



# FACILITY CONDITION ASSESSMENT

*Guerrero Thompson ES* | February 2022



## Executive Summary

Guerrero Thompson ES is located at 102 E Rundberg Ln in Austin, Texas. The oldest building is 7 years old (at time of 2020 assessment). It comprises 100,582 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 \$0. 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 Guerrero Thompson ES the ten-year need is \$7,040,627.

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 Guerrero Thompson ES facility has a 5-year FCA score of 91.66%.

## Summary of Findings

The table below summarizes the condition findings at Guerrero Thompson 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
<b>Exterior Site</b>								
	Exterior Site	\$0	\$430,653	\$40,738	\$430,653	\$471,391	\$0	
<b>Permanent Building(s)</b>								
186A	Main building	\$0	\$2,323,044	\$4,246,192	\$2,323,044	\$6,569,236	\$33,030,120	92.97%
<b>Sub Total for Permanent Building(s):</b>		<b>\$0</b>	<b>\$2,323,044</b>	<b>\$4,246,192</b>	<b>\$2,323,044</b>	<b>\$6,569,236</b>	<b>\$33,030,124</b>	
<b>Total for Site:</b>		<b>\$0</b>	<b>\$2,753,697</b>	<b>\$4,286,930</b>	<b>\$2,753,697</b>	<b>\$7,040,627</b>	<b>\$33,030,124</b>	<b>91.66%</b>

## 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	\$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	\$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 %
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	

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

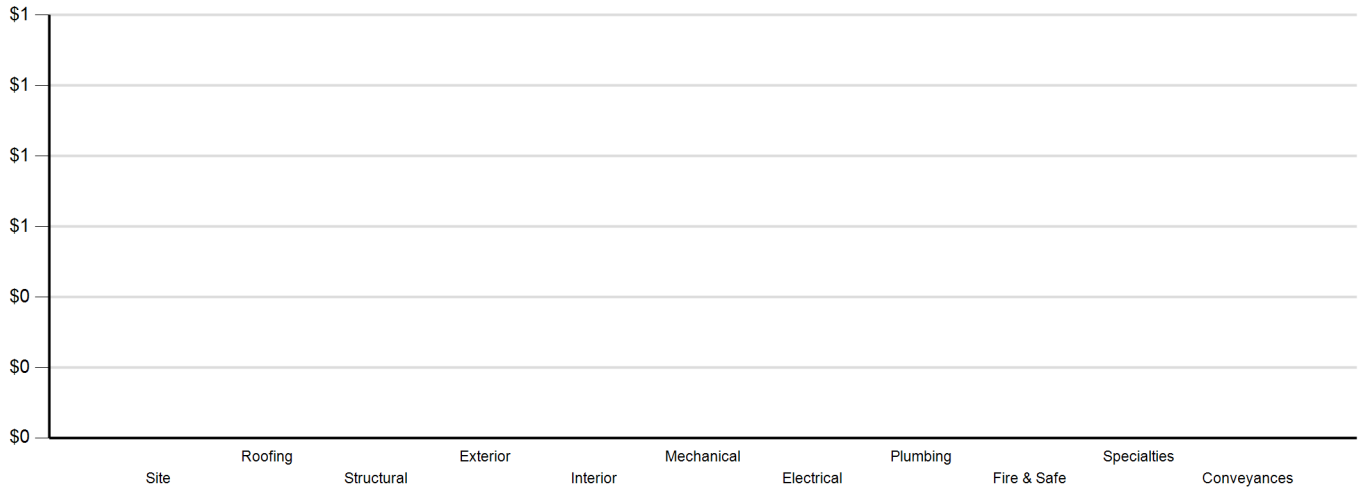


Figure 1: System Deficiencies

## 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	\$430,653	\$430,653
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$0	\$0	\$859,645	\$859,645
Mechanical	\$0	\$0	\$917,135	\$0	\$0	\$917,135
Electrical	\$0	\$0	\$0	\$0	\$78,507	\$78,507
Plumbing	\$0	\$0	\$17,039	\$0	\$52,632	\$69,671
Fire and Life Safety	\$0	\$0	\$166,574	\$0	\$231,512	\$398,086
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,100,748</b>	<b>\$0</b>	<b>\$1,652,949</b>	<b>\$2,753,697</b>

