



FACILITY CONDITION ASSESSMENT

Zilker ES | February 2022



Executive Summary

Zilker ES is located at 1900 Bluebonnet Ln in Austin, Texas. The oldest building is 70 years old (at time of 2020 assessment). It comprises 41,745 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 \$4,050,394. 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 Zilker ES the ten-year need is \$8,510,612.

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 Zilker ES facility has a 5-year FCA score of 44.87%.

Summary of Findings

The table below summarizes the condition findings at Zilker 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 | \$1,187,943 | \$0 | \$278,779 | \$1,187,943 | \$1,466,722 | \$0 | |
| Permanent Building(s) | | | | | | | | |
| 146A | Main building includes Administration Offices, Classrooms, & Cafeteria. | \$2,630,436 | \$3,245,963 | \$259,386 | \$5,876,399 | \$6,135,785 | \$10,782,030 | 45.50% |
| 146B | Stand-Alone Gym | \$55,572 | \$141,593 | \$3,358 | \$197,165 | \$200,523 | \$1,340,931 | 85.30% |
| 146C | Stand-Alone Library | \$109,515 | \$419,195 | \$38,346 | \$528,710 | \$567,056 | \$2,012,395 | 73.73% |
| 146D | Boiler House (Kiln Room) | \$66,928 | \$48,382 | \$25,216 | \$115,310 | \$140,526 | \$204,759 | 43.69% |
| Sub Total for Permanent Building(s): | | \$2,862,450 | \$3,855,133 | \$326,306 | \$6,717,583 | \$7,043,889 | \$14,340,114 | |
| Total for Site: | | \$4,050,394 | \$3,855,133 | \$605,085 | \$7,905,527 | \$8,510,612 | \$14,340,114 | 44.87% |

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 | \$4,531 | \$0 | \$1,176,958 | \$1,181,489 | 29.17 % |
| Roofing | \$1,308,187 | \$0 | \$0 | \$0 | \$0 | \$1,308,187 | 32.30 % |
| Structural | \$6,455 | \$0 | \$0 | \$0 | \$0 | \$6,455 | 0.16 % |
| Exterior | \$0 | \$40,761 | \$122,626 | \$0 | \$39,294 | \$202,681 | 5.00 % |
| Interior | \$0 | \$0 | \$4,454 | \$223,400 | \$9,092 | \$236,945 | 5.85 % |
| Mechanical | \$0 | \$0 | \$0 | \$3,085 | \$0 | \$3,085 | 0.08 % |
| Electrical | \$0 | \$50,351 | \$10,948 | \$0 | \$0 | \$61,300 | 1.51 % |
| Plumbing | \$0 | \$5,719 | \$0 | \$0 | \$0 | \$5,719 | 0.14 % |
| Fire and Life Safety | \$380,513 | \$0 | \$0 | \$0 | \$0 | \$380,513 | 9.39 % |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0.00 % |
| Specialties | \$0 | \$0 | \$0 | \$281,660 | \$0 | \$281,660 | 6.95 % |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$382,360 | \$382,360 | 9.44 % |
| Total: | \$1,695,155 | \$96,831 | \$142,559 | \$508,145 | \$1,607,704 | \$4,050,394 | |

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

| | | |
|----------------------|---|-------------|
| Roofing | - | \$1,308,187 |
| Site | - | \$1,181,489 |
| Fire and Life Safety | - | \$380,513 |

