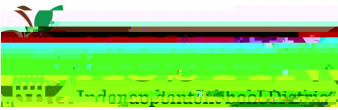




# FACILITY CONDITION ASSESS

Ridgetop ES | February 2022





## Executive Summary

Ridgetop ES is located at 5005 Caswell Ave in Austin, Texas. The oldest building is 81 years old (at time of 2020 assessment). It comprises 35,363 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 \$4,455,075. 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 Ridgetop ES the ten-year need is \$8,910,183.

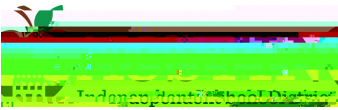
For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Ridgetop ES facility has a 5-year FCA score of 37.49%.

## Summary of Findings

The table below summarizes the condition findings at Ridgetop ES

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
<b>Exterior Site</b>								
	Exterior Site	\$1,215,423	\$159,464	\$89,391	\$1,374,887	\$1,464,278	\$0	
<b>Permanent Building(s)</b>								
133A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.							



## 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:

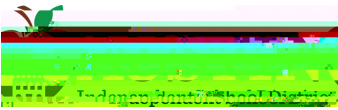
**Priority 1 - Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**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	\$0	\$126,300	\$1,065,200	\$1,191,510	26.74 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$6,450	\$0	\$0	\$0	\$0	\$6,450	0.14 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$972,640	\$583,460	\$53,000	\$1,609,100	36.12 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$665,928	\$0	\$0	\$665,928	14.95 %
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
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	\$140,830	\$0	\$140,830	3.16 %
Crawlspace	\$0	\$0	\$0	\$0	\$841,240	\$841,240	18.88 %
<b>Total:</b>	<b>\$6,450</b>	<b>\$0</b>	<b>\$1,638,568</b>	<b>\$850,590</b>	<b>\$1,959,450</b>	<b>\$4,455,070</b>	

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

Interior	-	\$1,609,108
Site	-	\$1,191,510
Electrical	-	\$665,928



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

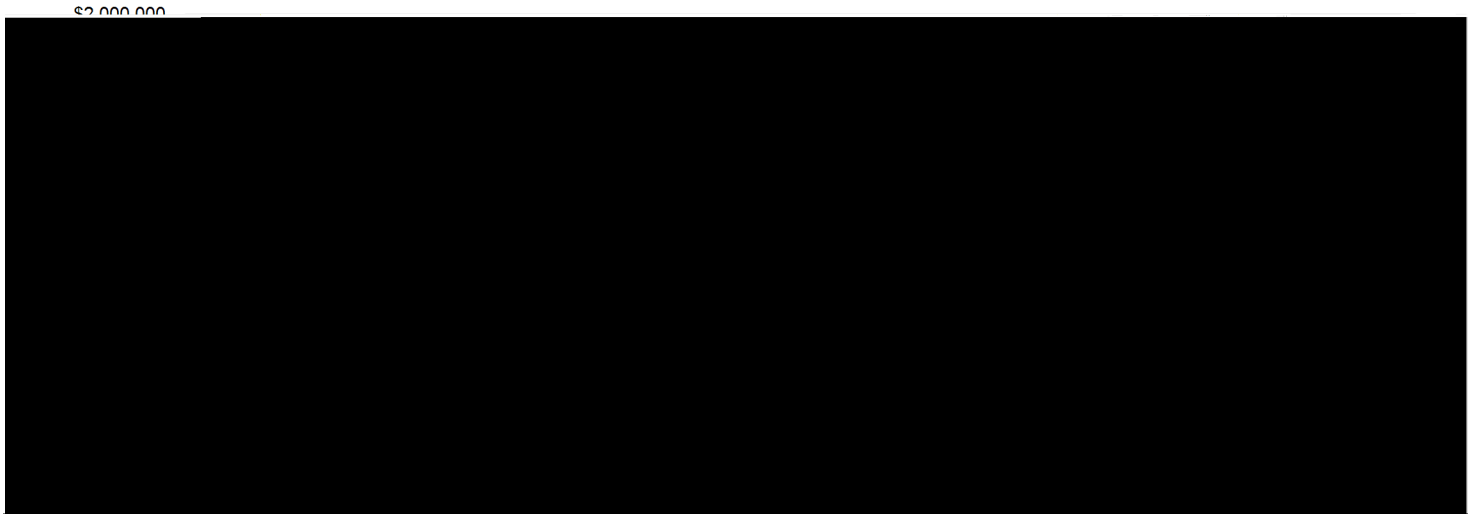


Figure 1: System Deficiencies



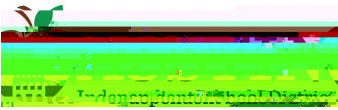


Table 3b: Capital Renewal Forecast (Yrs 6-10)

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	\$103,656	\$89,391	\$0	\$0	\$0	\$0	\$89,391	\$193,047
Roofing	\$55,808	\$0	\$0	\$0	\$0	\$0	\$0	\$55,808
Exterior	\$1,750,757	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,757
Interior	\$170,378	\$30,979	\$39,168	\$0	\$0	\$107,847	\$177,994	\$348,372
Mechanical	\$217,325	\$0	\$0	\$0	\$0	\$94,300	\$94,300	\$311,625
Electrical	\$60,266	\$0	\$0	\$41,524	\$0	\$474	\$41,998	\$102,264
Plumbing	\$305,625	\$0	\$0	\$0	\$0	\$1,376,777	\$1,376,777	\$1,682,402
Fire and Life Safety	\$144,406	\$0	\$0	\$0	\$0	\$0	\$0	\$144,406
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,808,221</b>	<b>\$120,370</b>	<b>\$39,168</b>	<b>\$41,524</b>	<b>\$0</b>	<b>\$1,579,398</b>	<b>\$1,780,460</b>	<b>\$4,588,681</b>

