

2016 Facility Condition Assessment and Educational Suitability Assessment

ROSEDALE SCHOOL

Facility Site

2117 W. 49th St.

Austin, Texas 78756

Building Area: 36,501 Square Feet

Site: 5 Acres

Date of First Construction: 1939

Assessment Timeline

Facility Condition Interview: 08/11/16

Facility Condition Field Visit: 07/25/16

Educational Suitability Interview: 08/11/16

Educational Suitability Field Visit: 08/11/16



Facility Summary



Rosedale School was established in 1939, and consists of the primary school along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-251A) and the Mechanical Building (BLDG-251B). The two buildings are connected by a series of exterior uncovered concrete sidewalks. The east classroom wing, new main entrance, administration, gymnasium, and cafeteria were added in 1948.

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

Rosedale School

32

*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

Rosedale School

25

*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

[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

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Rev. 11/30/2016

Facility Condition Assessment

Rating Scale:



Excellent



Good



Average



Poor



Fail

BLDG-251A
Main School Building

BLDG-251B
Mechanical Building

Mechanical / HVAC

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

Electrical

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

Exterior Architecture

Exterior Doors	A	P
Exterior Walls	P	P
Exterior Windows	P	P
Exterior Stairs	A	P
Roofing	P	P

Interior Architecture

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

Site / Civil

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

Crawl Space (BLDG-251A)

Drainage Below Building	A
Access / Ventilation	P
Foundation	A
Exposed Pipes	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	26
General Building	20
General Academic & Elective Spaces	22
Future Ready Student Development	24
Library / Media Center	27
Security	22
Technology	30
Storage	20
Furniture, Fixtures & Equipment	25
Environmental Quality (Lighting, Odors, Pests)	36
Controllability of Systems (Lights, Temps, Blinds)	28