AUSTIN Independent School District

FACILITY CONDITION ASSESSMENT

Delco Activity Center | **February 2022**

Executive Summary

Delco Activity Center is located at 4601 Pecan Brook Dr. in Austin, Texas. The oldest building is 17 years old (at time of 2020 assessment). It comprises 60,294 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 $1,082,649. 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 Delco Activity Center the ten-year need is $12,150,644.

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 Delco Activity Center facility has a 5-year FCA score of 75.68%.

Summary of Findings

The table below summarizes the condition findings at Delco Activity Center

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	$237,386	$931,621	$1,958,583	$1,169,007	$3,127,590	$0	
Permanent Building(s)								
949A	Main building includes Sports Arena, Locker rooms, Restrooms, and Concessions	$845,263	$5,116,941	$3,060,850	$5,962,204	$9,023,054	$28,599,250	79.15%
	Sub Total for Permanent Building(s):	***$845,263***	***$5,116,941***	***$3,060,850***	***$5,962,204***	***$9,023,054***	***$28,599,252***	
	Total for Site:	**$1,082,649**	**$6,048,562**	**$5,019,433**	**$7,131,211**	**$12,150,644**	**$28,599,252**	**75.68%**

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	$0	$0	$0	$4,990	$219,486	$224,476	20.73 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$12,910	$0	$0	$0	$0	$12,910	1.19 %
Exterior	$0	$0	$0	$89,590	$0	$89,590	8.28 %
Interior	$0	$0	$0	$1,175	$0	$1,175	0.11 %
Mechanical	$0	$0	$0	$0	$0	$0	0.00 %
Electrical	$0	$42,907	$0	$0	$0	$42,907	3.96 %
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	$711,591	$711,591	65.73 %
Total:	$12,910	$42,907	$0	$95,756	$931,077	$1,082,649	

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

Site	-	$224,476
Exterior	-	$89,590
Electrical	-	$42,907

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

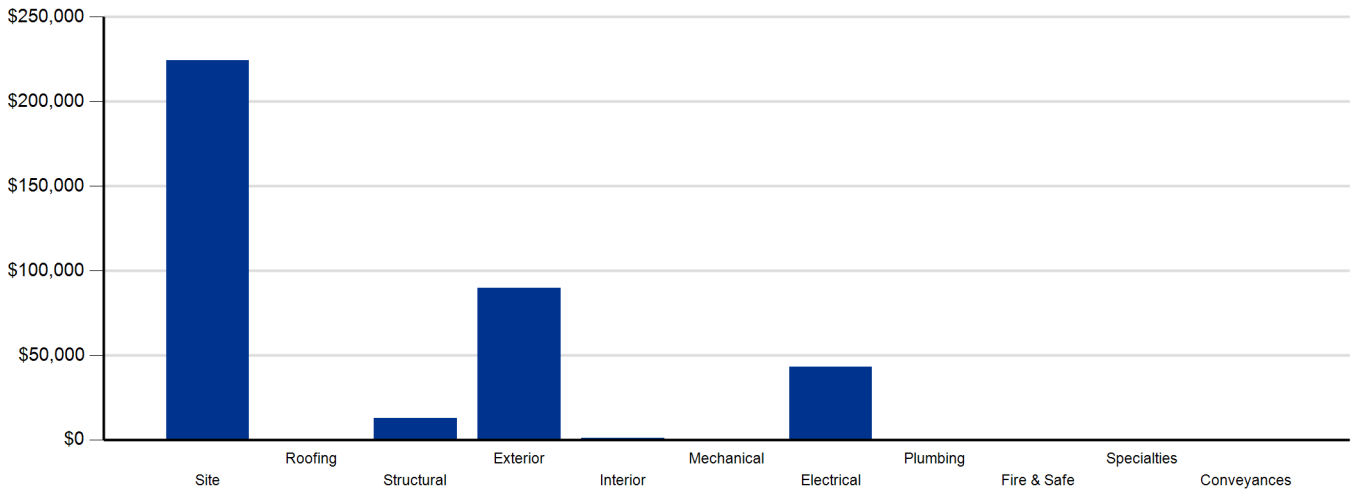

Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	**Total 1-5**
Site	$0	$0	$0	$0	$722,113	$722,113
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$177,936	$0	$26,391	$279,744	$484,071
Interior	$14,793	$0	$0	$66,807	$227,036	$308,636
Mechanical	$2,617	$513,968	$897,204	$202,950	$72,177	$1,688,916
Electrical	$0	$0	$209,508	$0	$20,740	$230,248
Plumbing	$16,598	$0	$0	$0	$0	$16,598
Fire and Life Safety	$0	$241,384	$0	$0	$49,294	$290,678
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$2,272,095	$0	$0	$2,272,095
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$34,008**	**$933,288**	**$3,378,807**	**$296,148**	**$1,371,104**	**$6,013,355**

Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total 6-10	Total 1-10
Site	$722,113	$1,958,583	$0	$0	$0	$0	$1,958,583	$2,680,696
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$484,071	$0	$0	$522,663	$0	$0	$522,663	$1,006,734
Interior	$308,636	$0	$0	$133,195	$0	$519,500	$652,695	$961,331
Mechanical	$1,688,916	$0	$138,947	$0	$0	$145,892	$284,839	$1,973,755
Electrical	$230,248	$0	$1,105,704	$71,610	$0	$0	$1,177,314	$1,407,562
Plumbing	$16,598	$0	$0	$415,354	$0	$0	$415,354	$431,952
Fire and Life Safety	$290,678	$0	$0	$0	$0	$0	$0	$290,678
Conveyances	$0	$0	$0	$0	$0	$7,985	$7,985	$7,985
Specialties	$2,272,095	$0	$0	$0	$0	$0	$0	$2,272,095
Crawlspace	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$6,013,355**	**$1,958,583**	**$1,244,651**	**$1,142,822**	**$0**	**$673,377**	**$5,019,433**	**$11,032,788**

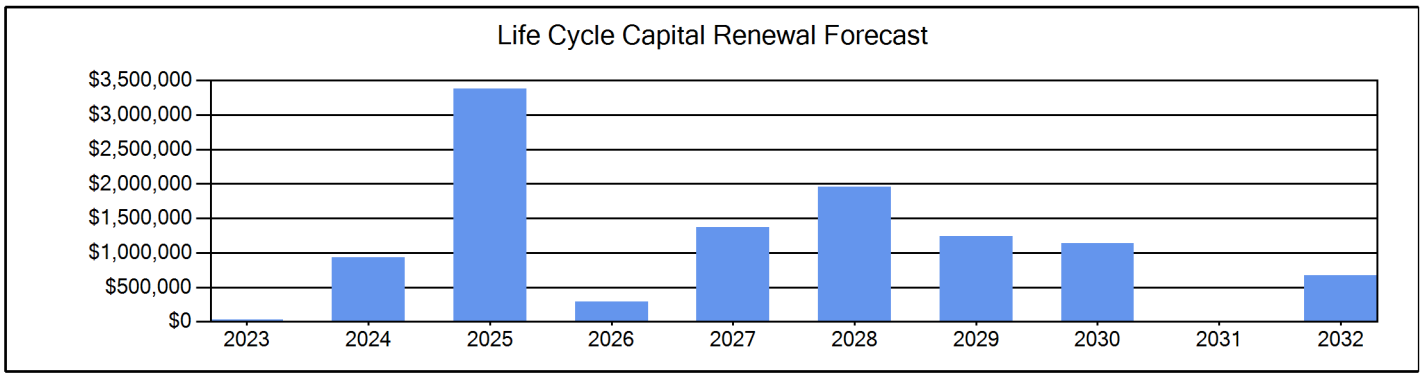

Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

FCAS = 100 – (Total Repair Cost/ Replacement Cost)

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Austin area. The estimated replacement cost for this facility is $28,599,252. For planning purposes, the total 5-year need at the Delco Activity Center is $7,131,211 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Delco Activity Center facility has a 5-year FCA of 75.68%.

