



FACILITY CONDITION ASSESSMENT

Reilly ES | February 2022



Executive Summary

Reilly ES is located at 405 Denson Dr in Austin, Texas. The oldest building is 66 years old (at time of 2020 assessment). It comprises 41,622 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 \$3,899,184. 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 Reilly ES the ten-year need is \$7,745,394.

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 Reilly ES facility has a 5-year FCA score of 56.16%.

Summary of Findings

The table below summarizes the condition findings at Reilly 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	\$1,196,574	\$361,197	\$0	\$1,557,771	\$1,557,771	\$0	
Permanent Building(s)								
132A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$2,702,609	\$1,732,256	\$1,752,757	\$4,434,865	\$6,187,622	\$13,668,250	67.55%
Sub Total for Permanent Building(s):		\$2,702,609	\$1,732,256	\$1,752,757	\$4,434,865	\$6,187,622	\$13,668,249	
Total for Site:		\$3,899,184	\$2,093,453	\$1,752,757	\$5,992,637	\$7,745,394	\$13,668,249	56.16%

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	\$112,722	\$1,083,853	\$1,196,574	30.69 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$496,732	\$0	\$0	\$0	\$496,732	12.74 %
Interior	\$0	\$0	\$754,707	\$330,487	\$0	\$1,085,194	27.83 %
Mechanical	\$0	\$22,855	\$0	\$71,148	\$0	\$94,004	2.41 %
Electrical	\$0	\$30,686	\$774,348	\$0	\$0	\$805,034	20.65 %
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	\$221,645	\$0	\$221,645	5.68 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$550,274	\$1,529,055	\$736,002	\$1,083,853	\$3,899,184	

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

Site	-	\$1,196,574
Interior	-	\$1,085,194
Electrical	-	\$805,034

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

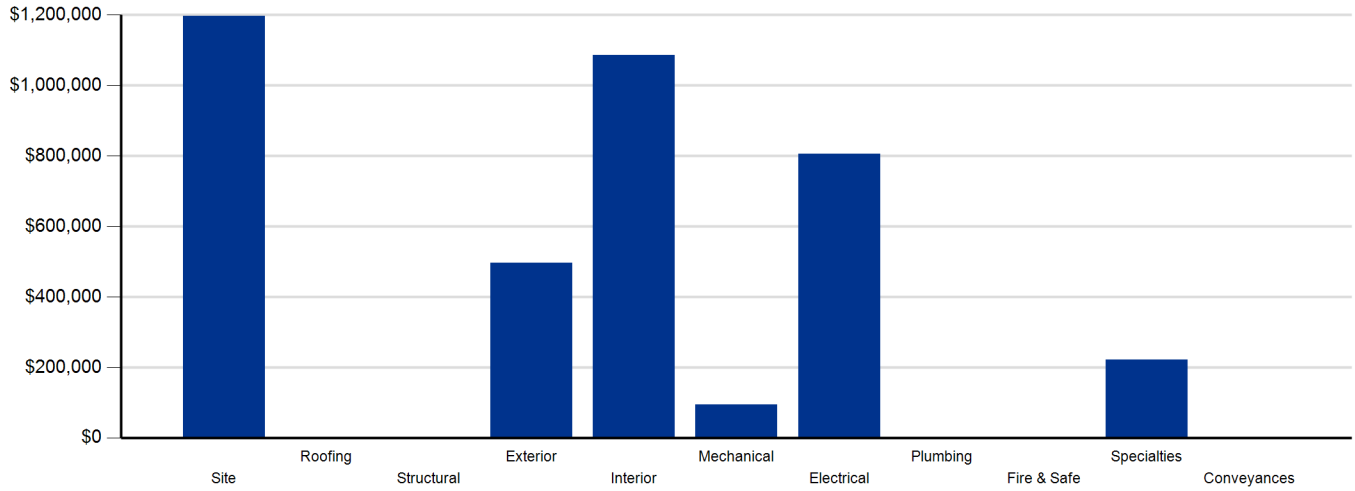


Figure 1: System Deficiencies

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	\$106,023	\$125,976	\$111,739	\$343,738
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$427,817	\$0	\$0	\$0	\$0	\$427,817
Interior	\$0	\$0	\$1,733	\$37,299	\$109,605	\$148,637
Mechanical	\$0	\$0	\$109,624	\$137,131	\$428,364	\$675,119
Electrical	\$0	\$0	\$0	\$17,459	\$0	\$17,459
Plumbing	\$0	\$0	\$0	\$0	\$407,728	\$407,728
Fire and Life Safety	\$0	\$0	\$0	\$0	\$72,955	\$72,955
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$427,817	\$0	\$217,380	\$317,865	\$1,130,391	\$2,093,453

