



FACILITY CONDITION ASSESSMENT

Sunset Valley ES | February 2022





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



\$2,500,000

\$2,000,000

\$1,000,000

\$500,000

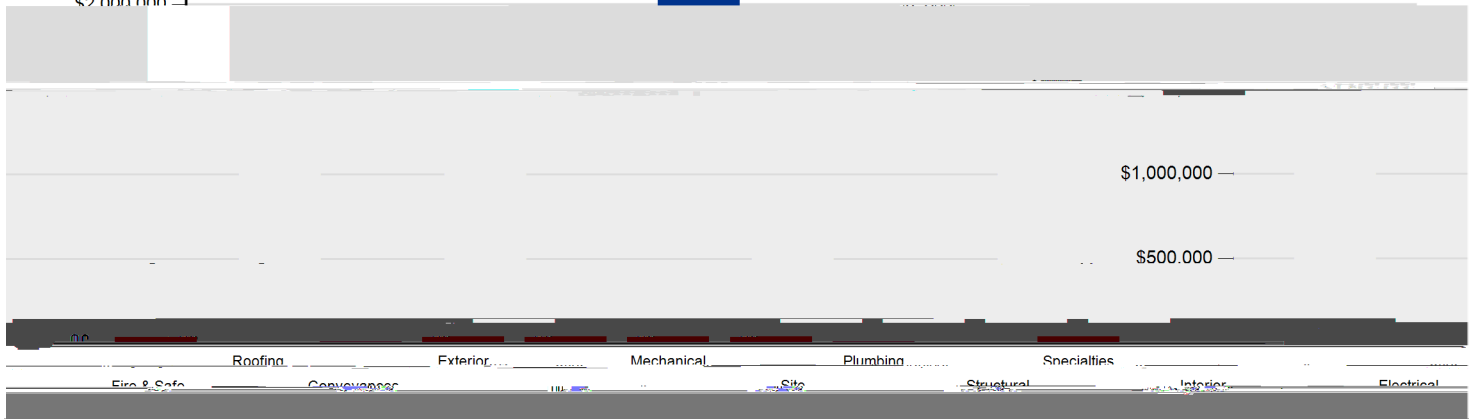
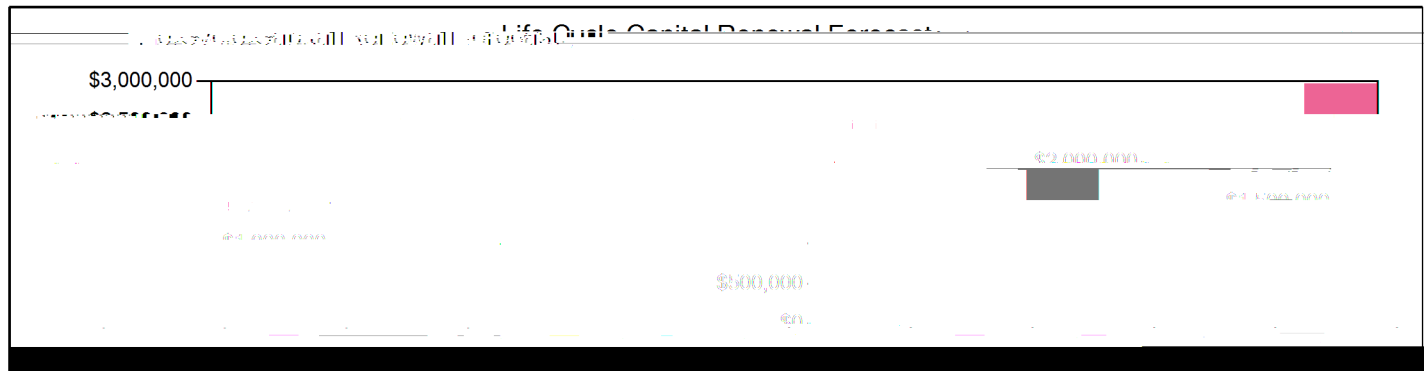




Table 3b: Capital Renewal Forecast (Yrs 6-10)

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	\$185,683	\$0	\$0	\$0	\$0	\$254,466	\$254,466	\$440,149
Roofing	\$126,837	\$0	\$0	\$0	\$0	\$0	\$0	\$126,837
Exterior	\$22,242	\$0	\$5,082	\$0	\$0	\$1,559,899	\$1,564,981	\$1,587,223
Interior	\$63,844	\$0	\$107,219	\$36,752	\$0	\$167,374	\$311,345	\$375,189
Mechanical	\$573,269	\$0	\$0	\$0	\$0	\$812,916	\$812,916	\$1,386,185
Electrical	\$105,319	\$0	\$0	\$0	\$0	\$168,146	\$168,146	\$273,465
Plumbing	\$456,585	\$0	\$0	\$0	\$0	\$10,844	\$10,844	\$467,429
Fire and Life Safety	\$133,631	\$0	\$0	\$0	\$106,743	\$0	\$106,743	\$240,374
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$52,811	\$0	\$0	\$0	\$0	\$0	\$0	\$52,811
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,720,221	\$0	\$112,301	\$36,752	\$106,743	\$2,973,645	\$3,229,441	\$4,949,662





