



# FACILITY CONDITION ASSESSMENT

*Oak Hill ES* | February 2022



## Executive Summary

Oak Hill ES is located at 6101 Patton Ranch Rd in Austin, Texas. The oldest building is 46 years old (at time of 2020 assessment). It comprises 91,985 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 \$9,571,303. 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 Oak Hill ES the ten-year need is \$15,872,850.

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 Oak Hill ES facility has a 5-year FCA score of 50.33%.

## Summary of Findings

The table below summarizes the condition findings at Oak Hill 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
<b>Exterior Site</b>								
	Exterior Site	\$2,252,006	\$388,428	\$136,810	\$2,640,434	\$2,777,244	\$0	
<b>Permanent Building(s)</b>								
148A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$6,891,707	\$4,076,697	\$645,997	\$10,968,404	\$11,614,401	\$19,560,550	43.93%
148B	Classroom building (K and PPCD)	\$0	\$0	\$0	\$0	\$0	\$5,323,202	100.00%
PS017	Metal Bldg. Classrooms - Pre-K (includes Cafe (No KIT) & Gym)	\$427,590	\$966,767	\$86,848	\$1,394,357	\$1,481,205	\$5,323,202	73.81%
<b>Sub Total for Permanent Building(s):</b>		<b>\$7,319,298</b>	<b>\$5,043,464</b>	<b>\$732,845</b>	<b>\$12,362,762</b>	<b>\$13,095,607</b>	<b>\$30,206,956</b>	
<b>Total for Site:</b>		<b>\$9,571,303</b>	<b>\$5,431,892</b>	<b>\$869,655</b>	<b>\$15,003,195</b>	<b>\$15,872,850</b>	<b>\$30,206,956</b>	<b>50.33%</b>

## 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	\$69,968	\$159,588	\$2,015,995	\$2,245,551	23.46 %
Roofing	\$1,428,707	\$0	\$0	\$0	\$0	\$1,428,707	14.93 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.07 %
Exterior	\$0	\$132,224	\$0	\$0	\$0	\$132,224	1.38 %
Interior	\$0	\$0	\$196,938	\$277,129	\$6,739	\$480,806	5.02 %
Mechanical	\$0	\$2,298,540	\$0	\$0	\$0	\$2,298,540	24.01 %
Electrical	\$0	\$10,070	\$1,150,658	\$0	\$0	\$1,160,728	12.13 %
Plumbing	\$0	\$0	\$371,618	\$0	\$0	\$371,618	3.88 %
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	\$114,424	\$0	\$114,424	1.20 %
Crawlspace	\$0	\$0	\$0	\$0	\$1,332,252	\$1,332,252	13.92 %
<b>Total:</b>	\$1,435,161	\$2,440,833	\$1,789,182	\$551,141	\$3,354,985	\$9,571,303	

