



FACILITY CONDITION ASSESSMENT

Pecan Springs ES | February 2022



Executive Summary

Pecan Springs ES is located at 3100 Rogge Ln in Austin, Texas. The oldest building is 63 years old (at time of 2020 assessment). It comprises 58,820 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 \$4,483,467. 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 Pecan Springs ES the ten-year need is \$7,741,082.

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 Pecan Springs ES facility has a 5-year FCA score of 62.44%.

Summary of Findings

The table below summarizes the condition findings at Pecan 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 | \$1,249,917 | \$420,785 | \$0 | \$1,670,702 | \$1,670,702 | \$0 | |
| Permanent Building(s) | | | | | | | | |
| 129A | Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | \$2,587,282 | \$1,816,231 | \$419,095 | \$4,403,513 | \$4,822,608 | \$15,774,870 | 72.09% |
| 129B | Stand-Alone Classroom Building (includes Library) | \$646,269 | \$534,096 | \$67,408 | \$1,180,365 | \$1,247,773 | \$3,541,030 | 66.67% |
| Sub Total for Permanent Building(s): | | \$3,233,551 | \$2,350,327 | \$486,503 | \$5,583,878 | \$6,070,381 | \$19,315,901 | |
| Total for Site: | | \$4,483,467 | \$2,771,112 | \$486,503 | \$7,254,579 | \$7,741,082 | \$19,315,901 | 62.44% |

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 | \$13,307 | \$1,236,610 | \$1,249,917 | 27.97 % |
| 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 | \$211,111 | \$586,231 | \$85,708 | \$883,049 | 19.76 % |
| Mechanical | \$0 | \$70,374 | \$118,199 | \$24,718 | \$0 | \$213,292 | 4.77 % |
| Electrical | \$0 | \$98,171 | \$1,097,956 | \$0 | \$0 | \$1,196,128 | 26.77 % |
| Plumbing | \$0 | \$1,587 | \$236,794 | \$155,107 | \$0 | \$393,488 | 8.81 % |
| Fire and Life Safety | \$242,518 | \$0 | \$0 | \$0 | \$0 | \$242,518 | 5.43 % |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Specialties | \$0 | \$0 | \$0 | \$290,462 | \$0 | \$290,462 | 6.50 % |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Total: | \$242,518 | \$170,132 | \$1,664,061 | \$1,069,825 | \$1,322,318 | \$4,468,854 | |

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

| | | |
|------------|---|-------------|
| Site | - | \$1,249,917 |
| Electrical | - | \$1,196,128 |
| Interior | - | \$883,049 |

