AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Padron ES | **February 2022**

Executive Summary

Padron ES is located at 2011 W Rundberg Ln in Austin, Texas. The oldest building is 6 years old (at time of 2020 assessment). It comprises 147,373 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 $339,976. 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 Padron ES the ten-year need is $3,866,017.

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 Padron ES facility has a 5-year FCA score of 94.92%.

Summary of Findings

The table below summarizes the condition findings at Padron 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	$65,839	$222,227	$0	$288,066	$288,066	$0	
Permanent Building(s)								
188A	Main building	$274,137	$1,898,205	$1,405,609	$2,172,342	$3,577,951	$48,395,820	95.51%
	Sub Total for Permanent Building(s):	***$274,137***	***$1,898,205***	***$1,405,609***	***$2,172,342***	***$3,577,951***	***$48,395,820***	
	Total for Site:	**$339,976**	**$2,120,432**	**$1,405,609**	**$2,460,408**	**$3,866,017**	**$48,395,820**	**94.92%**

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)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$0	$65,839	$65,839	19.37 %
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	$1,485	$20,821	$251,831	$274,137	80.63 %
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	$1,485	$20,821	$317,670	$339,976	

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

Interior	-	$274,137
Site	-	$65,839
Fire and Life Safety	-	$0

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

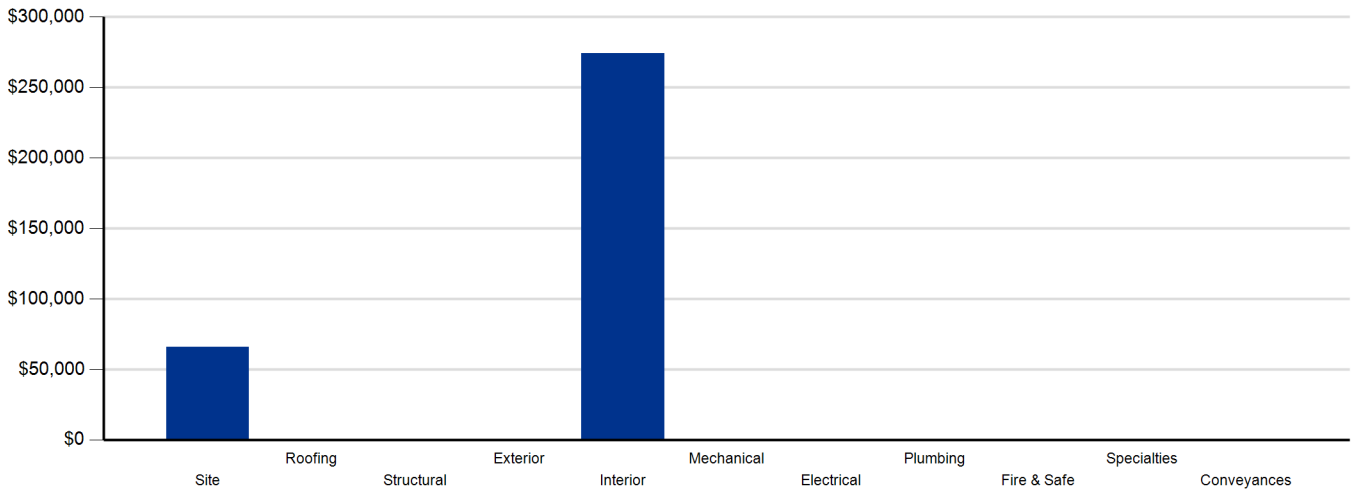


Figure 1: System Deficiencies

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)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Total 1-5
Site	$0	$0	$0	$0	$129,112	$129,112
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0
Interior	$0	$0	$462,060	$726,668	$562,335	$1,751,063
Mechanical	$0	$0	$0	$0	$147,142	$147,142
Electrical	$0	$0	$0	$0	$93,115	$93,115
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**	**$462,060**	**$726,668**	**$931,704**	**$2,120,432**

