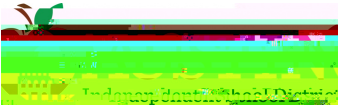




FACILITY CONDITION ASSESS

Covington MS | February 2022





Executive Summary

Covington MS is located at 1511 Cripple Creek Dr in Austin, Texas. The oldest building is 34 years old (at time of 2020 assessment). It comprises 173,407 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 \$10,109,592. 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 Covington MS the ten-year need is \$32,107,872.

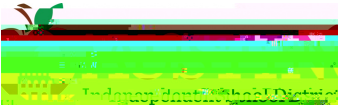
For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Covington MS facility has a 5-year FCA score of 49.19%.

Summary of Findings

The table below summarizes the condition findings at Covington MS

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
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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.

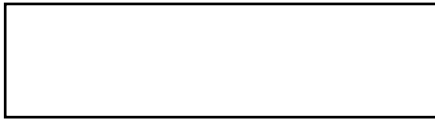
Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

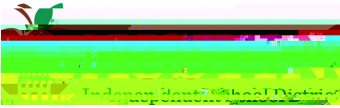
All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

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





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

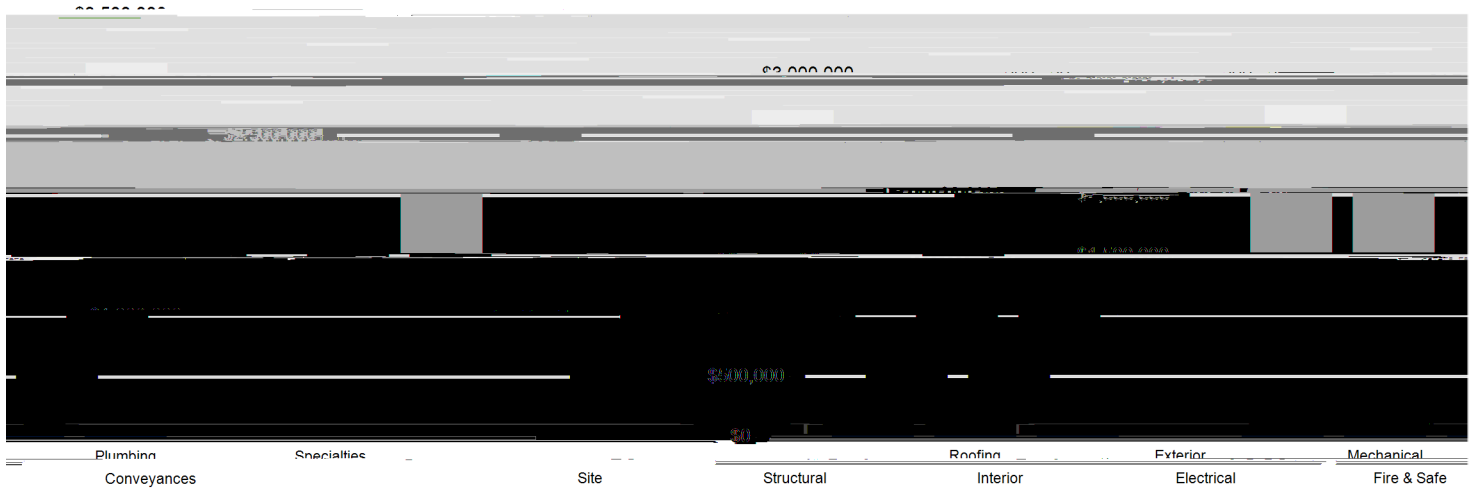


Figure 1: System Deficiencies



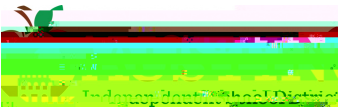
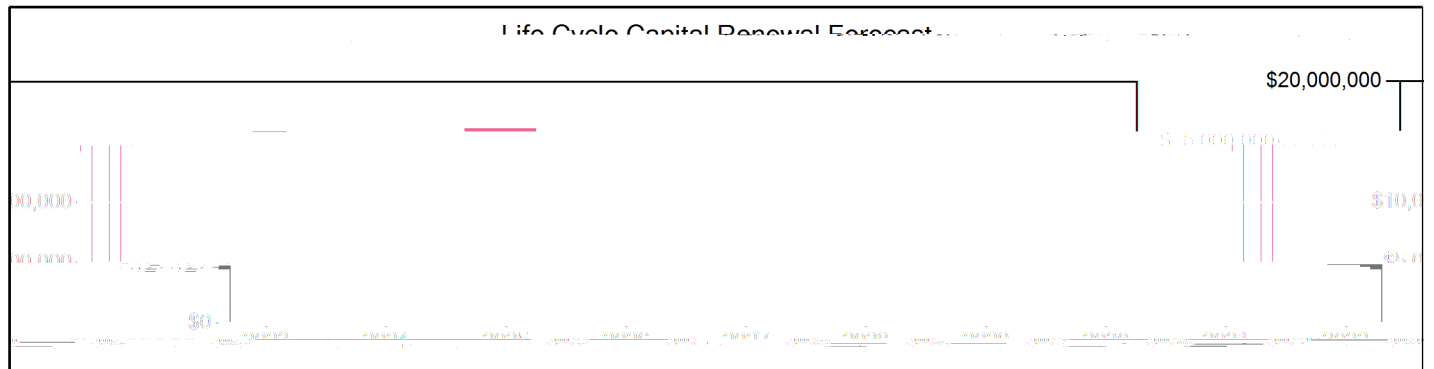
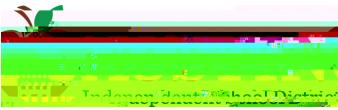


