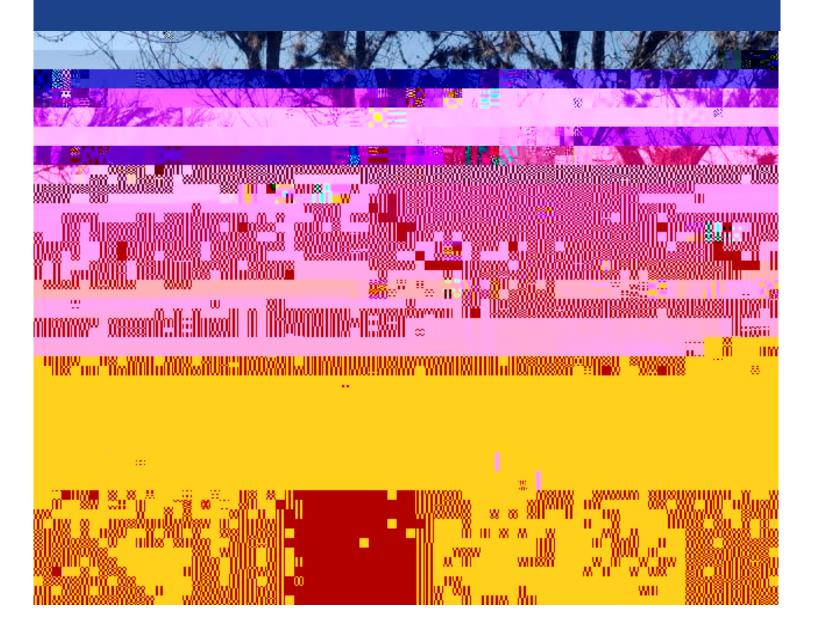
FACILITY CONDITION ASSESSMENT

Travis Heights ES



Executive Summary

Travis Heights ES is located at 2010 Alameda Dr in Austin, Texas. The oldest building is 82 years old (at time of 2020 assessment). It comprises 55,057 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 \$4,877,495. 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 Travis Heights ES the ten-year need is \$8,844,200.

Summary of Findings

The table below summarizes the condition findings at Travis Heights ES

Table 1: Facility Condition by Building

Number

	Current	5-Year Life	Yrs 6-10 Life	Total 5 Yr Need (Yr 1-5 + Current	Total 10 Yr Need (Yr 1-10 + Current	Replacement	5-Year
Building Name		Cycle Cost	Cycle Cost	Defs)	Defs)	Cost	FCA

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.

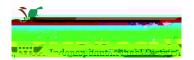
Priority 3 Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require

efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4

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





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

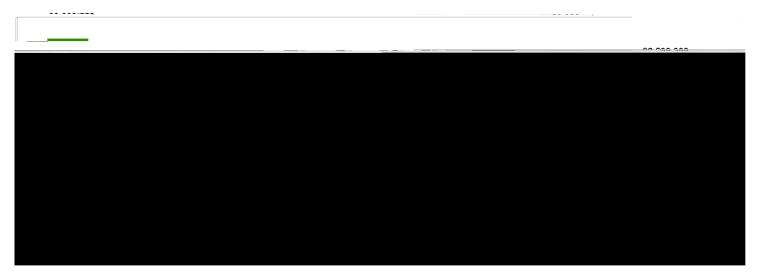


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast

Life cycle renewal is the projection of future building system costs based upon each individual system s expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition row, it might reach the end of its life before a planned construction project occurs.

