$511,651.82	
Sub Total for System		3	items		\$4,801,942	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	2	Job	1	\$12,910	6935
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	
Sub Total for School and Site Level		4	items		\$4,814,852	

Building: 008A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	2,552,787	EACH	1	\$2,552,731	2255
AISD ROOFING P2	Capital Renewal	408,987	EACH	1	\$408,978	2256
AISD ROOFING P3	Capital Renewal	368,485	EACH	1	\$368,477	2257
AISD ROOFING P4	Capital Renewal	1,336,129	EACH	1	\$1,336,100	2259
Sub Total for System		4	items		\$4,666,285	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	23,520	SF	2	\$2,345,576	1713
Note: Windows are aged and past useful life.						
Brick Exterior Replacement (Bldg SF)	Capital Renewal	213,614	SF	2	\$6,001,396	1715
Metal Exterior Door Replacement	Capital Renewal	221	Door	2	\$819,247	1712
Note: Doors are aged and past useful life. Hardware is difficult to operate.						
Overhead Door Replacement	Capital Renewal	7	Door	2	\$58,151	1710
Note: Doors are aged and past useful life.						
Steel Window Replacement	Capital Renewal	2,400	SF	2	\$346,900	1714
Note: Windows are aged and past useful life.						
Steel Window Replacement	Capital Renewal	31,064	SF	2	\$4,490,045	1716
Steel Window Replacement	Capital Renewal	6,400	SF	2	\$925,067	1717
Note: Windows are aged and past useful life.						
Wood Exterior Door Replacement	Capital Renewal	3	Door	2	\$9,491	1711
Note: Doors are aged and past useful life. Hardware is difficult to operate.						
Sub Total for System		8	items		\$14,995,874	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	275	Door	3	\$515,790	1747
Note: Majority of the doors on campus are older and deteriorated/past useful life. There have been piecemeal replacements of hardware and doors throughout campus, in varying conditions and configurations. Many doors have different locks, etc. Recommended full replacement of all doors.						
Acoustical Ceiling Tile Replacement	Capital Renewal	242,744	SF	4	\$819,686	1753
Note: Grid system throughout the facility is aged, stained and deteriorated in many areas. Recommend full replacement of ACT system.						
Carpet Flooring Replacement	Capital Renewal	3,237	SF	4	\$40,981	1757
Note: Older carpet present in rear library office and other offices around the facility.						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Replacement Note: Grid system throughout the facility is aged, stained and deteriorated in many areas. Recommend full replacement of ACT system.	Capital Renewal	242,744	SF	4	\$1,010,844	1752
Ceramic Tile Flooring Replacement Note: Ceramic tile in majority of restrooms and showers is aged and past its lifespan.	Capital Renewal	6,473	SF	4	\$114,360	1759
Epoxy Flooring Repair Or Replacement Note: Epoxy finish in library storage room is cracked/deteriorated.	Deferred Maintenance	300	SF	4	\$3,616	1756
Metal Interior Door Replacement Note: Majority of the doors on campus are older and deteriorated/past useful life. There have been piecemeal replacements of hardware and doors throughout campus, in varying conditions and configurations. Many doors have different locks, etc. Recommended full replacement of all doors.	Capital Renewal	35	Door	4	\$101,284	1748
Toilet Partition Replacement Note: Aged and past lifespan. Some are deteriorated/damaged.	Capital Renewal	74	Stall	4	\$149,220	1749
Sub Total for System		8	items		\$2,755,782	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: past life	Capital Renewal	2	Ea.	2	\$33,810	1341
Distribution Panel Replacement Note: exceeded lifecycle	Capital Renewal	3	Ea.	2	\$53,407	1343
Distribution Panel Replacement Note: exceeded lifecycle	Capital Renewal	5	Ea.	2	\$92,820	1344
Distribution Panel Replacement Note: exceeded lifecycle	Capital Renewal	1	Ea.	2	\$25,176	1345
Electrical Transformer Replacement Note: past life	Capital Renewal	2	Ea.	2	\$11,038	1338
Electrical Transformer Replacement Note: past life	Capital Renewal	1	Ea.	2	\$5,919	1339
Electrical Transformer Replacement Note: past lifecycle	Capital Renewal	1	Ea.	2	\$7,287	1342
Electrical Transformer Replacement Note: exceeded lifecycle	Capital Renewal	4	Ea.	2	\$29,150	1349
Electrical Transformer Replacement Note: lifecycle exceeded	Capital Renewal	2	Ea.	2	\$19,816	1367
Electrical Transformer Replacement Location: lifecycle exceeded	Capital Renewal	4	Ea.	2	\$21,430	1368
Motor Control Center Replacement Note: 17 loads; exceeded life	Capital Renewal	1	Ea.	2	\$27,730	1336
Motor Control Center Replacement Note: 6 Loads, 600 Amps; exceeded life	Capital Renewal	1	Ea.	2	\$9,708	1337
Motor Control Center Replacement Note: exceeded lifecycle	Capital Renewal	9	Ea.	2	\$16,533	1346
Motor Control Center Replacement Note: 600 Amps; exceeded lifecycle	Capital Renewal	1	Ea.	2	\$18,719	1347
Motor Control Center Replacement Note: 600A; 8 loads	Capital Renewal	1	Ea.	2	\$13,312	1348
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	21	Ea.	2	\$58,423	1369
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	21	Ea.	2	\$58,423	1370
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	15	Ea.	2	\$41,730	1371
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	5	Ea.	2	\$61,708	1372
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	20	Ea.	2	\$133,770	1373