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

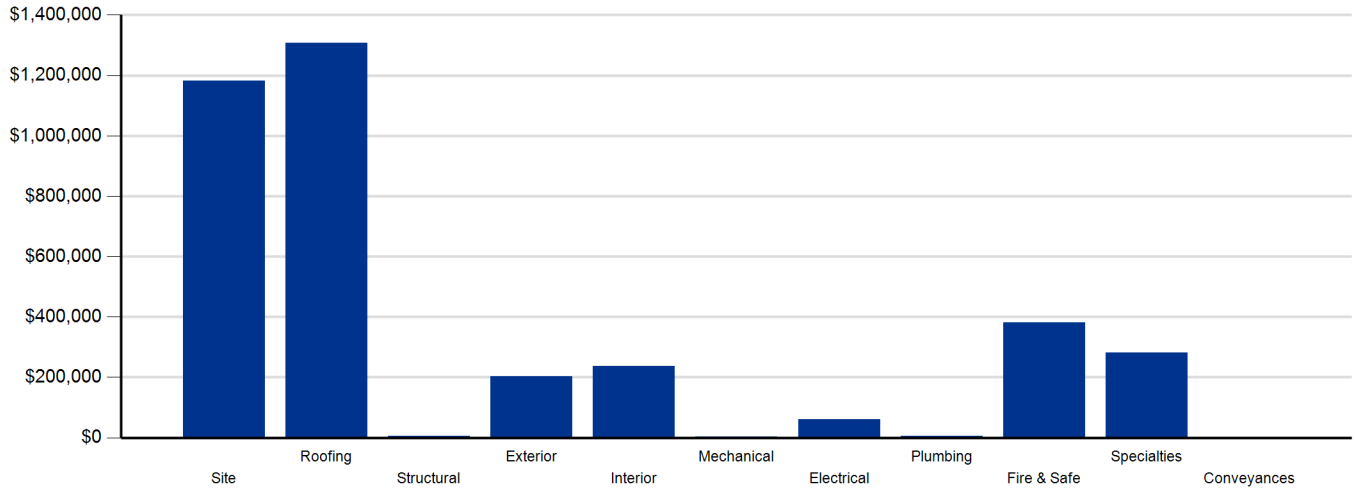


Figure 1: System Deficiencies

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 | \$5,204 | \$0 | \$0 | \$0 | \$1,210,327 | \$1,215,531 |
| Interior | \$0 | \$0 | \$0 | \$355,912 | \$314,038 | \$669,950 |
| Mechanical | \$0 | \$40,781 | \$0 | \$112,128 | \$233,372 | \$386,281 |
| Electrical | \$0 | \$0 | \$0 | \$56,271 | \$1,016,302 | \$1,072,573 |
| Plumbing | \$7,775 | \$0 | \$2,684 | \$0 | \$385,334 | \$395,793 |
| Fire and Life Safety | \$0 | \$0 | \$0 | \$94,707 | \$0 | \$94,707 |
| Conveyances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Specialties | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Crawlspace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$12,979 | \$40,781 | \$2,684 | \$619,018 | \$3,159,373 | \$3,834,835 |

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 | \$105,712 | \$147,700 | \$0 | \$0 | \$253,412 | \$253,412 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,367 | \$25,367 | \$25,367 |
| Exterior | \$1,215,531 | \$0 | \$0 | \$0 | \$0 | \$12,999 | \$12,999 | \$1,228,530 |
| Interior | \$669,950 | \$0 | \$25,219 | \$41,563 | \$0 | \$132,622 | \$199,404 | \$869,354 |
| Mechanical | \$386,281 | \$0 | \$0 | \$0 | \$0 | \$181,995 | \$181,995 | \$568,276 |
| Electrical | \$1,072,573 | \$0 | \$0 | \$17,802 | \$0 | \$9,875 | \$27,677 | \$1,100,250 |
| Plumbing | \$395,793 | \$0 | \$0 | \$0 | \$0 | \$77,525 | \$77,525 | \$473,318 |
| Fire and Life Safety | \$94,707 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$94,707 |
| 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 | \$3,834,835 | \$0 | \$130,931 | \$207,065 | \$0 | \$440,383 | \$778,379 | \$4,613,214 |

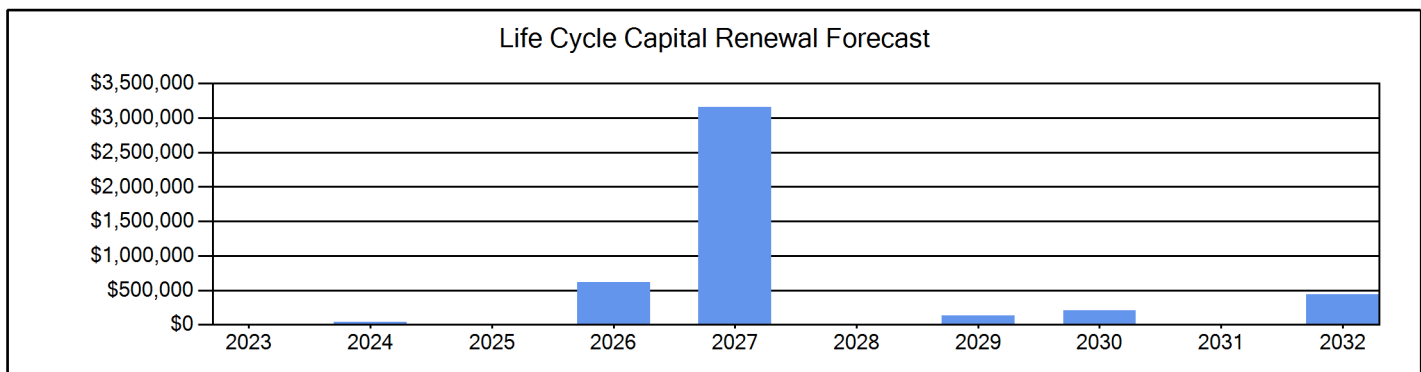


Figure 2: Ten Year Capital Renewal Forecast

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 \$14,340,114. For planning purposes, the total 5-year need at the Zilker ES is \$7,905,527 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Zilker ES facility has a 5-year FCA of 44.87%.

