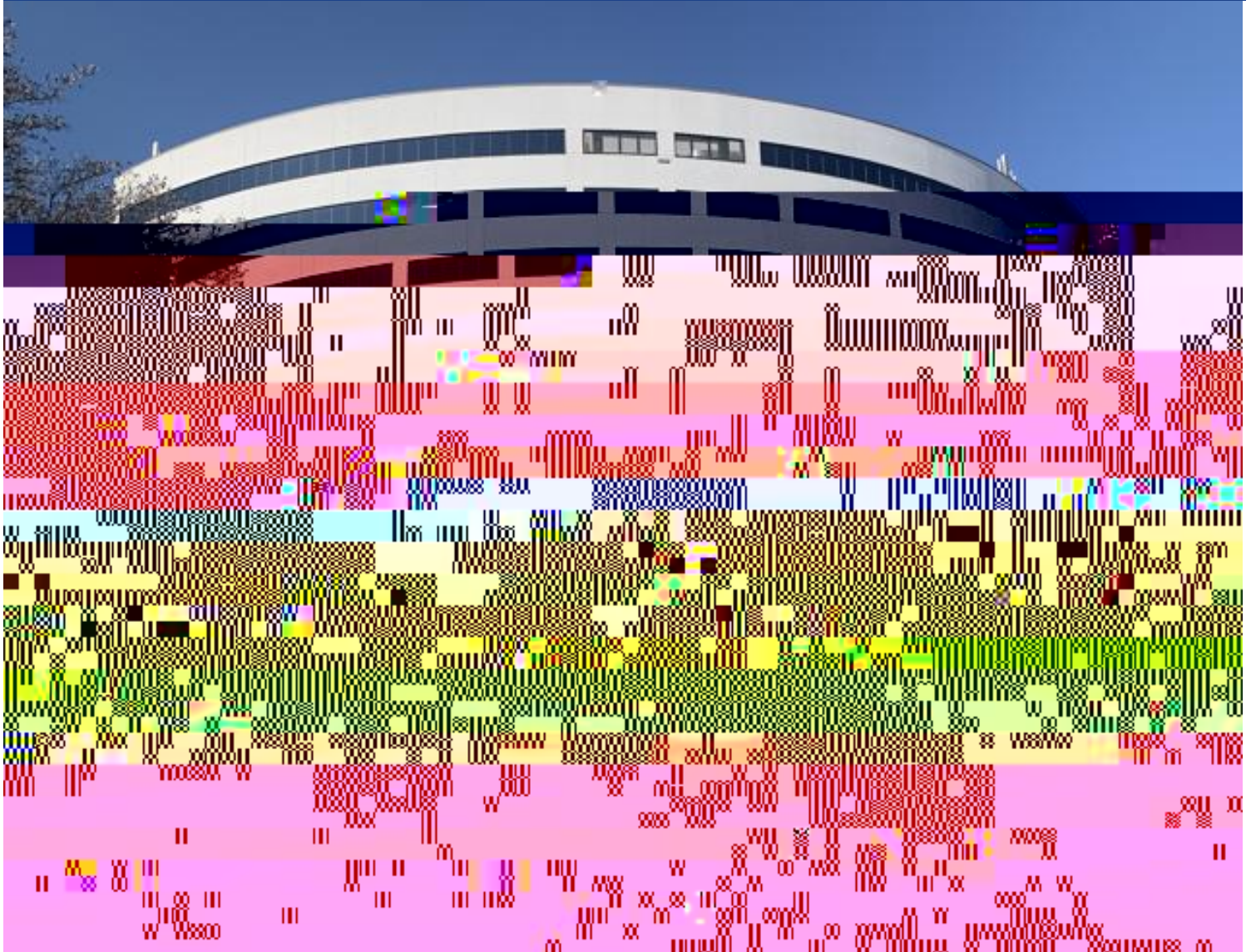




*Central Office Building* | February 2022









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		







## 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	\$0	\$979,024	\$979,024
Interior	\$0	\$0	\$0	\$0	\$543,236	\$543,236
Mechanical	\$0	\$0	\$0	\$49,683	\$0	\$49,683
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$734,573	\$734,573
Fire and Life Safety	\$0	\$0	\$0	\$0	\$49,294	\$49,294
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,683</b>	<b>\$2,306,127</b>	<b>\$2,355,810</b>



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	\$1,417,835	\$0	\$0	\$0	\$0	\$1,417,835	\$1,417,835
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$979,024	\$0	\$0	\$0	\$0	\$0	\$0	\$979,024
Interior	\$543,236	\$1,342,979	\$0	\$440,934	\$0	\$32,633	\$1,816,546	\$2,359,782
Mechanical	\$49,683	\$0	\$0	\$0	\$0	\$0	\$0	\$49,683



## 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.



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 \$30,202,122. For planning purposes, the total 5-year need at the Central Office Building is \$4,062,980 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Central Office Building facility has a 5-year FCA of 86.55%.

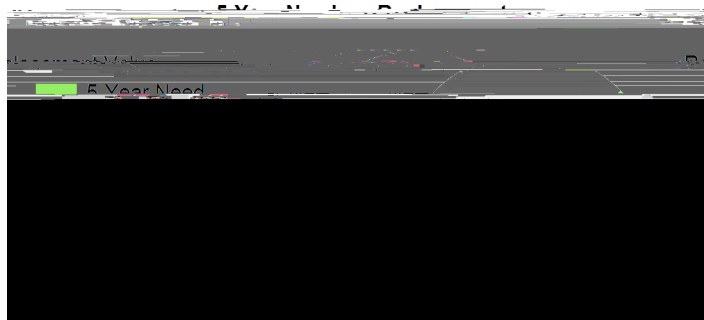


Figure 3: 5-Year FCA









### Central Office Building - Life Cycle Summary Yrs 1-10

#### Site Level Life Cycle Items

##### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	820	CAR	\$1,189,658	6
Roadway Pavement	Asphalt Driveways	35,484	SF	\$228,177	6
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$1,417,835</b>	
<b>Sub Total for Building -</b>		<b>2</b>	<b>items</b>	<b>\$1,417,835</b>	

#### Building: 968A - AISD Administration Building

##### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1,280	SF	\$127,650	5
Exterior Operating Windows	Aluminum - Windows per SF	8,192	SF	\$816,963	5
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door		

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## Supporting Photos