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

Mechanical	-	\$2,298,540
Site	-	\$2,245,551
Roofing	-	\$1,428,707

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

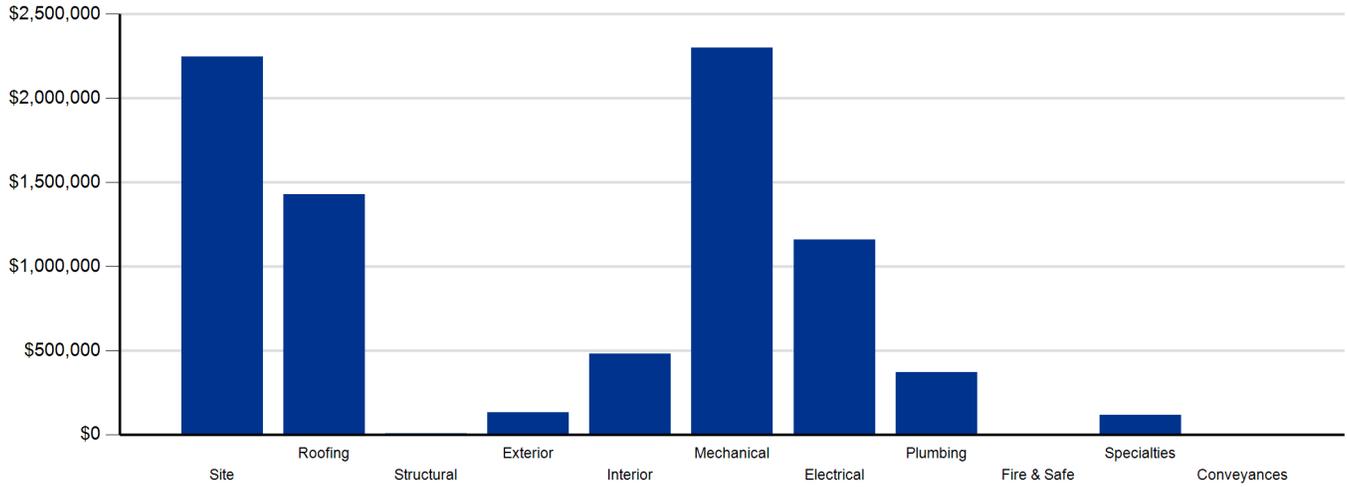


Figure 1: System Deficiencies

## 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	\$144,726	\$214,604	\$359,330
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$29,918	\$207,297	\$0	\$62,154	\$0	\$299,369
Interior	\$0	\$102,759	\$10,736	\$213,525	\$919,066	\$1,246,086
Mechanical	\$0	\$0	\$251,181	\$2,861	\$1,690,708	\$1,944,750
Electrical	\$0	\$0	\$0	\$29,098	\$476,266	\$505,364
Plumbing	\$72,126	\$17,619	\$37,373	\$218,760	\$84,206	\$430,084
Fire and Life Safety	\$0	\$0	\$0	\$0	\$200,148	\$200,148
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$123,226	\$0	\$123,226
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$102,044</b>	<b>\$327,675</b>	<b>\$299,290</b>	<b>\$794,350</b>	<b>\$3,584,998</b>	<b>\$5,108,357</b>

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	\$359,330	\$0	\$0	\$0	\$0	\$0	\$0	\$359,330
Roofing	\$0	\$0	\$0	\$0	\$0	\$136,810	\$136,810	\$136,810
Exterior	\$299,369	\$0	\$0	\$0	\$0	\$0	\$0	\$299,369
Interior	\$1,246,086	\$0	\$0	\$13,698	\$69,002	\$187,540	\$270,240	\$1,516,326
Mechanical	\$1,944,750	\$0	\$0	\$64,693	\$0	\$454,726	\$519,419	\$2,464,169
Electrical	\$505,364	\$0	\$0	\$0	\$0	\$0	\$0	\$505,364
Plumbing	\$430,084	\$0	\$0	\$3,652	\$0	\$2,767	\$6,419	\$436,503
Fire and Life Safety	\$200,148	\$0	\$0	\$0	\$101,446	\$0	\$101,446	\$301,594
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$123,226	\$0	\$0	\$0	\$0	\$0	\$0	\$123,226
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$5,108,357</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,043</b>	<b>\$170,448</b>	<b>\$781,843</b>	<b>\$1,034,334</b>	<b>\$6,142,691</b>