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	5	Ea.	2	\$13,910	1374
Panelboard Replacement Note: lifecycle exceeded	Capital Renewal	1	Ea.	2	\$13,891	1375
Switchgear Replacement Note: exceeded lifecycle	Capital Renewal	1	Ea.	2	\$84,797	1335
Canopy Lighting Replacement Note: lifecycle exceeded	Capital Renewal	28	Ea.	3	\$58,323	1376
Exterior Mounted Building Lighting Replacement Note: lifecycle exceeded	Capital Renewal	29	Ea.	3	\$26,150	1377
Lighting Fixtures Replacement Note: lifecycle exceeded	Capital Renewal	323,658	SF	3	\$5,935,415	1378
Sub Total for System		26	items		\$6,872,396	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement Note: Quantity estimated: Team had to vacate campus due to a school employee positive covid test. Lockers are aged and past useful life.	Capital Renewal	3,000	Ea.	4	\$1,598,238	1751
Replace Cabinetry In Classes/Labs Note: Cabs are deteriorated/past useful life in old home economics lab, break rooms, wing storage rooms.	Capital Renewal	8	Room	4	\$70,415	1750
Sub Total for System		2	items		\$1,668,653	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 243739 SF	Deferred Maintenance	271,413	Ea.	5	\$318,870	6936
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - repair soil retainers, 25% - 6296 LF	Deferred Maintenance	153,362	Ea.	5	\$180,178	6937
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 243739 SF	Deferred Maintenance	339,266	Ea.	5	\$398,587	6938
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 4 EA	Deferred Maintenance	33,406	Ea.	5	\$39,247	6939
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair moderate honeycombing & reinforcement - 6296 LF	Deferred Maintenance	175,271	Ea.	5	\$205,917	6940
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - rust - 243739 SF	Deferred Maintenance	339,266	Ea.	5	\$398,587	6941
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair reinforcement, honeycombing & cracks - 243739 SF	Deferred Maintenance	339,266	Ea.	5	\$398,587	6942
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipe and hangers and insulation - 1 LS	Deferred Maintenance	266,136	Ea.	5	\$312,670	6943
Sub Total for System		8	items		\$2,252,643	
Sub Total for Building 008A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		56	items		\$33,211,632	

Building: 008B - Theater Building
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Note: Some older doors remain backstage. Aged and past useful life.	Capital Renewal	7	Door	3	\$13,129	1730
Ceiling Grid Replacement Note: Replace ACT in backstage dressing rooms. Aged/past useful life.	Capital Renewal	721	SF	4	\$3,002	1738
Ceramic Tile Flooring Replacement Note: Replace older CMT tile in backstage restrooms.	Capital Renewal	288	SF	4	\$5,088	1734

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF)	Deferred Maintenance	800	SF	4	\$1,442	1731
Note: Wall paint is peeling near the electrical equipment.						
Vinyl Composition Tile Replacement	Capital Renewal	721	SF	4	\$5,896	1733
Note: Replace older vct in backstage areas.						
Sub Total for System		5	items		\$28,558	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$9,908	1395
Note: equipment exceeds expected life						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$9,372	1412
Note: equipment exceeded lifecycle						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	1431
Note: equipment exceeded lifecycle						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$13,891	1432
Note: equipment exceeded lifecycle						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$18,222	1433
Note: equipment exceeded lifecycle						
Lighting Fixtures Replacement	Capital Renewal	14,415	SF	3	\$264,350	1434
Note: fixtures exceed expected lifecycle						
Sub Total for System		6	items		\$318,525	
Sub Total for Building 008B - Theater Building		11	items		\$347,084	
Total for Campus		71	items		\$38,373,567	

