

# CARRUTH ADMINISTRATION CENTER

## 2016 Facility Condition Assessment as of August 2016

### 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

Carruth Admin. Center

**54**

\*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.



1111 W. 6th Street  
Austin, TX 78703

Building Area: 134,402 Square Feet  
Site: 3 Acres  
Date of First Construction: 1991

Assessment Timeline  
Facility Condition Interview: 08/17/16  
Facility Condition Field Visit: 08/17/16

### Facility Condition Assessment (FCA)

Rating Scale						
<span style="color: green;">E</span>	<span style="color: green;">G</span>	<span style="color: yellow;">A</span>	<span style="color: orange;">P</span>	<span style="color: red;">F</span>		
Excellent	Good	Average	Poor	Fail		
	BLDG-941A Admin. Bldg.	BLDG-941B Admin. Bldg.	BLDG-941C Admin. Bldg.	BLDG-941D Admin. Bldg.	BLDG-941E Apartment Bldg.	BLDG-941P Parking Structure
<b>Mechanical/HVAC</b>						
Mechanical / HVAC	P	P	P	P	P	N/A
Domestic Water Distribution	A	A	A	A	A	N/A
Plumbing Fixtures	A	A	A	A	A	N/A
Elevators & Lifts	E	A	N/A	A	N/A	G
<b>Electrical</b>						
Electrical Distribution	P	P	P	P	P	P
Lighting	A	A	A	A	A	P
Communications & Security	P	P	P	P	P	N/A
Fire Alarm	A	G	G	G	G	N/A
Fire Protection / Suppression	P	G	G	G	G	G
<b>Exterior Architecture</b>						
Exterior Doors	P	P	P	P	P	N/A
Exterior Walls	A	A	P	A	A	A
Exterior Windows	A	G	A	G	P	N/A
Exterior Stairs	G	P	N/A	P	N/A	N/A
Roofing	A	P	P	P	A	N/A
<b>Interior Architecture</b>						
Interior Ceiling Finishes	A	A	A	A	A	N/A
Interior Doors	G	G	G	A	P	G
Interior Floor Finishes	G	A	P	A	A	G
Interior Walls	P	P	P	P	P	G
Interior Wall Finishes	P	P	P	P	P	N/A
Interior Stairs	G	N/A	N/A	N/A	G	N/A
<b>Site / Civil</b>						
Roadways	A					
Parking Lots	A					
Pedestrian Paving (Sidewalks)	A					
Site Development	G					
Landscaping	A					
Play Fields	N/A					
<b>Crawl Space</b>						
Drainage Below Building						N/A
Access / Ventilation						N/A
Foundation						N/A
Exposed Pipes						N/A
Exposed Ductwork						N/A



Domestic Water Distribution  
Aged & Out of Date



Electrical Distribution  
Corroded & Out of Date



Exterior Floors  
Corroded & Damaged



Fire Extinguisher  
Broken Case



Mechanical / HVAC  
Damaged Insulation



Mechanical / HVAC  
Out of Date Equipment



Mechanical / HVAC  
Damaged Piping



Interior Ceiling Finishes  
Damaged & Stained Tile



Interior Stairs  
Corroded Underneath