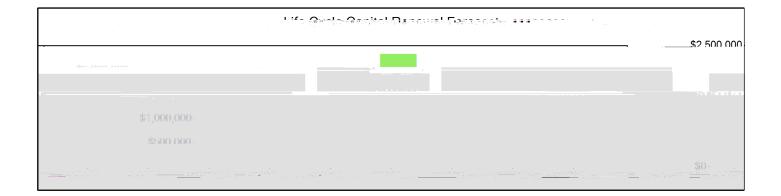
The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

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		Life Cyc	e Capital Renewal Pr	ojections		
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Total 1-5
Site	\$0	\$0	\$0	\$16,076	\$217,237	\$233,313
Roofing	\$0	\$0	\$0	\$49,359	\$0	\$49,359
Exterior	\$0	\$0	\$0	\$0	\$1,396	\$1,396
Interior	\$0	\$0	\$12,675	\$33,103	\$249,056	\$294,834
Mechanical	\$0	\$0	\$0	\$86,225	\$417,634	\$503,859
Electrical	\$0	\$0	\$0	\$68,278	\$1,077,682	\$1,145,960
Plumbing	\$0	\$0	\$0	\$0	\$367,857	\$367,857
Fire and Life Safety	\$0	\$0	\$108,022	\$126,724	\$0	\$234,746
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$158,434	\$0	\$0	\$0	\$158,434
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$158,434	\$120,697	\$379,765	\$2,330,862	\$2,989,758

Table 3a: Capital Renewal Forecast (Yrs 1-5)

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

		Life Cycle Capital Renewal Projections						
System	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total 6-10	Total 1-10
Site	\$233,313	\$216	\$32,152	\$0	\$0	\$0	\$32,368	\$265,681
Roofing	\$49,359	\$0	\$35,514	\$0	\$0	\$0	\$35,514	\$84,873
Exterior	\$1,396	\$0	\$0	\$0	\$0	\$0	\$0	\$1,396
Interior	\$294,834	\$0	\$40,104	\$43,916	\$0	\$0	\$84,020	\$378,854
Mechanical	\$503,859	\$0	\$0	\$266,824	\$0	\$152,144	\$418,968	\$922,827



Facility Condition Assessment Score

Travis Heights ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Playground Impact S	Surface Replacement	Deferred Maintenance	1,750 SF	3	\$22,276	2477
Note:	Playground chips need to be replaced. Signs of wear.					
PROGRAM DEFICI	ENCIES	ADA Compliance	769,451 EACH	5	\$1,321,133	2317
Note:	SECTION TWO: PROGRAM DEFICIENCIESSite/Exterior Improved	ments Estimated Con	struction Cost for Sit	e Plan Are	a D2,683.80\$	

 Ote:
 SECTION TWO: PROGRAM DEFICIENCIESSIE/Exterior Improvements
 Estimated Construction Cost for Site Plan Area D2,683.80\$

 Estimated Construction Cost for Site Plan Area E171,427.73\$
 Estimated Construction Cost for Site Plan Area Area D2,683.80\$

 Construction Cost for Site Plan Area G1,051.09\$
 Estimated Construction Cost for Site Plan Area Area D2,083.80\$

 1178,223.68\$Interior Improvements
 Estimated Construction Cost for Site Plan Area G1,051.09\$
 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division

 1178,223.68\$Interior Improvements
 Estimated Construction Cost for Floor Plan Area 9 - Building A 11,218.28\$
 Estimated Construction Cost for Floor Plan Area 11 (Areas 11A & 11B) (X2) - Building

 A19,218.45\$
 Estimated Construction Cost for Floor Plan Area 12 - Building A56,693.36\$
 Estimated Construction Cost for Floor Plan Area 14 - Building C35,085.89\$
 Estimated Construction Cost for Floor Plan Area 14 - Building C35,085.89\$
 Estimated Construction Cost for Floor Plan Area 15 (Areas 15A & 15B) (X2) - Building C60,335.66\$
 Estimated Construction Cost for Floor Plan Area 16 - Building A30,919.29\$
 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1591,226.95\$Total Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1591,226.95\$Total Estimated Construction Cost Subtotal for Program Deficiency Improvements769,450.64

 PUBLIC DEFICIENCIES
 ADA Compliance
 666,659
 EACH
 5
 \$1,144,641
 2316

 Note:
 SECTION ONE: PUBLIC DEFICIENCIESSite/Exterior Improvements
 Estimated Construction Cost for Site Plan Area A27,733.24\$

 Estimated Construction Cost for Site Plan Area B2,510.31\$
 Estimated Construction Cost for Site Plan Area C70,699.92\$
 Estimated