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

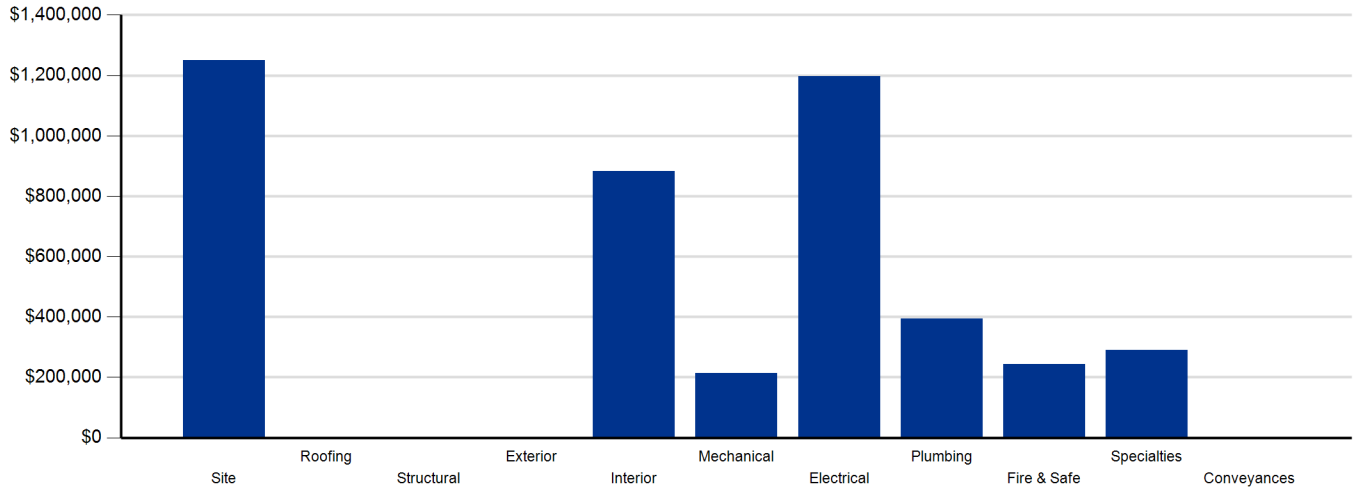


Figure 1: System Deficiencies

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 | \$378,744 | \$378,744 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$30,402 | \$30,402 |
| Exterior | \$0 | \$666,149 | \$75,311 | \$77,787 | \$104,737 | \$923,984 |
| Interior | \$0 | \$118,386 | \$69,541 | \$85,987 | \$529,611 | \$803,525 |
| Mechanical | \$0 | \$286,053 | \$0 | \$0 | \$256,112 | \$542,165 |
| Electrical | \$0 | \$0 | \$0 | \$0 | \$82,735 | \$82,735 |
| Plumbing | \$0 | \$0 | \$0 | \$1,891,660 | \$9,557 | \$1,901,217 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$1,070,588 | \$144,852 | \$2,055,434 | \$1,391,898 | \$4,662,772 |

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 | \$378,744 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$378,744 |
| Roofing | \$30,402 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,402 |
| Exterior | \$923,984 | \$0 | \$0 | \$0 | \$0 | \$31,752 | \$31,752 | \$955,736 |
| Interior | \$803,525 | \$0 | \$0 | \$47,780 | \$118,386 | \$29,090 | \$195,256 | \$998,781 |
| Mechanical | \$542,165 | \$0 | \$0 | \$146,252 | \$0 | \$28,443 | \$174,695 | \$716,860 |
| Electrical | \$82,735 | \$0 | \$0 | \$132,148 | \$0 | \$0 | \$132,148 | \$214,883 |
| Plumbing | \$1,901,217 | \$0 | \$0 | \$0 | \$0 | \$52,310 | \$52,310 | \$1,953,527 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$4,662,772 | \$0 | \$0 | \$326,180 | \$118,386 | \$141,595 | \$586,161 | \$5,248,933 |

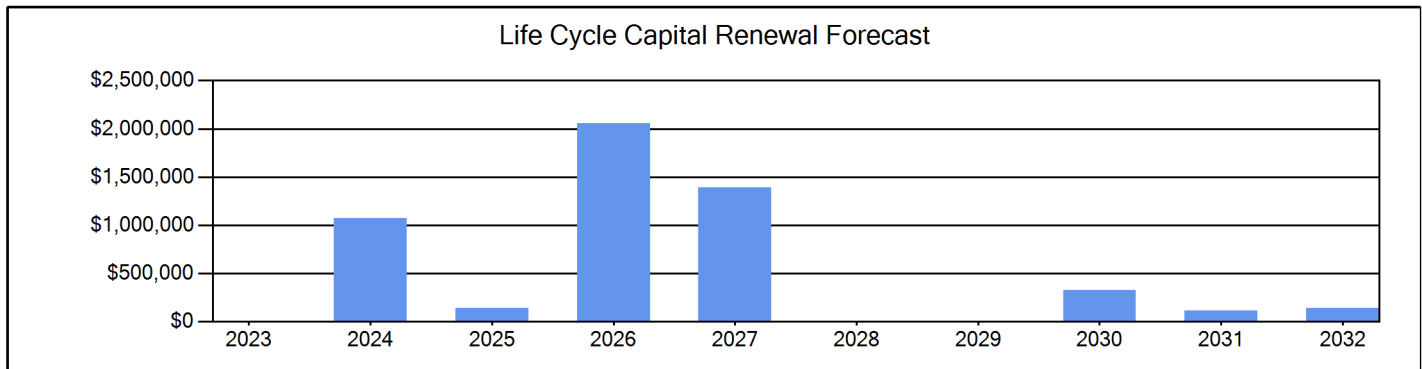


Figure 2: Ten Year Capital Renewal Forecast

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 \$19,315,901. For planning purposes, the total 5-year need at the Pecan Springs ES is \$7,254,579 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Pecan Springs ES facility has a 5-year FCA of 62.44%.