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	$129,112	$0	$0	$0	$0	$0	$0	$129,112
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$1,751,063	$0	$0	$146,585	$0	$0	$146,585	$1,897,648
Mechanical	$147,142	$0	$0	$48,325	$0	$1,188,908	$1,237,233	$1,384,375
Electrical	$93,115	$0	$0	$0	$0	$0	$0	$93,115
Plumbing	$0	$0	$0	$0	$0	$21,791	$21,791	$21,791
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	**$2,120,432**	**$0**	**$0**	**$194,910**	**$0**	**$1,210,699**	**$1,405,609**	**$3,526,041**

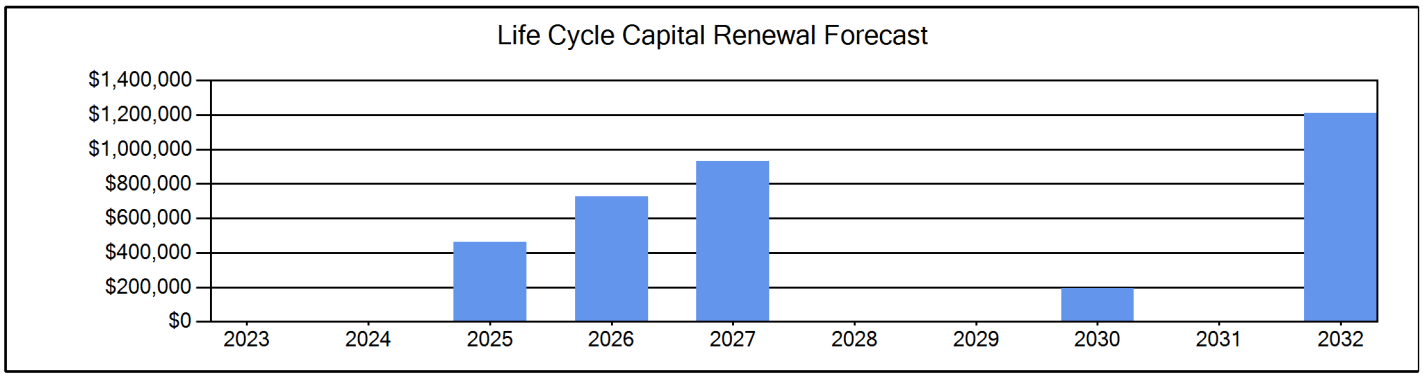


Figure 2: Ten Year Capital Renewal Forecast

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 – (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's estimated cost of construction in the Austin area. The estimated replacement cost for this facility is $48,395,820. For planning purposes, the total 5-year need at the Padron ES is $2,460,408 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Padron ES facility has a 5-year FCA of 94.92%.

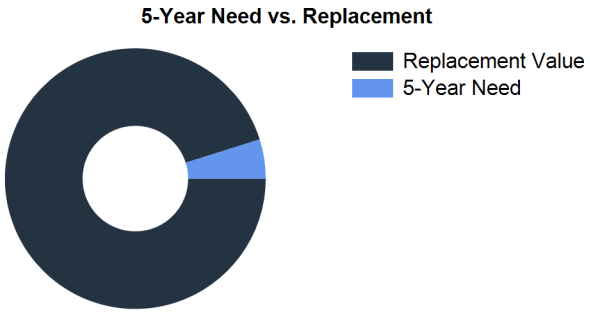


Figure 3: 5-Year FCA

Padron ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Basketball Goal Repair	Deferred Maintenance	2	Ea.	5	$1,291	4096
School Lacks Marquee	Capital Renewal	1	Ea.	5	$64,548	4097
	Sub Total for System	**2**	**items**		**$65,839**	
	Sub Total for School and Site Level	**2**	**items**		**$65,839**	

Building: 188A - Main building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	1	Door	3	$1,485	4095
Note: Damaged						
Ceiling Grid Replacement	Capital Renewal	5,000	SF	4	$20,821	3837
Note: Stained						
Moveable Partition Repair	Deferred Maintenance	768	SF	5	$251,831	4094
Note: No Damage						
	Sub Total for System	**3**	**items**		**$274,137**	
	Sub Total for Building 188A - Main building	**3**	**items**		**$274,137**	
	Total for Campus	**5**	**items**		**$339,976**	

