



FACILITY CONDITION ASSESS

Coy Facility | February 2022





Executive Summary

Coy Facility is located at 4900 Gonzales St in Austin, Texas. The oldest building is 63 years old (at time of 2020 assessment). It comprises 112,679 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 \$5,094,042. 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 Coy Facility the ten-year need is \$23,512,711.

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 Coy Facility facility has a 5-year FCA score of 77.79%.

Summary of Findings

The table below summarizes the condition findings at Coy Facility

Table 1: Facility Condition by Building

| Number | Building Name | Current Deficiencies | 5-Year Life |
|--------|---------------|----------------------|-------------|
|--------|---------------|----------------------|-------------|



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 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 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 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.



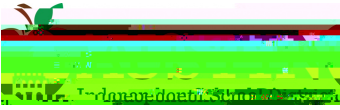
The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

| System | Priority | | | | | Total | % of Total |
|----------------------|------------|--------------------|------------------|--------------------|----------------|--------------------|------------|
| | 1 | 2 | 3 | 4 | 5 | | |
| Site | \$0 | \$0 | \$59,443 | \$431 | \$0 | \$59,874 | 1.18 % |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Structural | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Exterior | \$0 | \$1,534,991 | \$0 | \$1,147 | \$0 | \$1,536,138 | 30.16 % |
| Interior | \$0 | \$0 | \$245,460 | \$1,284,071 | \$0 | \$1,529,531 | 30.03 % |
| Mechanical | \$0 | \$1,061,591 | \$104,041 | \$11,410 | \$2,475 | \$1,179,525 | 23.15 % |
| Electrical | \$0 | \$16,522 | \$0 | \$845 | \$0 | \$17,367 | 0.34 % |
| Plumbing | \$0 | \$2,684 | \$153,464 | \$219,366 | \$0 | \$375,514 | 7.37 % |
| 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 | \$396,084 | \$0 | \$396,084 | 7.78 % |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Total: | \$0 | \$2,615,791 | \$562,411 | \$1,913,351 | \$2,475 | \$5,094,041 | |

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

| | | |
|------------|---|-------------|
| Exterior | - | \$1,536,143 |
| Interior | - | \$1,529,531 |
| Mechanical | - | \$1,179,525 |



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

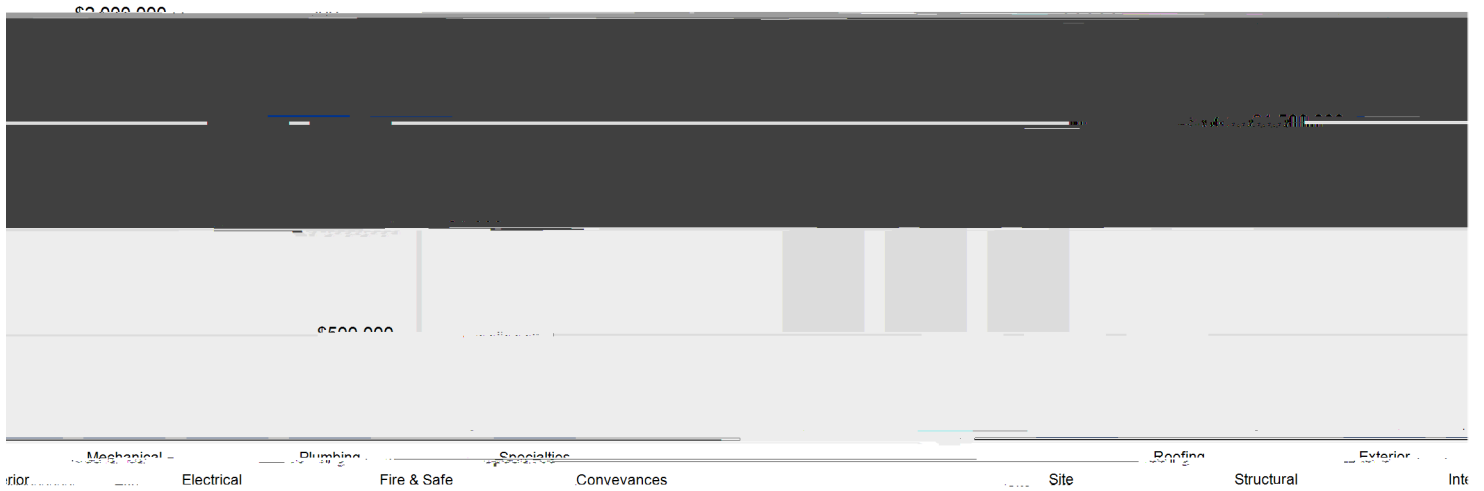
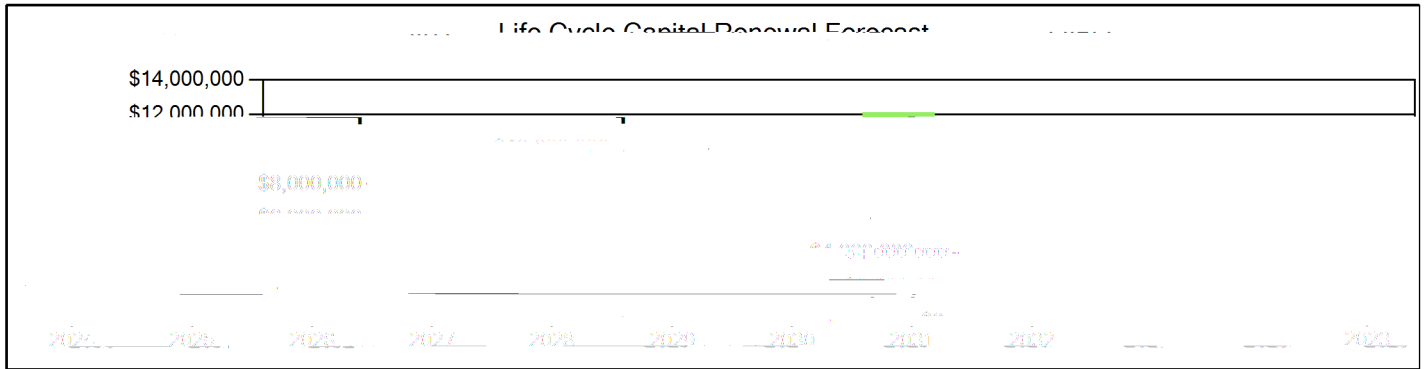


