



# FACILITY CONDITION ASSESSMENT

*Pickle ES* | February 2022



## Executive Summary

Pickle ES is located at 1101 Wheatley Ave in Austin, Texas. The oldest building is 19 years old (at time of 2020 assessment). It comprises 123,368 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 \$7,650,561. 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 Pickle ES the ten-year need is \$13,489,944.

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 Pickle ES facility has a 5-year FCA score of 71.80%.

## Summary of Findings

The table below summarizes the condition findings at Pickle 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	\$374,854	\$395,351	\$314,823	\$770,205	\$1,085,028	\$0	
<b>Permanent Building(s)</b>								
164A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$7,275,707	\$3,377,269	\$1,751,940	\$10,652,976	\$12,404,916	\$40,512,820	73.70%
<b>Sub Total for Permanent Building(s):</b>		<b>\$7,275,707</b>	<b>\$3,377,269</b>	<b>\$1,751,940</b>	<b>\$10,652,976</b>	<b>\$12,404,916</b>	<b>\$40,512,820</b>	
<b>Total for Site:</b>		<b>\$7,650,561</b>	<b>\$3,772,620</b>	<b>\$2,066,763</b>	<b>\$11,423,181</b>	<b>\$13,489,944</b>	<b>\$40,512,820</b>	<b>71.80%</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	\$0	\$0	\$374,854	\$374,854	4.90 %
Roofing	\$2,742,040	\$0	\$0	\$0	\$0	\$2,742,040	35.84 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$2,171,431	\$0	\$0	\$0	\$2,171,431	28.38 %
Interior	\$0	\$0	\$0	\$13,290	\$0	\$13,290	0.17 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$2,348,946	\$0	\$0	\$2,348,946	30.70 %
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	\$0	\$0	0.00 %
<b>Total:</b>	\$2,742,040	\$2,171,431	\$2,348,946	\$13,290	\$374,854	\$7,650,561	

