AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Jordan ES | **February 2022**

Executive Summary

Jordan ES is located at 6711 Johnny Morris Rd in Austin, Texas. The oldest building is 28 years old (at time of 2020 assessment). It comprises 76,113 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 $1,663,743. 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 Jordan ES the ten-year need is $8,266,173.

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 Jordan ES facility has a 5-year FCA score of 71.76%.

Summary of Findings

The table below summarizes the condition findings at Jordan ES

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	$1,421,017	$459,327	$107,609	$1,880,344	$1,987,953	$0	
Permanent Building(s)								
178A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	$173,686	$4,308,524	$968,927	$4,482,210	$5,451,137	$20,491,540	78.13%
178B	Stand-Alone Classroom Building	$69,039	$626,135	$131,908	$695,174	$827,082	$4,503,213	84.56%
	Sub Total for Permanent Building(s):	***$242,726***	***$4,934,659***	***$1,100,835***	***$5,177,385***	***$6,278,220***	***$24,994,749***	
	Total for Site:	**$1,663,743**	**$5,393,986**	**$1,208,444**	**$7,057,729**	**$8,266,173**	**$24,994,749**	**71.76%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$6,230	$35,255	$1,379,532	$1,421,017	85.41 %
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	$227,762	$0	$0	$0	$227,762	13.69 %
Electrical	$0	$9,908	$0	$0	$0	$9,908	0.60 %
Plumbing	$0	$5,055	$0	$0	$0	$5,055	0.30 %
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	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
Total:	$0	$242,726	$6,230	$35,255	$1,379,532	$1,663,743	

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

Site	-	$1,421,017
Mechanical	-	$227,762
Electrical	-	$9,908

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

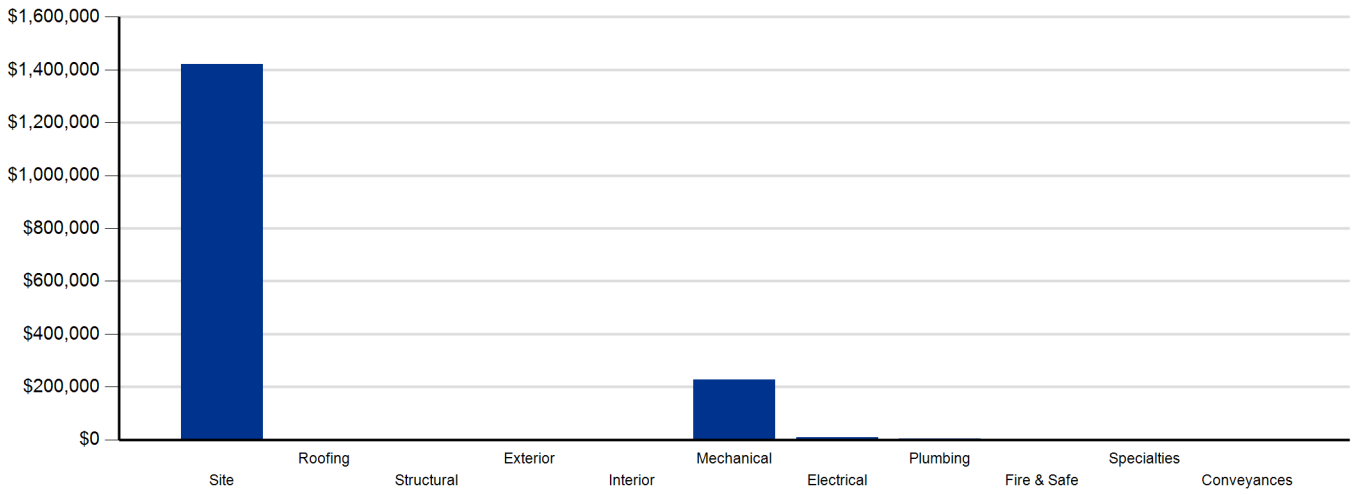


Figure 1: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Total 1-5
Site	$0	$0	$0	$180,289	$279,038	$459,327
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$154,961	$154,961
Interior	$0	$102,699	$0	$1,073,200	$150,864	$1,326,763
Mechanical	$0	$1,898,353	$0	$184,999	$354,111	$2,437,463
Electrical	$0	$0	$0	$0	$113,870	$113,870
Plumbing	$0	$0	$2,528	$311,355	$123,096	$436,979
Fire and Life Safety	$0	$0	$0	$0	$0	$0
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$464,623	$0	$0	$0	$464,623
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$2,465,675**	**$2,528**	**$1,749,843**	**$1,175,940**	**$5,393,986**

