



FACILITY CONDITION ASSESSMENT

Bear Creek ES | February 2022



Executive Summary

Bear Creek ES is located at 12801 Escarpment Blvd in Austin, Texas. The oldest building is 0 years old (at time of 2020 assessment). It comprises 93,300 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 \$3,641. 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 Bear Creek ES the ten-year need is \$1,586,161.

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 Bear Creek ES facility has a 5-year FCA score of 99.99%.

Summary of Findings

The table below summarizes the condition findings at Bear 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
Exterior Site								
	Exterior Site	\$0	\$0	\$0	\$0	\$0	\$0	
Permanent Building(s)								
195A	Admin, Classrooms	\$3,641	\$0	\$1,582,520	\$3,641	\$1,586,161	\$30,638,790	99.99%
Sub Total for Permanent Building(s):		\$3,641	\$0	\$1,582,520	\$3,641	\$1,586,161	\$30,638,788	
Total for Site:		\$3,641	\$0	\$1,582,520	\$3,641	\$1,586,161	\$30,638,788	99.99%

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 open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, 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 immediate attention. These items should be considered necessary improvements required to maximize facility 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 environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, 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	\$0	\$0	\$0	0.00 %
Roofing	\$0	\$0	\$0	\$3,641	\$0	\$3,641	100.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
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	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$0	\$0	\$3,641	\$0	\$3,641	

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

Roofing	-	\$3,641
Interior	-	\$0
Fire and Life Safety	-	\$0

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

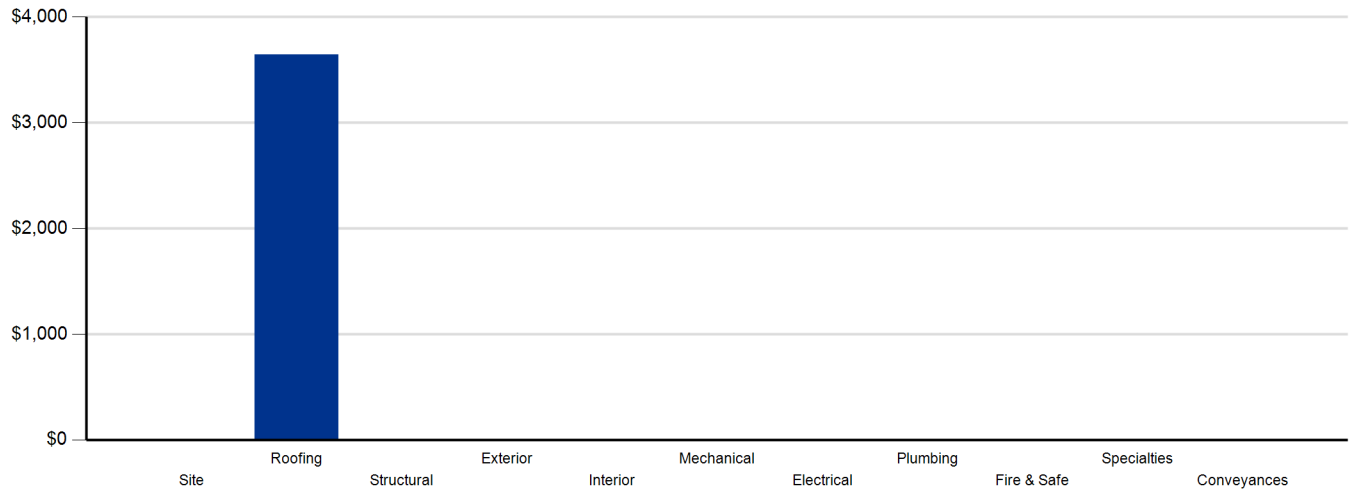


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need 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 model.

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 now, 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.

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

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	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$326,095	\$141,743	\$0	\$198,569	\$666,407	\$666,407
Mechanical	\$0	\$0	\$0	\$0	\$0	\$896,999	\$896,999	\$896,999
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$19,114	\$19,114	\$19,114
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
Total	\$0	\$0	\$326,095	\$141,743	\$0	\$1,114,682	\$1,582,520	\$1,582,520

