FACILITY CONDITION ASSES

Oak Springs ES | February 2022

Executive Summary

Oak Springs ES is located at 3601 Webberville Rd in Austin, Texas. The oldest building is 62 years old (at time of 2020 assessment). It comprises 47,103 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 $5,158,653. 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 Oak Springs ES the ten-year need is $10,763,117.

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 Oak Springs ES facility has a 5-year FCA score of 46.03%.

Summary of Findings

The table below summarizes the condition findings at Oak Springs ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies

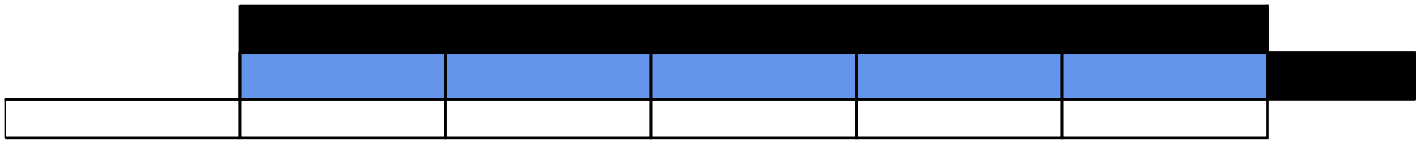
The following table summarizes this site's current deficiencies by building system and priority.

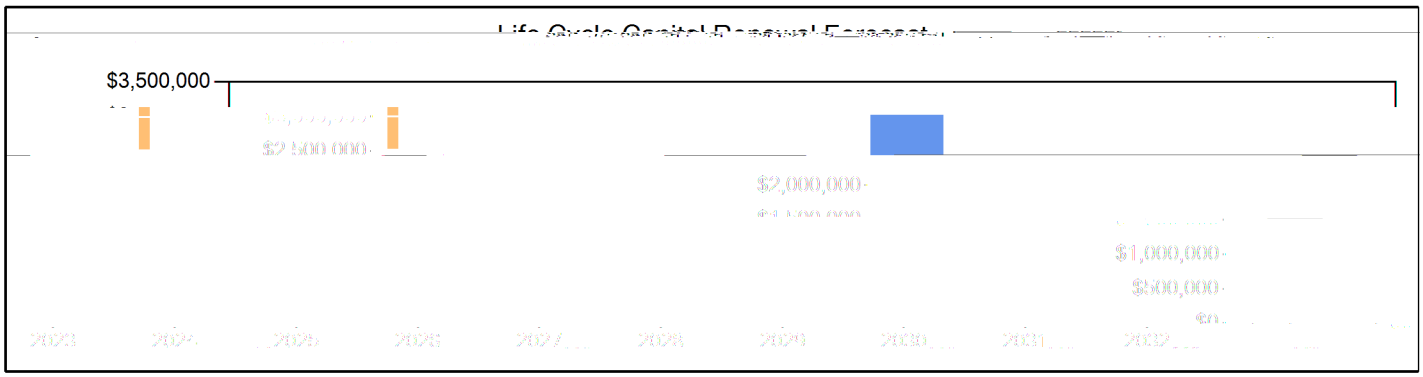
Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	**Total**	% of Total
Site	$0	$0	$2,497	$2,080	$736,275	$740,852	14.38 %
Roofing	$1,029,81(	$0	$0	$0	$0	$1,029,81(	19.99 %
Structural	$6,455	$0	$0	$0	$0	$6,455	0.13 %
Exterior	$0	$141,92!	$0	$82,04(	$0	$223,97:	4.35 %
Interior	$0	$0	$41,64!	$651,23!	$153,08:	$845,97(	16.42 %
Mechanical	$0	$11,43!	$38,45!	$10,54!	$0	$60,44:	1.17 %
Electrical	$0	$35,77!	$595,71:	$0	$0	$631,49:	12.26 %
Plumbing	$0	$0	$231,52:	$23,12(	$2,36!	$257,01:	4.99 %
Fire and Life Safety	$315,98(	$4,737	$0	$0	$0	$320,71(	6.23 %
Conveyances	$0	$0	$145,23:	$0	$0	$145,23:	2.82 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$889,38:	$889,38:	17.27 %
Total:	$1,352,25:	$193,87!	$1,055,07:	$769,03:	$1,781,11:	$5,151,34:	

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

Roofing	-	$1,029,816
Interior	-	$845,970
Site	-	$740,852




$3,500,000
$2,000,000
$1,000,000
$500,000
$0

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 ¶ 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 ±(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 ¶ estimated cost of construction in the Austin area. The estimated replacement cost for this facility is $16,047,829. For planning purposes, the total 5-year need at the Oak Springs ES is $8,661,290 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Oak Springs ES facility has a 5-year FCA of 46.03%.