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	\$343,738	\$0	\$0	\$0	\$0	\$0	\$0	\$343,738
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$427,817	\$0	\$0	\$2,163	\$683,091	\$0	\$685,254	\$1,113,071
Interior	\$148,637	\$0	\$0	\$26,346	\$651,917	\$0	\$678,263	\$826,900
Mechanical	\$675,119	\$0	\$0	\$127,273	\$0	\$131,610	\$258,883	\$934,002
Electrical	\$17,459	\$0	\$0	\$39,475	\$0	\$6,249	\$45,724	\$63,183
Plumbing	\$407,728	\$0	\$0	\$24,779	\$0	\$61,548	\$86,327	\$494,055
Fire and Life Safety	\$72,955	\$0	\$0	\$95,800	\$0	\$0	\$95,800	\$168,755
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	\$2,093,453	\$0	\$0	\$315,836	\$1,335,008	\$199,407	\$1,850,251	\$3,943,704

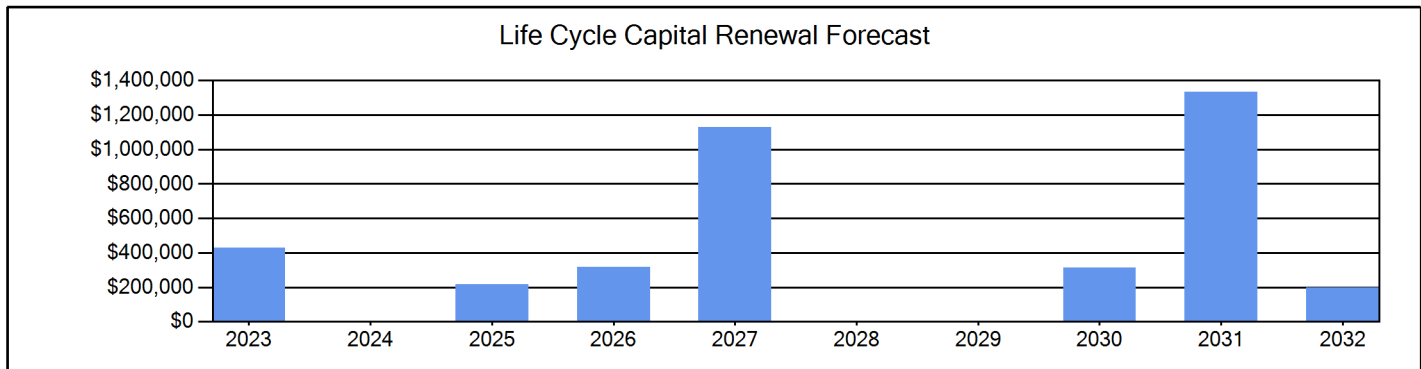


Figure 2: Ten Year Capital Renewal Forecast

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 \$13,668,249. For planning purposes, the total 5-year need at the Reilly ES is \$5,992,637 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Reilly ES facility has a 5-year FCA of 56.16%.

5-Year Need vs. Replacement

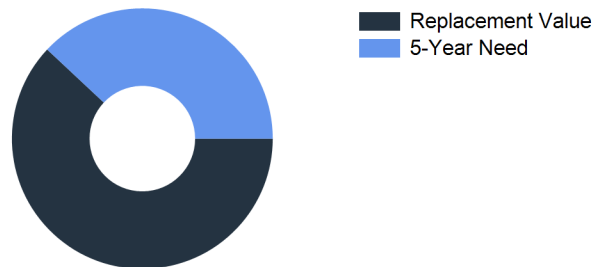


Figure 3: 5-Year FCA

Reilly ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Replacement Note: Beyond useful life	Capital Renewal	49	CAR	4	\$71,089	2014
Backstop Replacement Note: Beyond useful life	Capital Renewal	2	Ea.	4	\$15,019	2007
Exterior Basketball Goal Replacement	Capital Renewal	4	Ea.	4	\$26,613	2012
PROGRAM DEFICIENCIES	ADA Compliance	567,283	EACH	5	\$974,014	3934
PUBLIC DEFICIENCIES	ADA Compliance	32,323	EACH	5	\$55,498	3933
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	31,649	EACH	5	\$54,341	3935
Sub Total for System		6	items		\$1,196,574	
Sub Total for School and Site Level		6	items		\$1,196,574	

