



FACILITY CONDITION ASSESSMENT

Wooldridge ES | February 2022





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



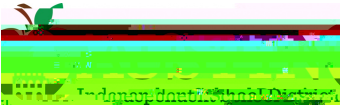
Figure 1: System Deficiencies





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	\$110,261	\$0	\$213,812	\$342,109				



Facility Condition Assessment

Austin ISD - Wooldridge

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost
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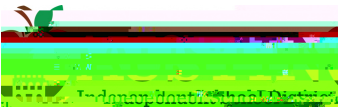


Facility Condition Assessment

Austin ISD - Wooldridge

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	1	Ea.	2	\$18,564	4894
Electrical Transformer Replacement Note: Equipment is more than 20 years beyond its ending life	Capital Renewal	2	Ea.24T	2	\$11,838	4891
Electrical Transformer Replacement	Capital Renewal					



Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	60,736	SF	1	\$96,438	4904
Note: Equipment is more than 20 years beyond its ending life						
Security Alarm Replacement	Capital Renewal	60,736	SF	1	\$139,797	4903
Note: Beyond useful life						
Sub Total for System		4	items		\$272,682	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	4902
Note: Beyond useful life						
Sub Total for System		1	items		\$7,307	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Replacement	Capital Renewal	1	Ea.	2	\$98,739	4925
Sub Total for System		1	items		\$98,739	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	8	Room	4	\$70,415	2899
Note: old, end of life						
Sub Total for System		1	items		\$70,415	
Sub Total for Building 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		79	items		\$8,803,401	

Building: 152B - Classroom Addition (attached)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement	Capital Renewal	8	Ea.	2	\$27,121	4971
Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	9,738	SF	2	\$17,413	4973
Energy Recovery Unit Replacement	Capital Renewal	1	Ea.	3	\$17,176	4972
Circulation Pump Replacement	Capital Renewal	2	Ea.	4	\$13,700	4974
Existing Controls Are Obsolete	Capital Renewal					



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Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	10
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	10
Sub Total for System		12	items	\$359,919	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Sub Total for System		1	items	\$6,384	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	\$7,985	10
Sub Total for System		1	items	\$7,985	
Sub Total for Building 152A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		30	items	\$1,510,673	

Building : 152B - Classroom Addition (attached)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,978	5
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	6	Door	\$23,814	6
Sub Total for System		3	items	\$39,206	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	8,764	SF	\$29,594	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,569	SF	\$38,397	5
Interior Swinging Doors	Wooden Door	23	Door	\$43,139	6
Suspended Plaster and	Painted ceilings	974	SF	\$2,028	8
Interior Door Supplementary Components	Door Hardware	23	Door	\$34,146	8
Resilient Flooring	Vinyl Composition Tile Flooring	9,056	SF	\$74,057	9
Sub Total for System		6	items	\$221,361	

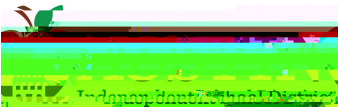
Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,738	SF	\$15,068	10
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	10
Sub Total for System		2	items	\$28,768	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	8

Note: Panel C - Consists of two section. Classroom addition Electrical Room: Found code clearance and safety issues regarding lack of required

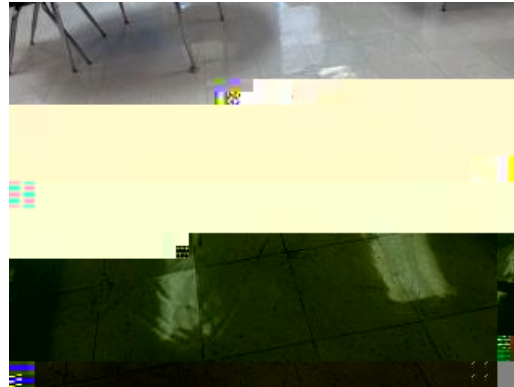


Supporting Photos

General Site Photos



Sagging ceiling grid and tiles in office



End of life for vinyl composition tile flooring



Worn and stained acoustic ceiling grid and tiles



Casework needs painting and finishing



Warped tile floor



Gym steel doors needs repair