5-Year Need vs. Replacement

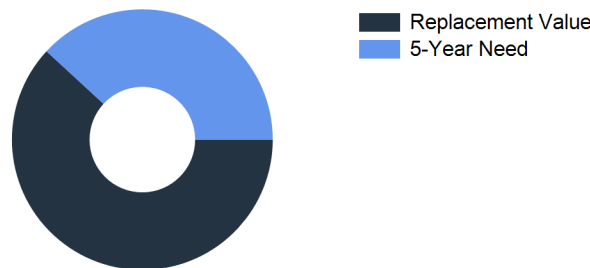


Figure 3: 5-Year FCA

Pecan Springs ES - Deficiency Summary

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--------------------------------------|--|----------|--------------|----------|--------------------|------|
| Exterior Basketball Goal Replacement | Capital Renewal | 2 | Ea. | 4 | \$13,307 | 3716 |
| Note: End of life | | | | | | |
| PROGRAM DEFICIENCIES | ADA Compliance | 414,529 | EACH | 5 | \$711,738 | 3813 |
| PUBLIC DEFICIENCIES | ADA Compliance | 235,346 | EACH | 5 | \$404,085 | 3812 |
| Site Marquee Repair | Deferred Maintenance | 1 | Ea. | 5 | \$3,227 | 3717 |
| Note: Repaint | | | | | | |
| TAS ACCESSIBILITY DEFICIENCIES | ADA Compliance | 68,469 | EACH | 5 | \$117,560 | 3814 |
| | Sub Total for System | 5 | items | | \$1,249,917 | |
| | Sub Total for School and Site Level | 5 | items | | \$1,249,917 | |