Table 3b: Capital Renewal Forecast (Yrs 6-10)

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	\$946,213	\$0	\$0	\$0	\$0	\$59,422	\$59,422	\$1,005,635
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,614,706	\$0	\$0	\$0	\$0	\$0	\$0	\$1,614,706
Interior	\$4,278,878	\$0	\$0	\$10,082	\$0	\$247,716	\$257,798	\$4,536,676
Mechanical	\$2,927,038	\$0	\$0	\$115,657	\$0	\$24,109	\$139,766	\$3,066,804
Electrical	\$217,377	\$0	\$0	\$0	\$0	\$239,279	\$239,279	\$456,656
Plumbing	\$7,215,868	\$0	\$0	\$0	\$0	\$0	\$0	\$7,215,868
Fire and Life Safety	\$1,648,415	\$0	\$0	\$0	\$249,380	\$0	\$249,380	\$1,897,795
Conveyances	\$106,724	\$0	\$0	\$0	\$0	\$0	\$0	\$106,724
Specialties	\$2,100,094	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,094
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$21,055,313	\$0	\$0	\$125,739	\$249,380	\$570,526	\$945,645	\$22,000,958





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 higher FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (Total\ Repair\ Cost / Replacement\ Cost)$$

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 \$61,446,248. For planning purposes, the total 5-year need at the Covington MS is \$31,222,722 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Covington MS facility has a 5-year FCA of 49.19%.

5-Year Need vs. Replacement

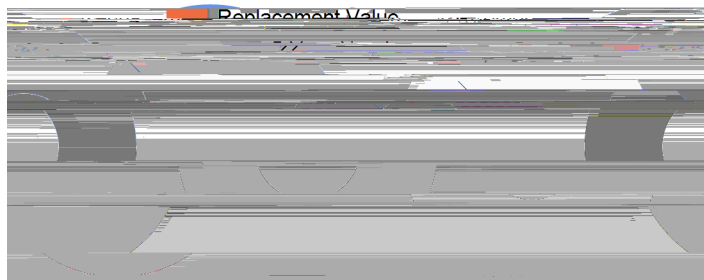
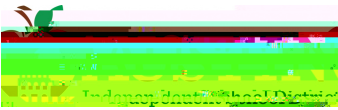