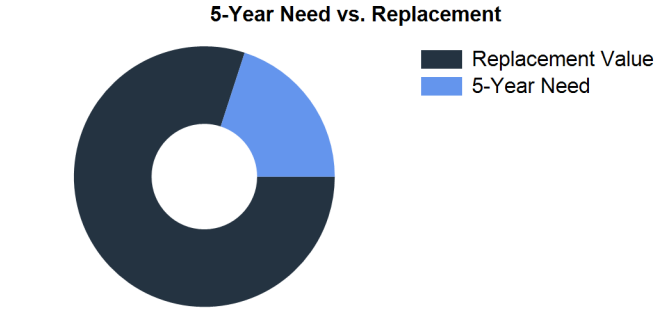

Figure 3: 5-Year FCA

Delco Activity Center - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (Ornamental Fence)	Capital Renewal	39	LF	4	$3,139	5128
Note: Damaged						
Gate Replacement	Deferred Maintenance	3	Ea.	4	$1,851	5127
Note: Rusted						
Location: North of Site						
Paving Restriping	Deferred Maintenance	1,350	CAR	5	$44,895	5130
PROGRAM DEFICIENCIES	ADA Compliance	26,801	EACH	5	$46,017	5138
PUBLIC DEFICIENCIES	ADA Compliance	74,884	EACH	5	$128,574	5137
	Sub Total for System	**5**	**items**		**$224,476**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	$6,455	5126
Note: Cracking on CMU Wall and Fondation is sinking						
Location: Southend of Building						
Structural Study Recommended	Deferred Maintenance	1	Job	1	$6,455	6965
Note: Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
	Sub Total for System	**2**	**items**		**$12,910**	
	Sub Total for School and Site Level	**7**	**items**		**$237,386**	

Building: 949A - Main building includes Sports Arena, Locker rooms, Restrooms, and Concessions

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CMU Wall Replacement (Bldg SF)	Capital Renewal	800	SF	4	$89,590	6386
Note: Pilasters need repair						
Location: Multiple locations						
	Sub Total for System	**1**	**items**		**$89,590**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plaster Ceiling Replacement	Capital Renewal	603	SF	4	$1,175	5135
	Sub Total for System	**1**	**items**		**$1,175**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Replacement	Capital Renewal	1	Ea.	2	$42,907	5063
Note: Generator is not functional per management						
Location: Exterior mechanical yard						
	Sub Total for System	**1**	**items**		**$42,907**	

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	153,129	Ea.	5	$179,904	6966
Note: SOIL/DRAINAGE BELOW BUILDING - improve drainage - 35488 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	9,287	Ea.	5	$10,911	6967
Note: PERIMETER SOIL RETAINERS - minor repair of soil retainers, 10% - 834 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	197,586	Ea.	5	$232,134	6968
Note: CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 35488 SF						

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	98,793	Ea.	5	$116,067	6969
Note: STANDARD FOUNDATIONS - mushrooming - 35488 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	41,758	Ea.	5	$49,059	6970
Note: CRAWL SPACE, EXPOSED PIPES - Repair rusted pipe - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	26,099	Ea.	5	$30,662	6971
Note: CRAWL SPACE, EQUIPMENT - repair fans - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	79,034	Ea.	5	$92,853	6972
Note: CRAWL SPACE, SPRAY FIREPROOFING - replace fireproofing, 20% - 35488 GSF						
	Sub Total for System	**7**	**items**		**$711,591**	
Sub Total for Building 949A - Main building includes Sports Arena, Locker rooms, Restrooms, and Concessions		**10**	**items**		**$845,263**	
	Total for Campus	**17**	**items**		**$1,082,649**	

Delco Activity Center - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Ornamental, Iron	80	LF	$6,278	5
Roadway Pavement	Asphalt Driveways	111,320	SF	$715,835	5
Parking Lot Pavement	Asphalt	1,350	CAR	$1,958,583	6
	Sub Total for System	**3**	**items**	**$2,680,697**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	36	Ea.	$209,508	3
	Sub Total for System	**1**	**items**	**$209,508**	
	Sub Total for Building -	**4**	**items**	**$2,890,205**	

Building: 949A - Main building includes Sports Arena, Locker rooms, Restrooms, and Concessions