5-Year Need vs. Replacement

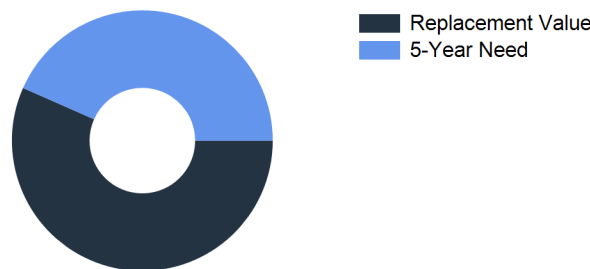


Figure 3: 5-Year FCA

Zilker ES - Deficiency Summary

Site Level Deficiencies

Site

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|----------|--------------|----------|--------------------|------|
| Concrete Walks Replacement | Capital Renewal | 400 | SF | 3 | \$4,531 | 928 |
| Note: Settling and cracks in sidewalks near main entrance. | | | | | | |
| PROGRAM DEFICIENCIES | ADA Compliance | 480,195 | EACH | 5 | \$824,486 | 1764 |
| Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area D \$ 22,133.68 Estimated Construction Cost for Site Plan Area E \$ 12,004.25 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 34,137.94 Interior Improvements Estimated Construction Cost for Floor Plan Area 6 (2 locations) - Building A \$ 60,548.06 Estimated Construction Cost for Floor Plan Area 7 (2 locations) - Building A \$ 90,984.27 Estimated Construction Cost for Floor Plan Area 8 (2 locations) - Building A \$ 136,761.85 Estimated Construction Cost for Floor Plan Area 9 - Building A \$ 135,503.34 Estimated Construction Cost for Floor Plan Area 10 - Building A (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost for Floor Plan Area 11 - Building A (REVISED- Upgraded for TAS compliance) \$ - Estimated Construction Cost for Floor Plan Area 12 - Building A \$ 16,474.89 Estimated Construction Cost for Floor Plan Area 13 - Building C \$ 5,784.43 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 446,056.84 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 480,194.77 | | | | | | |
| Location: AISD ADA REPORT | | | | | | |
| PUBLIC DEFICIENCIES | ADA Compliance | 196,406 | EACH | 5 | \$337,225 | 1763 |
| Note: Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$25,748.19 Estimated Construction Cost for Site Plan Area B (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost for Site Plan Area C \$ 18,111.43 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 43,859.62 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - Building A \$ 1,190.46 Estimated Construction Cost for Floor Plan Area 2 - Building A (REVISED - Upgraded for TAS compliance) \$ - Estimated Construction Cost for Floor Plan Area 3 - Building A \$ 63,660.16 Estimated Construction Cost for Floor Plan Area 4 - Building A (REVISED - NOT Upgraded for TAS/ADA) \$62,669.61 Estimated Construction Cost for Floor Plan Area 5 - Building A \$ 25,026.63 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 152,546.85 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 196,406.47 | | | | | | |
| Location: AISD ADA REPORT | | | | | | |
| TAS ACCESSIBILITY DEFICIENCIES | ADA Compliance | 8,880 | EACH | 5 | \$15,247 | 1765 |
| Note: Interior Improvements Estimated Construction Cost for Floor Plan Area 14 - Building A (REVISED - Upgraded for TAS/ADA) \$ - Estimated Construction Cost for Floor Plan Area 15 - Building A (REVISED - Upgraded for TAS/ADA) \$ - Estimated Construction Cost for Floor Plan Area 16 - Building B \$ 8,880.98 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 8,880.98 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$8,880.98 | | | | | | |
| Location: AISD | | | | | | |
| Sub Total for System | | 4 | items | | \$1,181,489 | |

Structural

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|--------------------|------|
| Structural Study Recommended | Deferred Maintenance | 1 | Job | 1 | \$6,455 | 6637 |
| 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 | | \$1,187,943 | |

Building: 146A - Main building includes Administration Offices, Classrooms, & Cafeteria.