Figure 1: System Deficiencies







Coy Facility - Deficiency Summary

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-------------------------------------|-------|-------|----------|-------------|------|
| Asphalt Driveway Replacement | Capital Renewal | 9,200 | SF | 3 | \$59,160 | 4168 |
| Concrete Walks Replacement | Capital Renewal | 25 | SF | 3 | \$283 | 4170 |
| Site Drainage Regrading | Deferred Maintenance | 300 | SF | 4 | \$431 | 4169 |
| | Sub Total for System | 3 | items | | \$59,875 | |
| | Sub Total for School and Site Level | 3 | items | | \$59,875 | |

Building: 142A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|-----------------|--------|---------|----------|-------------|------|
| Aluminum Window Replacement | Capital Renewal | 12,120 | SF | 2 | \$1,208,690 | 4162 |
| Aluminum Window Replacement | Capital Renewal | 52 | SF | 2 | \$5,186 | 4163 |
| Aluminum Window Replacement | Capital Renewal | 50 | SF | 2 | \$4,986 | 4164 |
| Aluminum Window Replacement | Capital Renewal | 1,536 | SF | 2 | \$153,181 | 4165 |
| Aluminum Window Replacement | Capital Renewal | 140 | SF | 2 | \$13,962 | 4166 |
| Aluminum Window Replacement | Capital Renewal | 336 | 25 31.7 | | | |



Facility Condition Assessment

Austin ISD - Coy Faci

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------------|----------------------|-----|-------|----------|-------------|------|
| Package Roof Top Unit Replacement | Capital Renewal | 1 | Ea. | 2 | \$82,117 | 4200 |
| Remove Abandoned Equipment | Deferred Maintenance | 1 | Ea. | 5 | \$1,239 | 4204 |
| Note: Boiler | | | | | | |
| Location: Room #459, 69 | | | | | | |
| Remove Abandoned Equipment | Deferred Maintenance | 1 | Ea. | 5 | \$1,239 | 4205 |
| Note: FCU | | | | | | |
| Sub Total for System | | 16 | items | | \$946,329 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|-----|-------|----------|-------------|------|
| Motor Control Center Replacement | Capital Renewal | 6 | Ea. | 2 | \$11,022 | 4178 |
| Note: Aged and corroded | | | | | | |
| Location: KIT MECH | | | | | | |
| 1 X 4 Interior Fluorescent Light Fixture Replacement | Capital Renewal | 2 | Ea. | 4 | \$568 | 4179 |
| Note: Broken | | | | | | |
| Location: KIT MECH | | | | | | |
| 2 X 2 Interior Fluorescent Lighting Replacement | Capital Renewal | 1 | Ea. | 4 | \$281 | 4180 |
| Note: Broken | | | | | | |
| Location: OAV-3 room | | | | | | |
| Sub Total for System | | 3 | items | | \$11,872 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-----------------|-----|-----|----------|-------------|------|
| Water Heater Replacement | Capital Renewal | 1 | Ea. | 2 | \$2,684 | 4182 |
| Gas Water Heater Replacement | Capital Renewal | 1 | Ea. | 3 | \$6,384 | 4183 |
| Toilet Replacement | Capital Renewal | 19 | Ea. | | | |