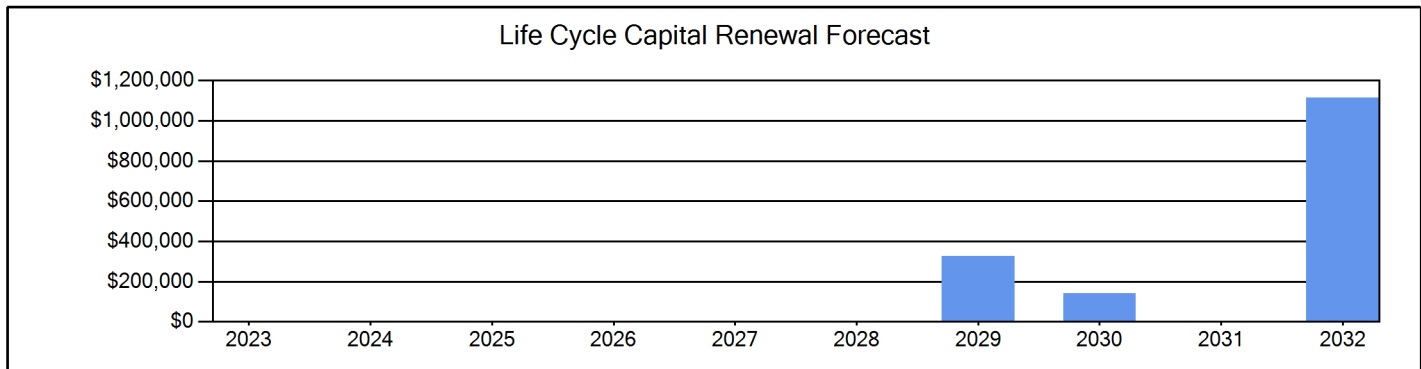


Figure 2: Ten Year Capital Renewal Forecast

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’s 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.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

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’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$30,638,788. For planning purposes, the total 5-year need at the Bear Creek ES is \$3,641 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Bear Creek ES facility has a 5-year FCA of 99.99%.

5-Year Need vs. Replacement

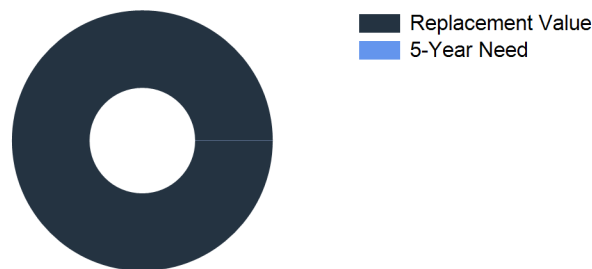


Figure 3: 5-Year FCA

Bear Creek ES - Deficiency Summary

Building: 195A - Admin, Classrooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Permanent Roof Access Installation	Deferred Maintenance	1	Ea.	4	\$3,641	5908

Note: Access ladder to mezzanine and HVAC Equipment is unsafe. Ladder does not extend to a level to allow a technician to safely access the mezzanine floor and exit the ladder.

Location: Room A-127A Cafe Chair Storage room

Sub Total for System	1 items	\$3,641
Sub Total for Building 195A - Admin, Classrooms	1 items	\$3,641
Total for Campus	1 items	\$3,641

Bear Creek ES - Life Cycle Summary Yrs 1-10

Building: 195A - Admin, Classrooms

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	72,774	SF	\$326,095	7
Carpeting	Carpet	11,196	SF	\$141,743	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	48,516	SF	\$163,827	10
Suspended Plaster and	Painted ceilings	7,464	SF	\$15,545	10
Wall Coverings	FRP Wall Finish	933	SF Wall	\$7,098	10
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	10
Sub Total for System		6	items	\$666,406	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
	Note: 20 hp pumps				
Heat Generation	Boiler - Copper Tube (2400 MBH)	2	Ea.	\$194,871	10
	Note: Lochinvar Crest Boilers, 2,000,000 BTU/HR				
Central Cooling	Chiller - Outdoor Air Cooled (300 Tons)	2	Ea.	\$551,435	10
	Note: 2 each 250 ton air cooled chillers				
Other HVAC Distribution Systems	VFD (7.5 HP)	1	Ea.	\$5,223	10
Other HVAC Distribution Systems	VFD (10 HP)	3	Ea.	\$17,122	10
Other HVAC Distribution Systems	VFD (20 HP)	3	Ea.	\$26,452	10
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	10
Sub Total for System		9	items	\$896,999	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	4	Ea.	\$6,346	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	10
Sub Total for System		2	items	\$19,114	
Sub Total for Building 195A - Admin, Classrooms		17	items	\$1,582,519	
Total for: Bear Creek ES		17	items	\$1,582,519	

Supporting Photos

General Site Photos



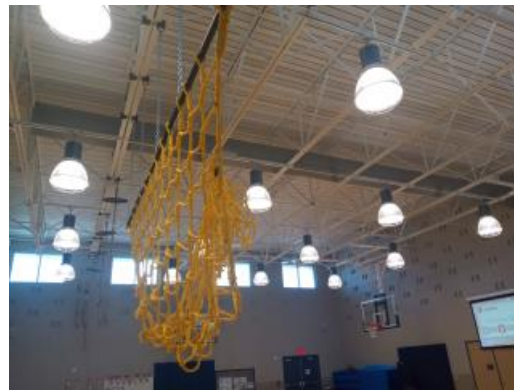
Ladder deficiency, cafeteria chair storage room.



Theater Stage



Gymnasium



Gymnasium Roof Structure



Outdoor Courtyard