Building: 132A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	25	Door	2	\$92,675	3737
Metal Panel Exterior Replacement (Bldg SF)	Capital Renewal	416	SF	2	\$1,486	3738
Storefront/Curtain Wall Replacement (Bldg SF)	Capital Renewal	16,648	SF	2	\$402,571	3739
Sub Total for System		3	items		\$496,732	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF) Note: Beyond useful life Location: Building wide	Capital Renewal	12,486	SF	3	\$420,641	2103
Interior Door Hardware Replacement	Capital Renewal	105	Door	3	\$155,884	3747
Interior Door Replacement Note: Beyond useful life Location: Building wide	Capital Renewal	60	Door	3	\$112,536	2112
Interior Door Replacement Note: Beyond useful life Location: Building wide	Capital Renewal	35	Door	3	\$65,646	2113
Adhered Acoustical Ceiling Tile Replacement Note: Beyond useful life Location: Hallway	Capital Renewal	832	SF	4	\$5,797	2063
Carpet Flooring Replacement	Capital Renewal	2,081	SF	4	\$26,346	3746
Ceramic Tile Flooring Replacement Note: Beyond useful life	Capital Renewal	832	SF	4	\$14,699	2107
Interior Wood Wall Replacement (LC) Note: Beyond useful life Location: building wide	Capital Renewal	832	SF	4	\$13,047	2104
Metal Interior Door Replacement Note: Beyond useful life Location: Building wide	Capital Renewal	8	Door	4	\$23,151	2109
Metal Interior Door Replacement Note: Beyond useful life Location: Building wide	Capital Renewal	2	Door	4	\$5,788	2110
Vinyl Composition Tile Replacement Note: Beyond useful life Location: Building wide	Capital Renewal	29,551	SF	4	\$241,660	2108
Sub Total for System		11	items		\$1,085,194	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil (Chilled Water) HVAC Component Replacement Note: Beyond life	Capital Renewal	4	Ea.	2	\$22,855	2127
Existing Controls Are Obsolete Note: Upgrade to DDC	Capital Renewal	20,811	SF	4	\$71,148	2124
Sub Total for System		2 items			\$94,004	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: End of life	Capital Renewal	1	Ea.	2	\$16,905	2116
Panelboard Replacement Note: End of life	Capital Renewal	2	Ea.	2	\$10,999	2117
Panelboard Replacement Note: End of Life	Capital Renewal	1	Ea.	2	\$2,782	2118
Canopy Lighting Replacement Note: End of Life	Capital Renewal	1	Ea.	3	\$2,083	2119
Exterior Mounted Building Lighting Replacement Note: End of Life	Capital Renewal	6	Ea.	3	\$5,410	2120
Interior Power Wiring Replacement Note: End of Life	Deferred Maintenance	41,621	SF	3	\$49,433	2122
Lighting Fixtures Replacement Note: End of Life Location: Building wide	Capital Renewal	39,121	SF	3	\$717,422	2121
Sub Total for System		7 items			\$805,034	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Student Lockers Replacement Note: Beyond useful life Location: kitchen	Capital Renewal	3	Ea.	4	\$1,598	2115
Replace Cabinetry In Classes/Labs Note: Beyond useful life Location: Building wide	Capital Renewal	17	Room	4	\$220,047	2114
Sub Total for System		2 items			\$221,645	
Sub Total for Building 132A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		25 items			\$2,702,609	
Total for Campus		31 items			\$3,899,184	

Reilly ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	9,360	SF	\$106,023	3
Fences and Gates	Fencing - Chain Link (4 Ft)	2,320	LF	\$109,498	4
Roadway Pavement	Concrete Driveways	1,320	SF	\$16,478	4
Playfield Areas	ES Playgrounds	5	Ea.	\$111,739	5
Sub Total for System		4	items	\$343,738	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	Ea.	\$17,459	4
Sub Total for System		1	items	\$17,459	
Sub Total for Building -		5	items	\$361,197	