Buildings with no reported deficiencies

008C - Newly constructed Construction Technology Shop

008D - Restrooms and Storage

Crockett ECHS - Life Cycle Summary Yrs 1-10

Building: 008A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	3,237	SF	\$100,125	2
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	3,237	SF	\$78,275	2
Exterior Wall Veneer	Metal Panel - Bldg SF basis	6,473	SF	\$23,122	3
Exterior Entrance Doors	Wooden Door	3	Door	\$9,491	8
Sub Total for System		4	items	\$211,013	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	16,183	SF	\$33,703	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	242,744	SF	\$1,087,717	2
Tile Wall Finish	Ceramic Tile wall	16,183	SF	\$134,348	3
Wall Coverings	Vinyl/Fabric Wall Covering	48,549	SF	\$228,764	3
Interior Coiling Doors	Interior Overhead Doors	6	Ea.	\$31,719	5
Carpeting	Carpet	6,473	SF	\$81,949	5
Resilient Flooring	Vinyl Composition Tile Flooring	266,336	SF	\$2,178,019	5
Tile Flooring	Quarry Tile	6,473	SF	\$176,951	5
Interior Door Supplementary Components	Door Hardware	87	Door	\$129,161	8
Carpeting	Carpet	3,237	SF	\$40,981	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	242,744	SF	\$1,087,717	9
Interior Swinging Doors	Metal Door (Steel)	10	Door	\$28,938	10
Interior Swinging Doors	Wooden Door	77	Door	\$144,421	10
Compartments and Cubicles	Toilet Partitions	74	Stall	\$149,220	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	242,744	SF	\$819,686	10
Athletic Flooring	Athletic/Sport Flooring	1,500	SF	\$23,012	10
Wood Flooring	Wood Flooring - All Types	32,366	SF	\$697,161	10
Sub Total for System		17	items	\$7,073,468	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (125 HP)	2	Ea.	\$64,871	3
Other HVAC Distribution Systems	VFD (25 HP)	3	Ea.	\$31,874	3
Other HVAC Distribution Systems	VFD (10 HP)	4	Ea.	\$22,829	3
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	3	Ea.	\$43,144	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	3
Facility Hydronic Distribution	Pump - 50HP - (Ea.)	3	Ea.	\$173,118	3
Facility Hydronic Distribution	Pump - 75HP (Ea.)	1	Ea.	\$84,816	3
Facility Hydronic Distribution	Pump - 100 Hp and greater	1	Ea.	\$48,024	3
Heat Generation	Boiler - Copper Tube (1200 MBH)	1	Ea.	\$55,544	3
Central Cooling	Cooling Tower - Metal (100 Tons)	1	Ea.	\$39,626	4
Central Cooling	Chiller - Indoor Water Cooled (450 Ton)	2	Ea.	\$530,286	4
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	2	Ea.	\$93,655	4
Facility Hydronic Distribution	4-Pipe System	323,658	SF	\$783,147	5
HVAC Air Distribution	AHU 5,000 CFM Interior	8	Ea.	\$345,307	5
HVAC Air Distribution	AHU 10,000 CFM Interior	7	Ea.	\$601,711	5
HVAC Air Distribution	AHU 10,000 CFM Outdoor	4	Ea.	\$405,362	5
HVAC Air Distribution	AHU 10,000 CFM Interior	4	Ea.	\$343,835	5
HVAC Air Distribution	AHU 15,000 CFM Interior	3	Ea.	\$341,569	5
Exhaust Air	Roof Exhaust Fan - Large	38	Ea.	\$305,377	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	323,658	SF	\$872,978	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1	Ea.	\$6,423	8
Decentralized Cooling	Heat Pump (5 Ton)	3	Ea.	\$36,405	8
Other HVAC Distribution Systems	VFD (15 HP)	10	Ea.	\$75,586	8
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	10
HVAC Air Distribution	AHU 10,000 CFM Interior	3	Ea.	\$257,876	10

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 15,000 CFM Interior	4	Ea.	\$455,426	10
Sub Total for System		28	items	\$6,231,053	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Battery Equipment	UPS (40 KVA)	1	Ea.	\$77,094	5
Packaged Generator Assemblies	Emergency Generator (100 KW)	1	Ea.	\$51,736	5
Landscape Lighting	Ground Mounted Fixtures (Ea.)	1	Ea.	\$1,246	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	323,658	SF	\$229,110	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Power Distribution	Power Wiring	323,658	SF	\$384,404	10
Sub Total for System		6	items	\$750,897	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	3
Plumbing Fixtures	Restroom Lavatory	71	Ea.	\$192,857	4
Plumbing Fixtures	Sink - Service / Mop Sink	25	Ea.	\$19,897	4
Plumbing Fixtures	Showers	81	Ea.	\$105,823	4
Plumbing Fixtures	Toilets	98	Ea.	\$495,820	4
Plumbing Fixtures	Urinals	35	Ea.	\$47,398	4
Plumbing Fixtures	Refrigerated Drinking Fountain	19	Ea.	\$41,845	4
Compressed-Air Systems	Air Compressor (5 hp)	2	Ea.	\$11,291	4
Plumbing Fixtures	Classroom Lavatory	140	Ea.	\$359,030	5
Facility Potable-Water Storage Tanks	Water Storage Tank - 5,000 Gallon	1	Ea.	\$8,165	8
Domestic Water Equipment	Water Heater - Electric - 52 gallon	3	Ea.	\$8,052	8
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	8
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	8
Sub Total for System		14	items	\$1,316,562	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	323,658	SF	\$513,910	6
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	6
Security System Component	Security Alarm System	323,658	SF	\$744,970	8
Sub Total for System		3	items	\$1,265,748	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	2
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	6
Sub Total for System		2	items	\$106,724	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	814	Ea.	\$395,192	2
Fixed Multiple Seating	Bleachers	920	Seat	\$380,060	5
Casework	Fixed Cabinetry	20	Room	\$176,037	5
Sub Total for System		3	items	\$951,289	
Sub Total for Building 008A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		77	items	\$17,906,753	