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	\$430,653	\$0	\$0	\$0	\$0	\$0	\$0	\$430,653
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$859,645	\$127,336	\$0	\$627,154	\$592,222	\$76,701	\$1,423,413	\$2,283,058
Mechanical	\$917,135	\$0	\$0	\$426,433	\$0	\$1,524,288	\$1,950,721	\$2,867,856
Electrical	\$78,507	\$0	\$40,738	\$0	\$0	\$0	\$40,738	\$119,245
Plumbing	\$69,671	\$0	\$0	\$312,542	\$0	\$128,224	\$440,766	\$510,437
Fire and Life Safety	\$398,086	\$0	\$0	\$0	\$0	\$0	\$0	\$398,086
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$431,292	\$0	\$0	\$431,292	\$431,292
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,753,697</b>	<b>\$127,336</b>	<b>\$40,738</b>	<b>\$1,797,421</b>	<b>\$592,222</b>	<b>\$1,729,213</b>	<b>\$4,286,930</b>	<b>\$7,040,627</b>

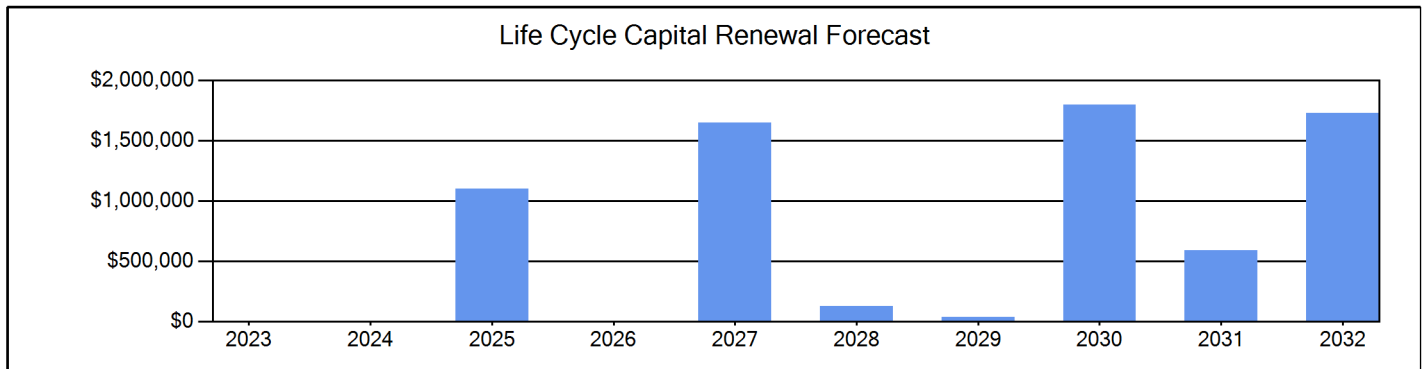


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$33,030,124. For planning purposes, the total 5-year need at the Guerrero Thompson ES is \$2,753,697 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Guerrero Thompson ES facility has a 5-year FCA of 91.66%.

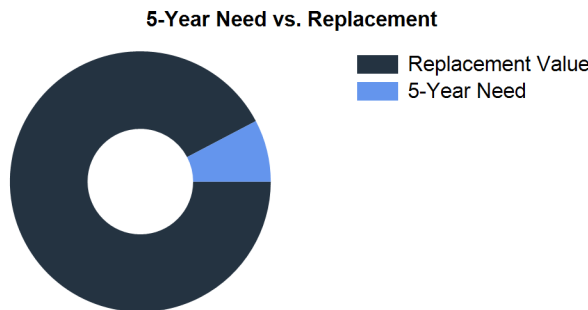


Figure 3: 5-Year FCA



There are no deficiencies for this campus

**Buildings with no reported deficiencies**

186A - Main building

## Guerrero Thompson 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)	1,190	LF	\$56,165	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	4,780	LF	\$374,488	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$430,653</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	7
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$40,738</b>	
<b>Sub Total for Building -</b>		<b>3</b>	<b>items</b>	<b>\$471,391</b>	