Building: 129A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------------|-----------|--------------|----------|------------------|------|
| Athletic Sport Flooring Replacement | Capital Renewal | 2,402 | SF | 3 | \$36,850 | 3586 |
| Note: Tiles lifting and uneven | | | | | | |
| Interior Door Hardware Replacement | Capital Renewal | 48 | Door | 3 | \$71,261 | 3592 |
| Interior Door Replacement | Capital Renewal | 37 | Door | 3 | \$69,397 | 3591 |
| Note: Damaged or inoperable | | | | | | |
| Acoustical Ceiling Tile Replacement | Capital Renewal | 12,009 | SF | 4 | \$40,551 | 3580 |
| Note: Sagging, damaged tiles | | | | | | |
| Location: Corridors/classrooms | | | | | | |
| Adhered Acoustical Ceiling Tile Replacement | Capital Renewal | 19,215 | SF | 4 | \$133,884 | 3581 |
| Note: Flaking, peeling, cracking | | | | | | |
| Location: Corridor/classrooms | | | | | | |
| Ceramic Tile Flooring Replacement | Capital Renewal | 1,441 | SF | 4 | \$25,459 | 3587 |
| Note: Broken and chipped | | | | | | |
| Location: Restrooms | | | | | | |
| Interior Wood Wall Replacement (LC) | Capital Renewal | 2,402 | SF | 4 | \$37,668 | 3583 |
| Note: Delaminated, broken and warped | | | | | | |
| Metal Interior Door Replacement | Capital Renewal | 11 | Door | 4 | \$31,832 | 3590 |
| Toilet Partition Replacement | Capital Renewal | 4 | Stall | 4 | \$8,066 | 3585 |
| Note: Loose brackets, end of life | | | | | | |
| Vinyl Composition Tile Replacement | Capital Renewal | 21,617 | SF | 4 | \$176,778 | 3588 |
| Note: Damaged | | | | | | |
| Wood Flooring Replacement | Capital Renewal | 480 | SF | 4 | \$10,339 | 3589 |
| Interior Ceiling Repainting | Deferred Maintenance | 9,607 | SF | 5 | \$20,008 | 3582 |
| Note: Stains, peeling, missing | | | | | | |
| Interior Wall Repainting | Deferred Maintenance | 18,500 | SF Wall | 5 | \$41,556 | 3584 |
| Note: Stained and peeling | | | | | | |
| Location: Corridors and classrooms | | | | | | |
| | Sub Total for System | 13 | items | | \$703,650 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----|-----|----------|-------------|------|
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 2 | Ea. | 2 | \$6,780 | 3611 |
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 1 | Ea. | 2 | \$5,714 | 3612 |
| Package Roof Top Unit Replacement | Capital Renewal | 1 | Ea. | 2 | \$15,909 | 3614 |
| Package Roof Top Unit Replacement | Capital Renewal | 1 | Ea. | 2 | \$15,909 | 3615 |
| Kitchen Exhaust Hood Replacement | Capital Renewal | 1 | Ea. | 3 | \$11,191 | 3618 |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|------------------|------|
| Large Diameter Exhausts/Hoods Replacement | Capital Renewal | 4 | Ea. | 3 | \$32,145 | 3617 |
| Large Diameter Exhausts/Hoods Replacement | Capital Renewal | 2 | Ea. | 3 | \$16,072 | 3619 |
| Small Diameter Exhausts/Hoods Replacement | Capital Renewal | 30 | Ea. | 3 | \$58,790 | 3616 |
| Window AC Unit Component Replacement | Capital Renewal | 1 | Ea. | 4 | \$3,085 | 3613 |
| Sub Total for System | | 9 | items | | \$165,597 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|-----------|--------------|----------|------------------|------|
| Distribution Panel Replacement | Capital Renewal | 1 | Ea. | 2 | \$18,564 | 3491 |
| Panelboard Replacement | Capital Renewal | 1 | Ea. | 2 | \$2,782 | 3492 |
| Panelboard Replacement | Capital Renewal | 5 | Ea. | 2 | \$27,498 | 3493 |
| Panelboard Replacement | Capital Renewal | 2 | Ea. | 2 | \$24,683 | 3494 |
| Switchgear Replacement | Capital Renewal | 1 | Ea. | 2 | \$13,645 | 3490 |
| Canopy Lighting Replacement | Capital Renewal | 16 | Ea. | 3 | \$33,328 | 3501 |
| Exterior Mounted Building Lighting Replacement | Capital Renewal | 15 | Ea. | 3 | \$13,526 | 3502 |
| Lighting Fixtures Replacement | Capital Renewal | 40,831 | SF | 3 | \$748,781 | 3503 |
| Lightning Protection System Installation | Functional Deficiency | 48,037 | SF | 3 | \$37,513 | 3500 |
| Public Address System Replacement, Non-main Building | Deferred Maintenance | 48,037 | SF | 3 | \$34,004 | 3495 |
| Sub Total for System | | 10 | items | | \$954,324 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|------------------|------|
| Toilet Replacement | Capital Renewal | 38 | Ea. | 3 | \$192,257 | 3607 |
| Urinal Replacement | Capital Renewal | 3 | Ea. | 3 | \$4,063 | 3608 |
| Custodial Mop Or Service Sink Replacement | Capital Renewal | 3 | Ea. | 4 | \$2,388 | 3606 |
| Refrigerated Water Cooler Replacement | Capital Renewal | 4 | Ea. | 4 | \$8,810 | 3609 |
| Replace classroom lavatory | Capital Renewal | 7 | Ea. | 4 | \$17,951 | 3604 |
| Replace classroom lavatory | Capital Renewal | 24 | Ea. | 4 | \$61,548 | 3610 |
| Restroom Lavatories Plumbing Fixtures Replacement | Capital Renewal | 14 | Ea. | 4 | \$38,028 | 3605 |
| Sub Total for System | | 7 | items | | \$325,044 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-----------------|----------|--------------|----------|------------------|------|
| Fire Alarm Panel Replacement | Capital Renewal | 1 | Ea. | 1 | \$6,868 | 3499 |
| Fire Alarm Replacement | Capital Renewal | 48,037 | SF | 1 | \$76,274 | 3498 |
| Security Alarm Replacement | Capital Renewal | 48,037 | SF | 1 | \$110,568 | 3497 |
| Sub Total for System | | 3 | items | | \$193,710 | |

Technology

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|----------------|------|
| Public Address System Head-End Requires Replacement | Functional Deficiency | 1 | Ea. | 3 | \$7,307 | 3496 |
| Sub Total for System | | 1 | items | | \$7,307 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----------|--------------|----------|--------------------|------|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 27 | Room | 4 | \$237,651 | 6454 |
| Sub Total for System | | 1 | items | | \$237,651 | |
| Sub Total for Building 129A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | | 44 | items | | \$2,587,282 | |