Building: 008B - Theater Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	2	Door	\$7,938	3
Exterior Operating Windows	Steel - Windows per SF	60	SF	\$8,673	3
Sub Total for System		3	items	\$53,680	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	1,009	SF	\$12,774	4

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	9,370	SF	\$41,986	5
Suspended Plaster and	Painted ceilings	1,442	SF	\$3,003	5
Interior Door Supplementary Components	Door Hardware	25	Door	\$37,115	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,883	SF	\$9,735	7
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	8
Resilient Flooring	Vinyl Composition Tile Flooring	5,189	SF	\$42,434	10
Wood Flooring	Wood Flooring - All Types	2,162	SF	\$46,569	10
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	721	SF	\$2,435	10
Sub Total for System		9	items	\$216,217	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (70 Tons)	1	Ea.	\$97,500	3
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	14,415	SF	\$38,880	5
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	5
Other HVAC Distribution Systems	VFD (10 HP)	1	Ea.	\$5,707	5
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
Facility Hydronic Distribution	4-Pipe System	14,415	SF	\$34,880	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	5
HVAC Air Distribution	AHU 10,000 CFM Interior	2	Ea.	\$171,918	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Heat Generation	Boiler - Copper Tube (750 MBH)	1	Ea.	\$32,565	8
Sub Total for System		12	items	\$438,485	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	11	Ea.	\$22,913	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	14,415	SF	\$10,204	8
Sub Total for System		2	items	\$33,117	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (2 hp)	1	Ea.	\$4,311	4
Plumbing Fixtures	Restroom Lavatory	5	Ea.	\$13,581	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	4
Plumbing Fixtures	Toilets	14	Ea.	\$70,831	4
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$8,810	4
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	8
Sub Total for System		7	items	\$103,097	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	14,415	SF	\$22,888	6
Security System Component	Security Alarm System	14,415	SF	\$33,179	8
Sub Total for System		2	items	\$56,068	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Traction (Passenger Elev)	1	Ea.	\$204,405	6
Sub Total for System		1	items	\$204,405	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Auditorium Seating	500	Ea.	\$224,305	7
Sub Total for System		1	items	\$224,305	
Sub Total for Building 008B - Theater Building		37	items	\$1,329,373	

Building: 008C - Newly constructed Construction Technology Shop
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	935	SF	\$1,947	5

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,883	SF	\$39,804	5
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Sub Total for System		3	items	\$49,817	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (5 KW)	1	Ea.	\$1,299	5
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	3	Ea.	\$9,938	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,351	SF	\$14,469	5
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	10
Sub Total for System		4	items	\$35,169	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	4
Compressed-Air Systems	Air Compressor (5 hp)	1	Ea.	\$5,645	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	5
Plumbing Fixtures	Restroom Lavatory	4	Ea.	\$10,865	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	4	Ea.	\$20,238	5
Domestic Water Equipment	Gas Piping System (BldgSF)	9,351	SF	\$324,248	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	9,351	SF	\$33,605	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	9,351	SF	\$10,382	10
Sub Total for System		10	items	\$418,095	
Sub Total for Building 008C - Newly constructed Construction Technology Shop		17	items	\$503,081	

Building: 008D - Restrooms and Storage
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	904	SF	\$4,051	5
Compartments and Cubicles	Toilet Partitions	3	Stall	\$6,049	5
Suspended Plaster and	Painted ceilings	542	SF	\$1,129	5
Sub Total for System		3	items	\$11,229	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	5
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	5
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	5
Sub Total for System		4	items	\$23,552	
Sub Total for Building 008D - Restrooms and Storage		7	items	\$34,781	
Total for: Crockett ECHS		138	items	\$19,773,988	

Supporting Photos

General Site Photos



Stained acoustic tile



Deteriorated wood door



Aged electrical distribution panels



Aged ceiling tiles



Damaged light fixtures



Electrical Panels and Transformer



Damaged sports net



Aged asphalt pavement



Aged mechanical equipment



Aged mechanical equipment