

FACILITY CONDITION ASSESSMENT

Travis Heights ES | February 2022



Executive Summary

Travis Heights ES is located at 2010 Alameda Dr in Austin, Texas. The oldest building is 82 years old (at time of 2020 assessment). It comprises 55,057 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 \$4,877,495. 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 Travis Heights ES the ten-year need is \$8,844,200.

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 Travis Heights ES facility has a 5-year FCA score of 58.19%.

Summary of Findings

The table below summarizes the condition findings at Travis Heights 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	\$2,704,432	\$282,672	\$67,882	\$2,987,104	\$3,054,986	\$0	
Permanent Building(s)								
140A	Main building includes Administration Offices, Classrooms, Cafeteria.	\$2,046,938	\$1,932,810	\$564,371	\$3,979,748	\$4,544,119	\$13,324,750	70.13%
140B	Stand-Alone Gym	\$54,350	\$324,776	\$104,315	\$379,126	\$483,441	\$2,400,110	84.20%
140C	Stand-Alone Classroom Building	\$71,774	\$449,500	\$240,379	\$521,274	\$761,653	\$3,093,762	83.15%
Sub Total for Permanent Building(s):		\$2,173,063	\$2,707,086	\$909,065	\$4,880,149	\$5,789,214	\$18,818,625	
Total for Site:		\$4,877,495	\$2,989,758	\$976,947	\$7,867,253	\$8,844,200	\$18,818,625	58.19%

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	\$22,276	\$0	\$2,675,702	\$2,697,977	55.31 %
Roofing	\$1,063,588	\$0	\$0	\$0	\$0	\$1,063,588	21.81 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.13 %
Exterior	\$0	\$4,336	\$0	\$0	\$1,960	\$6,296	0.13 %
Interior	\$0	\$0	\$16,331	\$0	\$8,962	\$25,293	0.52 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$168,728	\$28,977	\$0	\$0	\$197,704	4.05 %
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	\$880,183	\$880,183	18.05 %
Total:	\$1,070,042	\$173,064	\$67,583	\$0	\$3,566,806	\$4,877,495	