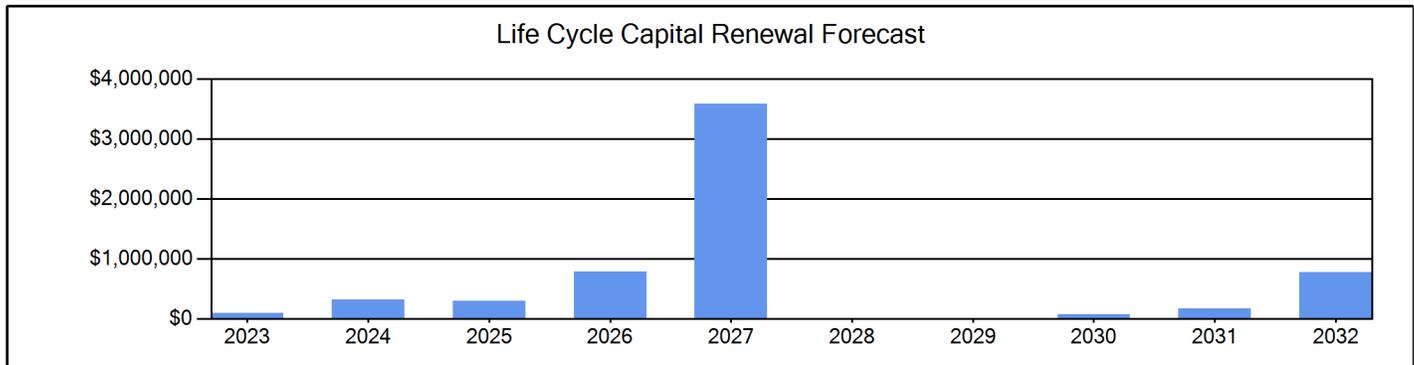


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$30,206,956. For planning purposes, the total 5-year need at the Oak Hill ES is \$15,003,195 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Oak Hill ES facility has a 5-year FCA of 50.33%.

5-Year Need vs. Replacement

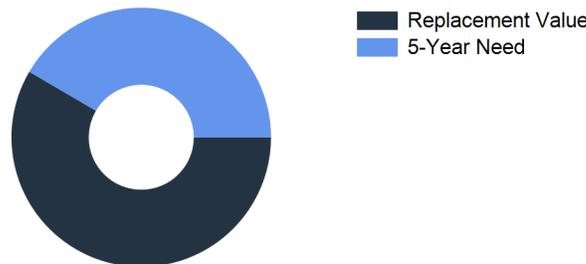


Figure 3: 5-Year FCA

## Oak Hill ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement	Capital Renewal	10,000	SF	3	\$64,304	571
<b>Note:</b> Parking lot and drives are deteriorated, patched, cracked, and some potholes are present. Repave.						
Concrete Walks Replacement	Capital Renewal	500	SF	3	\$5,664	573
<b>Note:</b> Small cracks present intermittingly throughout the exterior sidewalk pathing.						
Asphalt Paving Replacement	Capital Renewal	110	CAR	4	\$159,588	570
<b>Note:</b> Parking lot and drives are deteriorated, patched, cracked, and some potholes are present. Repave.						
<b>PUBLIC DEFICIENCIES</b>	ADA Compliance	424,022	EACH	5	\$728,038	2293
<b>Note:</b> SECTION ONE: PUBLIC DEFICIENCIES Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A25,299.80\$ Estimated Construction Cost for Site Plan Area B33,781.37\$ Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 159,081.17\$ Interior Improvements Estimated Construction Cost for Floor Plan Area 1 - (Building A)2,701.05\$ Estimated Construction Cost for Floor Plan Area 2 - (Building A)44,719.68\$ Estimated Construction Cost for Floor Plan Area 3 - (Building A)103,616.92\$ Estimated Construction Cost for Floor Plan Area 4 - (Building A)57,004.87\$ Estimated Construction Cost for Floor Plan Area 5 - (Building A)8,060.99\$ Estimated Construction Cost for Floor Plan Area 6 - (Building B)148,837.64\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1364,941.15\$ Total Estimated Construction Cost Subtotal for Public Deficiency Improvements424,022.32						
<b>PUBLIC DEFICIENCIES</b>	ADA Compliance	650,884	EACH	5	\$1,117,555	2294
<b>Note:</b> SECTION TWO: PROGRAM DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 7 - (Building A) 55,046.46\$ Estimated Construction Cost for Floor Plan Area 8 - (Building A)43,816.68\$ Estimated Construction Cost for Floor Plan Area 9 - (Building A) 89,064.01\$ Estimated Construction Cost for Floor Plan Area 10A & 10B (Building A) (x2 locations)252,237.71\$ Estimated Construction Cost for Floor Plan Area 11A & 11B (Building A) (x2 locations)67,462.68\$ Estimated Construction Cost for Floor Plan Area 12 - (Building A) 13,591.03\$ Estimated Construction Cost for Floor Plan Area 13 - (Building A) 31,104.67\$ Estimated Construction Cost for Floor Plan Area 14 - (Building A) 30,192.56\$ Estimated Construction Cost for Floor Plan Area 15 - (Building B)68,367.89\$ Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1650,883.69\$ Total Estimated Construction Cost Subtotal for Program Deficiency Improvements650,883.69						
<b>TAS ACCESSIBILITY DEFICIENCIES</b>	ADA Compliance	99,245	EACH	5	\$170,402	2295
<b>Note:</b> SECTION THREE: TAS ACCESSIBILITY DEFICIENCIES Interior Improvements Estimated Construction Cost for Floor Plan Area 16 - (Building A) 39,339.91\$ Estimated Construction Cost for Floor Plan Area 17 - (Building A) 30,476.47\$ Estimated Construction Cost for Floor Plan Area 18 - (Building B)29,428.63\$ Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 199,245.01\$ Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements99,245.01						

