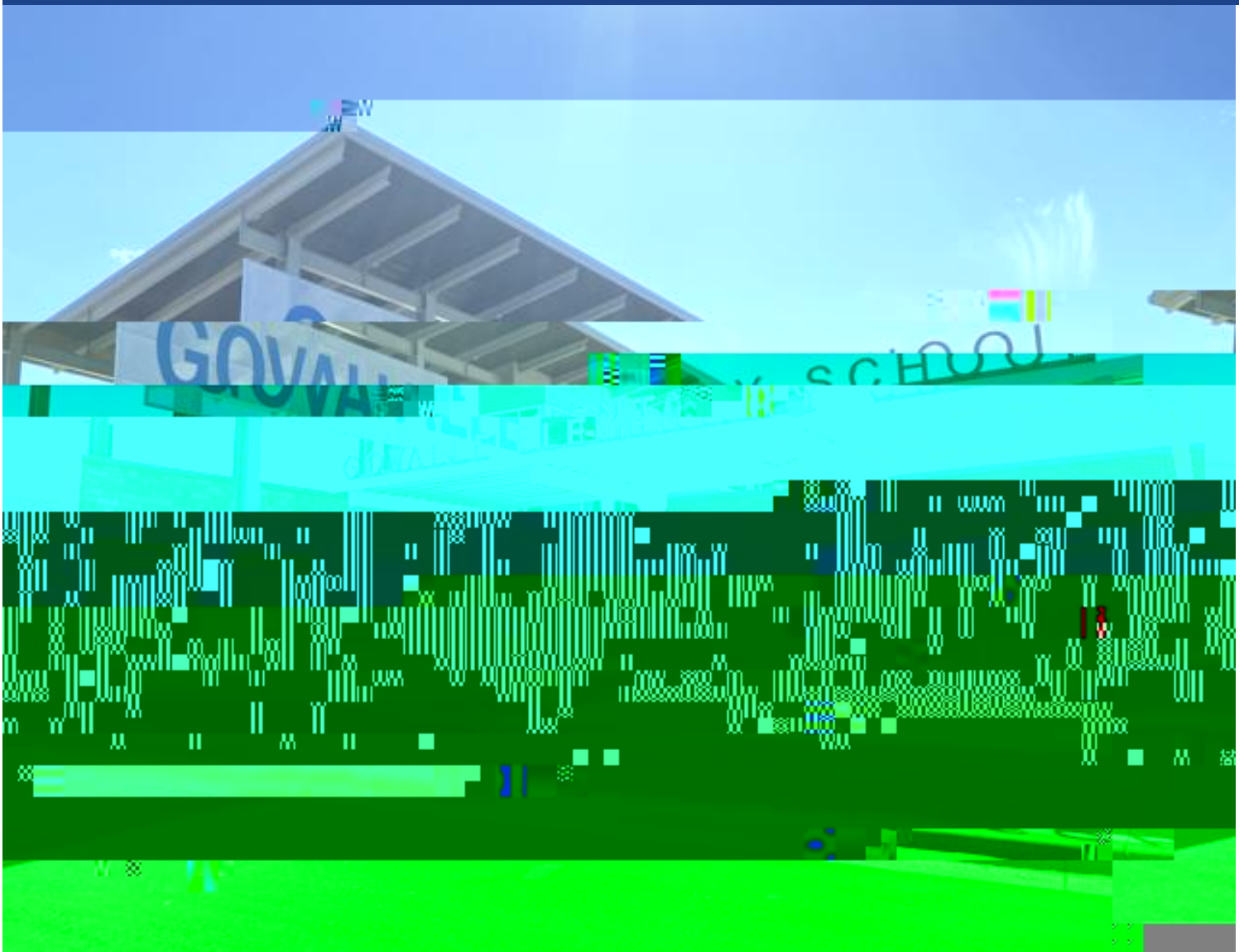




FACILITY CONDITION ASSESSMENT

Govalle ES | February 2022





Executive Summary

Govalle ES is located at 3601 Govalle Ave in Austin, Texas. The oldest building is 80 years old (at time of 2020 assessment). It comprises 81,301 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 \$0. 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 Govalle ES the ten-year need is \$2,256,066.