Roofing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|-----------------|-----------|--------------|----------|--------------------|------|
| AISD ROOFING P1 | Capital Renewal | 12,854 | EACH | 1 | \$12,854 | 1819 |
| AISD ROOFING P2 | Capital Renewal | 96,474 | EACH | 1 | \$96,474 | 1820 |
| AISD ROOFING P3 | Capital Renewal | 1,156,779 | EACH | 1 | \$1,156,754 | 1821 |
| AISD ROOFING P4 | Capital Renewal | 20,024 | EACH | 1 | \$20,024 | 1822 |
| AISD ROOFING P5 | Capital Renewal | 22,085 | EACH | 1 | \$22,085 | 1823 |
| Sub Total for System | | 5 | items | | \$1,308,187 | |

Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|----------|--------------|----------|------------------|------|
| Steel Window Replacement Note: replace all 6 windows Location: cafe | Capital Renewal | 192 | SF | 2 | \$27,752 | 5922 |
| Steel Window Replacement Note: replace all 4 Location: lobby | Capital Renewal | 48 | SF | 2 | \$6,938 | 5923 |
| Steel Window Replacement Note: replace all 7 Location: kitchen | Capital Renewal | 42 | SF | 2 | \$6,071 | 5924 |
| Aluminum Window Repair Note: re-caulk windows Location: RM 400-404, RM 500-503 | Deferred Maintenance | 58 | Ea. | 3 | \$34,892 | 5921 |
| Brick Exterior Repointing | Deferred Maintenance | 6,566 | SF Wall | 3 | \$83,493 | 1316 |
| Exterior Cleaning | Deferred Maintenance | 10,146 | SF Wall | 5 | \$39,294 | 2610 |
| Sub Total for System | | 6 | items | | \$198,440 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|----------------------|----------|--------------|----------|------------------|------|
| Acoustical Ceiling Tile Replacement | Capital Renewal | 29,549 | SF | 4 | \$99,780 | 1768 |
| Carpet Flooring Replacement Note: clean 201, 204, 205 | Capital Renewal | 3,283 | SF | 4 | \$41,563 | 1252 |
| Carpet Flooring Replacement | Capital Renewal | 3,283 | SF | 4 | \$41,563 | 1769 |
| Interior Ceiling Repainting | Deferred Maintenance | 3,283 | SF | 5 | \$6,837 | 1767 |
| Sub Total for System | | 4 | items | | \$189,744 | |

Plumbing

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|-----------------|----------|--------------|----------|----------------|------|
| Water Heater Replacement | Capital Renewal | 1 | Ea. | 2 | \$5,719 | 1775 |
| Sub Total for System | | 1 | items | | \$5,719 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------------|----------|--------------|----------|------------------|------|
| Fire Alarm Panel Replacement | Capital Renewal | 1 | Ea. | 1 | \$6,868 | 1777 |
| Fire Alarm Replacement | Capital Renewal | 32,832 | SF | 1 | \$52,131 | 1776 |
| Install Fire Sprinklers Note: no sprinkler system | Functional Deficiency | 32,832 | SF | 1 | \$240,534 | 1249 |
| Sub Total for System | | 3 | items | | \$299,533 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------------|-----------------|----------|--------------|----------|------------------|------|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 28 | Room | 4 | \$246,452 | 3524 |
| Sub Total for System | | 1 | items | | \$246,452 | |

Crawlspace

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|----------------------|-----------|--------------|----------|--------------------|------|
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SOIL/DRAINAGE BELOW BUILDING - Improve drainage | Deferred Maintenance | 19,487 | Ea. | 5 | \$22,894 | 6508 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: PERIMETER SOIL RETAINERS - replace soil retainers - 2556 LF | Deferred Maintenance | 249,043 | Ea. | 5 | \$292,588 | 6509 |
| CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD Note: SPECIAL FOUNDATIONS - minor honeycomb & reinforcement repair 2,556 LF | Deferred Maintenance | 56,924 | Ea. | 5 | \$66,877 | 6636 |
| Sub Total for System | | 3 | items | | \$382,360 | |
| Sub Total for Building 146A - Main building includes Administration Offices, Classrooms, & Cafeteria. | | 23 | items | | \$2,630,436 | |

Building: 146B - Stand-Alone Gym
Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------------|----------------------|----------|--------------|----------|-----------------|------|
| Interior Door Hardware Replacement | Capital Renewal | 3 | Door | 3 | \$4,454 | 1782 |
| Vinyl Composition Tile Replacement | Capital Renewal | 2,686 | SF | 4 | \$21,965 | 1783 |
| Interior Ceiling Repainting | Deferred Maintenance | 113 | SF | 5 | \$235 | 1778 |
| Interior Wall Repainting (Bldg SF) | Capital Renewal | 141 | SF | 5 | \$632 | 1779 |
| Sub Total for System | | 4 | items | | \$27,286 | |

Mechanical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|----------------|------|
| Window AC Unit Component Replacement | Capital Renewal | 1 | Ea. | 4 | \$3,085 | 4639 |
| Note: window unit does not work | | | | | | |
| Location: Gym office | | | | | | |
| Sub Total for System | | 1 | items | | \$3,085 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------------|----------|--------------|----------|-----------------|------|
| Fire Alarm Replacement | Capital Renewal | 2,827 | SF | 1 | \$4,489 | 1784 |
| Install Fire Sprinklers | Functional Deficiency | 2,827 | SF | 1 | \$20,711 | 1250 |
| Note: no sprinklers | | | | | | |
| Sub Total for System | | 2 | items | | \$25,200 | |
| Sub Total for Building 146B - Stand-Alone Gym | | 7 | items | | \$55,572 | |