Building: 129B - Stand-Alone Classroom Building (includes Library)
Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-------|------|----------|-------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 10 | Door | 3 | \$14,846 | 3600 |
| Interior Door Replacement | Capital Renewal | 10 | Door | 3 | \$18,756 | 3598 |
| Acoustical Ceiling Tile Replacement | Capital Renewal | 6,470 | SF | 4 | \$21,848 | 3593 |
| Note: Building G appears to have roof issues and therefore causing interior ceiling issues | | | | | | |
| Carpet Flooring Replacement | Capital Renewal | 3,774 | SF | 4 | \$47,780 | 3596 |
| Note: Wear and tear | | | | | | |
| Location: Entry area | | | | | | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Vinyl Composition Tile Replacement Note: Cracked, broken and worn Location: Corridors and classrooms | Capital Renewal | 6,362 | SF | 4 | \$52,027 | 3597 |
| Interior Ceiling Repainting Note: Building G appears to have roof issues and therefore causing interior ceiling issues | Deferred Maintenance | 4,313 | SF | 5 | \$8,982 | 3594 |
| Interior Door Repair | Deferred Maintenance | 5 | Door | 5 | \$3,227 | 3599 |
| Interior Wall Repainting Note: Peeling, faded and stained | Deferred Maintenance | 5,313 | SF Wall | 5 | \$11,934 | 3595 |
| Sub Total for System | | 8 | items | | \$179,400 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 2 | Ea. | 2 | \$6,780 | 3626 |
| Mechanical / HVAC Piping / System Is Beyond Its Useful Life | Capital Renewal | 10,783 | SF | 2 | \$19,282 | 3627 |
| Ceiling Exhaust Fan Replacement | Capital Renewal | 9 | Ea. | 4 | \$4,380 | 3629 |
| Circulation Pump Replacement | Capital Renewal | 4 | Ea. | 4 | \$17,252 | 3628 |
| Sub Total for System | | 4 | items | | \$47,695 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|------------------|------|
| Panelboard Replacement Note: NEC storage / clearance issue | Capital Renewal | 2 | Ea. | 2 | \$10,999 | 3477 |
| Canopy Lighting Replacement | Capital Renewal | 6 | Ea. | 3 | \$12,498 | 3485 |
| Exterior Mounted Building Lighting Replacement | Capital Renewal | 5 | Ea. | 3 | \$4,509 | 3486 |
| Lighting Fixtures Replacement | Capital Renewal | 10,783 | SF | 3 | \$197,744 | 3487 |
| Lightning Protection System Installation | Functional Deficiency | 10,783 | SF | 3 | \$8,421 | 3484 |
| Public Address System Replacement, Non-main Building | Deferred Maintenance | 10,783 | SF | 3 | \$7,633 | 3478 |
| Sub Total for System | | 6 | items | | \$241,804 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|-----------------|------|
| Water Heater Replacement | Capital Renewal | 1 | Ea. | 2 | \$1,587 | 3620 |
| Toilet Replacement | Capital Renewal | 8 | Ea. | 3 | \$40,475 | 3645 |
| Custodial Mop Or Service Sink Replacement | Capital Renewal | 1 | Ea. | 4 | \$796 | 3623 |
| Refrigerated Water Cooler Replacement | Capital Renewal | 1 | Ea. | 4 | \$2,202 | 3624 |
| Replace classroom lavatory | Capital Renewal | 1 | Ea. | 4 | \$2,565 | 3621 |
| Replace classroom lavatory | Capital Renewal | 6 | Ea. | 4 | \$15,387 | 3625 |
| Restroom Lavatories Plumbing Fixtures Replacement | Capital Renewal | 2 | Ea. | 4 | \$5,433 | 3622 |
| Sub Total for System | | 7 | items | | \$68,444 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Fire Alarm Panel Replacement | Capital Renewal | 1 | Ea. | 1 | \$6,868 | 3482 |
| Fire Alarm Replacement | Capital Renewal | 10,783 | SF | 1 | \$17,121 | 3481 |
| Security Alarm Replacement | Capital Renewal | 10,783 | SF | 1 | \$24,819 | 3480 |
| Sub Total for System | | 3 | items | | \$48,809 | |

Technology

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|----------------|------|
| Public Address System Head-End Requires Replacement | Functional Deficiency | 1 | Ea. | 3 | \$7,307 | 3479 |
| Sub Total for System | | 1 | items | | \$7,307 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 6 | Room | 4 | \$52,811 | 6455 |
| Sub Total for System | | 1 | items | | \$52,811 | |