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 Govalle ES facility has a 5-year FCA score of 98.58%.

Summary of Findings

The table below summarizes the condition findings at Govalle ES

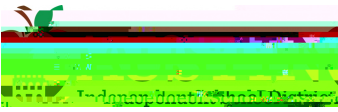
Table 1: Facility Condition by Building

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	\$0	\$0	\$133,474	\$0	\$133,474	\$0	
Permanent Building(s)								
116A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$0	\$378,388	\$1,744,204	\$378,388	\$2,122,592	\$26,533,910	98.57%
116B	Mechanical Building (old Boiler House) ELEC	\$0	\$0	\$0	\$0	\$0	\$171,833	100.00%
Sub Total for Permanent Building(s):		\$0	\$378,388	\$1,744,204	\$378,388	\$2,122,592	\$26,705,747	
Total for Site:		\$0	\$378,388	\$1,877,678	\$378,388	\$2,256,066	\$26,705,747	98.58%

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:



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	\$0	\$0	0.00 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
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 %
Total:	\$0	\$0	\$0	\$0	\$0	\$0	



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

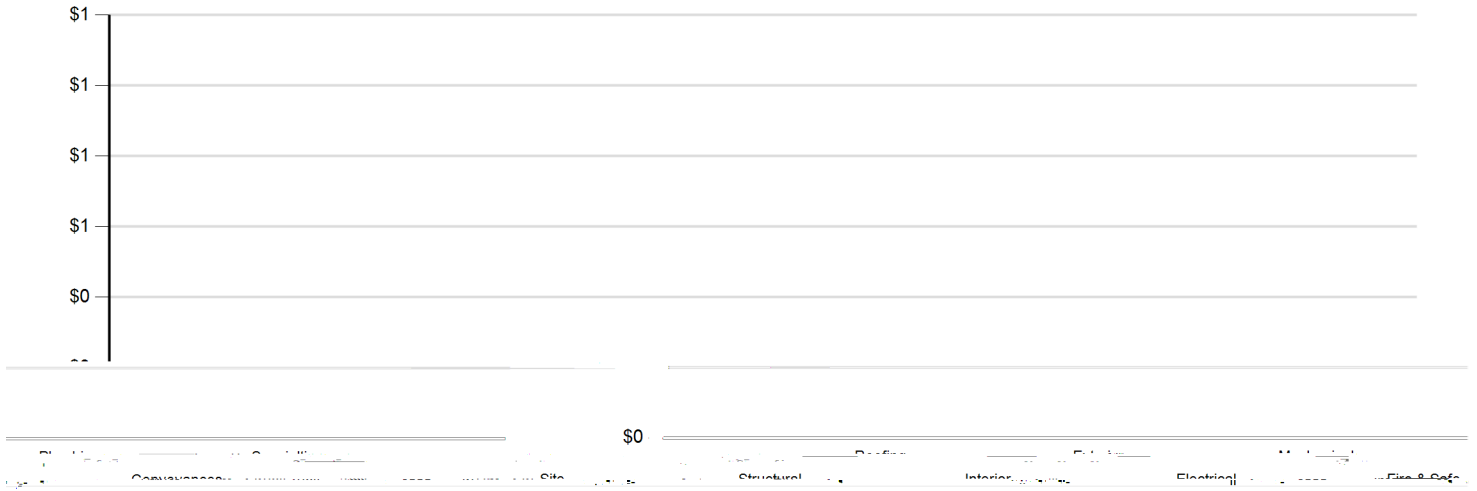


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$378,388	\$0	\$0	\$0	\$378,388
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$378,388	\$0	\$0	\$0	\$378,388

Facility Condition Assessment Score



There are no deficiencies for this campus

Buildings with no reported deficiencies

116A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

116B - Mechanical Building (old Boiler House) ELEC



Govalle ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	92	CAR	\$133,474	10
Sub Total for System		1	items	\$133,474	
Sub Total for Building -		1	items	\$133,474	