**Sub Total for System 6 items \$2,245,551**

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6616
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$6,455</b>	
		<b>Sub Total for School and Site Level</b>		<b>7 items</b>	<b>\$2,252,006</b>	

## Building: 148A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P3	Capital Renewal	19,025	EACH	1	\$19,025	2291
AISD ROOFING P4	Capital Renewal	1,409,713	EACH	1	\$1,409,682	2292
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$1,428,707</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	1,140	SF	2	\$113,689	534
<b>Note:</b> Aged and past expected lifespan.						
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$113,689</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	77	Door	3	\$144,421	567
<b>Note:</b> Aged and past useful lifespan. Non-ADA hardware. Many doors are deteriorated or damaged.						
Carpet Flooring Replacement	Capital Renewal	596	SF	4	\$7,545	568
<b>Note:</b> Aged and deteriorated.						
<b>Location:</b> C4, computer room						

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceramic Tile Flooring Replacement <b>Note:</b> Restroom ceramic tile throughout most of classroom restrooms is likely original and past its lifespan.	Capital Renewal	1,787	SF	4	\$31,571	569
Metal Interior Door Replacement <b>Note:</b> Aged and past useful lifespan.	Capital Renewal	3	Door	4	\$8,681	566
Toilet Partition Replacement <b>Note:</b> Partitioned are aged past their life. Many are rusted or otherwise deteriorated.	Capital Renewal	39	Stall	4	\$78,643	564
Interior Wall Repainting <b>Note:</b> Paint in storage rooms and restrooms in the music hall is significantly chipping and deteriorated. <b>Location:</b> Music Hall RR Area, Storage	Deferred Maintenance	3,000	SF Wall	5	\$6,739	565
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$277,601</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement <b>Note:</b> Chillers use obsolete R-22 Refrigerant. Replace.	Capital Renewal	3	Ea.	2	\$45,797	547
Gas Piping Replacement (SF Basis) <b>Note:</b> System is original to the building and well past its expected lifespan.	Capital Renewal	59,565	SF	2	\$2,065,432	546
Package Roof Top Unit Replacement <b>Note:</b> Aged and past lifespan.	Capital Renewal	4	Ea.	2	\$187,311	550
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$2,298,540</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement <b>Note:</b> Aged and past expected lifespan. <b>Location:</b> Main Electrical Room	Capital Renewal	1	Ea.	2	\$7,287	538
Panelboard Replacement <b>Note:</b> Aged and past expected lifespan. Manufacturer no longer exists. <b>Location:</b> Main Electrical Room	Capital Renewal	1	Ea.	2	\$2,782	539
Canopy Lighting Replacement <b>Note:</b> Aged and past expected lifespan.	Capital Renewal	28	Ea.	3	\$58,323	541
Lighting Fixtures Replacement <b>Note:</b> All lighting except the gym high bay is past its expected lifespan. Upgrade to LED.	Capital Renewal	59,565	SF	3	\$1,092,335	543
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,160,728</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> System is original to the building and well past its expected lifespan.	Capital Renewal	59,565	SF	3	\$214,060	544
Sanitary Sewer Piping Replacement <b>Note:</b> System is original to the building and well past its expected lifespan.	Capital Renewal	59,565	SF	3	\$66,131	545
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$280,191</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - improve drainage - 58884 SF	Deferred Maintenance	327,848	Ea.	5	\$385,173	6617
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 58884 SF	Deferred Maintenance	254,082	Ea.	5	\$298,508	6618
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - repair access hatch - 5 EA	Deferred Maintenance	11,135	Ea.	5	\$13,082	6619
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD <b>Note:</b> STANDARD FOUNDATIONS - repair minor honeycombing - 1259 LF	Deferred Maintenance	40,981	Ea.	5	\$48,147	6620