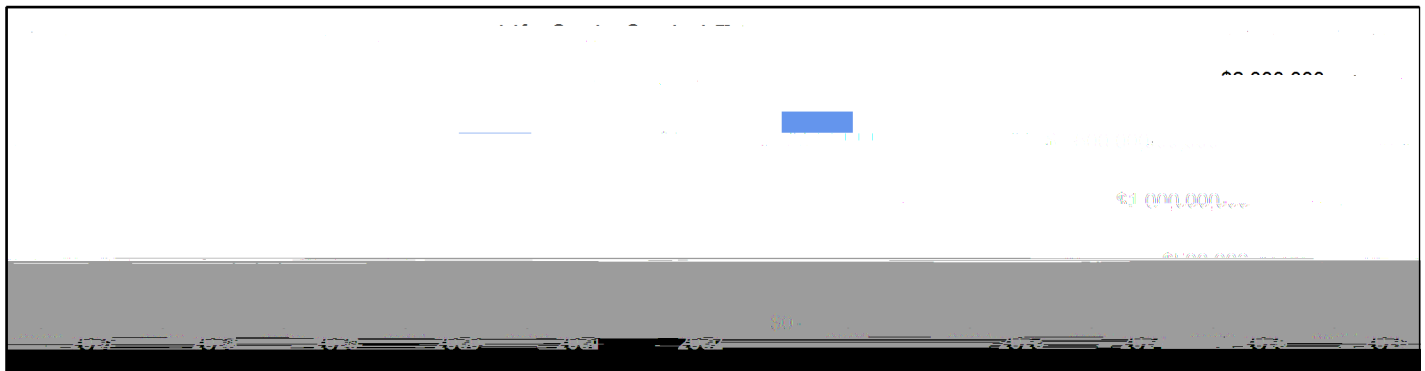


Figure 2: Ten Year Capital Renewal Forecast









### Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	190,382	Ea.	5	\$223,670	6574
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 34194 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	147,546	Ea.	5	\$173,345	6575
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 34194 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	20,879	Ea.	5	\$24,530	6576

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### Ridgetop ES - Life Cycle Summary Yrs 1-10

#### Site Level Life Cycle Items

##### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life	
Roadway Pavement	Concrete Driveways	500	SF	\$6,242	2	
Pedestrian Pavement	Sidewalks - Concrete	8,600	SF	\$97,414	3	
Playfield Areas	ES Playgrounds	4	Ea.	\$89,391	6	
		Sub Total for System		3	items	\$193,047

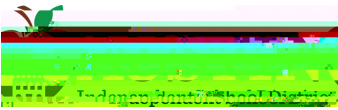
##### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life	
Canopy Roofing	Steel panels	1,100	SF	\$55,808	2	
		Sub Total for System		1	items	\$55,808
		Sub Total for Building -		4	items	\$248,856

Building : 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

##### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	33,564	SF	\$942,967	1
Exterior Wall Veneer	Glass Block (Bldg SF)	350	SF	\$23,778	1
Exterior Wall Veneer	Metal Panel - Bldg SF basis	350	SF	\$1,250	1
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	350	SF	\$6,563	1
Exterior Wall Veneer	Stucco - Bldg SF basis	350	SF	\$1,820	1
Exterior Operating Windows	Aluminum - Windows per SF	6,400	SF	\$638,252	1
Exterior Operating Windows	Steel - Windows per SF	300	SF	\$43,363	1
Exterior EntranQ q 485.6373 Door q 151.09					



# Facility Condition Assessment

Austin ISD - Ridgetop

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Plumbing Fixtures	Restroom Lavatory	24	Ea.	\$65,191	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	4
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	23	Ea.	\$116,366	4
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	4
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$11,012	4
Domestic Water Equipment	Backflow Preventers - 3/4 in. (Ea.)	27	Ea.	\$23,720	5
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	32	Ea.	\$66,944	5
Plumbing Fixtures	Classroom Lavatory	3	Ea.	\$7,693	5
Domestic Water Equipment	Gas Piping System (BldgSF)	34,962	SF	\$1,212,317	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	34,962	SF	\$125,644	10
Sanitary Sewerage Piping	Sanitary Sewer Piping	34,962	SF	\$38,816	10
		Sub Total for System		13 items	\$1,682,401

## Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	34,962	SF	\$80,473	5
Fire Detection and Alarm	Fire Alarm	34,962	SF	\$55,513	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
		Sub Total for System		3 items	\$142,854
Sub Total for Building 133A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.				45 items	\$4,295,431

## Building : 133B - Boiler House (Kiln Room)

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	399	SF	\$11,210	1
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
		Sub Total for System		2 items	\$18,624

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	399	SF	\$13,442	10
		Sub Total for System		1 items	\$13,442

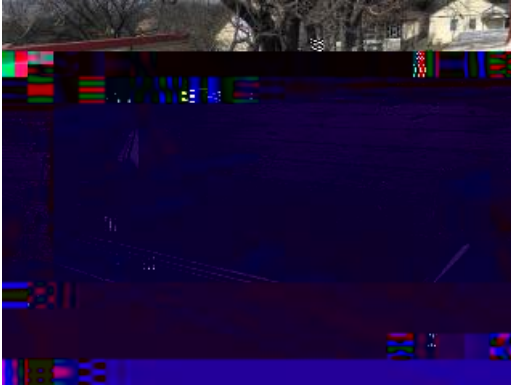
### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)				



### Supporting Photos

#### General Site Photos



Roof exhausts discolored



Aged and rusted supply fan



Painted glazed structural tile



Damaged ceiling tiles



Damaged ceiling tiles