



FACILITY CONDITION ASSESSMENT

Pleasant Hill ES | February 2022



Executive Summary

Pleasant Hill ES is located at 6405 Circle S Rd in Austin, Texas. The oldest building is 35 years old (at time of 2020 assessment). It comprises 65,548 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 \$2,118,997. 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 Pleasant Hill ES the ten-year need is \$11,501,692.

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 Pleasant Hill ES facility has a 5-year FCA score of 56.48%.

Summary of Findings

The table below summarizes the condition findings at Pleasant 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
Exterior Site								
	Exterior Site	\$1,048,679	\$323,276	\$299,910	\$1,371,955	\$1,671,865	\$0	
Permanent Building(s)								
130A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,070,318	\$6,925,666	\$1,833,843	\$7,995,984	\$9,829,827	\$21,525,310	62.85%
Sub Total for Permanent Building(s):		\$1,070,318	\$6,925,666	\$1,833,843	\$7,995,984	\$9,829,827	\$21,525,308	
Total for Site:		\$2,118,997	\$7,248,942	\$2,133,753	\$9,367,939	\$11,501,692	\$21,525,308	56.48%

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	\$1,048,679	\$1,048,679	49.49 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$56,388	\$0	\$0	\$0	\$56,388	2.66 %
Interior	\$0	\$0	\$31,072	\$64,326	\$0	\$95,398	4.50 %
Mechanical	\$0	\$0	\$38,455	\$25,828	\$0	\$64,284	3.03 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Plumbing	\$0	\$0	\$226,321	\$147,709	\$0	\$374,030	17.65 %
Fire and Life Safety	\$480,219	\$0	\$0	\$0	\$0	\$480,219	22.66 %
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 %
Total:	\$480,219	\$56,388	\$295,849	\$237,863	\$1,048,679	\$2,118,997	

