



# FACILITY CONDITION ASSESSMENT

Saegert Bus Terminal | February 2022





## Executive Summary

Saegert Bus Terminal is located at 3300 Jones Rd in Austin, Texas. The oldest building is 45 years old (at time of 2020 assessment). It comprises 19,121 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 \$5,436,844. 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 Saegert Bus Terminal the ten-year need is \$8,433,800.

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 Saegert Bus Terminal facility has a 5-year FCA score of 15.73%.

## Summary of Findings

The table below summarizes the condition findings at Saegert Bus Terminal

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





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	\$116,806	\$3,917	\$4,243,551	\$4,364,284	80.49 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$147,766	\$61,922	\$48,181	\$257,866	4.76 %
Mechanical	\$0	\$471,431	\$23,978	\$40,128	\$0	\$535,543	9.88 %
Electrical	\$0	\$7,018	\$62,328	\$0	\$0	\$69,346	1.28 %
Plumbing	\$0	\$1,264	\$81,991	\$16,428	\$0	\$99,683	1.84 %
Fire and Life Safety	\$86,707	\$0	\$0	\$0	\$0	\$86,707	1.60 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$8,802	\$0	\$8,802	0.16 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	<b>\$86,707</b>	<b>\$479,721</b>	<b>\$432,866</b>	<b>\$131,197</b>	<b>\$4,291,731</b>	<b>\$5,422,233</b>	

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

Site	-	\$4,364,284
Mechanical	-	\$535,543
Interior	-	\$257,866

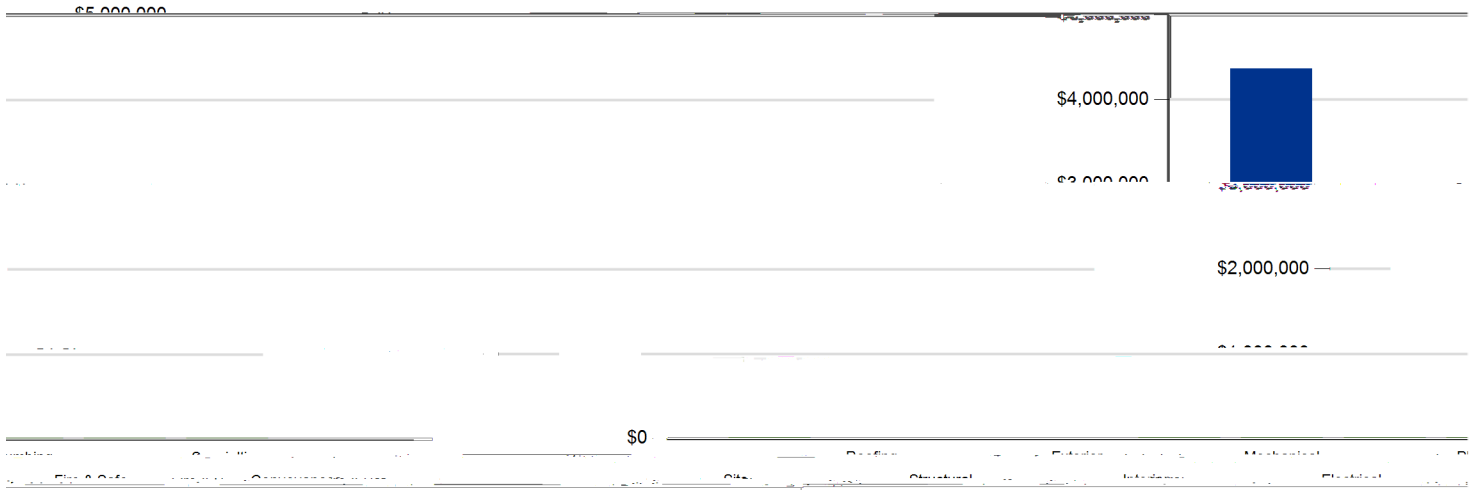






Table 3b: Capital Renewal Forecast (Yrs 6-10)