Figure 3: 5-Year FCA



Covington MS - Deficiency Summary

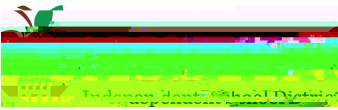
Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Replacement Note: cracks and subsided sidewalks Location: south and east areas of property	Capital Renewal	1,975	SF	3	\$22,371	703
Asphalt Paving Resurfacing Note: aged pavement Location: around staff and visitor parking lots	Deferred Maintenance	16,950	SF	4	\$70,501	698
Concrete Paving Replacement Note: cracks in pavement behind gymnasium building Location: near basketball courts	Capital Renewal	16	CAR	4	\$39,455	699
Exterior Basketball Goal Replacement Note: one of the poles is missing a backboard; this will need to be replaced Location: basketball hoops	Capital Renewal	1	Ea.	4	\$6,653	696
Fencing Replacement (4' Chain Link Fence) Note: 20' of chain bent out of alignment. The chain fence is not attached to one of the steel columns. Location: north of track and field	Capital Renewal	20	LF	4	\$944	694
Site Drainage Regrading Note: concrete channel needs to be replaced due to cracks Location: south of track	Deferred Maintenance	650	SF	4	\$935	702
Exterior Basketball Goal Repair Note: missing nets on four of the rims Location: basketball hoops	Deferred Maintenance	4	Ea.	5	\$2,582	695
Paving Restriping Note: faded striping in driveways Location: both staff and visitor parking lots	Deferred Maintenance	63	CAR	5	\$2,095	700
PROGRAM DEFICIENCIES	ADA Compliance	454,559	EACH	5	\$780,469	4865
PUBLIC DEFICIENCIES	ADA Compliance	524,683	EACH	5	\$900,871	4864
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	161,244	EACH	5	\$276,853	4866
Tennis Courts, Nets, And Equipment Repair Note: visible faults in all four courts that require sealing and regrading Location: tennis courts	Deferred Maintenance	4	Ea.	5	\$5,680	697
Tree Trimming Note: overgrown weeds Location: west of the tennis courts	Deferred Maintenance	1	Ea.	5	\$183	705
	Sub Total for System	13	items		\$2,109,593	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended Note:	Deferred Maintenance	2	Job	1	\$12,910	6895



Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P3	Capital Renewal	35,802	EACH	1	\$37,653	4869
AISD ROOFING P4	Capital Renewal	2,473,628	EACH	1	\$2,601,517	4870
	Sub Total for System	3	items		\$2,707,787	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement Note: Non Operational/Damaged	Capital Renewal	10	Door	3	\$14,846	4837
Acoustical Ceiling Tile Replacement Note: Old/Stained/Damaged	Capital Renewal	5,000	SF	4	\$16,884	4834
Plaster Ceiling Replacement	Capital Renewal	1,344	SF	4	\$2,620	4835
Toilet Partition Replacement Note: Beyond Useful Life	Capital Renewal	30	Stall	4	\$60,495	4836
	Sub Total for System	4	items		\$94,844	

Mechanical

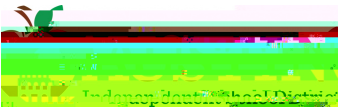
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement Note: Not secured to pedestal	Capital Renewal	1	Ea.	2	\$6,423	4859
Chemistry Lab Fume Hood(s) Replacement Note: not working	Capital Renewal	1	Ea.	4	\$17,655	4860
	Sub Total for System	2	items		\$24,078	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: End of Life	Capital Renewal	1	Ea.	2	\$17,802	4841
Electrical Transformer Replacement Note: End of Life	Capital Renewal	1	Ea.	2	\$9,908	4839
Electrical Transformer Replacement Note: End of Life	Capital Renewal	2	Ea.	2	\$36,483	4840
Panelboard Replacement Note: End of Life	Capital Renewal	6	Ea.	2	\$16,692	4842
Panelboard Replacement Note: End of Life	Capital Renewal	2	Ea.	2	\$2,918	4843
Panelboard Replacement Note: End of Life	Capital Renewal	2	Ea.	2	\$10,999	4844
Panelboard Replacement Note: End of Life	Capital Renewal	2	Ea.	2	\$24,683	4845
Panelboard Replacement Note: End of Life	Capital Renewal	5	Ea.	2	\$46,862	4846
Switchgear Replacement Note: End of Life	Capital Renewal	1	Ea.	2	\$84,797	4838
Canopy Lighting Replacement Note: End of Life	Capital Renewal	5	Ea.	3	\$10,415	4847
Lighting Fixtures Replacement Note: End of Life	Capital Renewal	134,404	SF	3	\$2,464,773	4848
	Sub Total for System	11	items		\$2,726,332	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace classroom lavatory Note: End of Life	Capital Renewal	20	Ea.	4	\$51,290	4858
	Sub Total for System	1	items		\$51,290	



Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	246,807	Ea.	5	\$289,961	6896
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 88657 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	382,551	Ea.	5	\$449,440	6897
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 88657 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	5,568	Ea.	5	\$6,542	6898
Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 4 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	123,404	Ea.	5	\$144,981	6899
Note: STANDARD FOUNDATIONS - repair mushrooming - 88657 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	246,807	Ea.	5	\$289,961	6900
Note: SUSPENDED FLOOR SLABS - repair honeycombing & cracks - 88657 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	98,827	Ea.	5	\$116,107	6901
Note: CRAWL SPACE, EXPOSED PIPES - Repair broken pipe hangers, replace rusted pipes and hangers - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	246,807	Ea.	5	\$289,961	6902
Note: CRAWL SPACE, INSULATION - replace insulation, 30% - 88657 - GSF						
Sub Total for System		7	items		\$1,586,955	
Sub Total for Building 057A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		28	items		\$7,191,286	

Building: 057B - Stand-Alone Auditorium

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Adhered Acoustical Wall Tile Replacement	Capital Renewal	2,067	SF	4	\$20,600	4833
Sub Total for System		1	items		\$20,600	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$18,241	4854
Note: Excessive Noise/End of Life						
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	4856
Note: End of Life						
Lighting Fixtures Replacement	Capital Renewal	20,672	SF	3	\$379,094	4857
Note: End of Life						
Sub Total for System		3	items		\$400,118	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Condensate Drain Repair	Deferred Maintenance	2	Ea.	3	\$564	4863
Note: Corroded need cleaning						
Sub Total for System		1	items		\$564	
Sub Total for Building 057B - Stand-Alone Auditorium		5	items		\$421,282	

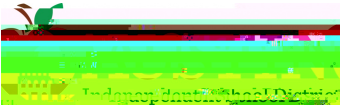
Building: 057C - Vocational / Art / Shop Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$11,428	4862
Note: Non Functional						
Steam/Hot Water Radiant Heater Replacement	Capital Renewal	2	Ea.	2	\$3,860	4861
Note: Not used						
Sub Total for System		2	items		\$15,288	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$18,241	4849
Note: Excessive Noise/End of Life						

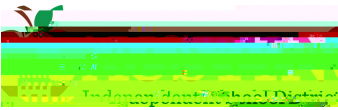


Facility Condition Assessment

Austin ISD - Covington I

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2		



Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	6	Ea.	\$72,810	5
Air Distribution	Make-up Air Unit	1	Ea.	\$8,888	5
Other HVAC Distribution Systems	VFD (5 HP)	4	Ea.	\$17,573	5
Facility Hydronic Distribution	2-Pipe System (Cold)	134,404	SF	\$240,337	5
HVAC Air Distribution	Ductwork (Bldg.SF)	134,404	SF	\$1,063,464	5
Exhaust Air	Interior Ceiling Exhaust Fan	4	Ea.	\$1,947	5
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	5
Central Cooling	Cooling Tower - Metal (300 Tons)	2	Ea.	\$115,657	8
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$24,109	10
Sub Total for System		15	items	\$2,341,083	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Motor Controller (Loads)	13	Ea.	\$23,882	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	134,404	SF	\$95,142	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$5,410	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	\$27,079	10
Power Distribution	Power Wiring	134,404	SF	\$159,630	10
Sub Total for System		6	items	\$318,449	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	13	Ea.	\$35,312	4
Plumbing Fixtures	Sink - Service / Mop Sink	3	Ea.	\$2,388	4
Plumbing Fixtures	Showers	21	Ea.	\$27,436	4
Plumbing Fixtures	Toilets	30	Ea.	\$151,782	4
Plumbing Fixtures	Urinals	15	Ea.	\$20,313	4
Plumbing Fixtures	Refrigerated Drinking Fountain	10	Ea.	\$22,024	4
Facility Potable-Water Storage Tanks	Water Storage Tank - 750 Gallon	1	Ea.	\$27,691	5
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	3	Ea.	\$19,151	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$2,092	5
Domestic Water Equipment	Gas Piping System (BldgSF)	134,404	SF	\$4,660,494	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	134,404	SF	\$483,011	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	134,404	SF	\$149,219	5
Sub Total for System		13	items	\$5,604,565	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	134,404	SF	\$1,400,230	5
Fire Detection and Alarm	Fire Alarm	134,404	SF	\$213,409	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
Sub Total for System		3	items	\$1,620,507	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	\$98,739	5
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	5
Sub Total for System		2	items	\$106,724	