 Construction Cost Subtotal for Site/Exterior Improvements
 Estimated Construction Cost for Site Plan Area C70,699.92\$
 Estimated

 Construction Cost Subtotal for Site/Exterior Improvements
 Excluding Division 1100,943.47\$
 Inprovements
 Estimated Construction Cost for Floor Plan Area 1 - Building A222,891.24\$
 Estimated Construction Cost for Floor Plan Area 2 - Building A145,011.47\$
 Estimated Construction Cost for Floor Plan Area 3 - Building A8,951.81\$
 Estimated Construction Cost for Floor Plan Area 4 - Building A41,282.69\$
 Estimated Construction Cost for Floor Plan Area 5 - Building A15,603.80\$
 Estimated Construction Cost for Floor Plan Area 6 - Building A4,774.68\$
 Estimated Construction Cost for Floor Plan Area 6 - Building A6,774.68\$
 Estimated Construction Cost for Floor Plan Area 8 - Building B66,089.53\$
 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division

Electrical

Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Distribution Panel Re	eplacement	Capital Renewal	1 Ea.	2	\$17,802	1931
Note:	600 amp distribution panel in of crawl space - weathered					
Panelboard Replace	ment	Capital Renewal	1 Ea.	2	\$7,823	1935
Note:	located in kitchen and panelboard is rusted					
Panelboard Replace	ment	Capital Renewal	2 Ea.	2	\$10,999	2490
Note:	estimated - Panels DP & 2P					
Location	: ground level boiler room					
Panelboard Replace	ment	Capital Renewal	4 Ea.	2	\$16,943	2640
Note:	(125A) replace al\$6 597.707 452.8464.7Oanelboa q 30.494 609.5	55 284.6585.8598 re W n BT	/F46 7.0 Tf 0 0) 0 rg 316.9	02 TL 30.528 61	1.054

Electrical

Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
Note:	Aged lights at entries					
		Sub Total for System	1 items		\$3,791	
Crawlspace						
Deficiency		Category	Qty UoM	Priority	Repair Cost	ID
CRAWL SPACE DEI	FICIENEFI6T Estimteg and Info by AIS					

Travis Heights 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	Asphalt Driveways	2,500	SF	\$16,076	4
Fences and Gates	Fencing - Chain Link (4 Ft)	600	LF	\$28,318	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	130	LF	\$10,185	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Parking Lot Pavement	Asphalt	50	CAR	\$72,540	5
Roadway Pavement	Concrete Driveways	1,000	SF	\$12,484	5
Pedestrian Pavement	Sidewalks - Concrete	6,300	SF	\$71,362	5
Pedestrian Pavement	Sidewalks - Gravel	350	SF	\$216	6
Roadway Pavement	Asphalt Driveways	5,000	SF	\$32,152	7
		Sub Total for System 9	items	\$265,681	
Roofing					
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Wood Covered Walkways	1,400	SF	\$49,359	4
Canopy Roofing	Steel panels	700	SF	\$35,514	7
		Sub Total for System 2	items	\$84,873	
		Sub Total for Building - 11	items	\$350,554	

Ea.

Building: 140A - Main building includes Administration Offices, Classrooms, Cafeteria.

Roof Exhaust Fan - Small

Interior

Uniformat Description	LC Type Description	Qty UoM	Repair Cost	Remaining Life	
Suspended Plaster and	Painted ceilings	6,086 SF	\$12,675	3	
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	34,490 SF	\$116,464		
Carpeting	Carpet	4,058 SF	\$51,375		
Compartments and Cubicles	Toilet Partitions	15 Stall	\$30,247	8	
	Sub	Total for System 4 items	\$210,761		
Mechanical					
Uniformat Description	LC Type Description	Qty UoM	Repair Cost	Remaining Life	
Decentralized Cooling	Fan 400/2/H246X6C2rety (P3anTitrio)ns	23 Ea.	\$47,567	4	
-	Note: All classrooms have vertical classroom unit ventilators, model	VUV in them			
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1 Ea.	\$15,909	4	
1	Note: No tag, roof				
Exhaust Air	Kitchen Exhaust Hoods	1 Ea.	\$11,191	5	Ea.
Facility Hydronic Distribution	Pump - 5HP	1 Ea.	\$6,850	5	
1	Note: PCHWF6.el96Nea8:703h12Me8t10 0 0 r.rg 316.902 TL 402.84 609.3	98 Td (LF) Tj T* ET Q q 431.637 608a28	263.582 T,3 (Ea.)S74	3.32 408.086 Td (6	,086) T20 0 0 r.rg 3