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

		Life Cycle Capital Renewal 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	$459,327	$0	$0	$107,609	$0	$0	$107,609	$566,936
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$154,961	$0	$14,828	$0	$0	$74,140	$88,968	$243,929
Interior	$1,326,763	$82,725	$0	$17,590	$0	$625,233	$725,548	$2,052,311
Mechanical	$2,437,463	$0	$0	$0	$0	$29,279	$29,279	$2,466,742
Electrical	$113,870	$5,969	$0	$87,316	$0	$0	$93,285	$207,155
Plumbing	$436,979	$0	$0	$6,384	$0	$7,235	$13,619	$450,598
Fire and Life Safety	$0	$0	$0	$0	$155,192	$0	$155,192	$155,192
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$464,623	$0	$0	$0	$0	$0	$0	$464,623
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$5,393,986**	**$88,694**	**$14,828**	**$218,899**	**$155,192**	**$735,887**	**$1,213,500**	**$6,607,486**

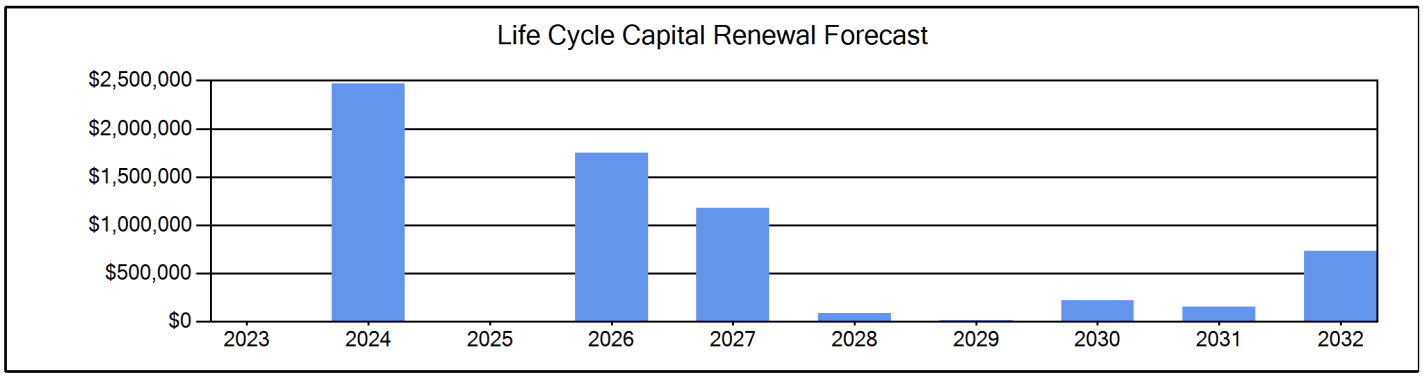


Figure 2: Ten Year Capital Renewal Forecast

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 – (Total Repair Cost/ 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 $24,994,749. For planning purposes, the total 5-year need at the Jordan ES is $7,057,729 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Jordan ES facility has a 5-year FCA of 71.76%.

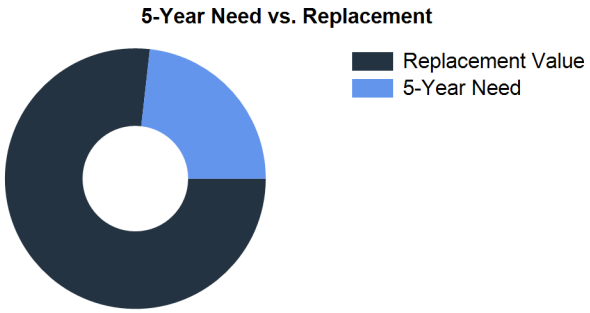


Figure 3: 5-Year FCA

Jordan ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement	Capital Renewal	550	SF	3	$6,230	3930
Note: Cracking						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	450	LF	4	$35,255	3929
PROGRAM DEFICIENCIES	ADA Compliance	381,103	EACH	5	$654,347	4221
PUBLIC DEFICIENCIES	ADA Compliance	160,313	EACH	5	$275,254	4220
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	262,048	EACH	5	$449,931	4222
	Sub Total for System	**5**	**items**		**$1,421,017**	
	Sub Total for School and Site Level	**5**	**items**		**$1,421,017**	