Building: 146C - Stand-Alone Library
Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-------------------------------------|-----------------|----------|--------------|----------|-----------------|------|
| Acoustical Ceiling Tile Replacement | Capital Renewal | 5,487 | SF | 4 | \$18,528 | 1785 |
| Sub Total for System | | 1 | items | | \$18,528 | |

Fire and Life Safety

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|----------------------------------|-----------------------|----------|--------------|----------|-----------------|------|
| Fire Alarm Panel Replacement | Capital Renewal | 1 | Ea. | 1 | \$6,868 | 1789 |
| Fire Alarm Replacement | Capital Renewal | 5,487 | SF | 1 | \$8,712 | 1787 |
| Install Fire Sprinklers | Functional Deficiency | 5,487 | SF | 1 | \$40,199 | 1251 |
| Note: no sprinkler system | | | | | | |
| Sub Total for System | | 3 | items | | \$55,779 | |

Specialties

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|--|-----------------|----------|--------------|----------|------------------|------|
| Replace Cabinetry In Classes/Labs | Capital Renewal | 4 | Room | 4 | \$35,207 | 3525 |
| Sub Total for System | | 1 | items | | \$35,207 | |
| Sub Total for Building 146C - Stand-Alone Library | | 5 | items | | \$109,515 | |

Building: 146D - Boiler House (Kiln Room)
Exterior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|-----------------------------|----------------------|----------|--------------|----------|----------------|------|
| Steel Window Repair | Deferred Maintenance | 3 | Ea. | 3 | \$4,241 | 1246 |
| Note: re-caulk | | | | | | |
| Sub Total for System | | 1 | items | | \$4,241 | |

Interior

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|------------------------------|-----------------|----------|--------------|----------|----------------|------|
| Exposed Ceiling Repainting | Capital Renewal | 597 | SF | 5 | \$1,387 | 1245 |
| Note: rusted - repair | | | | | | |
| Sub Total for System | | 1 | items | | \$1,387 | |

Electrical

| Deficiency | Category | Qty | UoM | Priority | Repair Cost | ID |
|---|-----------------|-----------|--------------|----------|--------------------|------|
| Distribution Panel Replacement Note: distribution panels are weathered, aged, and rusted. Location: one inside the room, the other wall-mounted; outdoors | Capital Renewal | 2 | Ea. | 2 | \$50,351 | 1247 |
| Lighting Fixtures Replacement Note: aged Location: inside | Capital Renewal | 597 | SF | 3 | \$10,948 | 1248 |
| Sub Total for System | | 2 | items | | \$61,300 | |
| Sub Total for Building 146D - Boiler House (Kiln Room) | | 4 | items | | \$66,928 | |
| Total for Campus | | 44 | items | | \$4,050,394 | |

Zilker ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--------------------------------|-----------------------------|----------------|------------------|----------------|
| Parking Lot Pavement | Asphalt | 64 | CAR | \$92,851 | 7 |
| Roadway Pavement | Asphalt Driveways | 2,000 | SF | \$12,861 | 7 |
| Fences and Gates | Fencing - Chain Link (8-10 Ft) | 1,600 | LF | \$125,352 | 8 |
| Playfield Areas | ES Playgrounds | 1 | Ea. | \$22,348 | 8 |
| | | Sub Total for System | 4 items | \$253,412 | |

Roofing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|---------------------|---------------------------------|----------------|------------------|----------------|
| Canopy Roofing | Steel panels | 500 | SF | \$25,367 | 10 |
| | | Sub Total for System | 1 items | \$25,367 | |
| | | Sub Total for Building - | 5 items | \$278,779 | |

Building: 146A - Main building includes Administration Offices, Classrooms, & Cafeteria.

Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|----------------------------|-------------------------------|-----------------------------|----------------|--------------------|----------------|
| Exterior Operating Windows | Steel - Windows per SF | 36 | SF | \$5,204 | 1 |
| | Note: admin | | | | |
| Exterior Wall Veneer | Brick - Bldg SF basis | 32,832 | SF | \$922,401 | 5 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 23 | Door | \$85,261 | 5 |
| Exterior Entrance Doors | Wooden Door | 14 | Door | \$44,289 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 1,392 | SF | \$138,820 | 5 |
| Exterior Operating Windows | Aluminum - Windows per SF | 56 | SF | \$5,585 | 10 |
| | | Sub Total for System | 6 items | \$1,201,559 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|-----------------------------------|-----------------------------|----------------|------------------|----------------|
| Tile Wall Finish | Ceramic Tile wall | 29,549 | SF | \$245,311 | 4 |
| Stone Facing | CMU Wall | 3,283 | SF | \$110,601 | 4 |
| Compartments and Cubicles | Toilet Partitions | 21 | Stall | \$42,346 | 5 |
| Interior Door Supplementary Components | Door Hardware | 57 | Door | \$84,623 | 5 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Grid System | 29,549 | SF | \$123,049 | 5 |
| Carpeting | Carpet | 3,283 | SF | \$41,563 | 8 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 29,549 | SF | \$99,780 | 10 |
| Suspended Plaster and | Painted ceilings | 3,283 | SF | \$6,837 | 10 |
| | | Sub Total for System | 8 items | \$754,110 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|--------|-----|-------------|----------------|
| HVAC Air Distribution | Roof Top Unit - DX Gas (10 Ton) | 1 | Ea. | \$24,236 | 2 |
| | Note: RM1-1 | | | | |
| Decentralized Cooling | Fan Coil - D/X Only (3 Ton) | 8 | Ea. | \$16,545 | 2 |
| | Note: Heat Pump/Unit Ventilator/Fan Coil, Classrooms | | | | |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 4 | Ea. | \$25,690 | 4 |
| | Note: 2008/2010 HP Condensers | | | | |
| HVAC Air Distribution | Roof Top Unit - DX Gas (15 Ton) | 1 | Ea. | \$31,723 | 4 |
| | Note: RTU-KIT, Roof | | | | |
| Decentralized Cooling | Fan Coil - D/X Only (1.5 Ton) | 4 | Ea. | \$5,944 | 4 |
| | Note: Heat Pump/Unit Ventilator/Fan Coil, Classrooms | | | | |
| Decentralized Cooling | Ductless Split System (1 Ton) | 2 | Ea. | \$6,008 | 5 |
| Exhaust Air | Wall Exhaust Fan | 1 | Ea. | \$4,731 | 5 |
| HVAC Air Distribution | AHU 2,000 CFM Interior | 2 | Ea. | \$58,029 | 5 |
| | Note: A1, A2 AHU's | | | | |
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 32,832 | SF | \$50,803 | 10 |
| Decentralized Cooling | Ductless Split System (1 Ton) | 2 | Ea. | \$6,008 | 10 |
| | Note: FCU-3, FCU-8 | | | | |
| HVAC Air Distribution | Ductwork (Bldg.SF) | 10,000 | SF | \$79,124 | 10 |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--------------------------|-----------|--------------|------------------|----------------|
| Exhaust Air | Roof Exhaust Fan - Small | 3 | Ea. | \$5,879 | 10 |
| Exhaust Air | Roof Exhaust Fan - Large | 5 | Ea. | \$40,181 | 10 |
| | | 13 | items | \$354,902 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--|-----------|--------------|------------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 32,832 | SF | \$23,241 | 4 |
| Distributed Systems | Public Address System Head End Unit | 1 | Ea. | \$7,307 | 4 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 13 | Ea. | \$11,723 | 4 |
| Power Distribution | Distribution Panels (600 Amps) | 2 | Ea. | \$35,605 | 5 |
| Power Distribution | Panelboard - 120/208 225A | 1 | Ea. | \$5,500 | 5 |
| Power Distribution | Panelboard - 120/240 225A | 3 | Ea. | \$23,470 | 5 |
| Power Distribution | Panelboard - 120/240 400A | 1 | Ea. | \$10,347 | 5 |
| Power Distribution | Panelboard - 120/240 225A | 7 | Ea. | \$54,763 | 5 |
| Power Distribution | Panelboard - 120/240 100A | 3 | Ea. | \$12,707 | 5 |
| Power Distribution | Panelboard - 120/240 100A | 1 | Ea. | \$4,236 | 5 |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 18 | Ea. | \$37,493 | 5 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 32,832 | SF | \$602,091 | 5 |
| Power Distribution | Power Wiring | 32,832 | SF | \$38,994 | 5 |
| | | 13 | items | \$867,475 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|--|----------|--------------|------------------|----------------|
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 32,832 | SF | \$117,989 | 5 |
| Plumbing Fixtures | Restroom Lavatory | 13 | Ea. | \$35,312 | 5 |
| Plumbing Fixtures | Sink - Service / Mop Sink | 3 | Ea. | \$2,388 | 5 |
| Plumbing Fixtures | Toilets | 25 | Ea. | \$126,485 | 5 |
| Plumbing Fixtures | Urinals | 7 | Ea. | \$9,480 | 5 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 32,832 | SF | \$36,451 | 5 |
| Domestic Water Equipment | Water Heater - Electric - 120 gallon | 1 | Ea. | \$5,719 | 10 |
| Plumbing Fixtures | Classroom Lavatory | 28 | Ea. | \$71,806 | 10 |
| | | 8 | items | \$405,629 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|-----------------------|-----------|--------------|--------------------|----------------|
| Security System Component | Security Alarm System | 32,832 | SF | \$75,570 | 4 |
| | | 1 | items | \$75,570 | |
| Sub Total for Building 146A - Main building includes Administration Offices, Classrooms, & Cafeteria. | | 49 | items | \$3,659,245 | |