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

Site	-	\$1,048,679
Fire and Life Safety	-	\$480,219
Plumbing	-	\$374,030

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

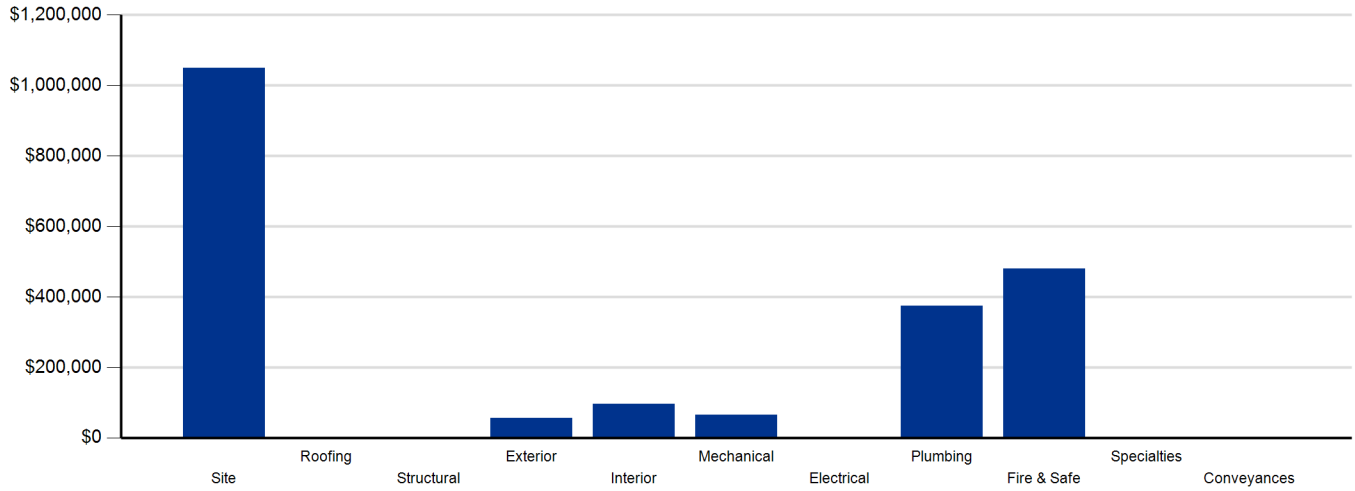


Figure 1: System Deficiencies

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	\$248,086	\$57,026	\$305,112
Roofing	\$0	\$0	\$0	\$705	\$0	\$705
Exterior	\$0	\$106,189	\$0	\$357,886	\$0	\$464,075
Interior	\$0	\$585,328	\$568,135	\$181,122	\$443,776	\$1,778,361
Mechanical	\$0	\$0	\$0	\$572,961	\$775,026	\$1,347,987
Electrical	\$5,519	\$16,563	\$0	\$17,459	\$134,378	\$173,919
Plumbing	\$0	\$0	\$1,264	\$0	\$2,581,229	\$2,582,493
Fire and Life Safety	\$0	\$0	\$110,946	\$0	\$150,873	\$261,819
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$334,471	\$0	\$334,471
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,519	\$708,080	\$680,345	\$1,712,690	\$4,142,308	\$7,248,942

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	\$305,112	\$0	\$0	\$0	\$0	\$299,910	\$299,910	\$605,022
Roofing	\$705	\$0	\$0	\$0	\$0	\$0	\$0	\$705
Exterior	\$464,075	\$0	\$0	\$0	\$0	\$4,683	\$4,683	\$468,758
Interior	\$1,778,361	\$0	\$0	\$0	\$273,157	\$87,881	\$361,038	\$2,139,399
Mechanical	\$1,347,987	\$0	\$0	\$148,856	\$0	\$139,594	\$288,450	\$1,636,437
Electrical	\$173,919	\$0	\$0	\$0	\$0	\$1,202,055	\$1,202,055	\$1,375,974
Plumbing	\$2,582,493	\$0	\$0	\$0	\$0	\$7,151	\$7,151	\$2,589,644
Fire and Life Safety	\$261,819	\$0	\$0	\$0	\$0	\$0	\$0	\$261,819
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$334,471	\$0	\$0	\$0	\$0	\$0	\$0	\$334,471
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,248,942	\$0	\$0	\$148,856	\$273,157	\$1,741,274	\$2,163,287	\$9,412,229

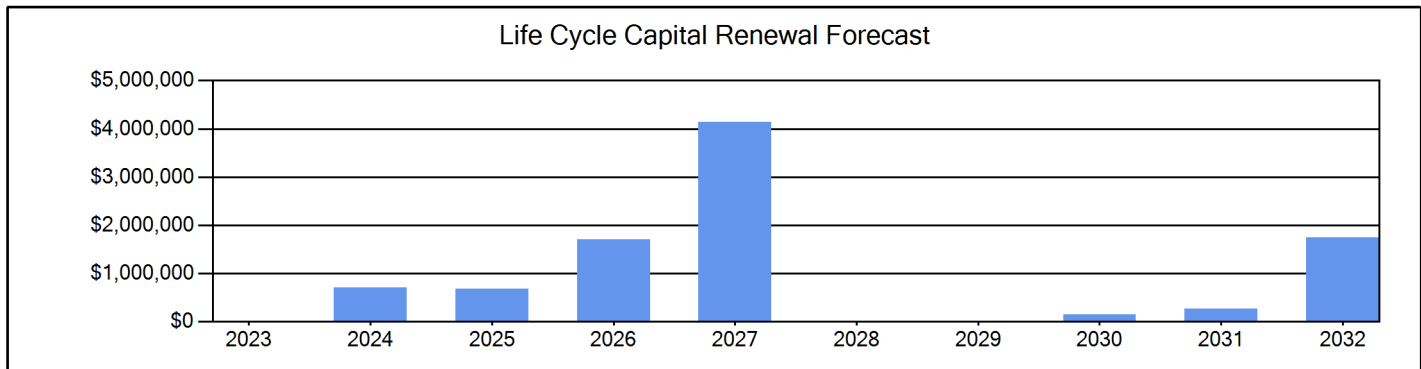


Figure 2: Ten Year Capital Renewal Forecast

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 \$21,525,308. For planning purposes, the total 5-year need at the Pleasant Hill ES is \$9,367,939 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Pleasant Hill ES facility has a 5-year FCA of 56.48%.