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

Site	-	\$2,697,977
Roofing	-	\$1,063,588
Electrical	-	\$197,704

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

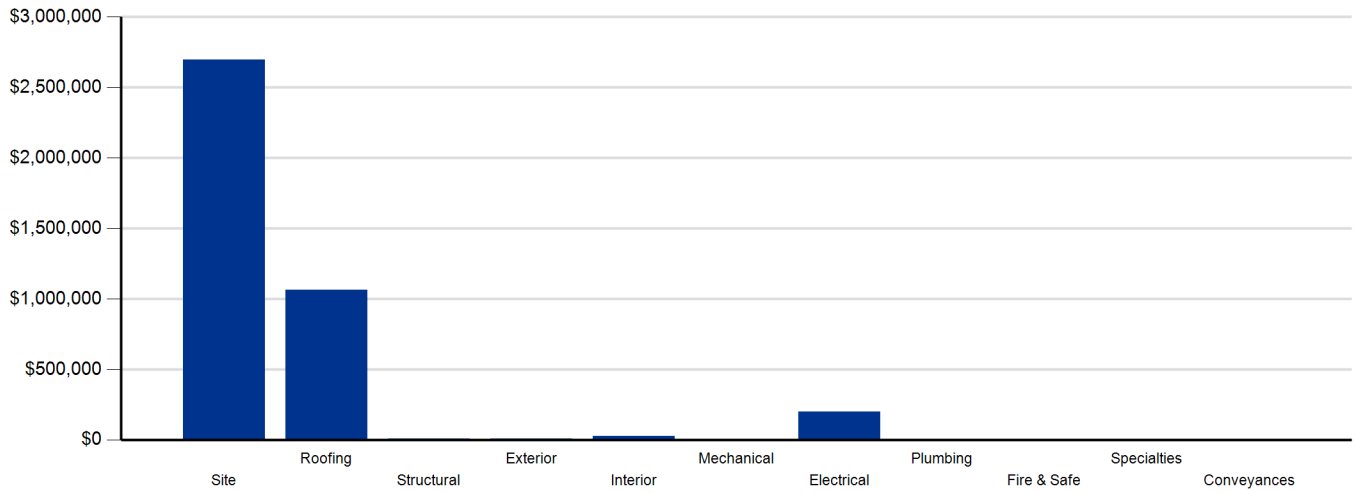


Figure 1: System Deficiencies

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	\$16,076	\$217,237	\$233,313
Roofing	\$0	\$0	\$0	\$49,359	\$0	\$49,359
Exterior	\$0	\$0	\$0	\$0	\$1,396	\$1,396
Interior	\$0	\$0	\$12,675	\$33,103	\$249,056	\$294,834
Mechanical	\$0	\$0	\$0	\$86,225	\$417,634	\$503,859
Electrical	\$0	\$0	\$0	\$68,278	\$1,077,682	\$1,145,960
Plumbing	\$0	\$0	\$0	\$0	\$367,857	\$367,857
Fire and Life Safety	\$0	\$0	\$108,022	\$126,724	\$0	\$234,746
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$158,434	\$0	\$0	\$0	\$158,434
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$158,434	\$120,697	\$379,765	\$2,330,862	\$2,989,758

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	\$233,313	\$216	\$32,152	\$0	\$0	\$0	\$32,368	\$265,681
Roofing	\$49,359	\$0	\$35,514	\$0	\$0	\$0	\$35,514	\$84,873
Exterior	\$1,396	\$0	\$0	\$0	\$0	\$0	\$0	\$1,396
Interior	\$294,834	\$0	\$40,104	\$43,916	\$0	\$0	\$84,020	\$378,854
Mechanical	\$503,859	\$0	\$0	\$266,824	\$0	\$152,144	\$418,968	\$922,827
Electrical	\$1,145,960	\$0	\$0	\$2,782	\$0	\$83,192	\$85,974	\$1,231,934
Plumbing	\$367,857	\$0	\$0	\$39,971	\$0	\$107,708	\$147,679	\$515,536
Fire and Life Safety	\$234,746	\$0	\$0	\$102,009	\$0	\$0	\$102,009	\$336,755
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$158,434	\$70,415	\$0	\$0	\$0	\$0	\$70,415	\$228,849
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,989,758	\$70,631	\$107,770	\$455,502	\$0	\$343,044	\$976,947	\$3,966,705

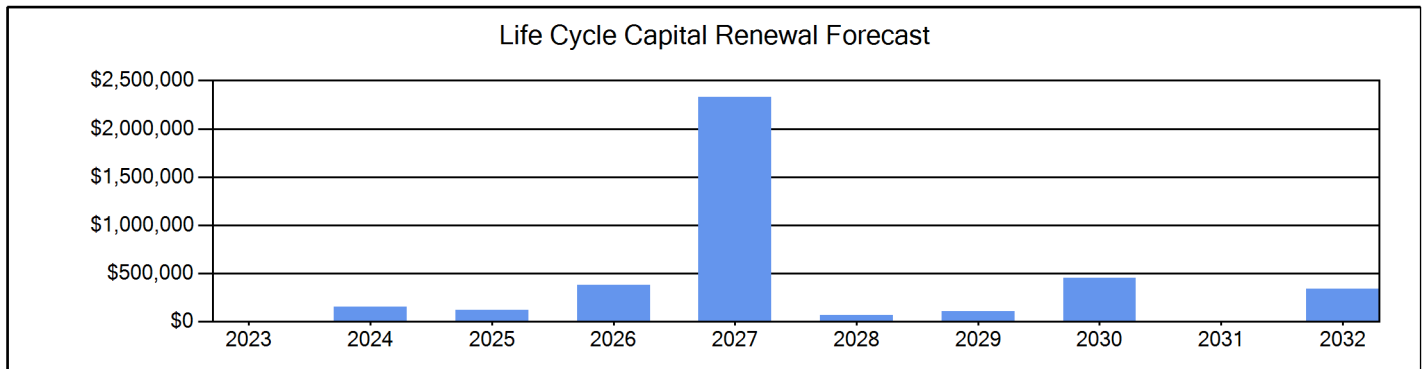


Figure 2: Ten Year Capital Renewal Forecast

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 \$18,818,625. For planning purposes, the total 5-year need at the Travis Heights ES is \$7,867,253 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Travis Heights ES facility has a 5-year FCA of 58.19%.