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	28,039	Ea.	5	\$32,942	6621
<b>Note:</b> SPECIAL FOUNDATIONS - repair honeycombing & reinforcement - 1259 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	409,810	Ea.	5	\$481,466	6622
<b>Note:</b> SUSPENDED FLOOR - repair spalling, reinforcement & cracks - 58884 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	62,080	Ea.	5	\$72,935	6623
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - Repair pipe leaks and failed hangers - 1 LS						
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$1,332,252</b>	
<b>Sub Total for Building 148A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>25 items</b>			<b>\$6,891,707</b>	

**Building: PS017 - Metal Bldg. Classrooms - Pre-K (includes Cafe (No KIT) & Gym)**
**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	5	Door	2	\$18,535	535
<b>Note:</b> Aged and past expected lifespan.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$18,535</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	28	Door	3	\$52,517	560
<b>Note:</b> Doors likely original to building. Past useful lifespan.						
Acoustical Ceiling Tile Replacement	Capital Renewal	14,588	SF	4	\$49,260	556
<b>Note:</b> ACT is aged and deteriorated, past lifespan.						
Carpet Flooring Replacement	Capital Renewal	486	SF	4	\$6,153	562
<b>Note:</b> Aged and past useful lifespan.						
<b>Location:</b> Office						
Ceiling Grid Replacement	Capital Renewal	14,588	SF	4	\$60,748	554
<b>Note:</b> ACT is aged and deteriorated, past lifespan.						
Ceramic Tile Flooring Replacement	Capital Renewal	648	SF	4	\$11,448	561
<b>Note:</b> Ceramic tile flooring in main restrooms is original to the building, deteriorating and past its lifespan.						
Interior Fiberglass Panels Repair or Replacement	Capital Renewal	648	SF Wall	4	\$4,930	557
<b>Note:</b> Aged and past useful lifespan.						
<b>Location:</b> Restrooms						
Toilet Partition Replacement	Capital Renewal	9	Stall	4	\$18,148	558
<b>Note:</b> Aged and past useful lifespan.						
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$203,204</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	17	Ea.	3	\$86,010	552
<b>Note:</b> Aged and past useful lifespan.						
Urinal Replacement	Capital Renewal	4	Ea.	3	\$5,417	553
<b>Note:</b> Existing urinals are old and deteriorated trough style urinals. 2 troughs, recommend to replace with 4 individual urinals.						
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$91,426</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	13	Room	4	\$114,424	563
<b>Note:</b> Aged and past useful lifespan. Likely original.						
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$114,424</b>	
<b>Sub Total for Building PS017 - Metal Bldg. Classrooms - Pre-K (includes Cafe (No KIT) &amp; Gym)</b>		<b>11 items</b>			<b>\$427,590</b>	
<b>Total for Campus</b>		<b>43 items</b>			<b>\$9,571,303</b>	

**Buildings with no reported deficiencies**

148B - Classroom building (K and PPCD)

## Oak Hill ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	3,000	LF	\$141,592	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	40	LF	\$3,134	4
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Pedestrian Pavement	Sidewalks - Concrete	15,000	SF	\$169,908	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$359,330</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	2,700	SF	\$136,810	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$136,810</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	5	Ea.	\$29,098	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$29,098</b>	
<b>Sub Total for Building -</b>		<b>6</b>	<b>items</b>	<b>\$525,238</b>	

