

### WALNUT CREEK ELEMENTARY SCHOOL



#### Facility Site

401 W. Braker Lane  
Austin, TX 78753

Building Area: 79,223 Square Feet

Site: 12 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



Walnut Creek Elementary School was established in 1961, and consists of two permanent campus buildings. The Main School Building (BLDG-141A) includes administration offices, classrooms, gymnasium and cafeteria. The other permanent campus building is the Separate Building (BLDG-141B), which is a classroom addition constructed in 1999.

#### 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

Walnut Creek Elementary School

**45**

\*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

Walnut Creek Elementary School

**57**

# 2016 Facility Condition Assessment and Educational Suitability Assessment

**WALNUT CREEK  
ELEMENTARY  
SCHOOL**

Rev. 11/22/2016

## Facility Condition Assessment

Rating Scale:



Excellent



Good



Average



Poor



Fail

BLDG-141A  
Main School Building

BLDG-141B  
Classroom Building

### Mechanical / HVAC

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

### Electrical

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

### Exterior Architecture

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

### Interior Architecture

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

### Site / Civil

Roadways	P
Parking Lots	P
Pedestrian Paving (Sidewalks)	A
Site Development	P
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	Score
Exterior	54
General Building	53
General Academic & Elective Spaces	43
Future Ready Student Development	58
Library / Media Center	75
Security	60
Technology	50
Storage	53
Furniture, Fixtures & Equipment	75
Environmental Quality (Lighting, Odors, Pests)	72
Controllability of Systems (Lights, Temps, Blinds)	44