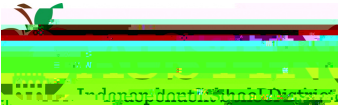




FACILITY CONDITION ASSESSMENT

Langford ES | February 2022

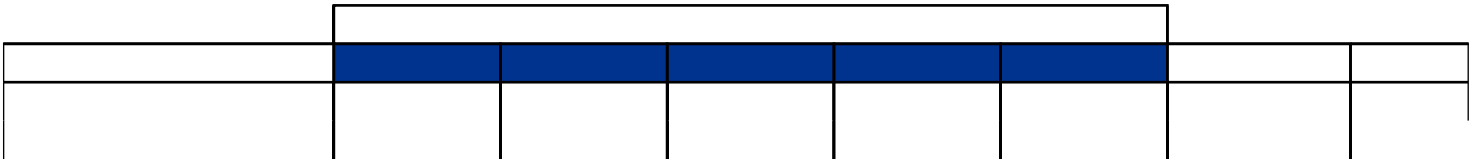


Approach and Methodology

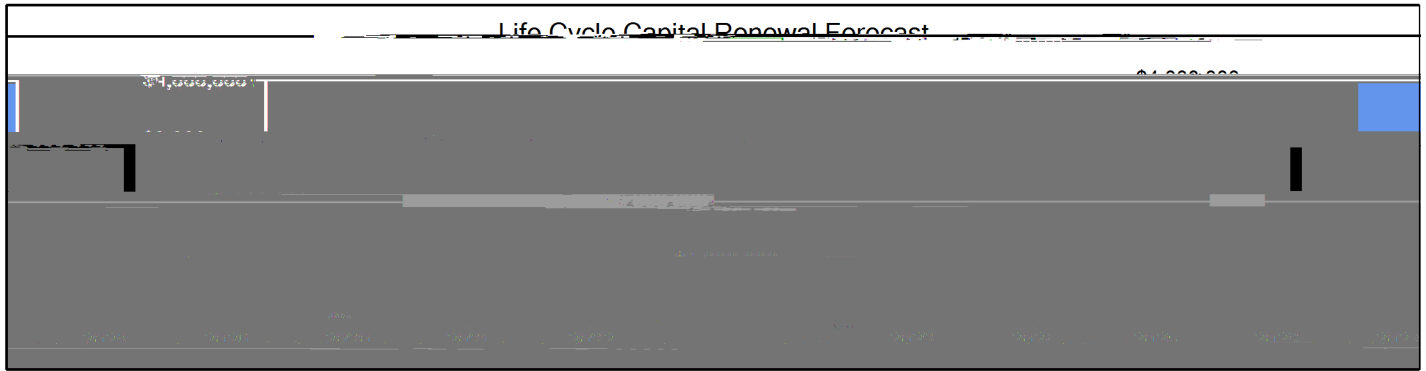
A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

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 Capital Renewal Forecast





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



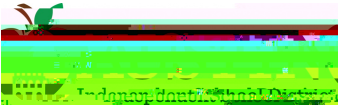
Langford ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	287,591	EACH	5	\$371,269	1663

Note: Site/Exterior Improvements
Estimated Construction Cost for Site Plan Area C \$ 15,439.19
Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 15,439.19
Interior Improvements
Estimated Construction Cost for Floor Plan Area 4 - Building A \$ 9,427.42



Facility Condition Assessment

Austin ISD - Langford

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Structural engineering study to determine cause and solution to settlement and cracks						
	Sub Total for System	1	items		\$12,910	

Exterior

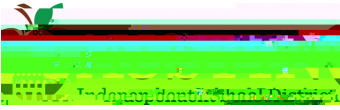
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,143	SF	2	\$113,988	1666
	Sub Total for System	1	items		\$113,988	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	77	Door	3	\$114,315	693
Note: Approximately 50% of door hardware is damaged and needs replacement.						
Acoustical Ceiling Tile Replacement	Capital Renewal	53,628	SF	4	\$181,090	692
Note: Damaged and worn acoustical ceiling tiles.						
Location: Building-wide						
Interior Ceiling Repainting	Deferred Maintenance	1,153	SF	5	\$2,401	1665
	Sub Total for System	3	items		\$297,806	

Mechanical

Deficiency	Category
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Facility Condition Assessment

Austin ISD - Langford

Sub Total for Building 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

24 items

\$3,406,407

Building: 168B - Stand-Alone Classroom Building

Mechanical

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Langford ES - 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 (4 Ft)	1,600	LF	\$75,516	4
Roadway Pavement	Asphalt Driveways	16,800	SF	\$108,031	5
Pedestrian Pavement	Sidewalks - Concrete	7,000	SF	\$79,291	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	6
Parking Lot Pavement	Asphalt	96	CAR	\$139,277	8
		Sub Total for System		5 items	\$424,462

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	4
		Sub Total for System		1 items	\$40,738
		Sub Total for Building -		6 items	\$465,200

Building : 168A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	577	SF	\$13,944	4
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$29,656	10
		Sub Total for System		2 items	\$43,600

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	77	Door	\$114,315	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	53,628	SF	\$223,320	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	20,183	SF	\$90,438	5
Compartments and Cubicles	Toilet Partitions	10	Stall	\$20,165	5



Facility Condition Assessment

Austin ISD - Langford

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Energy Recovery Unit (4,000 CFM)	1	Ea.	\$17,176	10
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	10
Sub Total for System		7	items	\$151,818	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	9	Ea.	\$18,747	10
Sub Total for System		1	items	\$18,747	

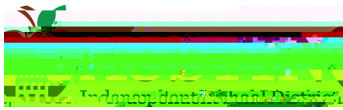
Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,684	5
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	9	Ea.	\$45,534	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	5
Sub Total for System		5	items	\$56,498	
Sub Total for Building 168C - Stand-Alone Classroom Building		15	items	\$309,387	

Building : 168D - Multi Purpose Classroom

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
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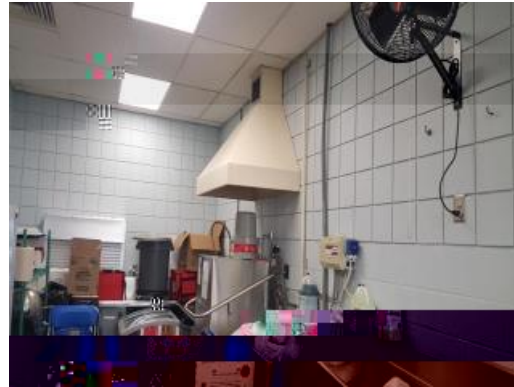


Supporting Photos

General Site Photos



Main Entry



School kitchen



Deficient interior lighting