5-Year Need vs. Replacement

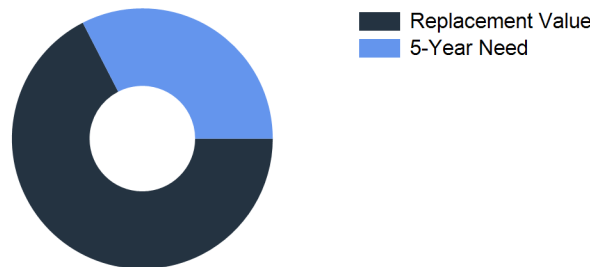


Figure 3: 5-Year FCA

Pleasant Hill ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	207,051	EACH	5	\$355,503	4427
PUBLIC DEFICIENCIES	ADA Compliance	256,918	EACH	5	\$441,123	4426
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	146,800	EACH	5	\$252,053	4428
Sub Total for System		3	items		\$1,048,679	
Sub Total for School and Site Level		3	items		\$1,048,679	

Building: 130A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Location: North, kitchen area	Capital Renewal	11	Door	2	\$40,777	4290
Steel Window Replacement Location: Courtyard	Capital Renewal	108	SF	2	\$15,611	4289
Sub Total for System		2	items		\$56,388	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement Location: Kitchen area	Capital Renewal	6	Door	3	\$11,254	4293
Rubber Flooring Replacement Location: Hallway	Capital Renewal	1,311	SF	3	\$19,819	4291
Vinyl Composition Tile Replacement	Capital Renewal	7,866	SF	4	\$64,326	4292
Sub Total for System		3	items		\$95,398	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Exhaust Hood Replacement	Capital Renewal	2	Ea.	3	\$22,383	4336
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$16,072	4333
Kitchen Air/Exhaust Replacement	Capital Renewal	2	Ea.	4	\$21,097	4332
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	4334
Sub Total for System		4	items		\$64,284	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Replacement	Capital Renewal	1	Ea.	3	\$2,092	4316
Shower Replacement	Capital Renewal	2	Ea.	3	\$2,613	4324
Toilet Replacement	Capital Renewal	43	Ea.	3	\$217,554	4325
Urinal Replacement	Capital Renewal	3	Ea.	3	\$4,063	4326
Custodial Mop Or Service Sink Replacement	Capital Renewal	6	Ea.	4	\$4,775	4323
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4327
Replace classroom lavatory	Capital Renewal	36	Ea.	4	\$92,322	4319
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	16	Ea.	4	\$43,461	4321
Sub Total for System		8	items		\$374,030	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers Note: Missing	Functional Deficiency	65,548	SF	1	\$480,219	4335
Sub Total for System		1	items		\$480,219	
Sub Total for Building 130A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		18	items		\$1,070,318	
Total for Campus		21	items		\$2,118,997	

Pleasant 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)	1,042	LF	\$49,180	4
Pedestrian Pavement	Sidewalks - Concrete	17,560	SF	\$198,906	4
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Parking Lot Pavement	Concrete	5	CAR	\$12,330	5
Parking Lot Pavement	Asphalt	54	CAR	\$78,343	10
Roadway Pavement	Asphalt Driveways	34,456	SF	\$221,567	10
Sub Total for System		6	items	\$605,022	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Wood Covered Walkways	20	SF	\$705	4
Sub Total for System		1	items	\$705	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	Ea.	\$17,459	4
Sub Total for System		1	items	\$17,459	
Sub Total for Building -		8	items	\$623,186	

