

FACILITY CONDITION ASSESSMENT

Oak Springs ES | February 2022



Executive Summary

Oak Springs ES is located at 3601 Webberville Rd in Austin, Texas. The oldest building is 62 years old (at time of 2020 assessment). It comprises 47,103 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 \$5,158,653. 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 Oak Springs ES the ten-year need is \$10,763,117.

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 Oak Springs ES facility has a 5-year FCA score of 46.03%.

Summary of Findings

The table below summarizes the condition findings at Oak Springs 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 | \$747,307 | \$334,185 | \$0 | \$1,081,492 | \$1,081,492 | \$0 | |
| Permanent Building(s) | | | | | | | | |
| 125A | Main building includes Administration Offices, Classrooms, Cafeteria. | \$4,105,426 | \$2,817,859 | \$2,096,072 | \$6,923,285 | \$9,019,357 | \$14,163,790 | 51.12% |
| 125B | Stand-Alone Gym | \$305,921 | \$350,593 | \$5,755 | \$656,514 | \$662,269 | \$1,884,039 | 65.15% |
| Sub Total for Permanent Building(s): | | \$4,411,347 | \$3,168,452 | \$2,101,827 | \$7,579,799 | \$9,681,626 | \$16,047,829 | |
| Total for Site: | | \$5,158,653 | \$3,502,637 | \$2,101,827 | \$8,661,290 | \$10,763,117 | \$16,047,829 | 46.03% |

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 | \$2,497 | \$2,080 | \$736,275 | \$740,852 | 14.38 % |
| Roofing | \$1,029,816 | \$0 | \$0 | \$0 | \$0 | \$1,029,816 | 19.99 % |
| Structural | \$6,455 | \$0 | \$0 | \$0 | \$0 | \$6,455 | 0.13 % |
| Exterior | \$0 | \$141,925 | \$0 | \$82,046 | \$0 | \$223,971 | 4.35 % |
| Interior | \$0 | \$0 | \$41,648 | \$651,239 | \$153,082 | \$845,970 | 16.42 % |
| Mechanical | \$0 | \$11,438 | \$38,455 | \$10,548 | \$0 | \$60,442 | 1.17 % |
| Electrical | \$0 | \$35,779 | \$595,714 | \$0 | \$0 | \$631,493 | 12.26 % |
| Plumbing | \$0 | \$0 | \$231,524 | \$23,120 | \$2,368 | \$257,012 | 4.99 % |
| Fire and Life Safety | \$315,980 | \$4,737 | \$0 | \$0 | \$0 | \$320,716 | 6.23 % |
| Conveyances | \$0 | \$0 | \$145,233 | \$0 | \$0 | \$145,233 | 2.82 % |
| Specialties | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$889,387 | \$889,387 | 17.27 % |
| Total: | \$1,352,251 | \$193,878 | \$1,055,071 | \$769,034 | \$1,781,112 | \$5,151,347 | |

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

| | | |
|----------|---|-------------|
| Roofing | - | \$1,029,816 |
| Interior | - | \$845,970 |
| Site | - | \$740,852 |