Sub Total for Building 129B - Stand-Alone Classroom Building (includes Library)

30 items

\$646,269

Total for Campus

79 items

\$4,483,467

Pecan 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) | 1,875 | LF | \$88,495 | 5 |
| Playfield Areas | ES Playgrounds | 2 | Ea. | \$44,696 | 5 |
| Parking Lot Pavement | Asphalt | 75 | CAR | \$108,810 | 5 |
| Roadway Pavement | Asphalt Driveways | 13,000 | SF | \$83,596 | 5 |
| Pedestrian Pavement | Sidewalks - Concrete | 4,692 | SF | \$53,147 | 5 |
| Sub Total for System | | 5 | items | \$378,744 | |

Roofing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------|----------|--------------|-----------------|----------------|
| Canopy Roofing | Aluminum panels | 600 | SF | \$30,402 | 5 |
| Sub Total for System | | 1 | items | \$30,402 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------------|---------------------|----------|--------------|------------------|----------------|
| Parking Lot Lighting | Pole Lighting | 2 | Ea. | \$11,639 | 5 |
| Sub Total for System | | 1 | items | \$11,639 | |
| Sub Total for Building - | | 7 | items | \$420,785 | |

Building: 129A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------------|-----------|--------------|------------------|----------------|
| Exterior Operating Windows | Steel - Windows per SF | 4,224 | SF | \$610,544 | 2 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 15 | Door | \$55,605 | 2 |
| Exterior Operating Windows | Steel - Windows per SF | 124 | SF | \$17,923 | 3 |
| Exterior Operating Windows | Steel - Windows per SF | 25 | SF | \$3,614 | 3 |
| Exterior Operating Windows | Steel - Windows per SF | 57 | SF | \$8,239 | 3 |
| Exterior Operating Windows | Steel - Windows per SF | 166 | SF | \$23,994 | 3 |
| Exterior Operating Windows | Aluminum - Windows per SF | 672 | SF | \$67,016 | 4 |
| Exterior Operating Windows | Aluminum - Windows per SF | 108 | SF | \$10,771 | 4 |
| Exterior Window Wall | Storefront / Curtain Wall (Bldg SF) | 1,201 | SF | \$29,042 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 390 | SF | \$38,893 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 74 | SF | \$7,380 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 72 | SF | \$7,180 | 5 |
| Exterior Entrance Doors | Storefront Doors - Glass/Aluminum | 8 | Door | \$31,752 | 10 |
| Sub Total for System | | 13 | items | \$911,953 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|----------------------------------|-----------|--------------|------------------|----------------|
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 26,420 | SF | \$118,386 | 2 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 12,009 | SF | \$40,551 | 3 |
| Suspended Plaster and | Painted ceilings | 9,607 | SF | \$20,008 | 3 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 4,804 | SF | \$16,222 | 5 |
| Compartments and Cubicles | Toilet Partitions | 8 | Stall | \$16,132 | 5 |
| Carpeting | Carpet | 2,402 | SF | \$30,410 | 5 |
| Fluid-Applied Flooring | Epoxy Coating | 480 | SF | \$5,786 | 5 |
| Tile Flooring | Quarry Tile | 1,441 | SF | \$39,392 | 5 |
| Resilient Flooring | Vinyl Composition Tile Flooring | 16,813 | SF | \$137,492 | 5 |
| Interior Swinging Doors | Metal Door (Steel) | 20 | Door | \$57,876 | 5 |
| Interior Swinging Doors | Wooden Door | 40 | Door | \$75,024 | 5 |
| Interior Door Supplementary Components | Door Hardware | 60 | Door | \$89,076 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 26,420 | SF | \$118,386 | 9 |
| Interior Swinging Doors | Storefront door (Aluminum/Glass) | 2 | Door | \$7,242 | 10 |
| Sub Total for System | | 14 | items | \$771,983 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--------------------------------|-----|-----|-------------|----------------|
| HVAC Air Distribution | Roof Top Unit - DX Gas (5 Ton) | 11 | Ea. | \$175,001 | 5 |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---------------------------------|----------|--------------|------------------|----------------|
| HVAC Air Distribution | Roof Top Unit - DX Gas (20 Ton) | 1 | Ea. | \$46,828 | 5 |
| Heating System Supplementary Components | Controls - DDC (Bldg.SF) | 48,037 | SF | \$129,567 | 8 |
| Exhaust Air | Kitchen Exhaust Hoods | 1 | Ea. | \$11,191 | 10 |
| Sub Total for System | | 4 | items | \$362,587 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--------------------------------|----------|--------------|------------------|----------------|
| Power Distribution | Distribution Panels (600 Amps) | 1 | Ea. | \$17,802 | 5 |
| 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 | 3 | Ea. | \$8,346 | 5 |
| Power Distribution | Panelboard - 120/208 225A | 1 | Ea. | \$5,500 | 5 |
| Power Distribution | Panelboard - 120/240 100A | 1 | Ea. | \$4,236 | 5 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 7,206 | SF | \$132,148 | 8 |
| Sub Total for System | | 7 | items | \$190,436 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|--|-----------|--------------|--------------------|----------------|
| Domestic Water Equipment | Gas Piping System (BldgSF) | 48,037 | SF | \$1,665,696 | 4 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 48,037 | SF | \$172,632 | 4 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 48,037 | SF | \$53,332 | 4 |
| Domestic Water Equipment | Water Heater - Electric - 20 gallon | 2 | Ea. | \$3,173 | 5 |
| Domestic Water Equipment | Water Heater - Gas - 100 Gallon | 1 | Ea. | \$6,384 | 5 |
| Sub Total for System | | 5 | items | \$1,901,217 | |
| Sub Total for Building 129A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. | | 43 | items | \$4,138,176 | |

