FACILITY CONDITION ASSES

Walnut Creek ES | February 2022

Executive Summary

Walnut Creek ES is located at 401 W Braker Ln in Austin, Texas. The oldest building is 59 years old (at time of 2020 assessment). It comprises 79,223 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 $3,596,646. 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 Walnut Creek ES the ten-year need is $10,155,200.

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 Walnut Creek ES facility has a 5-year FCA score of 70.05%.

Summary of Findings

The table below summarizes the condition findings at Walnut Creek 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

Approach and Methodology

A facility condition assessment evaluates each building¶ 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¶ ability to remain RSHQ RU GHOLYHU WKH HGXFDWLRQDO FXUULFXOXP 7KHVH GHILFLHQ 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 LPPHGLDWH DWWHQWLRQ 7KHVH LWHPV VKRXOG EH FRQVLGHUHG Q 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 HQYLURQPHQW 7KH LPSURYHPHQWV PD\ EH DHVWKHWLF RU SURYLG 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.

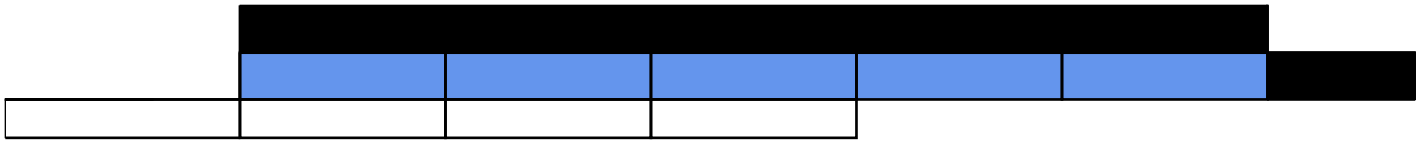
The following table summarizes this site's current deficiencies by building system and priority.

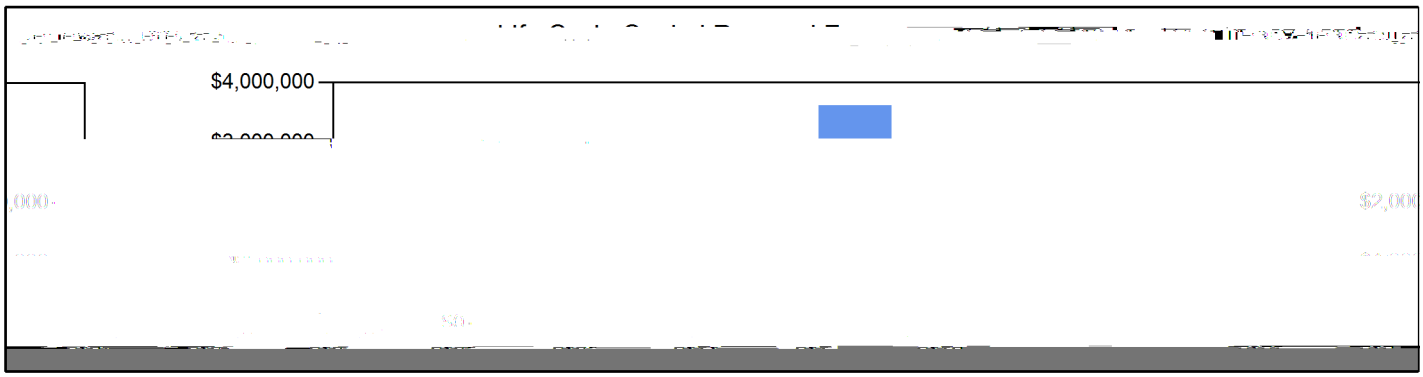
Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$0	$369,834	$369,834	

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

Figure 1: System Deficiencies




$4,000,000

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 $26,016,042. For planning purposes, the total 5-year need at the Walnut Creek ES is $7,790,746 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Walnut Creek ES facility has a 5-year FCA of 70.05%.

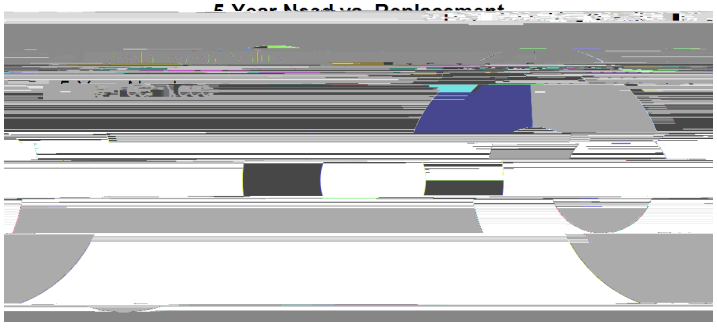


Figure 3: 5-Year FCA

Walnut Creek 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)	2,942	LF	$138,855	4
Playfield Areas	ES Playgrounds	4	Ea.		

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon		1	Ea.	$1,587	1
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		1	Ea.	$6,384	1
Domestic Water Equipment	Gas Piping System (BldgSF)		44,723	SF	$1,550,782	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		1	Ea.	$2,384	10
		Sub Total for System	4	items	$1,561,136	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		22	Room	$193,641	3
		Sub Total for System	1	items	$193,641	
Sub Total for Building 141A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.			27	items	$2,877,711	

Building : 141B - Classroom Addition (attached)

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		2	Door	$7,414	5
Exterior Operating Windows	Aluminum - Windows per SF		1,440	SF	$143,607	7
		Sub Total for System	2	items	$151,021	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	4,485	SF	$9,340	5
Carpeting	Carpet	9,315	SF	$117,930	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	24,149	SF	$100,562	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	24,149	SF	$81,545	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	31,739	SF	$142,220	6
Tile Flooring	Ceramic Tile	1,725	SF	$30,476	6
Resilient Flooring	Vinyl Composition Tile Flooring	21,044	SF		