5-Year Need vs. Replacement

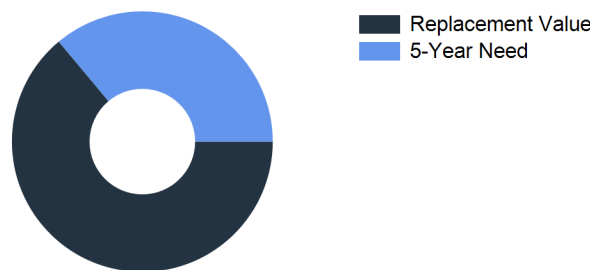


Figure 3: 5-Year FCA

Travis Heights ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Playground Impact Surface Replacement	Deferred Maintenance	1,750	SF	3	\$22,276	2477

Note: Playground chips need to be replaced. Signs of wear.

PROGRAM DEFICIENCIES	ADA Compliance	769,451	EACH	5	\$1,321,133	2317
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Note: SECTION TWO: PROGRAM DEFICIENCIES
 Site/Exterior Improvements Estimated Construction Cost for Site Plan Area D2,683.80\$
 Estimated Construction Cost for Site Plan Area E171,427.73\$ Estimated Construction Cost for Site Plan Area F3,061.07\$ Estimated Construction Cost for Site Plan Area G1,051.09\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1178,223.68\$
 Interior Improvements Estimated Construction Cost for Floor Plan Area 9 - Building A 11,218.28\$ Estimated Construction Cost for Floor Plan Area 10 - Building A 153,174.24\$ Estimated Construction Cost for Floor Plan Area 11 (Areas 11A & 11B) (X2) - Building A191,218.45\$ Estimated Construction Cost for Floor Plan Area 12 - Building A56,693.36\$ Estimated Construction Cost for Floor Plan Area 13 - Building C24,514.98\$ Estimated Construction Cost for Floor Plan Area 14 - Building C35,085.89\$ Estimated Construction Cost for Floor Plan Area 15 (Areas 15A & 15B) (X2) - Building C60,335.66\$ Estimated Construction Cost for Floor Plan Area 16 - Building A30,919.29\$ Estimated Construction Cost for Floor Plan Area 17 - Building A15,054.20\$ Estimated Construction Cost for Floor Plan Area 18 - Building A13,012.60\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1591,226.95\$
 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements769,450.64

PUBLIC DEFICIENCIES	ADA Compliance	666,659	EACH	5	\$1,144,641	2316
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Note: SECTION ONE: PUBLIC DEFICIENCIES
 Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A27,733.24\$ Estimated Construction Cost for Site Plan Area B2,510.31\$ Estimated Construction Cost for Site Plan Area C70,699.92\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1100,943.47\$
 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - Building A222,891.24\$ Estimated Construction Cost for Floor Plan Area 2 - Building A145,011.47\$ Estimated Construction Cost for Floor Plan Area 3 - Building A8,951.81\$ Estimated Construction Cost for Floor Plan Area 4 - Building A41,282.69\$ Estimated Construction Cost for Floor Plan Area 5 - Building A15,603.80\$ Estimated Construction Cost for Floor Plan Area 6 - Building A6,774.68\$ Estimated Construction Cost for Floor Plan Area 7 - Building B59,110.31\$ Estimated Construction Cost for Floor Plan Area 8 - Building B66,089.53\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1565,715.54\$
 140.1.2REPORTCOSTSUMMARYTotal Estimated Construction Cost Subtotal for Public Deficiency Improvements666,659.01

TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	122,266	EACH	5	\$209,928	2318
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Note: SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES
 Interior Improvements Estimated Construction Cost for Floor Plan Area 19 - Building C18,447.29\$ Estimated Construction Cost for Floor Plan Area 20 - Building A43,278.96\$ Estimated Construction Cost for Floor Plan Area 21 - Building A32,829.97\$ Estimated Construction Cost for Floor Plan Area 22 - Building A6,282.97\$ Estimated Construction Cost for Floor Plan Area 23 - Building C21,426.50\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1122,265.68\$
 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements122,265.68

