



FACILITY CONDITION ASSESSMENT

Southeast Bus Terminal | February 2022



Executive Summary

Southeast Bus Terminal is located at 7200 Bluff Springs Rd. in Austin, Texas. The oldest building is 6 years old (at time of 2020 assessment). It comprises 25,315 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 \$109,524. 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 Southeast Bus Terminal the ten-year need is \$1,123,939.

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 Southeast Bus Terminal facility has a 5-year FCA score of 92.05%.

Summary of Findings

The table below summarizes the condition findings at Southeast Bus Terminal

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$4,101	\$0	\$0	\$4,101	\$4,101	\$0	
Permanent Building(s)								
955A	Main building includes Administration Offices, & Training Room	\$51,672	\$404,508	\$275,913	\$456,180	\$732,093	\$2,968,585	84.63%
955B	Service Shop	\$53,752	\$271,207	\$62,787	\$324,959	\$387,746	\$6,906,544	95.29%
Sub Total for Permanent Building(s):		\$105,423	\$675,715	\$338,700	\$781,138	\$1,119,838	\$9,875,128	
Total for Site:		\$109,524	\$675,715	\$338,700	\$785,239	\$1,123,939	\$9,875,128	92.05%

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	\$3,917	\$183	\$4,101	3.74 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$460	\$0	\$0	\$460	0.42 %
Interior	\$0	\$0	\$0	\$49,366	\$27,116	\$76,482	69.83 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$19,767	\$8,714	\$0	\$28,481	26.00 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$0	\$20,227	\$61,997	\$27,299	\$109,524	

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

Interior	-	\$76,482
Electrical	-	\$28,481
Site	-	\$4,101

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

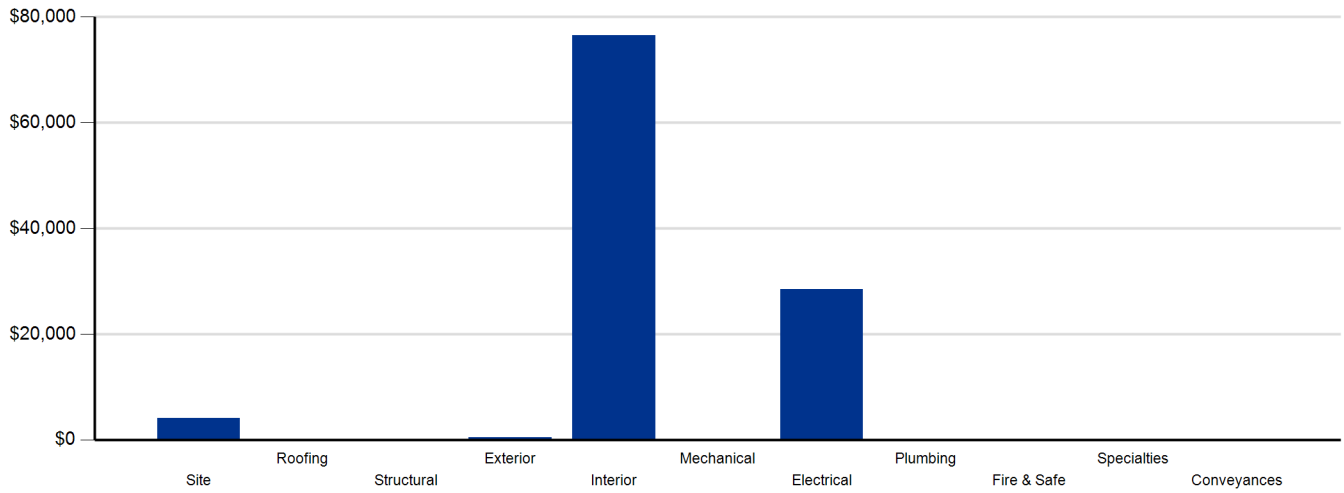


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$3,332	\$0	\$3,332
Interior	\$0	\$0	\$11,754	\$56,191	\$187,011	\$254,956
Mechanical	\$0	\$0	\$66,135	\$0	\$77,515	\$143,650
Electrical	\$0	\$0	\$0	\$0	\$55,884	\$55,884
Plumbing	\$0	\$0	\$0	\$0	\$69,584	\$69,584
Fire and Life Safety	\$0	\$0	\$0	\$0	\$112,193	\$112,193
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$26,406	\$9,710	\$36,116
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$77,889	\$85,929	\$511,897	\$675,715

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$3,332	\$0	\$0	\$0	\$0	\$40,277	\$40,277	\$43,609
Interior	\$254,956	\$47,178	\$0	\$39,656	\$0	\$9,015	\$95,849	\$350,805
Mechanical	\$143,650	\$0	\$0	\$28,440	\$0	\$0	\$28,440	\$172,090
Electrical	\$55,884	\$0	\$0	\$0	\$0	\$166,617	\$166,617	\$222,501
Plumbing	\$69,584	\$0	\$0	\$16,532	\$0	\$0	\$16,532	\$86,116
Fire and Life Safety	\$112,193	\$0	\$0	\$0	\$0	\$0	\$0	\$112,193
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$36,116	\$0	\$0	\$0	\$0	\$0	\$0	\$36,116
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$675,715	\$47,178	\$0	\$84,628	\$0	\$215,909	\$347,715	\$1,023,430

