AUSTIN
Independent School District

2016 Facility Condition Assessment and Educational Suitability Assessment

PEASE ELEMENTARY SCHOOL

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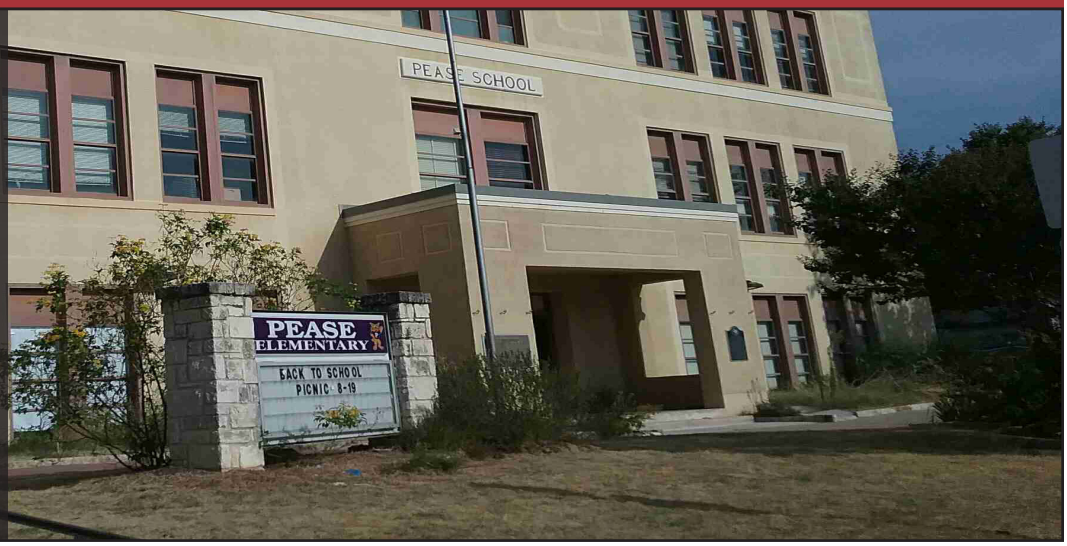
Facility Site
1106 Rio Grande
Austin, TX 78701

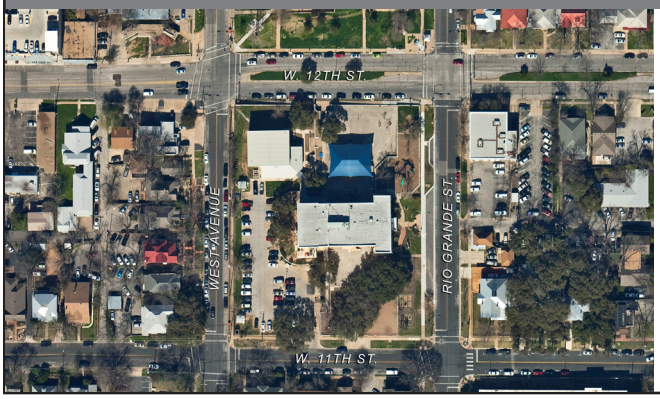
Building Area: 35,704 Square Feet
Site: 3 Acres
Date of First Construction: 1876

Assessment Timeline

Facility Condition Interview:	08/09/16
Facility Condition Field Visit:	08/08/16
Educational Suitability Interview:	08/09/16
Educational Suitability Field Visit:	08/09/16



Facility Summary



Pease Elementary School is one of the earliest built schools in Austin with the Main School Building (BLDG-128A) being built in 1876. A freezer addition was added in the following years, and in 1998 the Gymnasium (BLDG-128B) was constructed. The Main Building has three floors the lowest of which has a portion of the building on the east side partially below grade. The Gymnasium is limited to one story of occupancy but is approximately two stories tall. The buildings are connected via a covered walk way. On the day of the assessment there was construction taking place in both buildings. This appeared to be limited to mechanical systems.

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-though assessments, analysis, and cost estimating.

FCA REPORT CARD	
Pease Elementary School	43

*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.

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	
Pease Elementary School	47

*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

AISD Cuestionario para la Condicion de Instalacion y Conveniencia Educativa - https://www.survekymonkey.com/r/AISD_Educational_Suitability_Espanol

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Rev. 11/22/2016

Facility Condition Assessment

Rating Scale: E Excellent · G Good · A Average · P Poor · F Fail

	BLDG-128A Main School Building	BLDG-128B Separate Gymnasium
Mechanical / HVAC		
Mechanical / HVAC	A	E
Domestic Water Distribution	A	G
Plumbing Fixtures	A	G
Elevators & Lifts	G	N/A
Electrical		
Electrical Distribution	P	G
Lighting	G	G
Communications & Security	G	G
Fire Alarm	G	G
Fire Protection / Suppression	G	G
Exterior Architecture		
Exterior Doors	A	A
Exterior Walls	A	G
Exterior Windows	A	G
Exterior Stairs	A	G
Roofing	G	G
Interior Architecture		
Interior Ceiling Finishes	A	A
Interior Doors	A	G
Interior Floor Finishes	A	A
Interior Walls	A	G
Interior Wall Finishes	P	G
Interior Stairs	A	N/A

Site / Civil	
Roadways	P
Parking Lots	P
Pedestrian Paving (Sidewalks)	A
Site Development	A
Landscaping	G
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	46
General Building	43
General Academic & Elective Spaces	34
Future Ready Student Development	40
Library / Media Center	64
Security	45
Technology	50
Storage	33
Furniture, Fixtures & Equipment	95
Environmental Quality (Lighting, Odors, Pests)	56
Controllability of Systems (Lights, Temps, Blinds)	60

PERKINS+WILL

AECOM