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	48	Door	$177,936	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,074	SF	$26,391	4
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	9,044	SF	$279,744	5
Exterior Operating Windows	Steel - Windows per SF	800	SF	$115,633	8
Exterior Operating Windows	Steel - Windows per SF	2,816	SF	$407,030	8
	Sub Total for System	**5**	**items**	**$1,006,734**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	1,809	SF	$14,793	1
Interior Door Supplementary Components	Door Hardware	45	Door	$66,807	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	28,338	SF	$95,690	5
Suspended Plaster and	Painted ceilings	1,206	SF	$2,512	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	24,118	SF	$108,071	5
Carpeting	Carpet	603	SF	$7,634	5
Interior Swinging Doors	Wooden Door	7	Door	$13,129	5
Compartments and Cubicles	Toilet Partitions	45	Stall	$90,742	8
Tile Flooring	Ceramic Tile	1,206	SF	$21,307	8
Interior Coiling Doors	Interior Overhead Doors	4	Ea.	$21,146	8
Wood Flooring	Wood Flooring - All Types	24,118	SF	$519,500	10
	Sub Total for System	**11**	**items**	**$961,331**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X only (5 Ton)	1	Ea.	$2,617	1
Note:	Office area / IT Room				
Heat Generation	Boiler - Cast Iron - Water (125 MBH)	1	Ea.	$10,715	2
Note:	A.O. Smith Legacy 2000 boiler, 500,000 BTU/hr				
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	1	Ea.	$2,068	2
Note:	Office area, IT Room				
Central Cooling	Chiller - Outdoor Air Cooled (100 Tons)	1	Ea.	$102,018	2
Note:	80 ton TRANE, ACCU-3				
Central Cooling	Chiller - Outdoor Air Cooled (175 Tons)	2	Ea.	$382,771	2
Note:	180 ton TRANE, ACCU-1, ACCU-2				
Decentralized Cooling	Condenser - Inside Air Cooled (3 ton)	1	Ea.	$6,423	2
Note:	CU-5				
Decentralized Cooling	Condenser - Inside Air Cooled (5 ton)	1	Ea.	$9,973	2
Note:	CU-6				
Decentralized Cooling	AHU 50,000 CFM Interior	4	Ea.	$710,357	3
Note:	AHU-1, -2, -3, -4				
HVAC Air Distribution	AHU 5,000 CFM Interior	4	Ea.	$172,653	3
Note:	3,000 CFM units, AHU-1E, -2E, -3E, -4E				

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	3	Ea.	$14,194	3
Note:	Restroom exhaust fans				
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	60,294	SF	$162,626	4
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	$11,561	4
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	$28,763	4
Note:	20 hp pumps				
HVAC Air Distribution	AHU 2,000 CFM Interior	1	Ea.	$29,014	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1	Ea.	$43,163	5
Note:	3,000 CFM AHU-CP				
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	2	Ea.	$83,203	7
Note:	RBI gas boilers/water heaters				
Other HVAC Distribution Systems	VFD (40 HP)	4	Ea.	$55,744	7
Note:	30 HP VFD's				
Facility Hydronic Distribution	4-Pipe System	60,294	SF	$145,892	10
	Sub Total for System	**18**	**items**	**$1,973,754**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	23	Ea.	$20,740	5
Lighting Fixtures	Light Fixtures (Bldg SF)	60,294	SF	$1,105,704	7
Power Distribution	Power Wiring	60,294	SF	$71,610	8
	Sub Total for System	**3**	**items**	**$1,198,054**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Potable-Water Storage Tanks	Water Heater Storage Tank - 250 Gallon	1	Ea.	$16,598	1
Note:	Mech Room, rusted tank				
Plumbing Fixtures	Restroom Lavatory	33	Ea.	$89,638	8
Plumbing Fixtures	Sink - Service / Mop Sink	10	Ea.	$7,959	8
Plumbing Fixtures	Showers	16	Ea.	$20,903	8
Plumbing Fixtures	Toilets	49	Ea.	$247,910	8
Plumbing Fixtures	Urinals	15	Ea.	$20,313	8
Plumbing Fixtures	Refrigerated Drinking Fountain	13	Ea.	$28,631	8
	Sub Total for System	**7**	**items**	**$431,952**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	60,294	SF	$138,780	2
Fire Detection and Alarm	Fire Alarm	60,294	SF	$95,736	2
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	$6,868	2
Water-Based Fire-Suppression	Fire Pump	1	Ea.	$49,294	5
Note:	15 hp pump				
	Sub Total for System	**4**	**items**	**$290,678**	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Passenger elevator cab finishes	1	Ea.	$7,985	10
	Sub Total for System	**1**	**items**	**$7,985**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fixed Multiple Seating	Bleachers	5,500	Seat	$2,272,095	3
	Sub Total for System	**1**	**items**	**$2,272,095**	
Sub Total for Building 949A - Main building includes Sports Arena, Locker rooms, Restrooms, and Concessions		**50**	**items**	**$8,142,582**	
	Total for: Delco Activity Center	**54**	**items**	**$11,032,786**	

Supporting Photos

General Site Photos

Generator is not functional

Exterior doors are worn

Exterior enclosure wall shows differential movement.

Concrete pavement is stained

Asphalt pavement cracked and has vegetation growth