### Building: 148A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	23	Door	\$85,261	2
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	2
Exterior Operating Windows	Steel - Windows per SF	360	SF	\$52,035	2
Exterior Operating Windows	Steel - Windows per SF	60	SF	\$8,673	2
Exterior Operating Windows	Steel - Windows per SF	180	SF	\$26,018	2
Exterior Operating Windows	Aluminum - Windows per SF	130	SF	\$12,965	2
	<b>Note:</b> Art Addition				
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,787	2
	<b>Note:</b> Art Addition				
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,191	SF	\$4,254	4
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$202,299</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,978	SF	\$6,202	3
Wall Coverings	FRP Wall Finish	596	SF Wall	\$4,534	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	47,652	SF	\$213,525	4
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	2,978	SF	\$2,576	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	53,608	SF	\$181,021	5
Carpeting	Carpet	39,313	SF	\$497,709	5
Tile Flooring	Quarry Tile	1,191	SF	\$32,558	5
Resilient Flooring	Vinyl Composition Tile Flooring	8,935	SF	\$73,068	5
Wood Flooring	Wood Flooring - All Types	596	SF	\$12,838	5
Carpeting	Carpet	596	SF	\$7,545	8
Compartments and Cubicles	Toilet Partitions	39	Stall	\$78,643	10
Athletic Flooring	Athletic/Sport Flooring	2,383	SF	\$36,559	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$1,146,778</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (400 MBH)	1	Ea.	\$22,624	3
HVAC Air Distribution	VAV Boxes / Terminal Device	59	Ea.	\$228,557	3
Decentralized Heating Equipment	Unit Heater Gas (20 MBH)	1	Ea.	\$2,861	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	59,565	SF	\$160,660	5
Decentralized Cooling	Condenser - Outside Air Cooled (12 Tons)	3	Ea.	\$45,797	5
HVAC Air Distribution	AHU 10,000 CFM Interior	3	Ea.	\$257,876	5
HVAC Air Distribution	AHU 15,000 CFM Interior	1	Ea.	\$113,856	5

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	AHU 10,000 CFM Interior	3	Ea.	\$257,876	5
HVAC Air Distribution	Ductwork (Bldg.SF)	59,565	SF	\$471,305	5
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1	Ea.	\$31,723	5
Facility Hydronic Distribution	4-Pipe System	59,565	SF	\$144,128	5
Facility Hydronic Distribution	Pump - 5HP	3	Ea.	\$20,550	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	1	Ea.	\$14,381	5
Exhaust Air	Roof Exhaust Fan - Small	5	Ea.	\$9,798	5
Exhaust Air	Roof Exhaust Fan - Large	14	Ea.	\$112,507	5
Other HVAC Distribution Systems	VFD (15 HP)	4	Ea.	\$30,234	8
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	8
Other HVAC Distribution Systems	VFD (20 HP)	1	Ea.	\$8,817	8
Other HVAC Distribution Systems	VFD (25 HP)	2	Ea.	\$21,249	8
Heat Generation	Boiler - Steel Tube (2400 MBH)	1	Ea.	\$100,146	10
Central Cooling	Chiller - Indoor Water Cooled (100 Ton)	2	Ea.	\$208,994	10
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	3	Ea.	\$43,144	10
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
		<b>Sub Total for System</b>		<b>25 items</b>	<b>\$2,399,727</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,358	5
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	5
Distributed Systems	PA Communications (Bldg.SF)	59,565	SF	\$61,428	5
Power Distribution	Power Wiring	59,565	SF	\$70,745	5
		<b>Sub Total for System</b>		<b>4 items</b>	<b>\$143,049</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	1
Plumbing Fixtures	Restroom Lavatory	19	Ea.	\$51,610	1
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	10	Ea.	\$23,838	3
Plumbing Fixtures	Showers	1	Ea.	\$1,306	4
Plumbing Fixtures	Toilets	29	Ea.	\$146,722	4
Plumbing Fixtures	Urinals	9	Ea.	\$12,188	4
Plumbing Fixtures	Sink - Service / Mop Sink	10	Ea.	\$7,959	5
Plumbing Fixtures	Lavatory	2	Ea.	\$2,767	10
		<b>Sub Total for System</b>		<b>9 items</b>	<b>\$273,289</b>