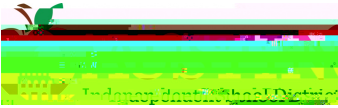
Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	25	Room	\$220,047	4
Casework	Lockers, Gym	298	Ea.	\$144,677	4
Casework	Lockers	2,216	Ea.	\$1,180,565	5
Fixed Multiple Seating	Bleachers	600	Seat	\$247,865	5
Sub Total for System		4	items	\$1,793,154	
Sub Total for Building 057A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		66	items	\$16,664,661	

Building: 057B - Stand-Alone Auditorium

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	207	SF	\$5,006	2



Facility Condition Assessment

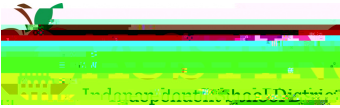
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Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg,SF)	20,672	SF	\$215,362	5
	Sub Total for System	2	items	\$248,186	

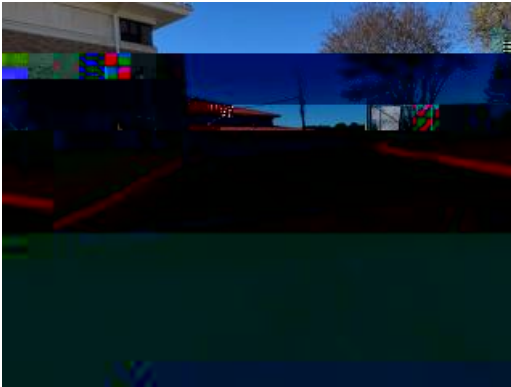
Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	5	Room	\$44,009	4
Fixed Multiple Seating	Auditorium Seating	488	Ea.	\$218,922	5
	Sub Total for System	2	items	\$262,931	
	Sub Total for Building 057B - Stand-Alone Auditorium				

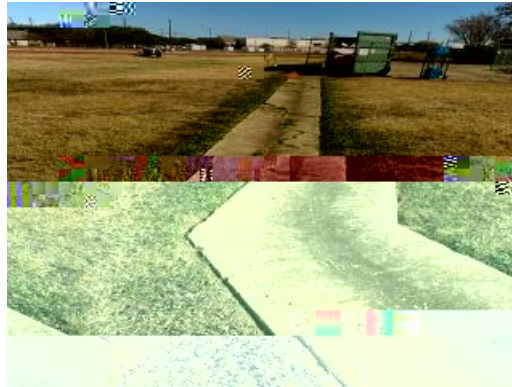


Supporting Photos

General Site Photos



Aged asphalt driveway



Stained concrete walkway



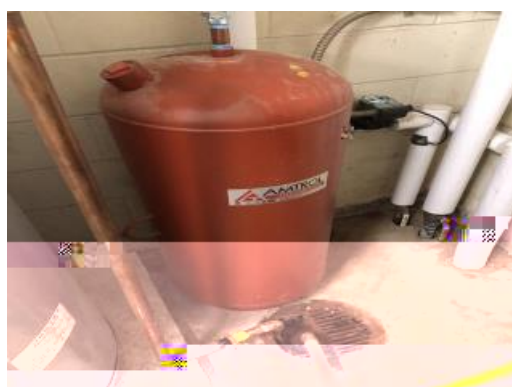
Switch gear past useful life



Warped plaster ceiling



Damaged acoustic ceiling tile



Aged circulating pump