Building: 130A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	2
Exterior Entrance Doors	Steel - Insulated and Painted	28	Door	\$103,796	2
Exterior Operating Windows	Steel - Windows per SF	120	SF	\$17,345	4
Exterior Operating Windows	Steel - Windows per SF	2,080	SF	\$300,647	4
Exterior Operating Windows	Steel - Windows per SF	276	SF	\$39,894	4
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,311	SF	\$4,683	10
Sub Total for System		6	items	\$468,758	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	58,338	SF	\$196,993	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	60,960	SF	\$273,157	2
Carpeting	Carpet	3,933	SF	\$49,792	2
Wood Flooring	Wood Flooring - All Types	2,622	SF	\$56,478	2
Interior Door Supplementary Components	Door Hardware	6	Door	\$8,908	2
Resilient Flooring	Vinyl Composition Tile Flooring	41,951	SF	\$343,063	3
Interior Swinging Doors	Wooden Door	120	Door	\$225,072	3
Interior Door Supplementary Components	Door Hardware	122	Door	\$181,122	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	58,338	SF	\$242,933	5
Suspended Plaster and	Painted ceilings	3,277	SF	\$6,825	5
Tile Flooring	Ceramic Tile	4,588	SF	\$81,058	5
Flooring Treatment	Concrete Floor - Finished	3,277	SF	\$107,172	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	60,960	SF	\$273,157	9
Tile Wall Finish	Ceramic Tile wall	4,588	SF	\$38,089	10
Carpeting	Carpet	3,933	SF	\$49,792	10
Sub Total for System		16	items	\$2,139,399	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Heat Pump (5 Ton)	15	Ea.	\$182,026	4
Decentralized Cooling	Heat Pump (3 Ton)	41	Ea.	\$365,213	4
Decentralized Cooling	Heat Pump (12 Ton)	1	Ea.	\$25,722	4
Heat Generation	Boiler - Copper Tube (1600 MBH)	1	Ea.	\$71,293	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	65,548	SF	\$176,798	5

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	\$4,313	5
HVAC Air Distribution	Ductwork (Bldg.SF)	65,548	SF	\$518,645	5
Exhaust Air	Interior Ceiling Exhaust Fan	2	Ea.	\$973	5
Central Cooling	Cooling Tower - Metal (300 Tons)	1	Ea.	\$57,829	8
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	\$7,559	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	8
Facility Hydronic Distribution	Pump- 25HP (Ea.)	3	Ea.	\$43,144	8
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1	Ea.	\$11,561	8
Facility Hydronic Distribution	2-Pipe System (Cold)	65,548	SF	\$117,211	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		16	items	\$1,636,436	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Transformer (30 KVA)	1	Ea.	\$5,519	1
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	2
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	2
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	2
Packaged Generator Assemblies	Exterior Electrical Enclosure	1	Ea.	\$715	5
Electrical Service	Transformer (30 KVA)	2	Ea.	\$11,038	5
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$18,564	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,782	5
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	5
Power Distribution	Panelboard - 277/480 225A	2	Ea.	\$18,745	5
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$13,891	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,372	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	65,548	SF	\$46,400	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Light Fixtures (Bldg SF)	65,548	SF	\$1,202,055	10
Sub Total for System		15	items	\$1,358,514	

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	3
Domestic Water Equipment	Gas Piping System (BldgSF)	65,548	SF	\$2,272,894	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	65,548	SF	\$235,562	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	65,548	SF	\$72,773	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
Sub Total for System		5	items	\$2,589,644	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	65,548	SF	\$104,078	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	65,548	SF	\$150,873	5
Sub Total for System		3	items	\$261,819	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	38	Room	\$334,471	4
Sub Total for System		1	items	\$334,471	
Sub Total for Building 130A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		62	items	\$8,789,042	
Total for: Pleasant Hill ES		70	items	\$9,412,228	

Supporting Photos

General Site Photos



Metal windows beyond useful life



Rusted metal door



Worn rubber flooring



Damaged vinyl composite tiles