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

Roofing	-	\$2,742,040
Electrical	-	\$2,348,946
Exterior	-	\$2,171,431

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

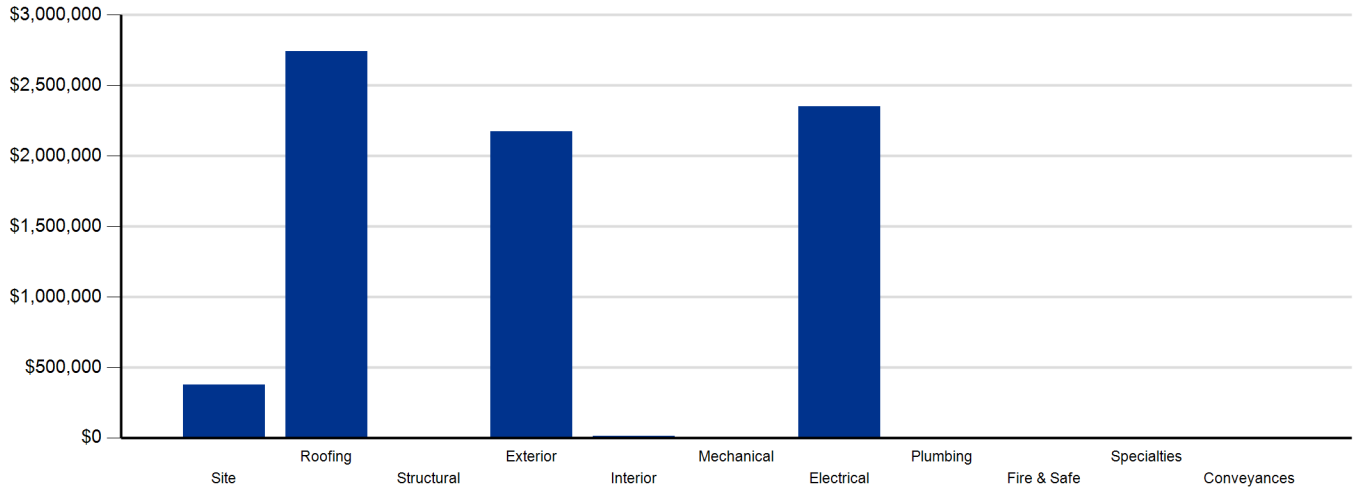


Figure 1: System Deficiencies

## 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	\$51,445	\$268,250	\$319,695
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$73,062	\$73,062
Interior	\$0	\$0	\$0	\$547,473	\$1,417,313	\$1,964,786
Mechanical	\$0	\$0	\$0	\$0	\$474,229	\$474,229
Electrical	\$0	\$0	\$0	\$75,656	\$0	\$75,656
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire and Life Safety	\$0	\$0	\$0	\$0	\$486,712	\$486,712
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$378,480	\$378,480
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$674,574</b>	<b>\$3,098,046</b>	<b>\$3,772,620</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	\$319,695	\$89,391	\$0	\$0	\$0	\$196,550	\$285,941	\$605,636
Roofing	\$0	\$0	\$0	\$0	\$0	\$28,882	\$28,882	\$28,882
Exterior	\$73,062	\$0	\$0	\$0	\$0	\$0	\$0	\$73,062
Interior	\$1,964,786	\$0	\$0	\$0	\$0	\$0	\$0	\$1,964,786
Mechanical	\$474,229	\$0	\$0	\$0	\$332,751	\$587,466	\$920,217	\$1,394,446
Electrical	\$75,656	\$0	\$0	\$94,637	\$0	\$22,420	\$117,057	\$192,713
Plumbing	\$0	\$0	\$0	\$589,006	\$0	\$125,660	\$714,666	\$714,666
Fire and Life Safety	\$486,712	\$0	\$0	\$0	\$0	\$0	\$0	\$486,712
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$378,480	\$0	\$0	\$0	\$0	\$0	\$0	\$378,480
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,772,620</b>	<b>\$89,391</b>	<b>\$0</b>	<b>\$683,643</b>	<b>\$332,751</b>	<b>\$960,978</b>	<b>\$2,066,763</b>	<b>\$5,839,383</b>

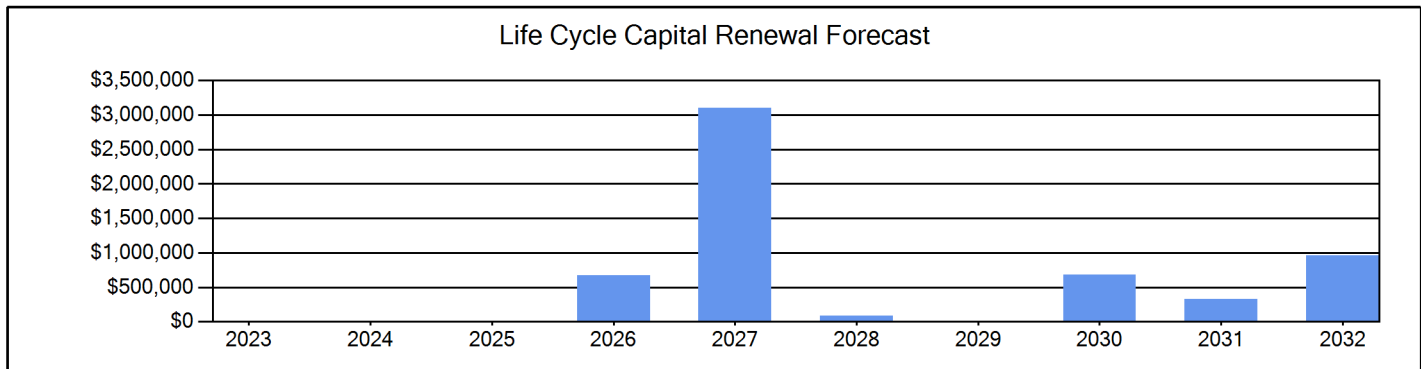


Figure 2: Ten Year Capital Renewal Forecast

## 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 \$40,512,820. For planning purposes, the total 5-year need at the Pickle ES is \$11,423,181 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Pickle ES facility has a 5-year FCA of 71.80%.