### Building: 186A - Main building

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	10,058	SF	\$20,947	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	80,466	SF	\$360,562	5
Tile Flooring	Ceramic Tile	5,029	SF	\$88,849	5
Wood Flooring	Wood Flooring - All Types	1,006	SF	\$21,669	5
Interior Swinging Doors	Wooden Door	196	Door	\$367,618	5
Carpeting	Carpet	10,058	SF	\$127,336	6
Interior Door Supplementary Components	Door Hardware	206	Door	\$305,829	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	78,454	SF	\$264,920	8
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	8
Interior Swinging Doors	Metal Door (Steel)	10	Door	\$28,938	8
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	8
Resilient Flooring	Vinyl Composition Tile Flooring	72,419	SF	\$592,222	9
Athletic Flooring	Athletic/Sport Flooring	3,017	SF	\$46,285	10
Resilient Flooring	Rubber Tile Flooring	2,012	SF	\$30,416	10
<b>Sub Total for System</b>		<b>14</b>	<b>items</b>	<b>\$2,283,058</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	100,582	SF	\$271,292	3
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	Ea.	\$382,771	3
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	3
Other HVAC Distribution Systems	VFD (15 HP)	2	Ea.	\$15,117	3
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	3
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	3
HVAC Air Distribution	VAV Boxes / Terminal Device	45	Ea.	\$174,323	3
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	3
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	1	Ea.	\$3,313	8
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	3	Ea.	\$19,268	8
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	3	Ea.	\$4,458	8
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (5 Ton)	1	Ea.	\$3,551	8
Decentralized Cooling	Heat Pump (3 Ton)	1	Ea.	\$8,908	8
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	11	Ea.	\$266,595	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	8
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	8
Exhaust Air	Roof Exhaust Fan - Large	2	Ea.	\$16,072	10
Exhaust Air	Supply Fan	2	Ea.	\$16,072	10
Facility Hydronic Distribution	2-Pipe System (Cold)	100,582	SF	\$179,858	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	4	Ea.	\$405,362	10
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1	Ea.	\$101,341	10

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 10,000 CFM Outdoor	3	Ea.	\$304,022	10
HVAC Air Distribution	AHU 15,000 CFM Outdoor	3	Ea.	\$432,379	10
Exhaust Air	Roof Exhaust Fan - Small	23	Ea.	\$45,073	10
Exhaust Air	Roof Exhaust Fan - Large	3	Ea.	\$24,109	10
<b>Sub Total for System</b>		<b>28</b>	<b>items</b>	<b>\$2,867,855</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	100,582	SF	\$71,200	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$78,507</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	2	Ea.	\$4,271	3
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	2	Ea.	\$12,768	3
Plumbing Fixtures	Restroom Lavatory	15	Ea.	\$40,744	5
Plumbing Fixtures	Sink - Service / Mop Sink	6	Ea.	\$4,775	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$4,405	5
Plumbing Fixtures	Showers	3	Ea.	\$3,919	8
Plumbing Fixtures	Toilets	61	Ea.	\$308,623	8
Plumbing Fixtures	Classroom Lavatory	9	Ea.	\$23,080	10
Plumbing Fixtures	Classroom Lavatory	41	Ea.	\$105,144	10
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>	<b>\$510,438</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	100,582	SF	\$159,706	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	100,582	SF	\$231,512	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$398,085</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	49	Room	\$431,292	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$431,292</b>	
<b>Sub Total for Building 186A - Main building</b>		<b>58</b>	<b>items</b>	<b>\$6,569,234</b>	
<b>Total for: Guerrero Thompson ES</b>		<b>61</b>	<b>items</b>	<b>\$7,040,625</b>	

**Supporting Photos**

**General Site Photos**



Main entry



Main switch gear



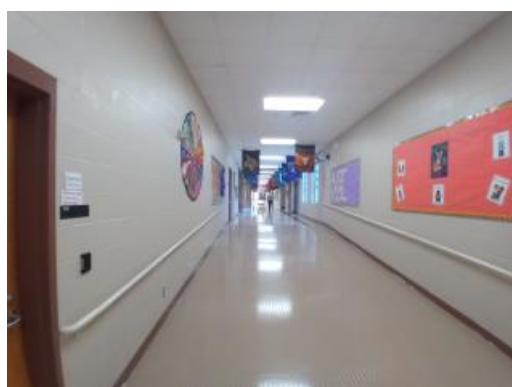
Electrical Panels and Transformers



Main Entrance, east elevation



Water fountains



Hallway space



Gymnasium



Theater stage



Cafeteria space



Toilet partitions



Library space