Building: 146B - Stand-Alone Gym
Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------|-------------------------------|----------|--------------|----------------|----------------|
| Exterior Entrance Doors | Steel - Insulated and Painted | 2 | Door | \$7,414 | 5 |
| | | 1 | items | \$7,414 | |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------------|-----------------------------|----------|--------------|----------------|----------------|
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 2,544 | SF | \$8,590 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 141 | SF | \$632 | 7 |
| Suspended Plaster and | Painted ceilings | 113 | SF | \$235 | 10 |
| | | 3 | items | \$9,458 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|--------------------------|----------|--------------|-----------------|----------------|
| HVAC Air Distribution | Ductwork (Bldg.SF) | 2,827 | SF | \$22,368 | 5 |
| Heating System Supplementary Components | Controls - DDC (Bldg.SF) | 2,827 | SF | \$7,625 | 5 |
| Exhaust Air | Wall Exhaust Fan | 1 | Ea. | \$4,731 | 5 |
| Note: Minor rain water leaks, maintenance repair required | | | | | |
| | | 3 | items | \$34,725 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--|-------|-----|-------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 2,827 | SF | \$2,001 | 4 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 3 | Ea. | \$2,705 | 4 |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|-------------------------------|----------|--------------|-----------------|----------------|
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 2 | Ea. | \$4,166 | 5 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 2,827 | SF | \$51,843 | 5 |
| Power Distribution | Power Wiring | 2,827 | SF | \$3,358 | 10 |
| Sub Total for System | | 5 | items | \$64,073 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|--------------|-----------------|----------------|
| Domestic Water Equipment | Water Heater - Electric - 5 to 10 gallon | 1 | Ea. | \$1,264 | 5 |
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 2,827 | SF | \$10,159 | 5 |
| Plumbing Fixtures | Restroom Lavatory | 1 | Ea. | \$2,716 | 5 |
| Plumbing Fixtures | Showers | 1 | Ea. | \$1,306 | 5 |
| Plumbing Fixtures | Toilets | 1 | Ea. | \$5,059 | 5 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 2,827 | SF | \$3,139 | 5 |
| Sub Total for System | | 6 | items | \$23,644 | |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|-----------------------|-----------|--------------|------------------|----------------|
| Security System Component | Security Alarm System | 2,827 | SF | \$6,507 | 4 |
| Sub Total for System | | 1 | items | \$6,507 | |
| Sub Total for Building 146B - Stand-Alone Gym | | 19 | items | \$145,821 | |

Building: 146C - Stand-Alone Library
Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--|----------------------------------|----------|--------------|------------------|----------------|
| Carpeting | Carpet | 3,292 | SF | \$41,677 | 5 |
| Interior Door Supplementary Components | Door Hardware | 8 | Door | \$11,877 | 5 |
| Wall Painting and Coating | Painting/Staining (Bldg SF) | 5,487 | SF | \$24,587 | 7 |
| Acoustical Suspended Ceilings | Ceilings - Acoustical Tiles | 5,487 | SF | \$18,528 | 10 |
| Interior Swinging Doors | Storefront door (Aluminum/Glass) | 2 | Door | \$7,242 | 10 |
| Sub Total for System | | 5 | items | \$103,912 | |