Building: 132A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	2,280	SF	\$227,377	1
Exterior Operating Windows	Aluminum - Windows per SF	704	SF	\$70,208	1
Exterior Operating Windows	Steel - Windows per SF	700	SF	\$101,179	1
Exterior Operating Windows	Steel - Windows per SF	81	SF	\$11,708	1
Exterior Operating Windows	Steel - Windows per SF	120	SF	\$17,345	1
Exterior Wall Veneer	Stucco - Bldg SF basis	416	SF	\$2,163	8
Exterior Wall Veneer	Brick - Bldg SF basis	23,308	SF	\$654,829	9
Exterior Wall Veneer	Glass Block (Bldg SF)	416	SF	\$28,262	9
Sub Total for System		8	items	\$1,113,071	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	832	SF	\$1,733	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,324	SF	\$37,299	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	19,354	SF	\$65,354	5
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Tile Flooring	Quarry Tile	832	SF	\$22,744	5
Wood Flooring	Wood Flooring - All Types	624	SF	\$13,441	5
Carpeting	Carpet	2,081	SF	\$26,346	8
Tile Wall Finish	Ceramic Tile wall	832	SF	\$6,907	9
Stone Facing	CMU Wall	19,146	SF	\$645,010	9
Sub Total for System		9	items	\$826,899	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Cooling Tower - Metal (170 Tons)	2	Ea.	\$102,774	3
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	3
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (5 Ton)	24	Ea.	\$137,131	4
Heat Generation	Boiler - Copper Tube (100 MBH)	1	Ea.	\$11,167	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	20,811	SF	\$56,132	5
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	\$20,550	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
HVAC Air Distribution	Ductwork (Bldg.SF)	41,621	SF	\$329,324	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	8	Ea.	\$127,273	8
Heating System Supplementary Components	Controls - Pneumatic (Bldg.SF)	20,811	SF	\$71,148	10
HVAC Air Distribution	AHU 2,000 CFM Interior	2	Ea.	\$58,029	10
Exhaust Air	Interior Ceiling Exhaust Fan	5	Ea.	\$2,433	10
Sub Total for System		12	items	\$934,002	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	8
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	41,621	SF	\$29,463	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	10
Sub Total for System		4	items	\$45,724	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	41,621	SF	\$149,575	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	41,621	SF	\$46,209	5
Plumbing Fixtures	Restroom Lavatory	29	Ea.	\$78,772	5
Plumbing Fixtures	Sink - Service / Mop Sink	5	Ea.	\$3,979	5
Plumbing Fixtures	Toilets	25	Ea.	\$126,485	5
Plumbing Fixtures	Urinals	2	Ea.	\$2,708	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	8
Plumbing Fixtures	Showers	1	Ea.	\$1,306	8
Plumbing Fixtures	Refrigerated Drinking Fountain	9	Ea.	\$19,821	8
Plumbing Fixtures	Classroom Lavatory	24	Ea.	\$61,548	10
Sub Total for System		10	items	\$494,056	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	41,621	SF	\$66,087	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
Security System Component	Security Alarm System	41,621	SF	\$95,800	8
Sub Total for System		3	items	\$168,754	
Sub Total for Building 132A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		46	items	\$3,582,507	
Total for: Reilly ES		51	items	\$3,943,704	

Supporting Photos

General Site Photos



Typical Hallway Finishes



Interior lighting



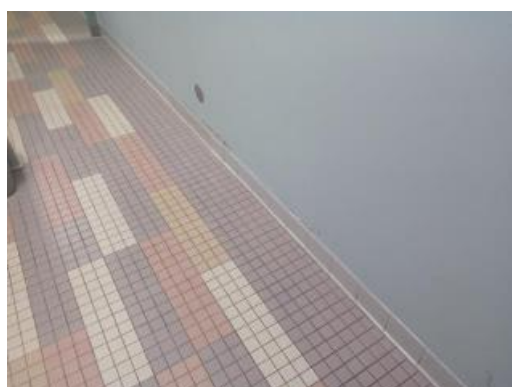
Typical classroom finishes



Roof Exhaust



Ductwork exposed



Damaged baseboard and bathroom tile



Typical Hallway Finishes