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	59,565	SF	\$137,102	5
Fire Detection and Alarm	Fire Alarm	59,565	SF	\$94,578	9
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	9
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$238,548</b>

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	14	Room	\$123,226	4
		<b>Sub Total for System</b>		<b>1 items</b>	<b>\$123,226</b>

**Sub Total for Building 148A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym. 62 items \$4,526,917**

**Building: PS017 - Metal Bldg. Classrooms - Pre-K (includes Cafe (No KIT) & Gym)**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	300	SF	\$29,918	1
Exterior Operating Windows	Steel - Windows per SF	64	SF	\$9,251	2
Exterior Wall Veneer	Metal Panel - Bldg SF basis	16,209	SF	\$57,900	4
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$97,069</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	15,399	SF	\$69,002	2
Suspended Plaster and	Painted ceilings	16,209	SF	\$33,757	2
Resilient Flooring	Vinyl Composition Tile Flooring	14,588	SF	\$119,296	5
Carpeting	Carpet	486	SF	\$6,153	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	15,399	SF	\$69,002	9
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	14,588	SF	\$49,260	10
Wall Coverings	FRP Wall Finish	648	SF Wall	\$4,930	10
Compartments and Cubicles	Toilet Partitions	9	Stall	\$18,148	10
		<b>Sub Total for System</b>		<b>8 items</b>	<b>\$369,548</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Inside Water Cooled (5 tons)	1	Ea.	\$50,251	5
Exhaust Air	Wall Exhaust Fan	3	Ea.	\$14,194	10
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$64,445</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	16,209	SF	\$297,249	5
Power Distribution	Power Wiring	16,209	SF	\$19,251	5
Distributed Systems	PA Communications (Bldg.SF)	16,209	SF	\$16,716	5
		<b>Sub Total for System</b>		<b>3 items</b>	<b>\$333,217</b>

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	8	Ea.	\$17,619	2
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	3
Plumbing Fixtures	Classroom Lavatory	8	Ea.	\$20,516	4
Plumbing Fixtures	Restroom Lavatory	14	Ea.	\$38,028	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	16,209	SF	\$58,251	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	16,209	SF	\$17,996	5
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	8
		<b>Sub Total for System</b>		<b>7 items</b>	<b>\$163,213</b>

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	16,209	SF	\$37,309	5
Fire Detection and Alarm	Fire Alarm	16,209	SF	\$25,737	5
		<b>Sub Total for System</b>		<b>2 items</b>	<b>\$63,046</b>
<b>Sub Total for Building PS017 - Metal Bldg. Classrooms - Pre-K (includes Cafe (No KIT) &amp; Gym)</b>		<b>25 items</b>		<b>\$1,090,537</b>	
<b>Total for: Oak Hill ES</b>		<b>93 items</b>		<b>\$6,142,692</b>	

## Supporting Photos

### General Site Photos



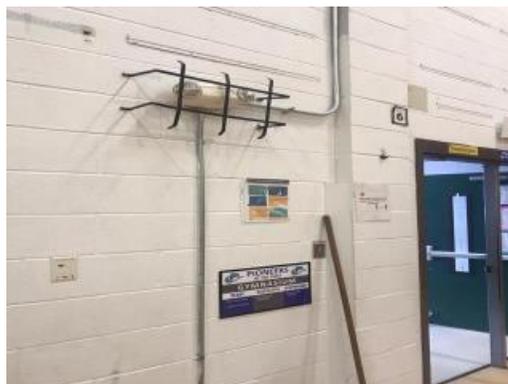
Covered fire alarm



Sagging acoustical ceiling tiles



Rusted acoustical ceiling grid



Missing gym light fixture



Electrical shutoff is worn



Corroded pipes