

## LUCY READ PRE-K SCHOOL

### Facility Site

2608 Rich Creek  
Austin, TX 78757

Building Area: 37,232 Square Feet  
Site: 10 Acres  
Date of First Construction: 1961

### Assessment Timeline

Facility Condition Interview: 08/04/16  
Facility Condition Field Visit: 08/08/16  
Educational Suitability Interview: 08/04/16  
Educational Suitability Field Visit: 08/04/16



## Facility Summary



Lucy Read Pre-K School was originally established in 1961 as an elementary school, and consists of two permanent buildings: the Main School Building (BLDG-131A) and the Separate Gymnasium (BLDG-131B). The buildings are connected to one another by exterior concrete sidewalks partially covered by the Main School Building's upper roof structure.

### Facility Condition Assessment (FCA)

The FCA is a process that is used to understand the deficiencies of a facility. It is conducted by a team of architects and engineers of various disciplines. The FCA is performed using existing data, facility staff interviews, facility walk-through assessments, analysis, and cost estimating.

### FCA REPORT CARD

Lucy Read Pre-K School

**22**

\*The FCA score is equal to 100 minus the Facility Condition Index (FCI). The FCI is equal to the cost to maintain, repair and replace deficiencies of a facility divided by the current replacement value of the facility.

\*The FCA and ESA scores are not a representation of the school's academic performance and does not reflect any construction or improvements performed after the assessment date.  
\*These are draft scores pending AISD feedback.

### Links to Online Surveys:

[AISD Educational Suitability Survey](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Survey) - [https://www.surveymonkey.com/r/AISD\\_Educational\\_Suitability\\_Survey](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Survey)

[AISD Cuestionario para la Condicion de Instalacion y Conveniencia Educativa](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Espanol) - [https://www.surveymonkey.com/r/AISD\\_Educational\\_Suitability\\_Espanol](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Espanol)

### Educational Suitability Assessment (ESA)

The ESA measures the degree to which the facility supports teaching and learning considering the exterior and site, academic spaces, support spaces, future-ready spaces, library and media center, security, technology, storage, fixtures, furniture and equipment, environmental quality, and controllability of lighting and HVAC systems.

### ESA REPORT CARD

Lucy Read Pre-K School

**60**

# 2016 Facility Condition Assessment and Educational Suitability Assessment

## Facility Condition Assessment

**Rating Scale:**



Excellent



Good



Average



Poor



Fail

BLDG-131A  
Main School Building

BLDG-131B  
Separate Gymnasium

### Mechanical / HVAC

Mechanical / HVAC	P	P
Domestic Water Distribution	P	N/A
Plumbing Fixtures	P	A
Elevators & Lifts	N/A	N/A

### Electrical

Electrical Distribution	A	P
Lighting	P	A
Communications & Security	A	A
Fire Alarm	A	G
Fire Protection / Suppression	A	G

### Exterior Architecture

Exterior Doors	A	A
Exterior Walls	A	A
Exterior Windows	A	A
Exterior Stairs	N/A	N/A
Roofing	A	G

### Interior Architecture

Interior Ceiling Finishes	A	G
Interior Doors	A	G
Interior Floor Finishes	P	A
Interior Walls	A	G
Interior Wall Finishes	A	G
Interior Stairs	A	N/A

### Site / Civil

Roadways	P
Parking Lots	P
Pedestrian Paving (Sidewalks)	A
Site Development	P
Landscaping	P
Play Fields	G

### Crawl Space

Drainage Below Building	N/A
Access / Ventilation	N/A
Foundation	N/A
Exposed Pipes	N/A
Exposed Ductwork	N/A

## Education Suitability Assessment

### Rating Scale



**Excellent**  
81-100



**Good**  
66-80



**Average**  
51-65



**Unsatisfactory**  
36-50



**Very Unsatisfactory**  
20-35

Assessment Area	Score
Exterior	65
General Building	53
General Academic & Elective Spaces	51
Future Ready Student Development	65
Library / Media Center	69
Security	55
Technology	60
Storage	33
Furniture, Fixtures & Equipment	60
Environmental Quality (Lighting, Odors, Pests)	76
Controllability of Systems (Lights, Temps, Blinds)	52