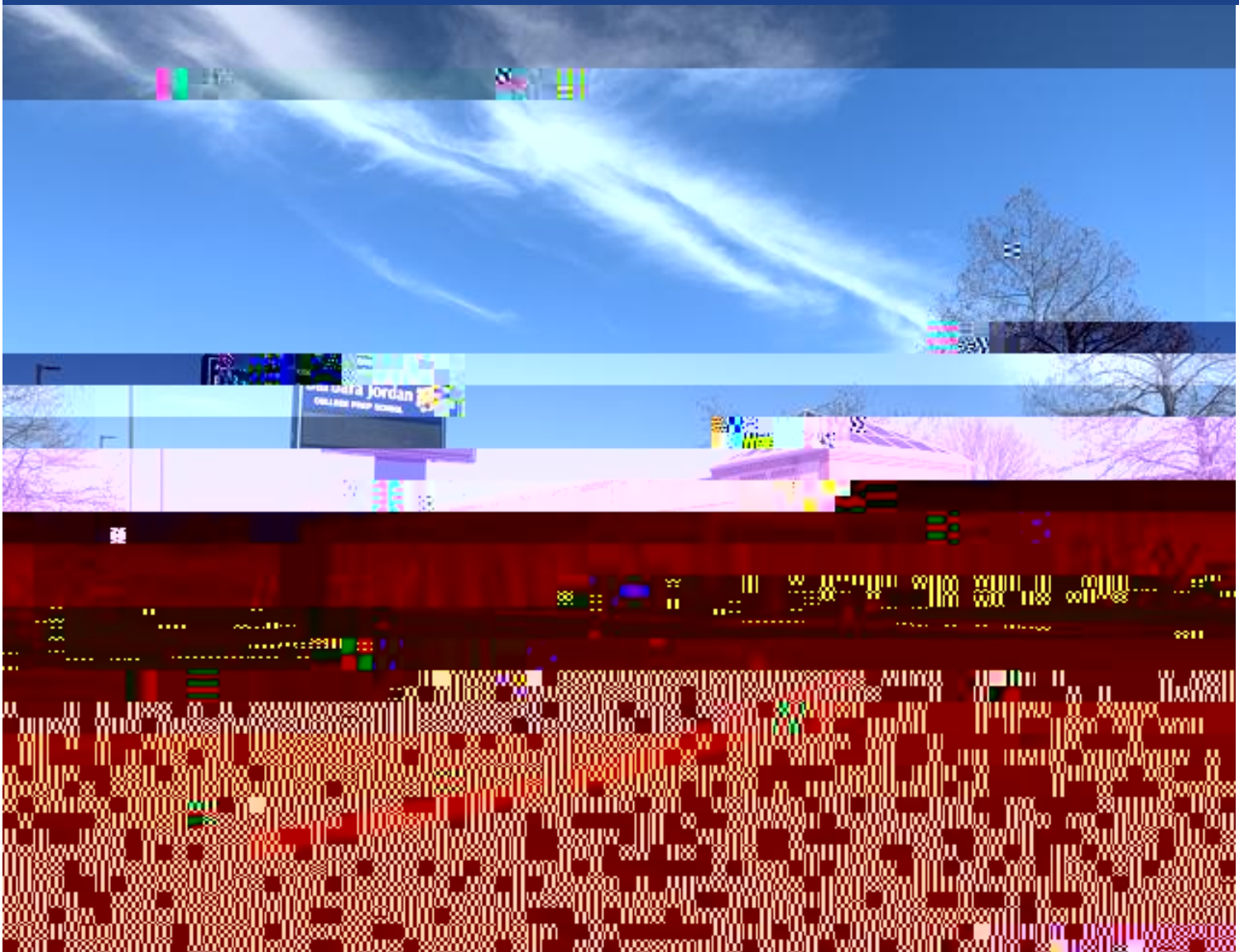




FACILITY CONDITION ASSESS

Jordan ES | February 2022





Executive Summary

Jordan ES is located at 6711 Johnny Morris Rd in Austin, Texas. The oldest building is 28 years old (at time of 2020 assessment). It comprises 76,113 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 \$1,663,743. 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 Jordan ES the ten-year need is \$8,266,173.

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 Jordan ES facility has a 5-year FCA score of 71.76%.