Exhaust Air

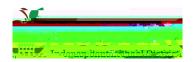
Mechanical							
Uniformat Description		LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution		4-Pipe System		40,576		\$98,181	10
			Sub Total for System		items	\$627,792	
Electrical						•••	
Uniformat Description		LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Audio-Video Systems		PA Communications No Head Unit (Bldg SF)		40,576		\$28,723	4
Distributed Systems		Public Address System Head End Unit			Ea.	\$7,307	4
Power Distribution		Panelboard - 120/208 225A		4	Ea.	\$21,998	4
	Note:	estimated - no information, or blocked panels (NP2, 4	IP, L, 3P)				
Power Distribution		Panelboard - 120/208 400A		3	Ea.	\$37,025	5
Lighting Fixtures		Canopy Mounted Fixtures (Ea.)		3	Ea.	\$6,249	5
Lighting Fixtures		Light Fixtures (Bldg SF)		40,576	SF	\$744,105	5
	Note:	Lighting within classroom is dim, which appears to be	from deeply yellowing diffuser	rs			
Power Distribution		Panelboard - 120/208 100A		1	Ea.	\$2,782	8
Power Distribution		Distribution Panels (600 Amps)		1	Ea.	\$17,802	10
	Note:	: SDSB 600 amp blocked by storage - not reviewed gr	ound floor electrical room 32				
Power Distribution		Power Wiring		40,576	SF	\$48,192	10
			Sub Total for System	9	items	\$914,182	
Plumbing							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment		Water Heater - Electric - 120 gallon		1	Ea.	\$5,719	5
Plumbing Fixtures		Restroom Lavatory		22	Ea.	\$59,758	5
Plumbing Fixtures		Sink - Service / Mop Sink		4	Ea.	\$3,184	5
Plumbing Fixtures		Toilets		33	Ea.	\$166,960	5
Plumbing Fixtures		Urinals		6	Ea.	\$8,125	5
Plumbing Fixtures		Non-Refrigerated Drinking Fountain		23	Ea.	\$54,827	5
Domestic Water Equipment		Water Heater - Instant 3.2 GPM		3	Ea.	\$4,214	8
Plumbing Fixtures		Classroom Lavatory		27	Ea.	\$69,241	10
			Sub Total for System	8	items	\$372,028	
Fire and Life Safety	,						
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm		Fire Alarm		40,576	SF	\$64,427	3
Fire Detection and Alarm		Fire Alarm Panel		1	Ea.	\$6,868	3
Security System Component		Security Alarm System		40,576	SF	\$93,395	4
Water-Based Fire-Suppression		Fire Pump		1	Ea.	\$49,294	8
			Sub Total for System	4	items	\$213,984	
0							

Specialties

Uniformat Description

LC Type Description

Mechanical



Facility Condition Assessment

Austin ISD - Travis Heights ES

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		14	Ea.	\$33,373	8
Plumbing Fixtures	Classroom Lavatory		15	Ea.	\$38,467	10
		Sub Total for System	5	items	\$141,124	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		9,420	SF	\$14,957	3
Fire Detection and Alarm	Fire Alarm Panel		1	Ea.	\$6,868	3
Security System Component	Security Alarm System		9,420	SF	\$21,682	4
		Sub Total for System	3	items	\$43,507	
Specialties						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		8	Room	\$70,415	6
		Sub Total for System	1	items	\$70,415	
	Sub Total for Building 140C - S	tand-Alone Classroom Building	23	items	\$689,881	
		Total for: Travis Heights ES	102	items	\$3,966,706	

Supporting Photos

General Site Photos



Cracked sidewalk