Padron 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 (8-10 Ft)		1,648	LF	$129,112	5
		Sub Total for System	**1**	**items**	**$129,112**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting		16	Ea.	$93,115	5
		Sub Total for System	**1**	**items**	**$93,115**	
		Sub Total for Building -	**2**	**items**	**$222,227**	

Building: 188A - Main building

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		134,109	SF	$452,853	3
Suspended Plaster and	Painted ceilings		4,421	SF	$9,207	3
Wall Painting and Coating	Painting/Staining (Bldg SF)		139,267	SF	$624,045	4
Carpeting	Carpet		8,106	SF	$102,623	4
Wall Coverings	FRP Wall Finish		737	SF Wall	$5,607	5
Interior Door Supplementary Components	Door Hardware		375	Door	$556,728	5
Wall Coverings	Vinyl/Fabric Wall Covering		7,369	SF	$34,723	8
Fluid-Applied Flooring	Epoxy Coating		8,842	SF	$106,576	8
Interior Coiling Doors	Interior Overhead Doors		1	Ea.	$5,286	8
		Sub Total for System	**9**	**items**	**$1,897,648**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Make-up Air Unit		7	Ea.	$62,218	5
Facility Hydronic Distribution	Pump - 5HP		4	Ea.	$27,399	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)		4	Ea.	$57,525	5
Other HVAC Distribution Systems	VFD (5 HP)		11	Ea.	$48,325	8
Heat Generation	Boiler - Copper Tube (2400 MBH)		2	Ea.	$194,871	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)		147,373	SF	$397,498	10
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)		3	Ea.	$574,156	10
Exhaust Air	Kitchen Exhaust Hoods		2	Ea.	$22,383	10
		Sub Total for System	**8**	**items**	**$1,384,375**	

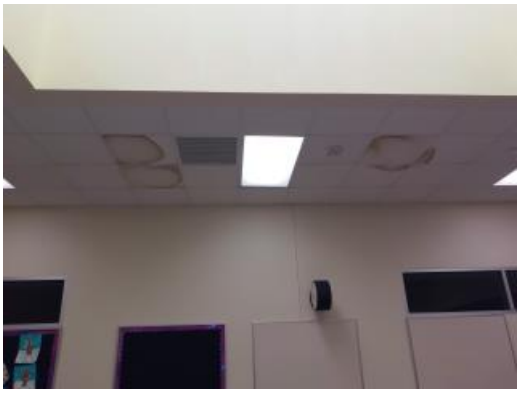
Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 9.4 GPM		10	Ea.	$21,791	10
		Sub Total for System	**1**	**items**	**$21,791**	
		Sub Total for Building 188A - Main building	**18**	**items**	**$3,303,815**	
		Total for: Padron ES	**20**	**items**	**$3,526,041**	

Supporting Photos

General Site Photos

Main Entry



Stained acoustical ceiling tiles

Electrical Equipment - Short Circuit

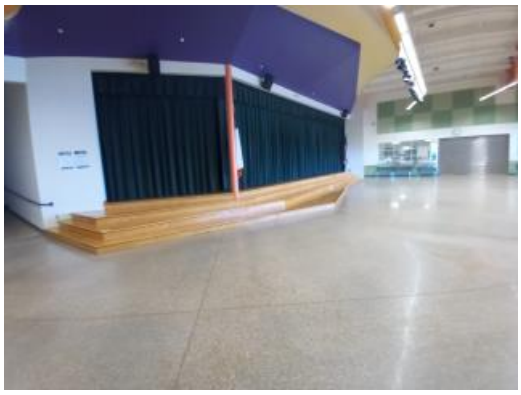
Rooftop Equipment

Gymnasium

Restroom toilet partitions

Cafeteria

Library space



Stage

Complete restroom facility

Cafeteria of main building