



# FACILITY CONDITION ASSESSMENT

*Campbell ES* | February 2022

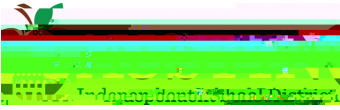




## Executive Summary

Campbell ES is located at 2613 Rogers Ave in Austin, Texas. The oldest building is 28 years old (at time of 2020 assessment). It comprises 61,793 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



## 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 safely occupied, severely damaged or failing building components, and other items that require near-term correction. An example of a





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

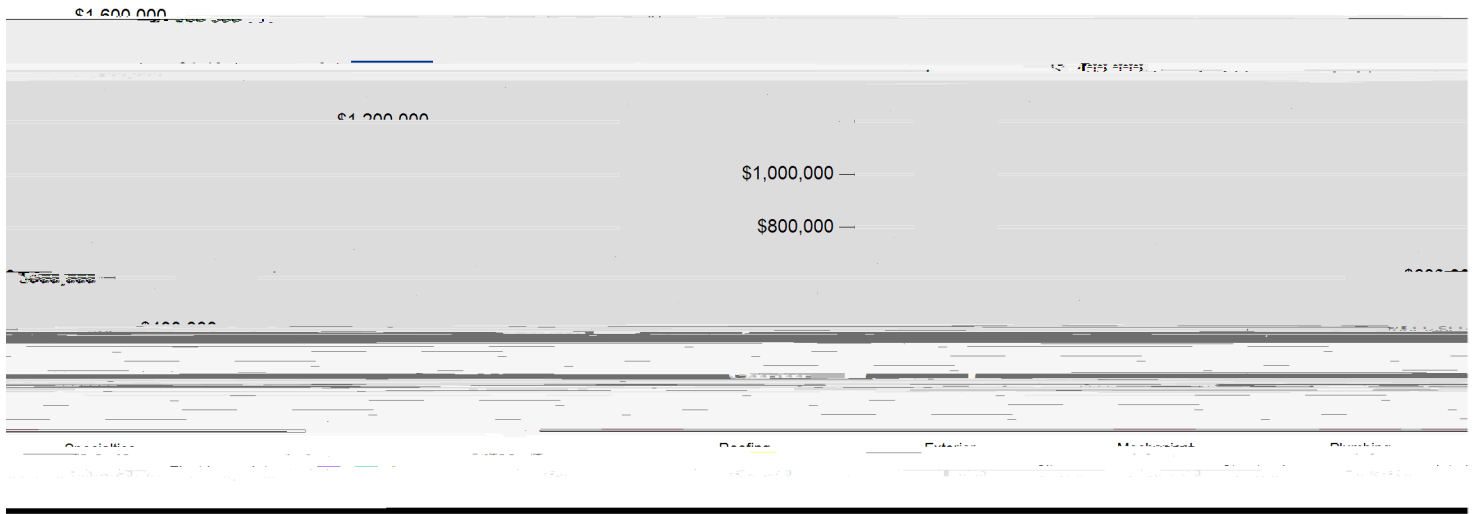


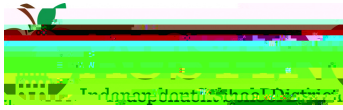
Figure 1: System Deficiencies





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	\$442,805	\$0	\$0	\$0	\$0	\$0	\$0	\$442,805
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$130,727	\$0	\$0	\$0	\$0	\$149,191	\$149,191	\$279,918
Interior	\$1,344,423	\$0	\$0	\$0	\$55,375	\$66,352	\$121,727	\$1,466,150
Mechanical	\$1,579,360	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579,360



## 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 building





## Campbell ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	330,410	EACH	5	\$567,308	4759
PUBLIC DEFICIENCIES	ADA Compliance	168,244	EACH	5	\$288,872	4758
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	337,195	EACH	5	\$578,957	4760
	Sub Total for System	3	items		\$1,435,137	
	Sub Total for School and Site Level	3	items		\$1,435,137	

### Building: 111A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement Note: R-22 refrigerant Location: MDF RM	Capital Renewal	1	Ea.	2	\$2,068	4720
Fan Coil Unit Replacement Note: Cafe	Capital Renewal	2	Ea.	2	\$18,926	4721
Heat Pump HVAC Component Replacement Note: Water source heat pump unit uses R-22 refrigerant and is obsolete Location: Throughout the classroom	Capital Renewal	27	Ea.	2	\$240,506	4722
Package Roof Top Unit Replacement Note: Uses R-22 refrigerant and is obsolete	Capital Renewal	1	Ea.	2	\$24,236	4724
Package Roof Top Unit Replacement	Capital Renewal	1	Ea.	2	\$15,909	4725
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	4730
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	15	Ea.	3	\$120,544	4726
Make Up Air Equipment Replacement	Capital Renewal	3	Ea.	3	\$26,665	4723
Ceiling Exhaust Fan Replacement	Capital Renewal	1	Ea.	4	\$487	4727
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	4728
	Sub Total for System	10	items		\$492,820	

#### Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$2,135	4717
Custodial Mop Or Service Sink Replacement	Capital Renewal	7	Ea.	4	\$5,571	4718
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	7	Ea.	4	\$16,686	4719
	Sub Total for System	3	items		\$24,393	

#### Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: Missing	Functional Deficiency	61,792	SF	1	\$452,701	4729
	Sub Total for System	1	items		\$452,701	
Sub Total for Building 111A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		14	items		\$969,914	
	Total for Campus	17	items		\$2,405,051	



Campbell ES - Life Cycle Summary Yrs 1-10

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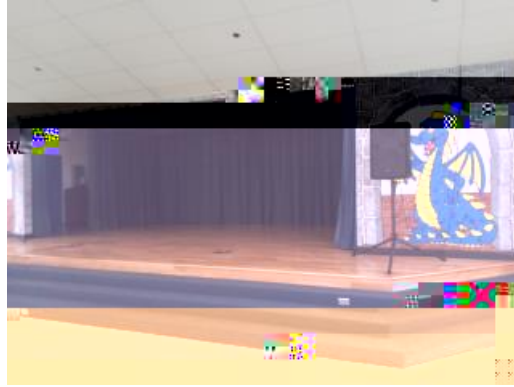
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Drinking Fountains



Theater Stage



Library Space