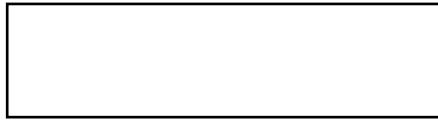
Summary of Findings

The table below summarizes the condition findings at Jordan ES

Table 1: Facility Condition by Building

Number	Building Name





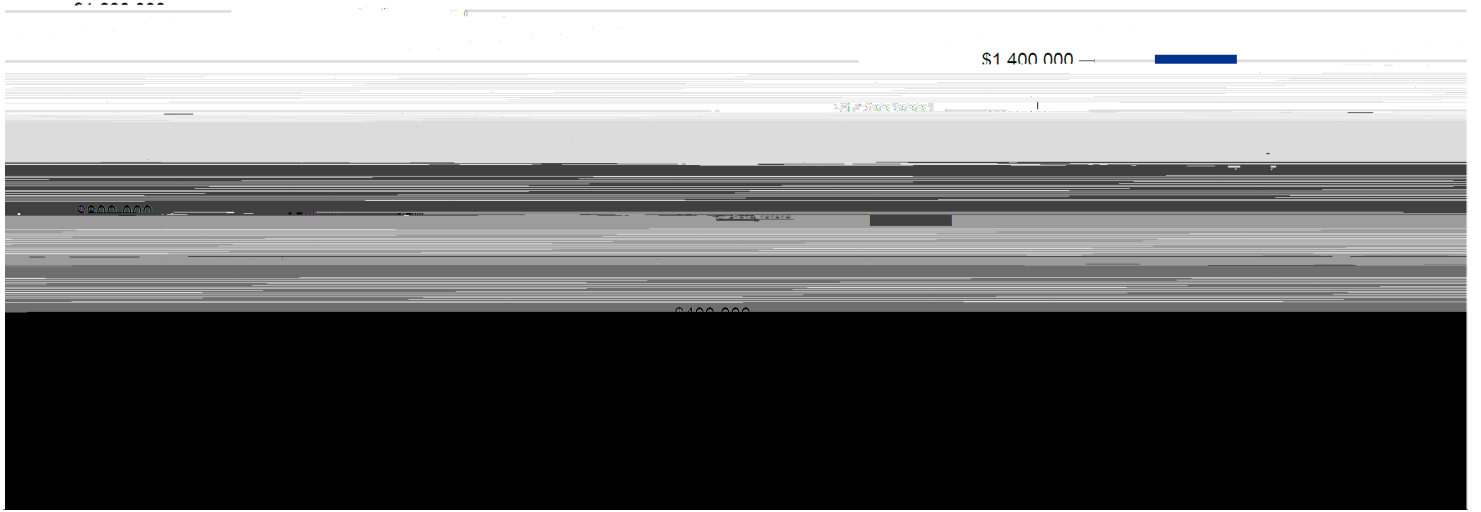




Table 3b: Capital Renewal Forecast (Yrs 6-10)

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	\$459,327	\$0	\$0	\$107,609	\$0	\$0	\$107,609	\$566,936
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$154,961	\$0	\$14,828	\$0	\$0	\$74,140	\$88,968	\$243,929
Interior	\$1,326,763	\$82,725	\$0	\$17,590	\$0	\$625,233	\$725,548	\$2,052,311
Mechanical	\$2,437,463	\$0	\$0	\$0	\$0	\$29,279	\$29,279	\$2,466,742
Electrical	\$113,870	\$5,969	\$0	\$87,316	\$0	\$0	\$93,285	\$207,155
Plumbing	\$436,979	\$0	\$0	\$6,384	\$0	\$7,235	\$13,619	\$450,598
Fire and Life Safety	\$0	\$0	\$0	\$0	\$155,192	\$0	\$155,192	\$155,192
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$464,623	\$0	\$0	\$0	\$0	\$0	\$0	\$464,623
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,393,986	\$88,694	\$14,828	\$218,899	\$155,192	\$735,887	\$1,213,500	\$6,607,486

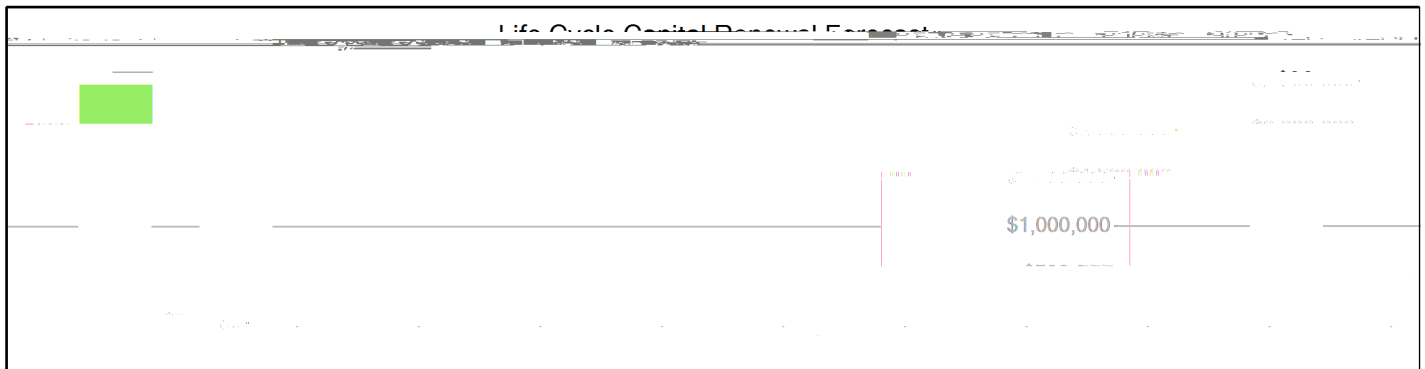


Figure 2: Ten Year Capital Renewal Forecast



Plumbing

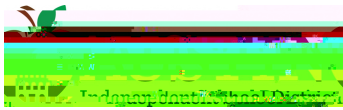
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
	Sub Total for System	5	items	\$71,337	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	13,713	SF	\$21,774	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
	Sub Total for System	2	items	\$28,642	

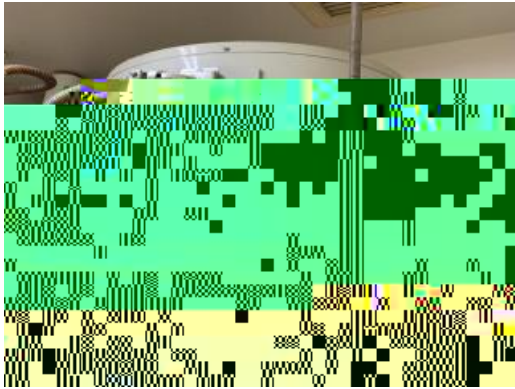
Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	12	Room	\$105,622	2
	Sub Total for System	1	items	\$105,622	
	Sub Total for Building 178B - Stand-Alone Classroom Building	19	items	\$759,308	
	Total for: Jordan ES	76	items	\$6,607,487	



Supporting Photos

General Site Photos



Electric water heater is supported by shelf.

