2016 Facility Condition Assessment and Educational Suitability Assessment

UPHAUS EARLY CHILDHOOD CENTER

Facility Site
5200 Freidrich Lane
Austin, TX 78744

Building Area: 73,690 Square Feet
Site: 7 Acres
Date of First Construction: 2011

Facility Summary

Uphaus Early Childhood Center was first established in 2012, and consists of the primary school building. This permanent campus building, listed as the Main School Building (BLDG-177A), supports classrooms, a cafeteria, library, and gymnasium. This structure is connected by metal-covered cement walkways.

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
Uphaus Early Childhood Center 66

*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
Uphaus Early Childhood Center 95

*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.surveymonkey.com/r/AISD_Educational_Suitability_Espanol

Assessment Timeline
Facility Condition Interview: 07/28/16
Facility Condition Field Visit: 07/28/16
Educational Suitability Interview: 07/28/16
Educational Suitability Field Visit: 07/28/16
## Facility Condition Assessment

**Rating Scale:**

- **E** Excellent
- **G** Good
- **A** Average
- **P** Poor
- **F** Fail

### Mechanical / HVAC
- **Mechanical / HVAC**: A
- **Domestic Water Distribution**: G
- **Plumbing Fixtures**: G
- **Elevators & Lifts**: N/A

### Electrical
- **Electrical Distribution**: G
- **Lighting**: A
- **Communications & Security**: P
- **Fire Alarm**: G
- **Fire Protection / Suppression**: G

### Exterior Architecture
- **Exterior Doors**: G
- **Exterior Walls**: G
- **Exterior Windows**: G
- **Exterior Stairs**: N/A
- **Roofing**: G

### Interior Architecture
- **Interior Ceiling Finishes**: G
- **Interior Doors**: G
- **Interior Floor Finishes**: G
- **Interior Walls**: G
- **Interior Wall Finishes**: G
- **Interior Stairs**: N/A

### Site / Civil
- **Roadways**: G
- **Parking Lots**: G
- **Pedestrian Paving (Sidewalks)**: G
- **Site Development**: A
- **Landscaping**: A
- **Play Fields**: A

### 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

<table>
<thead>
<tr>
<th>Assessment Area</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>96</td>
</tr>
<tr>
<td>General Building</td>
<td>93</td>
</tr>
<tr>
<td>General Academic &amp; Elective Spaces</td>
<td>95</td>
</tr>
<tr>
<td>Future Ready Student Development</td>
<td>92</td>
</tr>
<tr>
<td>Library / Media Center</td>
<td>95</td>
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<tr>
<td>Security</td>
<td>93</td>
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<tr>
<td>Technology</td>
<td>96</td>
</tr>
<tr>
<td>Storage</td>
<td>96</td>
</tr>
<tr>
<td>Furniture, Fixtures &amp; Equipment</td>
<td>96</td>
</tr>
<tr>
<td>Environmental Quality (Lighting, Odors, Pests)</td>
<td>95</td>
</tr>
<tr>
<td>Controllability of Systems (Lights, Temps, Blinds)</td>
<td>64</td>
</tr>
</tbody>
</table>

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