

2016 Facility Condition Assessment and Educational Suitability Assessment

BEDICHEK MIDDLE SCHOOL

Facility Site

6800 Bill Hughes Road
Austin, TX 78745

Building Area: 133,942 Square Feet
Site: 23 Acres
Date of First Construction: 1972

Assessment Timeline

Facility Condition Interview: 08/02/16
Facility Condition Field Visit: 08/08/16
Educational Suitability Interview: 08/18/16
Educational Suitability Field Visit: 08/18/16



Facility Summary



Bedichek Middle School was first established in 1972, and consists of three permanent buildings. The Main School Building (BLDG-054A) houses administration, classrooms, the library, the theater, and the cafeteria. The Separate Gymnasium (BLDG-054B) houses the physical education facilities, the band hall, an orchestra space, and support areas. The Separate Classroom Building (BLDG-054C) on the southeast corner of the campus houses classrooms.

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

Bedichek Middle School

49

*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

[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

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

Bedichek Middle School

55

2016 Facility Condition Assessment and Educational Suitability Assessment

Rev. 11/22/2016

Facility Condition Assessment

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

BLDG-054A
Main School Building

BLDG-054B
Gymnasium Building

BLDG-054C
Separate Classroom Building

Mechanical / HVAC

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

Electrical

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

Exterior Architecture

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

Interior Architecture

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

Site / Civil

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

Crawl Space (BLDG-054A)

Drainage Below Building	● A
Access / Ventilation	● A
Foundation	● P
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	● 52
General Building	● 63
General Academic & Elective Spaces	● 60
Future Ready Student Development	● 53
Library / Media Center	● 56
Security	● 74
Technology	● 50
Storage	● 40
Furniture, Fixtures & Equipment	● 47
Environmental Quality (Lighting, Odors, Pests)	● 52
Controllability of Systems (Lights, Temps, Blinds)	● 52