Building: 178A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	28	Ea.	2	$159,986	3940
	Sub Total for System	**1**	**items**		**$159,986**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	$9,908	3931
Location: Cafeteria Electric Room						
	Sub Total for System	**1**	**items**		**$9,908**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	3	Ea.	2	$3,792	3939
	Sub Total for System	**1**	**items**		**$3,792**	
Sub Total for Building 178A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		**3**	**items**		**$173,686**	

Building: 178B - Stand-Alone Classroom Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	8	Ea.	2	$51,380	3948
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$6,423	3949
Air Cooled Condenser Replacement	Capital Renewal	1	Ea.	2	$9,973	3950
	Sub Total for System	**3**	**items**		**$67,776**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	$1,264	3947
	Sub Total for System	**1**	**items**		**$1,264**	
	Sub Total for Building 178B - Stand-Alone Classroom Building	**4**	**items**		**$69,039**	
	Total for Campus	**12**	**items**		**$1,663,743**	

Jordan ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	500	LF	$23,599	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,000	LF	$156,690	4
Playfield Areas	ES Playgrounds	2	Ea.	$44,696	5
Parking Lot Pavement	Asphalt	110	CAR	$159,588	5
Roadway Pavement	Asphalt Driveways	11,625	SF	$74,754	5
Pedestrian Pavement	Sidewalks - Concrete	9,500	SF	$107,609	8
	Sub Total for System	**6**	**items**	**$566,935**	
	Sub Total for Building -	**6**	**items**	**$566,935**	

Building: 178A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,200	SF	$119,672	5
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	$4,787	5
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	$18,535	5
Exterior Operating Windows	Aluminum - Windows per SF	120	SF	$11,967	5
Exterior Entrance Doors	Steel - Insulated and Painted	20	Door	$74,140	10
	Sub Total for System	**5**	**items**	**$229,101**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	8,112	SF	$102,699	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	37,439	SF	$126,422	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	37,439	SF	$155,905	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	56,159	SF	$251,644	4
Resilient Flooring	Vinyl Composition Tile Flooring	34,319	SF	$280,651	4
Interior Door Supplementary Components	Door Hardware	110	Door	$163,307	4
Suspended Plaster and	Painted ceilings	21,840	SF	$45,484	5
Wood Flooring	Wood Flooring - All Types	1,248	SF	$26,882	5
Interior Door Supplementary Components	Door Hardware	8	Door	$11,877	8
Athletic Flooring	Athletic/Sport Flooring	6,240	SF	$95,730	10
Carpeting	Carpet	8,112	SF	$102,699	10
Tile Flooring	Ceramic Tile	12,480	SF	$220,488	10
Interior Swinging Doors	Wooden Door	110	Door	$206,316	10
	Sub Total for System	**13**	**items**	**$1,790,105**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Hydronic Distribution Systems	Ground Source Loop Field Pipe	146	Ton	$1,898,353	2
Note:	Bldg A is 70% Ground Source and 30% RTU's. Bldg B is 100% Fan Coil Units 9 total with RTU for hallways				
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	3	Ea.	$19,268	4
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	2	Ea.	$11,428	4
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	6	Ea.	$145,415	4
HVAC Air Distribution	AHU 5,000 CFM Interior	2	Ea.	$86,327	5
Exhaust Air	Roof Exhaust Fan - Small	6	Ea.	$11,758	10
Exhaust Air	Interior Ceiling Exhaust Fan	36	Ea.	$17,521	10
	Sub Total for System	**7**	**items**	**$2,190,069**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1	Ea.	$2,782	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	$1,459	5
Power Distribution	Panelboard - 120/208 225A	10	Ea.	$54,995	5
Power Distribution	Panelboard - 120/208 400A	2	Ea.	$24,683	5
Power Distribution	Panelboard - 277/480 100A	1	Ea.	$6,688	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	$9,372	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	$13,891	5