Mechanical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---|---|----------|--------------|------------------|----------------|
| Decentralized Cooling | Condenser - Outside Air Cooled (5 Tons) | 1 | Ea. | \$9,973 | 4 |
| | Note: CU-1, outside | | | | |
| Decentralized Cooling | Condenser - Outside Air Cooled (3 Tons) | 2 | Ea. | \$12,845 | 4 |
| | Note: CU-2, 3, outside | | | | |
| Decentralized Cooling | Condenser - Outside Air Cooled (5 Tons) | 2 | Ea. | \$19,945 | 4 |
| | Note: CU-LIB-1, 2. Located Outside | | | | |
| Decentralized Cooling | Ductless Split System (1 Ton) | 2 | Ea. | \$6,008 | 4 |
| | Note: AC-1, 2, Libcomp 4 | | | | |
| HVAC Air Distribution | Ductwork (Bldg.SF) | 5,487 | SF | \$43,416 | 5 |
| Heating System Supplementary Components | Controls - Electronic (Bldg.SF) | 5,487 | SF | \$8,490 | 5 |
| HVAC Air Distribution | AHU 2,000 CFM Interior | 2 | Ea. | \$58,029 | 5 |
| | Note: LIB-1, LIB-2 library mezzanine | | | | |
| Decentralized Cooling | Condenser - Inside Air Cooled (5 ton) | 2 | Ea. | \$19,945 | 5 |
| | Note: CU-LIB-1, CU-LIB-2 | | | | |
| Sub Total for System | | 8 | items | \$178,651 | |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------------|--|----------|--------------|------------------|----------------|
| Audio-Video Systems | PA Communications No Head Unit (Bldg SF) | 5,487 | SF | \$3,884 | 4 |
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 2 | Ea. | \$1,803 | 4 |
| Power Distribution | Panelboard - 120/240 100A | 1 | Ea. | \$4,236 | 5 |
| Power Distribution | Panelboard - 120/240 225A | 2 | Ea. | \$15,646 | 5 |
| Lighting Fixtures | Canopy Mounted Fixtures (Ea.) | 7 | Ea. | \$14,581 | 5 |
| Lighting Fixtures | Light Fixtures (Bldg SF) | 5,487 | SF | \$100,624 | 5 |
| Power Distribution | Power Wiring | 5,487 | SF | \$6,517 | 10 |
| Sub Total for System | | 7 | items | \$147,291 | |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|--|-------|-----|-------------|----------------|
| Domestic Water Piping | Domestic Water Piping System (Bldg.SF) | 5,487 | SF | \$19,719 | 5 |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|-----------------------|-----------------------------|-----|----------------|-----------------|
| Plumbing Fixtures | Restroom Lavatory | 1 | Ea. | \$2,716 | 5 |
| Plumbing Fixtures | Toilets | 1 | Ea. | \$5,059 | 5 |
| Sanitary Sewerage Piping | Sanitary Sewer Piping | 5,487 | SF | \$6,092 | 5 |
| | | Sub Total for System | | 4 items | \$33,586 |

Fire and Life Safety

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|---------------------------|-----------------------|--|-----|-----------------|------------------|
| Security System Component | Security Alarm System | 5,487 | SF | \$12,630 | 4 |
| | | Sub Total for System | | 1 items | \$12,630 |
| | | Sub Total for Building 146C - Stand-Alone Library | | 25 items | \$476,070 |

Building: 146D - Boiler House (Kiln Room)
Exterior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|----------------------------|-------------------------------|-----------------------------|------|----------------|-----------------|
| Exterior Operating Windows | Steel - Windows per SF | 84 | SF | \$12,142 | 5 |
| Exterior Entrance Doors | Steel - Insulated and Painted | 2 | Door | \$7,414 | 10 |
| | | Sub Total for System | | 2 items | \$19,556 |

Interior

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-------------------------|---------------------|-----------------------------|------|----------------|----------------|
| Interior Swinging Doors | Wooden Door | 1 | Door | \$1,876 | 5 |
| | | Sub Total for System | | 1 items | \$1,876 |

Electrical

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|-----------------------|---------------------------------|-----------------------------|-----|----------------|-----------------|
| Lighting Fixtures | Building Mounted Fixtures (Ea.) | 4 | Ea. | \$3,607 | 4 |
| Power Distribution | Distribution Panels (600 Amps) | 1 | Ea. | \$17,802 | 8 |
| | | Sub Total for System | | 2 items | \$21,409 |

Plumbing

| Uniformat Description | LC Type Description | Qty | UoM | Repair Cost | Remaining Life |
|--------------------------|-------------------------------------|---|-----|------------------|--------------------|
| Plumbing Fixtures | Restroom Lavatory | 1 | Ea. | \$2,716 | 1 |
| | Note: bad condition | | | | |
| Plumbing Fixtures | Toilets | 1 | Ea. | \$5,059 | 1 |
| | Note: bad condition | | | | |
| Domestic Water Equipment | Water Heater - Electric - 40 gallon | 1 | Ea. | \$2,684 | 3 |
| | | Sub Total for System | | 3 items | \$10,460 |
| | | Sub Total for Building 146D - Boiler House (Kiln Room) | | 8 items | \$53,300 |
| | | Total for: Zilker ES | | 106 items | \$4,613,214 |

Supporting Photos

General Site Photos



Classroom Doors are dated



Classroom Windows are beyond their useful life



Window Frames are aged and beyond their useful life



Rusted Window Latch



Cracked Brick Wall



Glued on ceiling is beyond its useful life