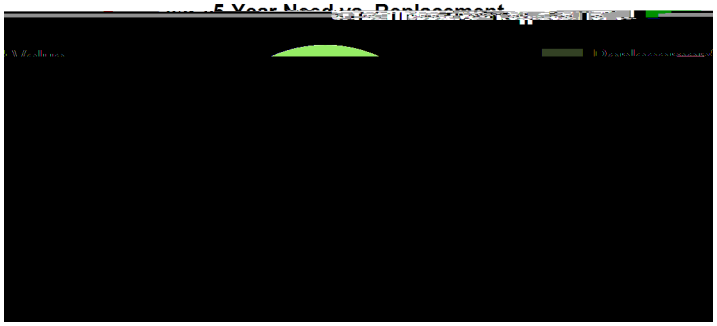


Figure 3: 5-Year FCA

Oak Springs ES - Deficiency Summary

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	$7,307	3286
Note: beyond useful service life						
	Sub Total for System	1	items		$7,307	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Installation	Functional Deficiency	1	Ea.	3	$145,233	3270
Note: missing						
	Sub Total for System	1	items		$145,233	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	269,989	Ea.	5	$317,197	6608
Note: SOIL/DRAINAGE BELOW BUILDING - improve draingage - 24328 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	40,561	Ea.	5	$47,653	6609
Note: PERIMETER SOIL RETAINERS - replace and repair - 1457 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	202,425	Ea.	5	$237,819	6610
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 24328 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	67,475	Ea.	5	$79,273	6612
Note: STANDARD FOUNDATIONS - repair columns - 24328 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	40,561	Ea.	5	$47,653	6613
Note: SPECIAL FOUNDATIONS - repair perimter beams - 1457 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	101,212	Ea.	5	$118,909	6614
Note: SUSPENDED FLOOR SLABS - repair slab bottom - 24238 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,798	Ea.	5	$40,882	6615
Note: CRAWL SPACE, EXPOSED PIPES - pipe - 1 LS						
	Sub Total for System	7	items		$889,387	
Sub Total for Building 125A - Main building includes Administration Offices, Classrooms, Cafeteria.		45	items		$4,105,426	

Building: 125B - Stand-Alone Gym

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
EIFS Exterior Replacement (Bldg SF)	Capital Renewal	993	SF	2	$30,715	3444
Note: hail damage						
Metal Exterior Door Replacement	Capital Renewal	10	Door	2	$37,070	3445
Note: old and damaged						
Exterior Painting (Bldg SF)	Capital Renewal	3,734	SF	4	$6,537	3712
	Sub Total for System	3	items		$74,322	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	10	Door	3	$14,846	3453
Interior Door Replacement	Capital Renewal	2	Door	3	$3,751	3452
Note: old and damaged						
Acoustical Ceiling Tile Replacement	Capital Renewal	794	SF	4	$2,681	3447
Note: severe water damage						
Ceiling Grid Replacement	Capital Renewal	794	SF	4	$3,306	3446
Note: grid is rusted						
Ceramic Tile Flooring Replacement	Capital Renewal	397	SF	4	$7,014	3449
Note: old and broken						
Metal Interior Door Replacement	Capital Renewal	8	Door	4	$23,151	3451
Note: old and damaged						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Partition Replacement						

Oak Springs 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)		2,500	LF	$117,993	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)		200	LF	$15,669	5
Parking Lot Pavement	Asphalt		47	CAR	$68,188	5
Roadway Pavement	Asphalt Driveways		6,500	SF	$41,798	5
Pedestrian Pavement	Sidewalks - Concrete		3,000	SF	$33,982	5
		Sub Total for System	5	items	$277,629	

Roofing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels		1,000	SF	$50,735	4
		Sub Total for System	1	items	$50,735	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		1	Ea.	$5,820	5
		Sub Total for System	1	items	$5,820	
		Sub Total for Building -	7			