Facility Condition Assessment

Austin ISD - Coy Faci

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|-----|-------|----------|-------------|------|
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 8 | Ea. | 2 | \$45,710 | 4212 |
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 1 | Ea. | 2 | \$5,714 | 4213 |
| Fan Coil (Chilled Water) HVAC Component Replacement | Capital Renewal | 4 | Ea. | 2 | \$6,331 | 4214 |
| Ceiling Exhaust Fan Replacement | Capital Renewal | 4 | Ea. | 4 | \$1,947 | 4217 |
| Wall Exhaust Fan Ventilation Replacement | Capital Renewal | 2 | Ea. | 4 | \$9,463 | 4216 |
| | Sub Total for System | 6 | items | | \$127,193 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------|----------------------|-----|-------|----------|-------------|------|
| Panelboard Replacement | Capital Renewal | 1 | Ea. | 2 | \$5,500 | 4181 |
| Note: Age/corrosion | | | | | | |
| | Sub Total for System | 1 | items | | \$5,500 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|--|-----|-------|----------|-------------|------|
| Toilet Replacement | Capital Renewal | 9 | Ea. | 3 | \$45,534 | 4209 |
| Urinal Replacement | Capital Renewal | 1 | Ea. | 3 | \$1,354 | 4210 |
| Custodial Mop Or Service Sink Replacement | Capital Renewal | 1 | Ea. | 4 | \$796 | 4208 |
| Refrigerated Water Cooler Replacement | Capital Renewal | 1 | Ea. | 4 | \$2,202 | 4211 |
| Replace classroom lavatory | Capital Renewal | 7 | Ea. | 4 | \$17,951 | 4206 |
| Restroom Lavatories Plumbing Fixtures Replacement | Capital Renewal | 9 | Ea. | 4 | \$24,447 | 4207 |
| | Sub Total for System | 6 | items | | \$92,285 | |
| | Sub Total for Building 142B - Stand-Alone Classroom Building | 19 | items | | \$351,834 | |



Coy Facility - 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 (8-10 Ft) | 460 | LF | \$36,039 | 2 |
| | Note: Tennis courts | | | | |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 3,000 | LF | \$235,035 | 2 |
| Fences and Gates | | | | | |



Supporting Photos

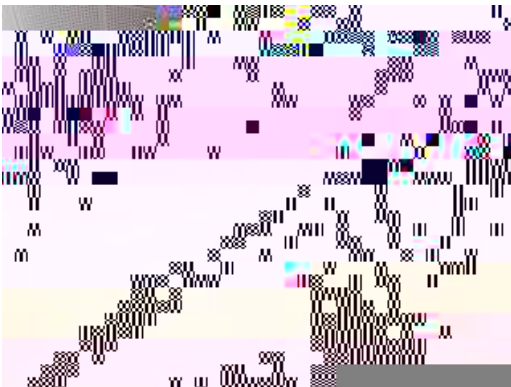
General Site Photos



Aged wood cabinets



Damaged ceramic tiles



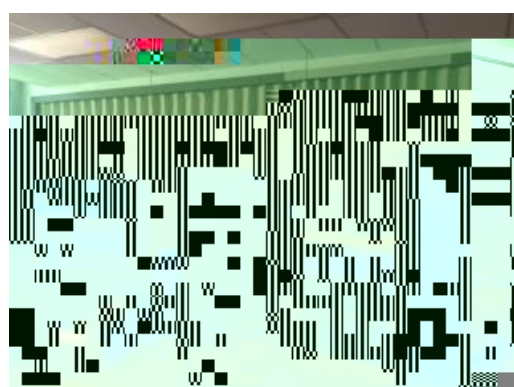
Deficient ceiling tiles



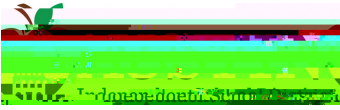
Vinyl composition tiles beyond service life



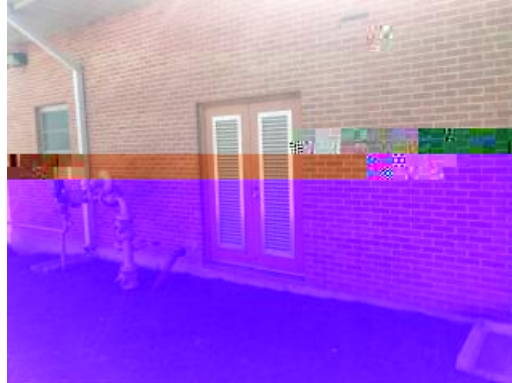
Aged toilet partitions



Deficient folding wall panels



Exterior windows beyond service life



Exterior door deficiency



Concrete sidewalk damage



Asphalt drive past useful life