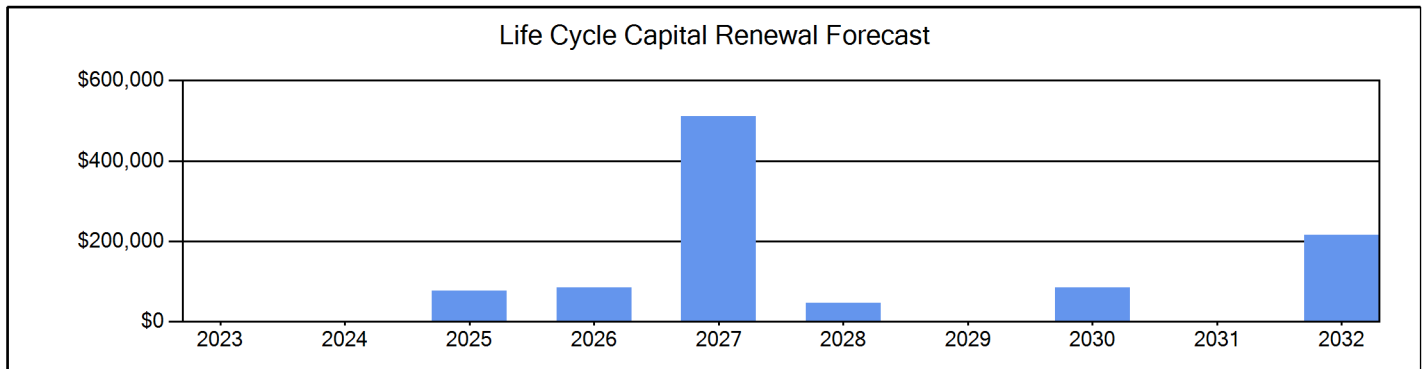


Figure 2: Ten Year Capital Renewal Forecast

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 \$9,875,128. For planning purposes, the total 5-year need at the Southeast Bus Terminal is \$785,239 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Southeast Bus Terminal facility has a 5-year FCA of 92.05%.

5-Year Need vs. Replacement

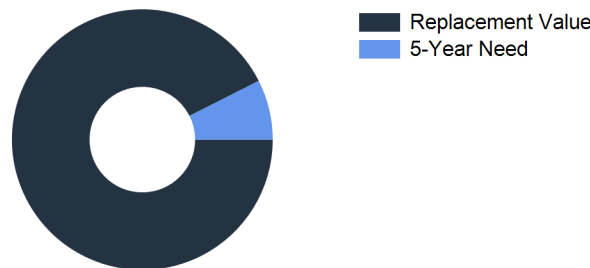


Figure 3: 5-Year FCA

Southeast Bus Terminal - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	50	LF	4	\$3,917	790
Note: holes in fence						
Location: northern side of the tract near residential units						
Tree Trimming	Deferred Maintenance	1	Ea.	5	\$183	791
Note: vines growing on fence which can cause holes and damage to the fence if not trimmed						
Location: north and west sides of the property						
Sub Total for System		2	items		\$4,101	
Sub Total for School and Site Level		2	items		\$4,101	

Building: 955A - Main building includes Administration Offices, & Training Room

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	4	Door	3	\$460	4832
Note: Faded and weathered						
Sub Total for System		1	items		\$460	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	3,044	SF	4	\$24,893	4822
Note: Heavy wear/tear						
Location: Room 108 and 120						
Interior Ceiling Repainting	Deferred Maintenance	1,141	SF	5	\$2,376	4820
Note: Scuffs/chipping						
Interior Door Repainting	Deferred Maintenance	3	Door	5	\$134	4824
Interior Door Repair	Deferred Maintenance	2	Door	5	\$1,291	4823
Interior Wall Repainting	Deferred Maintenance	3,500	SF Wall	5	\$7,862	4821
Note: Scuffs/old repairs/flacking						
Sub Total for System		5	items		\$36,556	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	7,609	SF	3	\$5,942	3668
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	4	\$8,714	3674
Note: Remote Synergy panel and exterior box						
Location: Room 100						
Sub Total for System		2	items		\$14,656	
Sub Total for Building 955A - Main building includes Administration Offices, & Training Room		8	items		\$51,672	