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

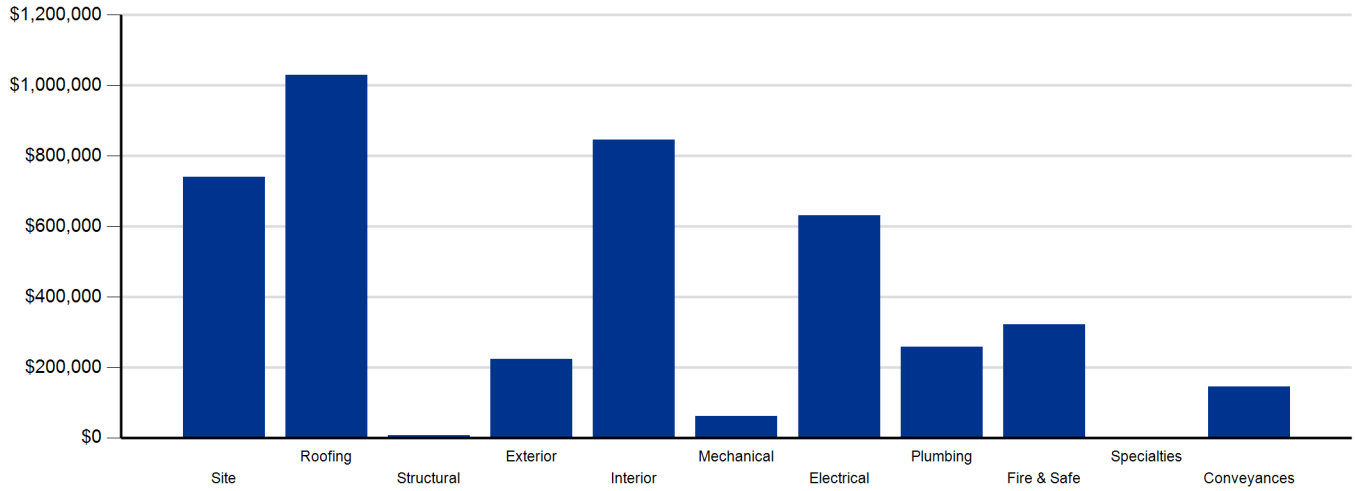


Figure 1: System Deficiencies

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 | \$277,630 | \$277,630 |
| Roofing | \$0 | \$0 | \$0 | \$50,735 | \$0 | \$50,735 |
| Exterior | \$0 | \$0 | \$0 | \$0 | \$1,662,390 | \$1,662,390 |
| Interior | \$0 | \$0 | \$55,467 | \$10,926 | \$303,981 | \$370,374 |
| Mechanical | \$0 | \$0 | \$6,146 | \$0 | \$418,822 | \$424,968 |
| Electrical | \$0 | \$0 | \$0 | \$0 | \$43,631 | \$43,631 |
| Plumbing | \$0 | \$0 | \$11,122 | \$156,414 | \$197,010 | \$364,546 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$0 | \$114,722 | \$114,722 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$0 | \$0 | \$0 | \$193,641 | \$0 | \$193,641 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$72,735 | \$411,716 | \$3,018,186 | \$3,502,637 |

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 | \$277,630 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$277,630 |
| Roofing | \$50,735 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,735 |
| Exterior | \$1,662,390 | \$0 | \$82,046 | \$0 | \$5,755 | \$0 | \$87,801 | \$1,750,191 |
| Interior | \$370,374 | \$0 | \$153,082 | \$58,242 | \$0 | \$14,779 | \$226,103 | \$596,477 |
| Mechanical | \$424,968 | \$0 | \$0 | \$71,050 | \$0 | \$22,383 | \$93,433 | \$518,401 |
| Electrical | \$43,631 | \$0 | \$0 | \$0 | \$0 | \$415,659 | \$415,659 | \$459,290 |
| Plumbing | \$364,546 | \$0 | \$0 | \$1,512,580 | \$0 | \$10,803 | \$1,523,383 | \$1,887,929 |
| Fire and Life Safety | \$114,722 | \$0 | \$0 | \$0 | \$82,219 | \$0 | \$82,219 | \$196,941 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$193,641 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$193,641 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$3,502,637 | \$0 | \$235,128 | \$1,641,872 | \$87,974 | \$463,624 | \$2,428,598 | \$5,931,235 |

