

NELSON BUS TERMINAL

2016 Facility Condition Assessment as of August 2016

Facility Site

7105 Berkman Dr.
Austin, TX 78752

Building Area: 14,890 Square Feet

Site: 7 Acres

Date of First Construction: 1995

Assessment Timeline

Facility Condition Interview: 08/18/16

Facility Condition Field Visit: 08/18/16



What is a 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

Nelson Bus Terminal

30

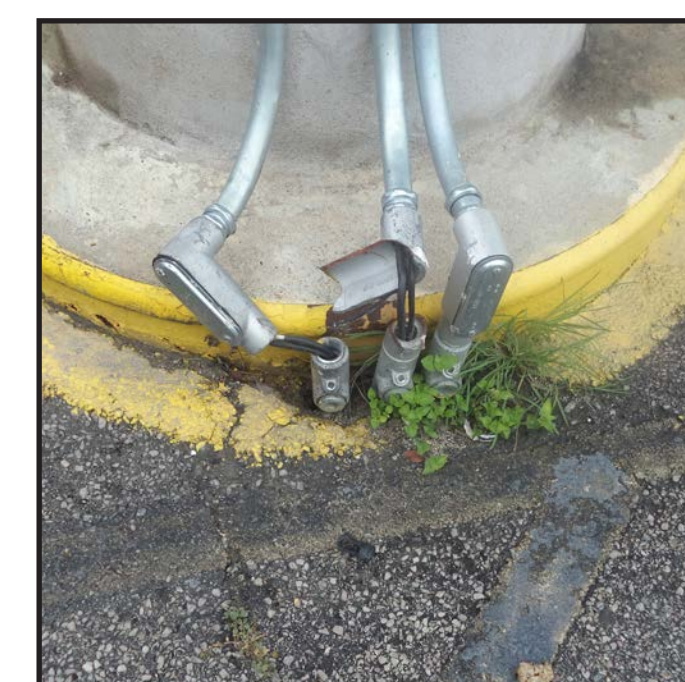
*This score is not a representation of the school's academic performance and does not reflect any construction or improvements performed after the assessment date. This is a draft score pending AISD feedback.

*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.

Facility Condition Assessment (FCA)

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

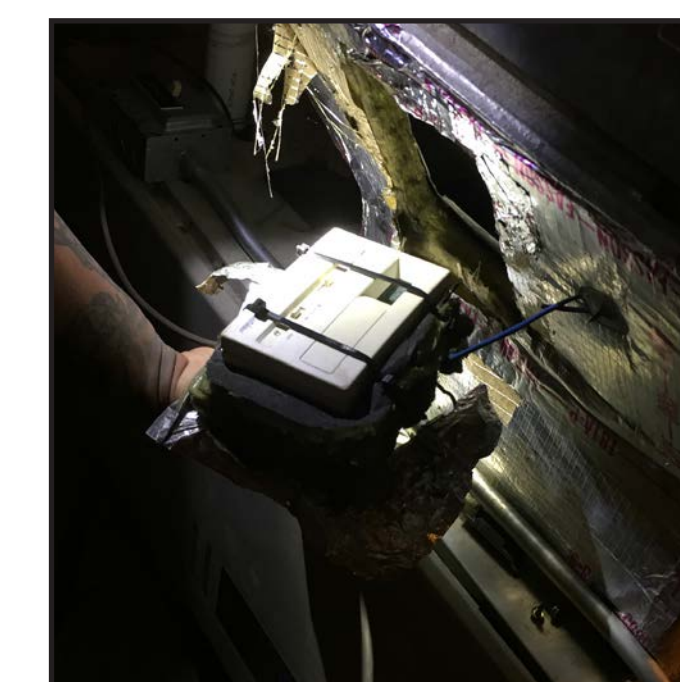
BLDG-959A Main Building	
Mechanical/HVAC	
Mechanical / HVAC	A
Domestic Water Distribution	A
Plumbing Fixtures	A
Elevators & Lifts	N/A
Electrical	
Electrical Distribution	A
Lighting	A
Communications & Security	A
Fire Alarm	A
Fire Protection / Suppression	G
Exterior Architecture	
Exterior Doors	A
Exterior Walls	A
Exterior Windows	A
Exterior Stairs	N/A
Roofing	A
Interior Architecture	
Interior Ceiling Finishes	P
Interior Doors	A
Interior Floor Finishes	P
Interior Walls	A
Interior Wall Finishes	A
Interior Stairs	A



Electrical Distribution
Outdoor Wires Exposed to Elements



Exterior Walls
Water Leakage; Ineffective Sandbags



Mechanical / HVAC
Damaged Insulation



Mechanical / HVAC
Drip Pans Overflowing
Causing Ceiling Damage



Mechanical / HVAC
Rusted System



Interior Ceiling Finishes
Ceiling Tiles with Water Damage



Interior Ceiling Finishes
Wear & Tear



Interior Floor Finishes
Excessive Wear & Tear



Plumbing
Wear & Tear

Site / Civil	
Roadways	P
Parking Lots	P
Pedestrian Paving (Sidewalks)	A
Site Development	P
Landscaping	A
Play Fields	N/A

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

Site Deficiencies

Some areas of the roadways and parking lots were observed to have pot holes, deterioration, and cracks. Some areas of grease and oil were observed on the pavement. Storm water treatment was not observed on site.

Some vegetation and debris were observed to be inside a concrete lined drainage channel.