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	\$0	\$0	\$0	\$1,425,047	\$0	\$302,016	\$1,727,063	\$1,727,063
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$209,577	\$0	\$0	\$119,159	\$0	\$6,327	\$125,486	\$335,063
Interior	\$382,726	\$50,586	\$739	\$8,180	\$0	\$9,616	\$69,121	\$451,847
Mechanical	\$57,208	\$0	\$0	\$0	\$0	\$29,890	\$29,890	\$87,098
Electrical	\$137,164	\$0	\$0	\$28,640	\$0	\$196,351	\$224,991	\$362,155
Plumbing	\$66,550	\$0	\$0	\$0	\$0	\$7,320	\$7,320	\$73,870
Fire and Life Safety	\$6,868	\$0	\$0	\$0	\$0	\$0	\$0	\$6,868
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$5,826	\$0	\$0	\$5,826	\$5,826
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$860,093</b>	<b>\$50,586</b>	<b>\$739</b>	<b>\$1,586,852</b>	<b>\$0</b>	<b>\$551,520</b>	<b>\$2,189,697</b>	<b>\$3,049,790</b>

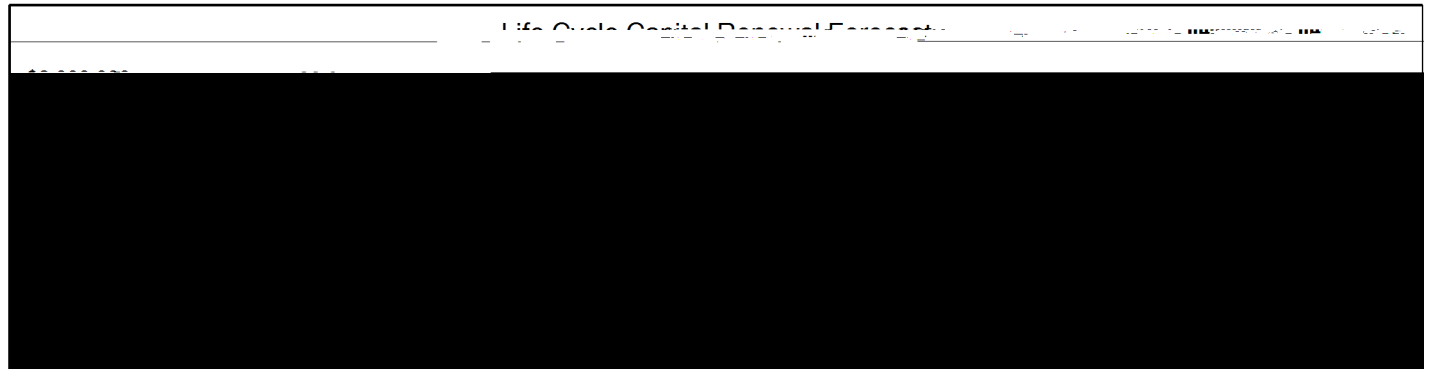


Figure 2: Ten Year Capital Renewal Forecast







## Saegert Bus Terminal - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	18,165	SF	3	\$116,809	778
Note: potholes, rutting, and cracking throughout site						
Location: primarily in northeast and northwest parking lots						
Fencing Replacement (8' - 10' high Chain Link Fence)	Capital Renewal	50	LF	4	\$3,917	777
Note: damaged fencing						
Location: northeast corner of site						
Paving Restriping	Deferred Maintenance	50	CAR	5	\$1,663	779
Note: pavement striping is fading						
Location: primarily NE and SW parking lots						
PROGRAM DEFICIENCIES	ADA Compliance	748,760	EACH	5	\$4,185,471	4385
PUBLIC DEFICIENCIES	ADA Compliance	32,318	EACH	5	\$55,489	4384
Site Signage Replacement	Capital Renewal	1	Ea.	5	\$241	780
Wheel Stop Replacement	Deferred Maintenance	4	Ea.	5	\$694	781
Note: four damaged wheel stops						
Location: all three (3) parking areas						
	Sub Total for System	7	items		\$4,364,284	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Repair	Deferred Maintenance	1	Ea.	3	\$4,109	775
Note: light is hanging down						
Location: south light pole						
	Sub Total for System	1	items		\$4,109	
	Sub Total for School and Site Level	8	items		\$4,368,393	