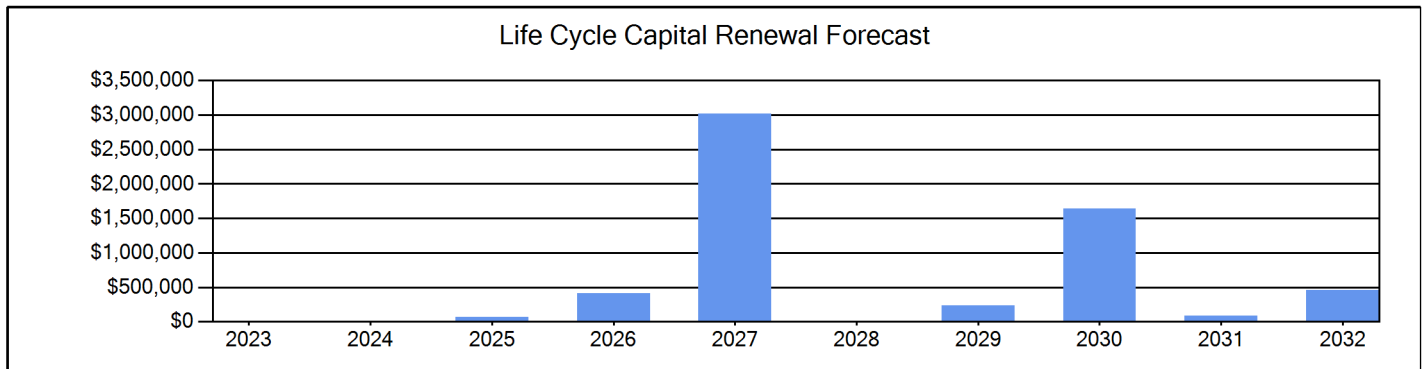


Figure 2: Ten Year Capital Renewal Forecast

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 \$16,047,829. For planning purposes, the total 5-year need at the Oak Springs ES is \$8,661,290 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Oak Springs ES facility has a 5-year FCA of 46.03%.

5-Year Need vs. Replacement

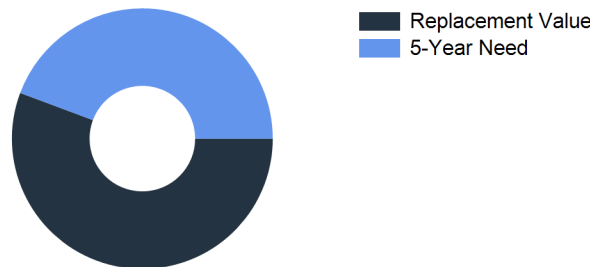


Figure 3: 5-Year FCA

Oak Springs ES - Deficiency Summary

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|----------------|------|----------|------------------|------|
| Concrete Driveways Replacement Note: cracked | Capital Renewal | 200 | SF | 3 | \$2,497 | 3029 |
| Asphalt Paving Resurfacing Note: alligator cracks | Deferred Maintenance | 500 | SF | 4 | \$2,080 | 3028 |
| PROGRAM DEFICIENCIES | ADA Compliance | 158,976 | EACH | 5 | \$205,232 | 3781 |
| PUBLIC DEFICIENCIES | ADA Compliance | 225,943 | EACH | 5 | \$387,940 | 3780 |
| TAS ACCESSIBILITY DEFICIENCIES | ADA Compliance | 83,346 | EACH | 5 | \$143,103 | 3782 |
| Sub Total for System | | 5 items | | | \$740,852 | |

Structural

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------------|-----|----------|------------------|------|
| Structural Study Recommended Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD | Deferred Maintenance | 1 | Job | 1 | \$6,455 | 6607 |
| Sub Total for System | | 1 items | | | \$6,455 | |
| Sub Total for School and Site Level | | 6 items | | | \$747,307 | |

Building: 125A - Main building includes Administration Offices, Classrooms, Cafeteria.