Sub Total for System 4 items \$2,697,977

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6564

Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD

Sub Total for System 1 items \$6,455

Sub Total for School and Site Level 5 items \$2,704,432

Building: 140A - Main building includes Administration Offices, Classrooms, Cafeteria.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	87,652	EACH	1	\$87,650	2313
AISD ROOFING P2	Capital Renewal	433,540	EACH	1	\$433,530	2314
AISD ROOFING P4	Capital Renewal	542,419	EACH	1	\$542,407	2315
Sub Total for System		3	items		\$1,063,588	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steel Window Replacement	Capital Renewal	30	SF	2	\$4,336	2468
Note: 5 @ 3x2 - original windows						
Sub Total for System		1	items		\$4,336	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	11	Door	3	\$16,331	1964
Note: Original Equipment						
Interior Wall Repainting (Bldg SF)	Capital Renewal	2,000	SF	5	\$8,962	3932
Sub Total for System		2	items		\$25,293	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Replacement Note: 600 amp distribution panel in of crawl space - weathered	Capital Renewal	1	Ea.	2	\$17,802	1931
Panelboard Replacement Note: located in kitchen and panelboard is rusted	Capital Renewal	1	Ea.	2	\$7,823	1935
Panelboard Replacement Note: estimated - Panels DP & 2P Location: ground level boiler room	Capital Renewal	2	Ea.	2	\$10,999	2490
Panelboard Replacement Note: (125A) replace all. rusted/kitchen	Capital Renewal	4	Ea.	2	\$16,943	2640
Switchgear Replacement Note: Old switchgear Location: Boiler room	Capital Renewal	2	Ea.	2	\$76,774	1927
Switchgear Replacement Note: 1000 amp subsection of 1200 amp needs to be replaced	Capital Renewal	1	Ea.	2	\$38,387	2641
Exterior Mounted Building Lighting Replacement Note: All building mounted lights are aged and damaged.	Capital Renewal	15	Ea.	3	\$13,526	2489
Sub Total for System		7	items		\$182,254	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - minor repairs to improve drainage - 28636 GSF	Deferred Maintenance	43,845	Ea.	5	\$51,511	6547
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 28636 GSF	Deferred Maintenance	239,155	Ea.	5	\$280,971	6548
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE ACCESS/VENTILATION - repair access - 4 EA	Deferred Maintenance	11,135	Ea.	5	\$13,082	6549
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: STANDARD FOUNDATIONS - repair columns - 28636 GSF	Deferred Maintenance	39,859	Ea.	5	\$46,828	6550
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - repair perimeter - 1437 LF	Deferred Maintenance	32,003	Ea.	5	\$37,599	6551
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR BEAMS - repair beams - 28636 GSF	Deferred Maintenance	79,718	Ea.	5	\$93,657	6552
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SUSPENDED FLOOR SLABS - repair slab bottom - 28636 GSF	Deferred Maintenance	159,436	Ea.	5	\$187,314	6553
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED PIPES - improve drainage - 1 LS	Deferred Maintenance	18,095	Ea.	5	\$21,259	6554
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: CRAWL SPACE, EXPOSED DUCTWORK - repair insulation - 1 LS	Deferred Maintenance	33,406	Ea.	5	\$39,247	6555
Sub Total for System		9	items		\$771,468	
Sub Total for Building 140A - Main building includes Administration Offices, Classrooms, Cafeteria.		22	items		\$2,046,938	

Building: 140B - Stand-Alone Gym
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning	Deferred Maintenance	506	SF Wall	5	\$1,960	2474
Sub Total for System		1	items		\$1,960	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$3,791	2488

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Aged lights at entries						
Sub Total for System		1	items		\$3,791	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	15,311	Ea.	5	\$17,988	6556
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	1,392	Ea.	5	\$1,797	6557
Note: CRAWL SPACE ACCESS/VENTILATION - clear access - 1 EA						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	8,936	Ea.	5	\$10,498	6558
Note: SPECIAL FOUNDATIONS - repair perimeter - 321 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	15,590	Ea.	5	\$18,316	6559
Note: CRAWL SPACE, EXPOSED PIPES - repair rusted pipes, hangers and broken pipes - 1 LS						
Sub Total for System		4	items		\$48,600	
Sub Total for Building 140B - Stand-Alone Gym		6	items		\$54,350	