Electrical

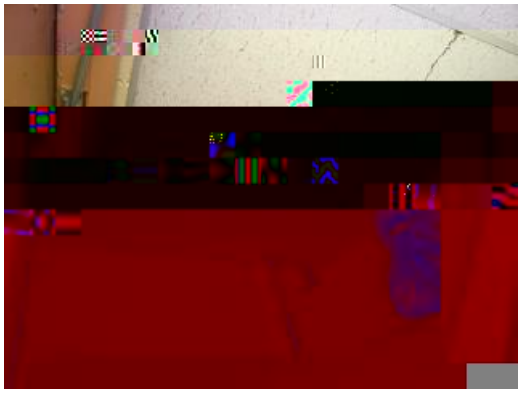
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	$16,905	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	$5,500	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	$2,782	5
Lighting Fixtures	6.8 re W n BT 0 0 0 r6al_pm (LigIumP rg /T1_2 1 Tf 0 Tc 0x4 (L				

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		3	Ea.	$7,151	10
		Sub Total for System	4	items	$163,5 6	

Supporting Photos

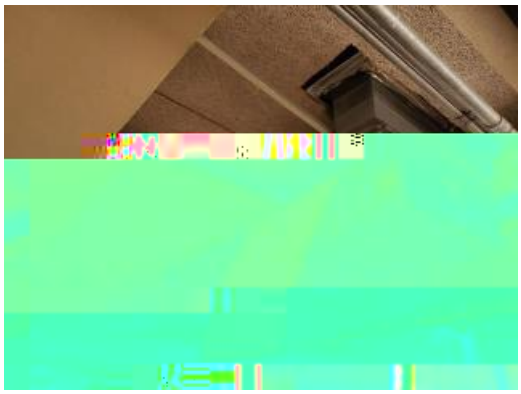
General Site Photos

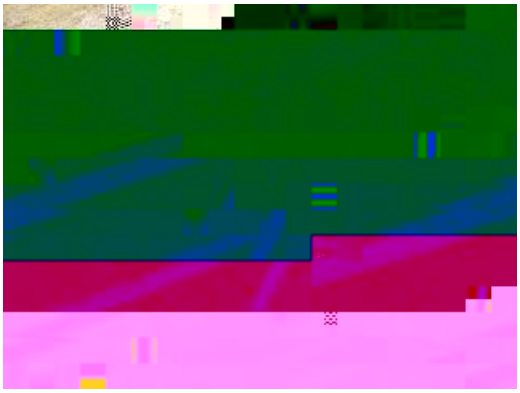

Broken acoustical ceiling tile

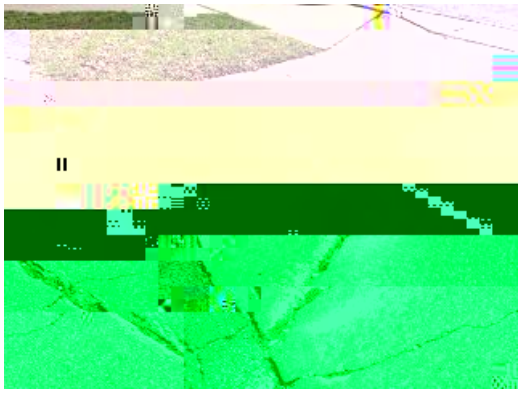

Damaged exterior insulation finishing system


Damaged wall

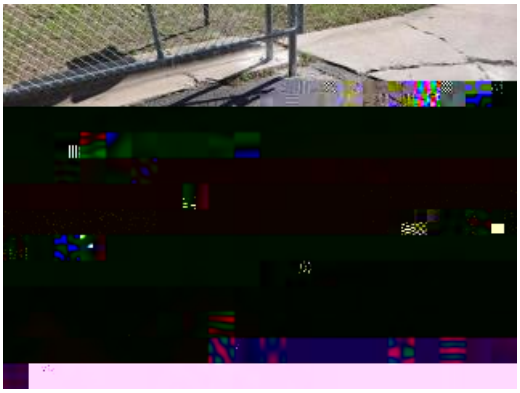

Damaged exterior metal door


Damaged vinyl ceiling


Rusted metal handrail



Damaged sidewalk



Damaged asphalt