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|-----------------|----------------|------|----------|--------------------|------|
| AISD ROOFING P2 | Capital Renewal | 660,155 | EACH | 1 | \$660,140 | 3783 |
| AISD ROOFING P4 | Capital Renewal | 369,684 | EACH | 1 | \$369,676 | 3784 |
| Sub Total for System | | 2 items | | | \$1,029,816 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------------|------|----------|------------------|------|
| Metal Exterior Door Replacement Note: old and rusted | Capital Renewal | 20 | Door | 2 | \$74,140 | 3031 |
| Exterior Painting (Bldg SF) | Capital Renewal | 43,130 | SF | 4 | \$75,509 | 3030 |
| Sub Total for System | | 2 items | | | \$149,649 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|-----------------|-------|----------|------------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 13 | Door | 3 | \$19,300 | 3086 |
| Interior Door Replacement Location: kitchen bathroom and downstairs book room | Capital Renewal | 2 | Door | 3 | \$3,751 | 3085 |
| Adhered Acoustical Ceiling Tile Replacement | Capital Renewal | 21,565 | SF | 4 | \$150,259 | 3032 |
| Carpet Flooring Replacement | Capital Renewal | 3,450 | SF | 4 | \$43,678 | 3080 |
| Ceramic Tile Flooring Replacement | Capital Renewal | 431 | SF | 4 | \$7,615 | 3081 |
| Interior Ceramic Walls Repair or Replacement | Capital Renewal | 1,294 | SF | 4 | \$10,743 | 3033 |
| Interior Wood Wall Replacement (LC) | Capital Renewal | 5,607 | SF | 4 | \$87,929 | 3710 |
| Metal Interior Door Replacement Location: kitchen | Capital Renewal | 7 | Door | 4 | \$20,257 | 3084 |
| Toilet Partition Replacement | Capital Renewal | 3 | Stall | 4 | \$6,049 | 3711 |
| Vinyl Composition Tile Replacement | Capital Renewal | 32,779 | SF | 4 | \$268,057 | 3082 |
| Vinyl/Fabric Wall Covering Replacement Location: kitchen and corridor A | Capital Renewal | 863 | SF | 4 | \$4,066 | 3034 |
| Wood Flooring Repair Note: re-finish stage Location: stage | Deferred Maintenance | 431 | SF | 4 | \$7,139 | 3083 |
| Interior Wall Repainting (Bldg SF) | Capital Renewal | 30,191 | SF | 5 | \$135,284 | 3035 |
| Sub Total for System | | 13 items | | | \$764,126 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Fan Coil HVAC Component Replacement Note: units use R-22 refrigerant and are obsolete Location: mechanical room | Capital Renewal | 2 | Ea. | 2 | \$5,234 | 3277 |
| Fan Coil HVAC Component Replacement Note: units use R-22 refrigerant and are obsolete Location: mechanical room | Capital Renewal | 3 | Ea. | 2 | \$6,204 | 3278 |
| Kitchen Exhaust Hood Replacement Note: beyond useful service life Location: kitchen | Capital Renewal | 2 | Ea. | 3 | \$22,383 | 3281 |
| Kitchen Air/Exhaust Replacement Note: beyond useful service life Location: roof | Capital Renewal | 1 | Ea. | 4 | \$10,548 | 3279 |
| Sub Total for System | | 4 | items | | \$44,369 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Panelboard Replacement Note: 1 panel is beyond useful service life; 1 panel is significantly rusted | Capital Renewal | 2 | Ea. | 2 | \$10,999 | 3282 |
| Panelboard Replacement Note: beyond useful service life | Capital Renewal | 3 | Ea. | 2 | \$16,499 | 3283 |
| Panelboard Replacement Note: beyond useful service life | Capital Renewal | 1 | Ea. | 2 | \$2,782 | 3284 |
| Exterior Mounted Building Lighting Replacement Note: broken or clouded | Capital Renewal | 6 | Ea. | 3 | \$5,410 | 3288 |
| Interior Power Wiring Replacement | Deferred Maintenance | 43,130 | SF | 3 | \$51,225 | 3290 |
| Lighting Fixtures Replacement Note: beyond useful service life | Capital Renewal | 21,600 | SF | 3 | \$396,113 | 3289 |
| Lightning Protection System Installation | Functional Deficiency | 43,130 | SF | 3 | \$33,681 | 3287 |
| Public Address System Replacement, Non-main Building Note: beyond useful service life | Deferred Maintenance | 43,130 | SF | 3 | \$30,531 | 3285 |
| Sub Total for System | | 8 | items | | \$547,239 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|------------------|------|
| Backflow Preventer Replacement | Capital Renewal | 1 | Ea. | 3 | \$2,092 | 3272 |
| Gas Water Heater Replacement Note: beyond useful life Location: janitor closet | Capital Renewal | 1 | Ea. | 3 | \$3,652 | 3271 |
| Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: beyond useful service life | Capital Renewal | 43,130 | SF | 3 | \$154,998 | 3273 |
| Sanitary Sewer Piping Replacement Note: beyond useful service life | Capital Renewal | 43,130 | SF | 3 | \$47,884 | 3274 |
| Shower Replacement Note: beyond useful service life Location: nurse restroom | Capital Renewal | 1 | Ea. | 3 | \$1,306 | 3276 |
| Custodial Mop Or Service Sink Replacement Note: beyond useful service life | Capital Renewal | 3 | Ea. | 4 | \$2,388 | 3275 |
| Sub Total for System | | 6 | items | | \$212,320 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Install Fire Sprinklers Note: missing | Functional Deficiency | 43,130 | SF | 1 | \$315,980 | 3280 |
| Sub Total for System | | 1 | items | | \$315,980 | |