Building: 140C - Stand-Alone Classroom Building
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement	Capital Renewal	3	Ea.	3	\$6,249	1955
Note: aged at entries						
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	1956
Note: Broken on all sides						
Sub Total for System		2	items		\$11,659	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	14,308	Ea.	5	\$16,810	6560
Note: SOIL/DRAINAGE BELOW BUILDING - Minor repairs to improve drainage - 9345 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	12,204	Ea.	5	\$14,338	6561
Note: SPECIAL FOUNDATIONS - repair perimeter - 548 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	15,311	Ea.	5	\$17,988	6562
Note: CRAWL SPACE, EXPOSED PIPES - repair rusted pipes - 1 IS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	9,345	Ea.	5	\$10,979	6563
Note: CRAWL SPACE, INSULATION - replace insulation - 1 LS						
Sub Total for System		4	items		\$60,115	
Sub Total for Building 140C - Stand-Alone Classroom Building		6	items		\$71,774	
Total for Campus		39	items		\$4,877,495	

Travis Heights ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	2,500	SF	\$16,076	4
Fences and Gates	Fencing - Chain Link (4 Ft)	600	LF	\$28,318	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	130	LF	\$10,185	5
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	5
Parking Lot Pavement	Asphalt	50	CAR	\$72,540	5
Roadway Pavement	Concrete Driveways	1,000	SF	\$12,484	5
Pedestrian Pavement	Sidewalks - Concrete	6,300	SF	\$71,362	5
Pedestrian Pavement	Sidewalks - Gravel	350	SF	\$216	6
Roadway Pavement	Asphalt Driveways	5,000	SF	\$32,152	7
Sub Total for System		9	items	\$265,681	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Wood Covered Walkways	1,400	SF	\$49,359	4
Canopy Roofing	Steel panels	700	SF	\$35,514	7
Sub Total for System		2	items	\$84,873	
Sub Total for Building -		11	items	\$350,554	

Building: 140A - Main building includes Administration Offices, Classrooms, Cafeteria.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	6,086	SF	\$12,675	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	34,490	SF	\$116,464	5
Carpeting	Carpet	4,058	SF	\$51,375	5
Compartments and Cubicles	Toilet Partitions	15	Stall	\$30,247	8
Sub Total for System		4	items	\$210,761	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	23	Ea.	\$47,567	4
	Note: All classrooms have vertical classroom unit ventilators, model VUV in them				
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1	Ea.	\$15,909	4
	Note: No tag, roof				
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
	Note: PCHWP -1, Near Chiller				
Exhaust Air	Roof Exhaust Fan - Small	7	Ea.	\$13,718	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Exhaust Air	Wall Exhaust Fan	25	Ea.	\$118,284	5
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	4	Ea.	\$63,637	5
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1	Ea.	\$41,601	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	40,576	SF	\$62,785	8
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	2	Ea.	\$12,845	8
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	8
Decentralized Cooling	Heat Pump (3 Ton)	2	Ea.	\$17,815	8
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	8
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	\$13,700	8
	Note: SHWP - 1,2, Boiler Room				
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$4,747	8
Other HVAC Distribution Systems	VFD (5 HP)	2	Ea.	\$8,786	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	8
	Note: SHWP- 1, 2 Boiler Room				
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1	Ea.	\$24,236	8
	Note: No Tag, roof				