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Austin ISD - Sunset Valley



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Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement Note: replace due to age	Capital Renewal	29	Door	2	\$107,503	1900
Metal Exterior Door Replacement	Capital Renewal	6	Door	2	\$22,242	1901
Exterior Painting (Bldg SF) Note: Metal sections	Capital Renewal	2,903	SF	4	\$5,082	2465
Exterior Cleaning	Deferred Maintenance	13,493	SF Wall	5	\$52,257	2473
	Sub Total for System	8	items		\$307,554	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	82	Door	3	\$121,738	2463
Interior Door Replacement Note: replace due to age	Capital Renewal	21	Door	3	\$39,388	2360
Interior Door Replacement Note: replace due to age	Capital Renewal	54	Door	3	\$101,282	2361
Acoustical Ceiling Tile Replacement Note: age Location: various	Capital Renewal	11,611	SF	4	\$39,209	1962
Adhered Acoustical Ceiling Tile Replacement Location: Cafeteria	Capital Renewal	5,806	SF	4	\$40,455	2461
Carpet Flooring Replacement Note: replace due to age Location: library	Capital Renewal	2,903	SF	4	\$36,752	2074
Ceiling Grid Replacement Note: age Location: various	Capital Renewal	11,611	SF	4	\$48,351	1960
Ceramic Tile Flooring Replacement Note: replace due to age Location: IRR's	Capital Renewal	2,903	SF	4	\$51,288	2075
Interior Wood Wall Replacement (LC) Note: replace due to age	Capital Renewal	35,000	SF	4	\$548,873	2067
Metal Interior Door Replacement Note: replace due to age	Capital Renewal	5	Door	4	\$14,469	2358
Metal Interior Door Replacement Note: replace due to age	Capital Renewal	2	Door	4	\$5,788	2359
Moveable Partition Replacement Note: replace due to age Location: various	Capital Renewal	800	SF Wall	4	\$129,079	2072
Toilet Partition Replacement Note: replace due to age	Capital Renewal	7	Stall	4	\$14,115	2070
Vinyl Composition Tile Replacement Note: replace due to age	Capital Renewal	42,846	SF	4	\$355,841	2077
Wood Flooring Replacement Note: replcae due to age Location: stage/gym	Capital Renewal	5,806	SF	4	\$125,061	2078
Interior Ceiling Repainting	Deferred Maintenance	40,640	SF	5	\$84,637	2462
Interior Wall Repainting (Bldg SF)	Capital Renewal	17,417	SF	5	\$78,044	2449
	Sub Total for System	17	items		\$1,834,370	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Boiler Replacement Note: age/condition Location: mech room	Capital Renewal	1	Ea.	2	\$24,593	2374
Boiler Replacement	Capital Renewal	1	Ea.	2	\$147,912	2375



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Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	\$1,947	2472
Ductwork Repair	Deferred Maintenance	20	LF	4	\$115	2379
Note: rust/exposed Location: gym						
	Sub Total for System	4	items		\$174,567	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	2365
Note: no remaining life						
Panelboard Replacement	Capital Renewal	10	Ea.	2	\$54,995	2366
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$12,342	2367
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	2370
Exterior Mounted Building Lighting Replacement	Capital Renewal	23	Ea.	3	\$20,740	2372
Note: no remainin glife						
Lighting Fixtures Replacement	Capital Renewal	58,057	SF	3	\$1,064,681	2373
Note: no remaining life						
Lightning Protection System Installation	Functional Deficiency	58,057	SF	3	\$45,338	2371
Note: none installed						
Public Address System Replacement, Non-main Building	Deferred Maintenance	58,057	SF	3	\$41,097	2368
	Sub Total for System	8	items		\$1,244,756	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID



Sunset Valley 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)	1,720	LF	\$81,179	5
Playfield Areas	ES Playgrounds	2	Ea.	\$44,696	5
Pedestrian Pavement	Sidewalks - Concrete	5,280	SF	\$59,808	5
Parking Lot Pavement	Asphalt	105	CAR	\$152,334	10
Roadway Pavement	Asphalt Driveways	12,000	SF	\$77,165	10
Roadway Pavement	Concrete Driveways	2,000	SF	\$24,967	10
		Sub Total for System		\$440,150	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	2,500	SF	\$126,837	5
		Sub Total for System		\$126,837	
		Sub Total for Building -			



Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$52,811	5
	Sub Total for System	1	items	\$52,811	
	Sub Total for Building 158B - Stand-Alone Classroom Building	13	items	\$408,456	
	Total for: Sunset Valley ES	61	items	\$4,949,662	



Supporting Photos

General Site Photos



Ductwork is at end of life