Building: 129B - Stand-Alone Classroom Building (includes Library)
Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|--------------|-----------------|----------------|
| Exterior Operating Windows | Aluminum - Windows per SF | 216 | SF | \$21,541 | 3 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 6 | Door | \$22,242 | 5 |
| Sub Total for System | | 2 | items | \$43,783 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|-----------------------------|----------|--------------|------------------|----------------|
| Suspended Plaster and | Painted ceilings | 4,313 | SF | \$8,982 | 3 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 10,244 | SF | \$45,903 | 4 |
| Interior Door Supplementary Components | Door Hardware | 27 | Door | \$40,084 | 4 |
| Interior Swinging Doors | Metal Door (Steel) | 2 | Door | \$5,788 | 5 |
| Interior Swinging Doors | Wooden Door | 25 | Door | \$46,890 | 5 |
| Tile Flooring | Ceramic Tile | 539 | SF | \$9,523 | 5 |
| Carpeting | Carpet | 3,774 | SF | \$47,780 | 8 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 6,470 | SF | \$21,848 | 10 |
| Sub Total for System | | 8 | items | \$226,797 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|--|----------|--------------|------------------|----------------|
| Hydronic Distribution Systems | Ground Source Loop Field Pipe | 22 | Ton | \$286,053 | 2 |
| Note: Building B is 60% Ground Source and 40% RTU's | | | | | |
| Decentralized Cooling | Fan Coil - Water Cool/Water Heat (5 Ton) | 6 | Ea. | \$34,283 | 5 |
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 10,783 | SF | \$16,685 | 8 |
| Facility Hydronic Distribution | Pump - 1HP or Less (Ea.) | 4 | Ea. | \$17,252 | 10 |
| Sub Total for System | | 4 | items | \$354,273 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|---------------------|----------|--------------|-----------------|----------------|
| Power Distribution | Power Wiring | 10,783 | SF | \$12,807 | 5 |
| Sub Total for System | | 1 | items | \$12,807 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|--|--------|-----|-------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 20 gallon | 1 | Ea. | \$1,587 | 10 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 10,783 | SF | \$38,751 | 10 |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|--|-----------|--------------|--------------------|----------------|
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 10,783 | SF | \$11,972 | 10 |
| | Sub Total for System | 3 | items | \$52,309 | |
| | Sub Total for Building 129B - Stand-Alone Classroom Building (includes Library) | 18 | items | \$689,969 | |
| | Total for: Pecan Springs ES | 68 | items | \$5,248,930 | |

Supporting Photos

General Site Photos



Damaged ceiling



Kitchen access wood door near end of life.



Kitchen tiles at end of life



Cracked interior walls



Water stains and sagging grid in classroom acoustic ceiling tiles



Damaged roof fan



Building electrical service is beyond its useful life