Building: 116A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Flooring Treatment	Concrete Floor - Finished	11,570	SF	\$378,388	2
Wall Painting and Coating	Painting/Staining (Bldg SF)	34,711	SF	\$155,537	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	57,852	SF	\$195,352	8
Suspended Plaster and	Painted ceilings	3,857	SF	\$8,033	8
Wall Coverings	Vinyl/Fabric Wall Covering	3,857	SF	\$18,174	8
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	8
Carpeting	Carpet	6,942	SF	\$87,887	8
Sub Total for System		7	items	\$865,553	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Boiler - Copper Tube (1600 MBH)	2	Ea.	\$142,587	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	77,136	SF	\$208,053	10
Central Cooling	Chiller - Outdoor Air Cooled (210 Tons)	2	Ea.	\$421,499	10
Other HVAC Distribution Systems	VFD (5 HP)	1	Ea.	\$4,393	10
Other HVAC Distribution Systems	VFD (10 HP)	2	Ea.	\$11,415	10
Other HVAC Distribution Systems	VFD (20 HP)	1	Ea.	\$8,817	10
Other HVAC Distribution Systems	VFD (15 HP)	3	Ea.	\$22,676	10
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	\$8,626	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	3	Ea.	\$34,682	10
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	10
HVAC Air Distribution	VAV Boxes / Terminal Device	80	Ea.	\$309,908	10
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	10
Sub Total for System		12	items	\$1,218,160	

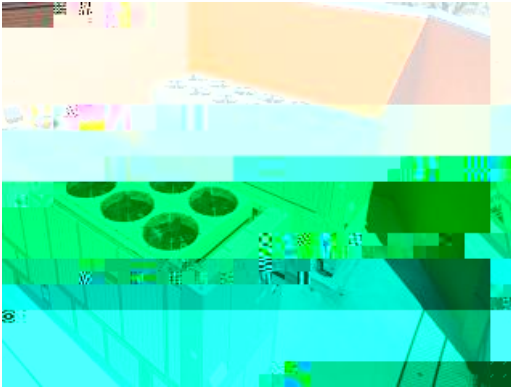
Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 300 Gallon	1	Ea.	\$18,405	10
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	10
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	8	Ea.	\$19,070	10
Sub Total for System		3	items	\$38,880	
Sub Total for Building 116A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		22	items	\$2,122,593	
Total for: Govalle ES		23	items	\$2,256,067	



Supporting Photos

General Site Photos



Air Cooled Chiller



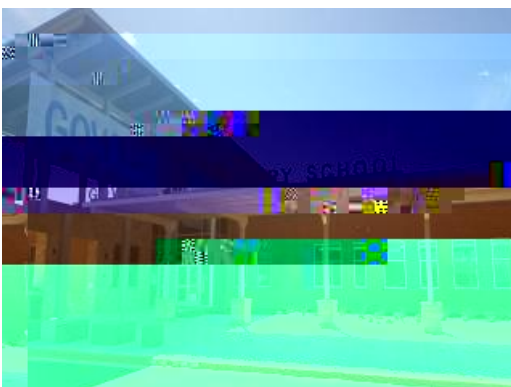
Concrete floor is beginning to crack.



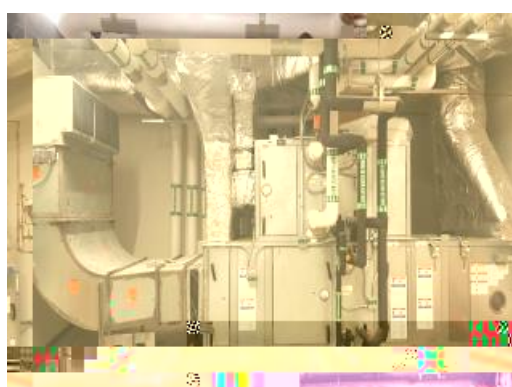
Main Entry



Fire Riser



Canopy



Indoor Air Handling Unit



Main atrium space



Gymnasium



Cafeteria of main building