5-Year Need vs. Replacement

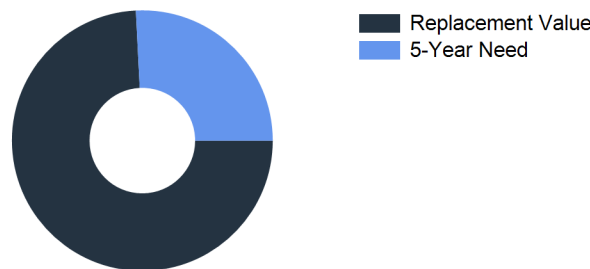


Figure 3: 5-Year FCA



## Pickle ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	88,355	EACH	5	\$151,704	3788
PUBLIC DEFICIENCIES	ADA Compliance	48,876	EACH	5	\$83,919	3787
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	64,225	EACH	5	\$110,273	3789
Wheel Stop Replacement	Deferred Maintenance	167	Ea.	5	\$28,958	2348

**Note:** Damaged

**Location:** Site Wide

**Sub Total for System**                    4 items                    **\$374,854**  
**Sub Total for School and Site Level**                    4 items                    **\$374,854**

### Building: 164A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	702,129	EACH	1	\$702,114	3785
AISD ROOFING P3	Capital Renewal	2,039,971	EACH	1	\$2,039,926	3786
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$2,742,040</b>	

#### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement <b>Note:</b> 2'x10' - 21 windows	Capital Renewal	420	SF	2	\$41,885	3700
Aluminum Window Replacement <b>Note:</b> 14'x14' - 95 Windows	Capital Renewal	18,620	SF	2	\$1,856,915	3702
Aluminum Window Replacement <b>Note:</b> 4'x4' - 6 Windows	Capital Renewal	96	SF	2	\$9,574	3703
Greenhouse (polycarbonate) Wall Replacement (Bldg SF)	Capital Renewal	2,467	SF	2	\$22,103	3699
Metal Exterior Door Replacement	Capital Renewal	65	Door	2	\$240,955	3698
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$2,171,431</b>	

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Flooring Replacement	Capital Renewal	617	SF	4	\$13,290	3696
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$13,290</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Lighting Replacement <b>Note:</b> end of life	Capital Renewal	2	Ea.	3	\$60,406	3677
Exterior Mounted Building Lighting Replacement <b>Note:</b> end of life	Capital Renewal	29	Ea.	3	\$26,150	3679
Lighting Fixtures Replacement <b>Note:</b> end of life	Capital Renewal	123,368	SF	3	\$2,262,389	3680
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$2,348,946</b>	
<b>Sub Total for Building 164A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>11</b>	<b>items</b>		<b>\$7,275,707</b>	
<b>Total for Campus</b>		<b>15</b>	<b>items</b>		<b>\$7,650,561</b>	

## Pickle 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)	1,090	LF	\$51,445	4
Parking Lot Pavement	Asphalt	167	CAR	\$242,284	5
Roadway Pavement	Concrete Driveways	2,080	SF	\$25,966	5
Playfield Areas	ES Playgrounds	4	Ea.	\$89,391	6
Pedestrian Pavement	Sidewalks - Concrete	17,352	SF	\$196,550	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$605,637</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Aluminum panels	570	SF	\$28,882	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$28,882</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	13	Ea.	\$75,656	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$75,656</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$710,174</b>	