Technology

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|----------------|------|
| Public Address System Head-End Requires Replacement Note: beyond useful service life | Functional Deficiency | 1 | Ea. | 3 | \$7,307 | 3286 |
| Sub Total for System | | 1 | items | | \$7,307 | |

Conveyances

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Elevator Installation Note: missing | Functional Deficiency | 1 | Ea. | 3 | \$145,233 | 3270 |
| Sub Total for System | | 1 | items | | \$145,233 | |

Crawlspace

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|-----------|--------------|----------|--------------------|------|
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - improve draingage - 24328 GSF | Deferred Maintenance | 269,989 | Ea. | 5 | \$317,197 | 6608 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - replace and repair - 1457 LF | Deferred Maintenance | 40,561 | Ea. | 5 | \$47,653 | 6609 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 24328 GSF | Deferred Maintenance | 202,425 | Ea. | 5 | \$237,819 | 6610 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair columns - 24328 GSF | Deferred Maintenance | 67,475 | Ea. | 5 | \$79,273 | 6612 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair perimter beams - 1457 LF | Deferred Maintenance | 40,561 | Ea. | 5 | \$47,653 | 6613 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair slab bottom - 24238 GSF | Deferred Maintenance | 101,212 | Ea. | 5 | \$118,909 | 6614 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - pipe - 1 LS | Deferred Maintenance | 34,798 | Ea. | 5 | \$40,882 | 6615 |
| Sub Total for System | | 7 | items | | \$889,387 | |
| Sub Total for Building 125A - Main building includes Administration Offices, Classrooms, Cafeteria. | | 45 | items | | \$4,105,426 | |