## Building: 960A - Main building includes Administration Offices, & Shop

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF)	Capital Renewal	3,718	SF	3	\$125,256	3902
Note: Damaged, torn, ripped						
Interior Door Replacement	Capital Renewal	6	Door	3	\$11,254	3906
Acoustical Ceiling Tile Replacement	Capital Renewal	1,941	SF	4	\$6,554	3901
Note: Broken, sagging, stained						
Metal Interior Door Replacement	Capital Renewal	5	Door	4	\$14,469	3905
Vinyl Composition Tile Replacement	Capital Renewal	1,941	SF	4	\$15,873	3904
Note: Lifting, broken, worn						
Interior Wall Repainting (Bldg SF)	Capital Renewal	2,912	SF	5	\$13,048	3903
Note: Chipped, stained, flacking						
	Sub Total for System	6	items		\$186,454	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost
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Plumbing

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# Facility Condition Assessment

Austin ISD - Saegert Bus Term

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	10
		Sub Total for System		6 items	\$51,040

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	3	Door	\$4,454	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	165	SF	\$739	7
		Sub Total for System		2 items	\$5,193

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1,000	SF	\$18,339	10
		Sub Total for System		3 items	\$40,377
		Sub Total for Building 960B - Shop and Storage Area		11 items	\$96,609

## Building: 960C - Tire Shop

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	14	SF	\$1,396	8
		Sub Total for System		1 items	\$1,396

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	360	SF	\$750	10
		Sub Total for System		1 items	\$750

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	1	Ea.	\$5,493	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	10
		Sub Total for System		2 items	\$7,453

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	360	SF	\$6,602	8
		Sub Total for System		1 items	\$6,602
		Sub Total for Building 960C - Tire Shop		5 items	\$16,201

## Building: 960D - Administrative Building / Training Rooms

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	991			



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Austin ISD - Saegert Bus Term

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (15 ton)	1	Ea.	\$9,463	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	1	Ea.	\$4,553	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	1	Ea.	\$13,749	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,460	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,400	SF	\$11,450	10
Sub Total for System		7	items	\$64,625	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	7,400	SF	\$135,705	5
Sub Total for System		1	items	\$135,705	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	4
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	4
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
Sub Total for System		7	items	\$70,378	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	RepaBS /TI
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### Supporting Photos

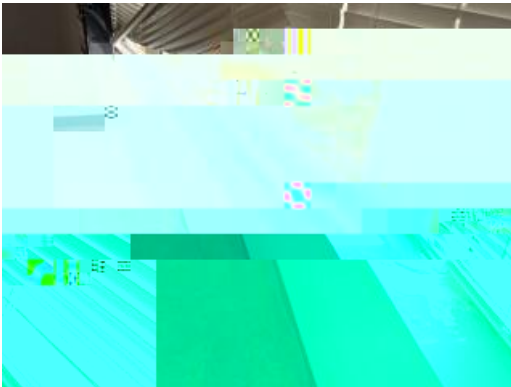
#### General Site Photos



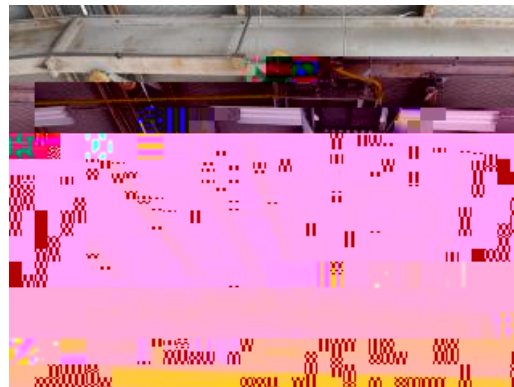
Mildew on window seal



Damaged epoxy floor



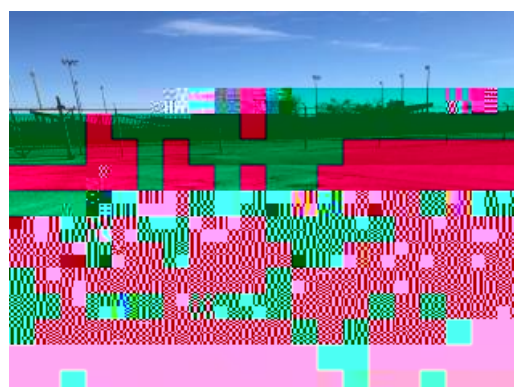
Damaged interior window seals due to water leak



Shop ceiling insulation panels damaged



Bldg A Access Steel Door to be replaced



Potholes