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		2	Ea.	$4,166	6
Lighting Fixtures	Building Mounted Fixtures (Ea.)		2	Ea.	$1,803	6
Power Distribution	Power Wiring		62,399	SF	$74,110	8
Electrical Service	Transformer (45 KVA)		1	Ea.	$5,919	8
Electrical Service	Transformer (75 KVA)		1	Ea.	$7,287	8
		Sub Total for System	**12**	**items**	**$207,157**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		2	Ea.	$2,528	3
Plumbing Fixtures	Restroom Lavatory		16	Ea.	$43,461	4
Plumbing Fixtures	Sink - Service / Mop Sink		4	Ea.	$3,184	4
Plumbing Fixtures	Showers		1	Ea.	$1,306	4
Plumbing Fixtures	Toilets		42	Ea.	$212,494	4
Plumbing Fixtures	Urinals		1	Ea.	$1,354	4
Plumbing Fixtures	Classroom Lavatory		40	Ea.	$102,580	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		1	Ea.	$6,384	8
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon		3	Ea.	$3,792	10
Domestic Water Equipment	Water Heater - Instant 9.4 GPM		1	Ea.	$2,179	10
		Sub Total for System	**10**	**items**	**$379,261**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		62,399	SF	$99,078	9
Fire Detection and Alarm	Fire Alarm Panel		4	Ea.	$27,472	9
		Sub Total for System	**2**	**items**	**$126,550**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		40	Room	$352,075	2
Casework	Lockers		13	Ea.	$6,926	2
		Sub Total for System	**2**	**items**	**$359,001**	
Sub Total for Building 178A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.			**51**	**items**	**$5,281,244**	

Building: 178B - Stand-Alone Classroom Building

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		4	Door	$14,828	7
		Sub Total for System	**1**	**items**	**$14,828**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering		12,342	SF	$58,156	4
Interior Door Supplementary Components	Door Hardware		25	Door	$37,115	4
Resilient Flooring	Vinyl Composition Tile Flooring		9,599	SF	$78,498	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		10,970	SF	$45,682	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		10,970	SF	$37,043	6
Suspended Plaster and	Painted ceilings		2,743	SF	$5,713	8
		Sub Total for System	**6**	**items**	**$262,206**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Make-up Air Unit		1	Ea.	$8,888	4
HVAC Air Distribution	AHU 2,000 CFM Interior		8	Ea.	$232,115	5
Exhaust Air	Roof Exhaust Fan - Small		10	Ea.	$19,597	5
Exhaust Air	Roof Exhaust Fan - Large		2	Ea.	$16,072	5
		Sub Total for System	**4**	**items**	**$276,673**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory		1	Ea.	$2,716	4
Plumbing Fixtures	Showers		1	Ea.	$1,306	4
Plumbing Fixtures	Toilets		9	Ea.	$45,534	4
Plumbing Fixtures	Classroom Lavatory		8	Ea.	$20,516	5

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	$1,264	10
	Sub Total for System	**5**	**items**	**$71,337**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	13,713	SF	$21,774	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	$6,868	9
	Sub Total for System	**2**	**items**	**$28,642**	

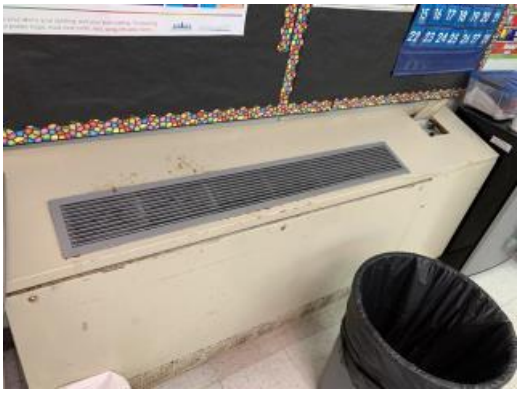
Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	12	Room	$105,622	2
	Sub Total for System	**1**	**items**	**$105,622**	
	Sub Total for Building 178B - Stand-Alone Classroom Building	**19**	**items**	**$759,308**	
	Total for: Jordan ES	**76**	**items**	**$6,607,487**	

Supporting Photos

General Site Photos

Electric water heater is supported by shelf.



Unit ventilator is beyond service life.

Mop sink is beyond service life.

Cracking in concrete walkways.