Building: 955B - Service Shop

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustical Ceiling Tile Replacement	Capital Renewal	2,123	SF	4	\$7,169	4825
Acoustical Ceiling Tile Replacement	Capital Renewal	2,124	SF	4	\$7,172	4827
Note: Sagging/various tile types						
Location: Office and corridor						
Vinyl Composition Tile Replacement	Capital Renewal	1,239	SF	4	\$10,132	4830
Location: Room 125 and 126						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceiling Repainting	Deferred Maintenance	885	SF	5	\$1,843	4826
Note: Scuffs/old repairs (corrosion)						
Location: Restrooms						
Interior Ceiling Repainting	Deferred Maintenance	885	SF	5	\$1,843	4828
Note: Scuffs/old repairs						
Location: Corridor and restrooms						
Interior Door Repainting	Deferred Maintenance	12	Door	5	\$535	4831
Note: Scuffs, chipping, wear and tear						
Interior Wall Repainting	Deferred Maintenance	5,000	SF Wall	5	\$11,231	4829
Note: Scuffs, stains, wear and tear						
Sub Total for System		7 items			\$39,926	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	17,704	SF	3	\$13,825	3681
Sub Total for System		1 items			\$13,825	
Sub Total for Building 955B - Service Shop		8 items			\$53,752	
Total for Campus		18 items			\$109,524	

Southeast Bus Terminal - Life Cycle Summary Yrs 1-10

Building: 955A - Main building includes Administration Offices, & Training Room

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,903	SF	\$3,332	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,141	SF	\$4,076	10
Exterior Operating Windows	Aluminum - Windows per SF	180	SF	\$17,951	10
Exterior Operating Windows	Aluminum - Windows per SF	75	SF	\$7,480	10
Exterior Operating Windows	Aluminum - Windows per SF	36	SF	\$3,590	10
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$7,180	10
Sub Total for System		6	items	\$43,608	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,141	SF	\$2,376	3
Interior Swinging Doors	Wooden Door	5	Door	\$9,378	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,229	SF	\$32,393	4
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5
Resilient Flooring	Vinyl Composition Tile Flooring	4,565	SF	\$37,331	5
Interior Door Supplementary Components	Door Hardware	24	Door	\$35,631	5
Tile Flooring	Ceramic Tile	381	SF	\$6,731	6
Carpeting	Carpet	380	SF	\$4,811	6
Interior Swinging Doors	Wooden Door	19	Door	\$35,636	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,468	SF	\$21,841	8
Sub Total for System		10	items	\$206,293	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	VAV Boxes / Terminal Device	10	Ea.	\$38,739	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,609	SF	\$11,774	5
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	5
HVAC Air Distribution	Roof Top Unit - DX Gas (20 Ton)	1	Ea.	\$46,828	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	5
Sub Total for System		5	items	\$116,253	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,609	SF	\$5,386	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	13	Ea.	\$11,723	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	\$27,079	10
Lighting Fixtures	Light Fixtures (Bldg SF)	7,609	SF	\$139,538	10
Note: Includes 3x4 fluorescent fixtures also					
Sub Total for System		5	items	\$191,032	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$16,298	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	7	Ea.	\$35,416	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	5
Sub Total for System		6	items	\$60,361	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	7,609	SF	\$17,514	5
Fire Detection and Alarm	Fire Alarm	7,609	SF	\$12,082	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Sub Total for System		3	items	\$36,463	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$26,406	4
		Sub Total for System		\$26,406	
Sub Total for Building 955A - Main building includes Administration Offices, & Training Room		36	items	\$680,417	

Building: 955B - Service Shop
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	5,311	SF	\$23,798	4
Wall Coverings	Vinyl/Fabric Wall Covering	8,852	SF	\$41,711	5
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Tile Flooring	Ceramic Tile	531	SF	\$9,381	5
Interior Swinging Doors	Metal Door (Steel)	12	Door	\$34,726	5
Interior Door Supplementary Components	Door Hardware	12	Door	\$17,815	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2,124	SF	\$7,172	10
Suspended Plaster and	Painted ceilings	885	SF	\$1,843	10
		Sub Total for System		\$144,513	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	17,705	SF	\$27,396	3
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	2	Ea.	\$1,876	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,551	8
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (3 Ton)	1	Ea.	\$1,970	8
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$12,135	8
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	8
		Sub Total for System		\$55,836	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	21	Ea.	\$18,936	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	17,704	SF	\$12,532	5
		Sub Total for System		\$31,469	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,587	5
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	5
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	8
Plumbing Fixtures	Urinals	1	Ea.	\$1,354	8
		Sub Total for System		\$25,754	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	17,704	SF	\$40,750	5
Fire Detection and Alarm	Fire Alarm	17,704	SF	\$28,111	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
		Sub Total for System		\$75,728	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	20	Ea.	\$9,710	5
		Sub Total for System		\$9,710	
Sub Total for Building 955B - Service Shop		25	items	\$343,009	
Total for: Southeast Bus Terminal		61	items	\$1,023,426	

Supporting Photos

General Site Photos



Exterior doors are fading



Interior walls in need of paint



Vinyl composite tile flooring at end of life



Bus washing flooring needs power wash



Interior door frames to be repainted



Damaged Entry Code



Typical Electrical Panels



Exterior Mounted Electrical