### Building: 164A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	288	SF	\$41,628	5
Exterior Operating Windows	Steel - Windows per SF	160	SF	\$23,127	5
Exterior Utility Doors	Overhead Door	1	Door	\$8,307	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$73,062</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet	12,337	SF	\$156,189	4
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	4
Interior Door Supplementary Components	Door Hardware	260	Door	\$385,998	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	86,974	SF	\$293,690	5
Suspended Plaster and	Painted ceilings	19,122	SF	\$39,823	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	86,974	SF	\$389,724	5
Compartments and Cubicles	Toilet Partitions	19	Stall	\$38,313	5
Resilient Flooring	Vinyl Composition Tile Flooring	80,189	SF	\$655,763	5
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$1,964,786</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Central Cooling	Chiller - Outdoor Air Cooled (20 Ton)	2	Ea.	\$70,938	5
Central Cooling	Cooling Tower - Metal (300 Tons)	2	Ea.	\$115,657	5
Decentralized Cooling	Fan Coil - D/X Only (1.5 Ton)	6	Ea.	\$8,915	5
Decentralized Cooling	Fan Coil - Water Cool/Water Heat ( 3 Ton)	2	Ea.	\$6,780	5
Other HVAC Distribution Systems	VFD (5 HP)	4	Ea.	\$17,573	5
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	3	Ea.	\$12,939	5
Facility Hydronic Distribution	Pump - 5HP	1	Ea.	\$6,850	5
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	5
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$11,191	5
Heat Generation	Boiler - Copper Tube (100 MBH)	16	Ea.	\$178,669	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	123,368	SF	\$332,751	9
HVAC Air Distribution	AHU 5,000 CFM Interior	11	Ea.	\$474,797	10
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	10
Exhaust Air	Roof Exhaust Fan - Large	10	Ea.	\$80,362	10

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	6	Ea.	\$28,388	10
<b>Sub Total for System</b>		<b>17</b>	<b>items</b>	<b>\$1,394,448</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	123,368	SF	\$87,330	8
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	8
Packaged Generator Assemblies	Emergency Generator (15 KW)	1	Ea.	\$22,420	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$117,056</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	5	Ea.	\$31,919	8
Domestic Water Equipment	Water Heater - Gas - 30 gallon	1	Ea.	\$3,652	8
Plumbing Fixtures	Restroom Lavatory	46	Ea.	\$124,949	8
Plumbing Fixtures	Sink - Service / Mop Sink	4	Ea.	\$3,184	8
Plumbing Fixtures	Showers	5	Ea.	\$6,532	8
Plumbing Fixtures	Toilets	74	Ea.	\$374,395	8
Plumbing Fixtures	Urinals	10	Ea.	\$13,542	8
Plumbing Fixtures	Refrigerated Drinking Fountain	14	Ea.	\$30,833	8
Plumbing Fixtures	Classroom Lavatory	49	Ea.	\$125,660	10
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>	<b>\$714,667</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	123,368	SF	\$283,958	5
Fire Detection and Alarm	Fire Alarm	123,368	SF	\$195,886	5
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$486,712</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	43	Room	\$378,480	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$378,480</b>	
<b>Sub Total for Building 164A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>44</b>	<b>items</b>	<b>\$5,129,211</b>	
<b>Total for: Pickle ES</b>		<b>51</b>	<b>items</b>	<b>\$5,839,386</b>	

## Supporting Photos

### General Site Photos



Gym lights reaching the end of their life.



Mechanical room



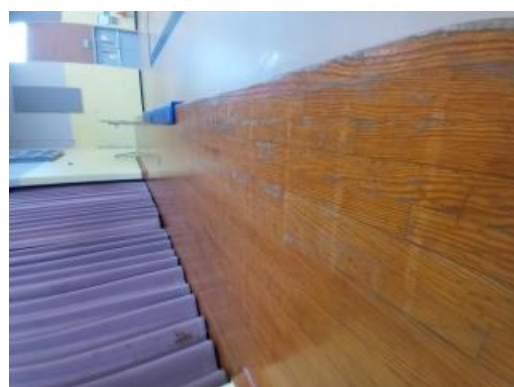
Rooftop electrical system



Entire school front view



Dropdown acoustic ceiling



Worn wooden floor



Cafeteria space



Pavement damage present



Exterior window