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	4-Pipe System	40,576	SF	\$98,181	10
Sub Total for System		21	items	\$627,792	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	40,576	SF	\$28,723	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	4
Power Distribution	Panelboard - 120/208 225A	4	Ea.	\$21,998	4
Note: estimated - no information, or blocked panels (NP2, 4P, L, 3P)					
Power Distribution	Panelboard - 120/208 400A	3	Ea.	\$37,025	5
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	5
Lighting Fixtures	Light Fixtures (Bldg SF)	40,576	SF	\$744,105	5
Note: Lighting within classroom is dim, which appears to be from deeply yellowing diffusers					
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	8
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	10
Note: SDSB 600 amp blocked by storage - not reviewed ground floor electrical room 32					
Power Distribution	Power Wiring	40,576	SF	\$48,192	10
Sub Total for System		9	items	\$914,182	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 120 gallon	1	Ea.	\$5,719	5
Plumbing Fixtures	Restroom Lavatory	22	Ea.	\$59,758	5
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	5
Plumbing Fixtures	Toilets	33	Ea.	\$166,960	5
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	23	Ea.	\$54,827	5
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	3	Ea.	\$4,214	8
Plumbing Fixtures	Classroom Lavatory	27	Ea.	\$69,241	10
Sub Total for System		8	items	\$372,028	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	40,576	SF	\$64,427	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	40,576	SF	\$93,395	4
Water-Based Fire-Suppression	Fire Pump	1	Ea.	\$49,294	8
Sub Total for System		4	items	\$213,984	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	18	Room	\$158,434	2
Sub Total for System		1	items	\$158,434	
Sub Total for Building 140A - Main building includes Administration Offices, Classrooms, Cafeteria.		47	items	\$2,497,181	

Building: 140B - Stand-Alone Gym
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	14	SF	\$1,396	5
Sub Total for System		1	items	\$1,396	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	4,048	SF	\$33,103	4
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Suspended Plaster and	Painted ceilings	1,012	SF	\$2,108	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,048	SF	\$13,669	8
Sub Total for System		4	items	\$56,946	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	5	Ea.	\$32,113	5
Decentralized Cooling	Heat Pump (1 Ton)	5	Ea.	\$36,792	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	VAV Boxes / Terminal Device	5	Ea.	\$19,369	5
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	5	Ea.	\$32,113	5
Decentralized Cooling	Heat Pump (1 Ton)	5	Ea.	\$36,792	5
Note: GF-1, GF-2, GF-5 in AHU 1 Room in Mezz, GF-4, GF-5 in AHUU 2 room on Mezz					
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	5,060	SF	\$7,830	8
Facility Hydronic Distribution	4-Pipe System	5,060	SF	\$12,244	10
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	10
		Sub Total for System	8 items	\$186,715	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	5,060	SF	\$3,582	4
Lighting Fixtures	Light Fixtures (Bldg SF)	5,060	SF	\$92,793	5
Power Distribution	Power Wiring	5,060	SF	\$6,010	10
		Sub Total for System	3 items	\$102,385	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	8
		Sub Total for System	1 items	\$2,384	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,060	SF	\$8,034	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	5,060	SF	\$11,647	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	5,060	SF	\$52,715	8
		Sub Total for System	4 items	\$79,264	
		Sub Total for Building 140B - Stand-Alone Gym	21 items	\$429,090	

Building: 140C - Stand-Alone Classroom Building
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	9,421	SF	\$31,812	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	9,421	SF	\$39,231	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	8,950	SF	\$40,104	7
		Sub Total for System	3 items	\$111,148	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	11	Ea.	\$22,749	4
Note: Vertical classroom unit ventilators modeled VUV (tagged VUV) located in almost every classroom					
HVAC Air Distribution	VAV Boxes / Terminal Device	10	Ea.	\$38,739	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,420	SF	\$14,576	8
Facility Hydronic Distribution	4-Pipe System	9,420	SF	\$22,793	10
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	10
		Sub Total for System	5 items	\$108,320	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	9,420	SF	\$6,668	4
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,500	5
Lighting Fixtures	Light Fixtures (Bldg SF)	9,420	SF	\$172,749	5
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Power Distribution	Power Wiring	9,420	SF	\$11,188	10
		Sub Total for System	6 items	\$215,366	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,716	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Toilets	13	Ea.	\$65,772	5

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	14	Ea.	\$33,373	8
Plumbing Fixtures	Classroom Lavatory	15	Ea.	\$38,467	10
Sub Total for System		5	items	\$141,124	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	9,420	SF	\$14,957	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	9,420	SF	\$21,682	4
Sub Total for System		3	items	\$43,507	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	8	Room	\$70,415	6
Sub Total for System		1	items	\$70,415	
Sub Total for Building 140C - Stand-Alone Classroom Building		23	items	\$689,881	
Total for: Travis Heights ES		102	items	\$3,966,706	

Supporting Photos

General Site Photos



Cracked sidewalk



Damaged asphalt