Building: 125B - Stand-Alone Gym
Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| EIFS Exterior Replacement (Bldg SF) Note: hail damage | Capital Renewal | 993 | SF | 2 | \$30,715 | 3444 |
| Metal Exterior Door Replacement Note: old and damaged | Capital Renewal | 10 | Door | 2 | \$37,070 | 3445 |
| Exterior Painting (Bldg SF) | Capital Renewal | 3,734 | SF | 4 | \$6,537 | 3712 |
| Sub Total for System | | 3 | items | | \$74,322 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----|------|----------|-------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 10 | Door | 3 | \$14,846 | 3453 |
| Interior Door Replacement Note: old and damaged | Capital Renewal | 2 | Door | 3 | \$3,751 | 3452 |
| Acoustical Ceiling Tile Replacement Note: severe water damage | Capital Renewal | 794 | SF | 4 | \$2,681 | 3447 |
| Ceiling Grid Replacement Note: grid is rusted | Capital Renewal | 794 | SF | 4 | \$3,306 | 3446 |
| Ceramic Tile Flooring Replacement Note: old and broken | Capital Renewal | 397 | SF | 4 | \$7,014 | 3449 |
| Metal Interior Door Replacement Note: old and damaged | Capital Renewal | 8 | Door | 4 | \$23,151 | 3451 |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|-----------------|------|
| Toilet Partition Replacement Note: old and rusted | Capital Renewal | 3 | Stall | 4 | \$6,049 | 3448 |
| Vinyl Composition Tile Replacement Note: old and damaged | Capital Renewal | 397 | SF | 4 | \$3,247 | 3450 |
| Interior Wall Repainting (Bldg SF) | Capital Renewal | 3,972 | SF | 5 | \$17,798 | 3713 |
| Sub Total for System | | 9 | items | | \$81,844 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Large Diameter Exhausts/Hoods Replacement Note: beyond useful service life Location: roof | Capital Renewal | 2 | Ea. | 3 | \$16,072 | 3459 |
| Sub Total for System | | 1 | items | | \$16,072 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|-----------------|------|
| Panelboard Replacement Note: at end of useful service life | Capital Renewal | 1 | Ea. | 2 | \$5,500 | 3460 |
| Lighting Fixtures Replacement Note: at end of useful service life | Capital Renewal | 3,972 | SF | 3 | \$72,841 | 3464 |
| Lightning Protection System Installation | Functional Deficiency | 3,972 | SF | 3 | \$3,102 | 3463 |
| Public Address System Replacement, Non-main Building Note: at end of useful service life | Deferred Maintenance | 3,972 | SF | 3 | \$2,812 | 3461 |
| Sub Total for System | | 4 | items | | \$84,254 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|-----------------|------|
| Toilet Replacement | Capital Renewal | 4 | Ea. | 3 | \$20,238 | 3456 |
| Urinal Replacement | Capital Renewal | 1 | Ea. | 3 | \$1,354 | 3457 |
| Non-Refrigerated Drinking Fountain Replacement | Capital Renewal | 3 | Ea. | 4 | \$7,151 | 3458 |
| Restroom Lavatories Plumbing Fixtures Replacement | Capital Renewal | 5 | Ea. | 4 | \$13,581 | 3454 |
| Custodial Mop Or Service Sink Installation Note: missing | Functional Deficiency | 1 | Ea. | 5 | \$2,368 | 3455 |
| Sub Total for System | | 5 | items | | \$44,692 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|----------------|------|
| Security Alarm Panel Replacement Note: at end of useful service life | Capital Renewal | 1 | Ea. | 2 | \$4,737 | 3462 |
| Sub Total for System | | 1 | items | | \$4,737 | |

| | | |
|--|-----------------|--------------------|
| Sub Total for Building 125B - Stand-Alone Gym | 23 items | \$305,921 |
| Total for Campus | 74 items | \$5,158,653 |

Oak Springs 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) | 2,500 | LF | \$117,993 | 5 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 200 | LF | \$15,669 | 5 |
| Parking Lot Pavement | Asphalt | 47 | CAR | \$68,188 | 5 |
| Roadway Pavement | Asphalt Driveways | 6,500 | SF | \$41,798 | 5 |
| Pedestrian Pavement | Sidewalks - Concrete | 3,000 | SF | \$33,982 | 5 |
| Sub Total for System | | 5 | items | \$277,629 | |

Roofing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------|----------|--------------|-----------------|----------------|
| Canopy Roofing | Steel panels | 1,000 | SF | \$50,735 | 4 |
| Sub Total for System | | 1 | items | \$50,735 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|---------------------|----------|--------------|------------------|----------------|
| Parking Lot Lighting | Pole Lighting | 1 | Ea. | \$5,820 | 5 |
| Sub Total for System | | 1 | items | \$5,820 | |
| Sub Total for Building - | | 7 | items | \$334,184 | |

Building: 125A - Main building includes Administration Offices, Classrooms, Cafeteria.

Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------------------|----------|--------------|--------------------|----------------|
| Exterior Wall Veneer | E.I.F.S. - Bldg SF basis | 43,130 | SF | \$1,334,074 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 1,470 | SF | \$146,599 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 936 | SF | \$93,344 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 36 | SF | \$3,590 | 5 |
| Exterior Wall Veneer | Exterior Painting - Bldg SF basis | 43,130 | SF | \$75,509 | 7 |
| Sub Total for System | | 5 | items | \$1,653,116 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------------|-----------|--------------|------------------|----------------|
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 15,096 | SF | \$50,975 | 3 |
| Suspended Plaster and | Painted ceilings | 2,157 | SF | \$4,492 | 3 |
| Carpeting | Carpet | 863 | SF | \$10,926 | 4 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 15,096 | SF | \$62,861 | 5 |
| Stone Facing | CMU Wall | 3,882 | SF | \$130,781 | 5 |
| | Note: glazed | | | | |
| Tile Flooring | Quarry Tile | 1,294 | SF | \$35,374 | 5 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 2,157 | SF | \$17,639 | 5 |
| Wood Flooring | Wood Flooring - All Types | 431 | SF | \$9,284 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 30,191 | SF | \$135,284 | 7 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4,313 | SF | \$14,564 | 8 |
| Carpeting | Carpet | 3,450 | SF | \$43,678 | 8 |
| Compartments and Cubicles | Toilet Partitions | 3 | Stall | \$6,049 | 10 |
| Sub Total for System | | 12 | items | \$521,907 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------------------|----------|--------------|------------------|----------------|
| Decentralized Cooling | Fan Coil - D/X only 10 Ton) | 2 | Ea. | \$9,106 | 5 |
| HVAC Air Distribution | Ductwork (Bldg.SF) | 43,130 | SF | \$341,264 | 5 |
| Exhaust Air | Roof Exhaust Fan - Large | 1 | Ea. | \$8,036 | 5 |
| Exhaust Air | Wall Exhaust Fan | 2 | Ea. | \$9,463 | 5 |
| Exhaust Air | Interior Ceiling Exhaust Fan | 23 | Ea. | \$11,194 | 5 |
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 43,130 | SF | \$66,737 | 8 |
| Facility Hydronic Distribution | Pump - 1HP or Less (Ea.) | 1 | Ea. | \$4,313 | 8 |
| Exhaust Air | Kitchen Exhaust Hoods | 2 | Ea. | \$22,383 | 10 |
| Sub Total for System | | 8 | items | \$472,496 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------------------|----------|--------------|------------------|----------------|
| Power Distribution | Distribution Panels (400 Amps) | 1 | Ea. | \$16,905 | 5 |
| Power Distribution | Panelboard - 120/208 225A | 1 | Ea. | \$5,500 | 5 |
| Power Distribution | Panelboard - 120/208 100A | 1 | Ea. | \$2,782 | 5 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 14 | Ea. | \$12,624 | 5 |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 10 | Ea. | \$20,830 | 10 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 21,530 | SF | \$394,829 | 10 |
| Sub Total for System | | 6 | items | \$453,470 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------------|----------|--------------|--------------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 20 gallon | 1 | Ea. | \$1,587 | 3 |
| Plumbing Fixtures | Non-Refrigerated Drinking Fountain | 4 | Ea. | \$9,535 | 3 |
| Plumbing Fixtures | Classroom Lavatory | 25 | Ea. | \$64,112 | 5 |
| Plumbing Fixtures | Toilets | 26 | Ea. | \$131,544 | 5 |
| Plumbing Fixtures | Urinals | 1 | Ea. | \$1,354 | 5 |
| Domestic Water Equipment | Water Heater - Instant 6.4 GPM | 2 | Ea. | \$3,455 | 8 |
| Note: estimated | | | | | |
| Domestic Water Equipment | Gas Piping System (BldgSF) | 43,130 | SF | \$1,495,544 | 8 |
| Plumbing Fixtures | Restroom Lavatory | 5 | Ea. | \$13,581 | 8 |
| Domestic Water Equipment | Water Heater - Gas - 30 gallon | 1 | Ea. | \$3,652 | 10 |
| Sub Total for System | | 9 | items | \$1,724,365 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-----------------------|----------|--------------|------------------|----------------|
| Security System Component | Security Alarm System | 43,130 | SF | \$99,273 | 5 |
| Fire Detection and Alarm | Fire Alarm | 43,130 | SF | \$68,483 | 9 |
| Fire Detection and Alarm | Fire Alarm Panel | 2 | Ea. | \$13,736 | 9 |
| Sub Total for System | | 3 | items | \$181,492 | |

Specialties

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|---------------------|-----------|--------------|--------------------|----------------|
| Casework | Fixed Cabinetry | 22 | Room | \$193,641 | 4 |
| Sub Total for System | | 1 | items | \$193,641 | |
| Sub Total for Building 125A - Main building includes Administration Offices, Classrooms, Cafeteria. | | 44 | items | \$5,200,486 | |

Building: 125B - Stand-Alone Gym
Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------------|----------|--------------|-----------------|----------------|
| Exterior Wall Veneer | E.I.F.S. - Bldg SF basis | 2,741 | SF | \$84,783 | 5 |
| Exterior Wall Veneer | Exterior Painting - Bldg SF basis | 3,734 | SF | \$6,537 | 7 |
| Exterior Window Wall | Storefront / Curtain Wall (Bldg SF) | 238 | SF | \$5,755 | 9 |
| Sub Total for System | | 3 | items | \$97,076 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------|----------|--------------|-----------------|----------------|
| Resilient Flooring | Rubber Tile Flooring | 3,178 | SF | \$48,042 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 3,972 | SF | \$17,798 | 7 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 794 | SF | \$2,681 | 10 |
| Compartments and Cubicles | Toilet Partitions | 3 | Stall | \$6,049 | 10 |
| Sub Total for System | | 4 | items | \$74,571 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------------------|----------|--------------|-----------------|----------------|
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 3,972 | SF | \$6,146 | 3 |
| HVAC Air Distribution | Roof Top Unit - DX Gas (15 Ton) | 1 | Ea. | \$31,723 | 5 |
| Exhaust Air | Roof Exhaust Fan - Large | 1 | Ea. | \$8,036 | 5 |
| Sub Total for System | | 3 | items | \$45,906 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|--|-------|-----|-------------|----------------|
| Domestic Water Equipment | Gas Piping System (BldgSF) | 3,972 | SF | \$137,730 | 4 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 3,972 | SF | \$14,274 | 4 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 3,972 | SF | \$4,410 | 4 |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|------------------------------------|----------|--------------|------------------|----------------|
| Plumbing Fixtures | Non-Refrigerated Drinking Fountain | 3 | Ea. | \$7,151 | 10 |
| Sub Total for System | | 4 | items | \$163,566 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|-----------------------|-----------|--------------|--------------------|----------------|
| Security System Component | Security Alarm System | 3,972 | SF | \$9,142 | 5 |
| Fire Detection and Alarm | Fire Alarm | 3,972 | SF | \$6,307 | 5 |
| Sub Total for System | | 2 | items | \$15,449 | |
| Sub Total for Building 125B - Stand-Alone Gym | | 16 | items | \$396,567 | |
| Total for: Oak Springs ES | | 67 | items | \$5,931,237 | |

Supporting Photos

General Site Photos



Broken acoustical ceiling tile



Damaged exterior insulation finishing system



Damaged wall



Damaged exterior metal door



Damaged vinyl ceiling



Rusted metal handrail



Damaged sidewalk



Damaged asphalt