

Baldwin Elementary School Site Summary

Address	12200 Meridian Park Boulevard Austin, TX 78739
Number of Permanent Campus Facilities	1
Original Year of Construction	2010
Total Campus Building Area (combined)	86,896 SF



Introduction

The Baldwin Elementary School campus is located at 12200 Meridian Park Boulevard in Austin, Texas. Baldwin Elementary School was established in 2010 and consists of the Main School Building (BLDG-187A), which has administration offices, classrooms, gymnasium, kitchen, and cafeteria.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/2/16	Interview	00	9/9/16	Draft Issue
8/2/16	Assessment	01	12/8/16	Added comments from CM Curt Shaw as indicated on email dated 11/4/16. See pages 2-6.
9/15/16	Cluster Meeting (Not Attended)			
9/12/16	Follow-Up			
10/24/16	Follow-Up			

Main School Building – BLDG-187A

Building Purpose	Administration, Classrooms, Gymnasium, Kitchen, and Cafeteria
Building Area	86,896 SF
Inspection Date	August 2, 2016
Inspection Conditions	99°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	<p>The exterior of the building consists of a brick façade, corrugated metal covering, and aesthetic shotcrete paneling. The windows have an architectural metal sun shade.</p> <p>The exterior walls were reported and observed as being in good condition except for damage to the brick façade along the northwest corner and at a section on the north side of the facility. These areas were reported as having subgrade interior construction and had experienced water intrusion into the facility.</p>	Good
	Exterior Windows	<p>The exterior windows consist of single-pane glazing units with metal frames around the majority of the facility with double-pane windows in the classrooms with a lower transom casement.</p> <p>The exterior windows were observed and reported as being in good condition.</p>	Good
	Exterior Doors	<p>There is one main public entryway located along the northwest side of the building; these doors are hollow metal with glass storefronts and a hollow metal frame. The remaining service doors around the facility are hollow metal with glass storefronts and hollow metal frames. The exterior doors to access the mechanical and electrical rooms are solid hollow metal with hollow metal frames. A metal roll-up door is located on the west side of the gymnasium storage room.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The exterior doors were observed to be in good condition.	
Interior Construction	Interior Walls	<p>The interior partitions are predominantly constructed of gypsum board that is texturized throughout the classrooms, corridors, library, and administration offices. These spaces are painted. The kitchen and gymnasium consist of a painted concrete masonry unit wall.</p> <p>The interior partitions appeared to be in good condition with instances of minor chipping observed throughout all wall surfaces. It was observed that room "FCU-2-13" had a hole in the wall that required repair to the gypsum board.</p>	
Roofing	<p>The roof material covering the building consists solely of a white membrane EPDM (ethylene propylene diene terpolymer).</p> <p>The roof surfaces were observed to be in good condition with the exception of isolated areas where minor ponding was evident along the west edge of roof section A-12. It was observed that a metal access ladder from roof section A-17 to A-20 had trim that was separating.</p>		Good
Interior Construction	Interior Walls	<p>The interior partitions are predominantly constructed of gypsum board that is texturized throughout the classrooms, corridors, library, and administration offices. These spaces are painted. The kitchen and gymnasium consist of a painted concrete masonry unit wall.</p> <p>The interior partitions appeared to be in good condition with instances of minor chipping observed throughout all wall surfaces. It was observed that room "FCU-2-13" had a hole in the wall that required repair to the gypsum board.</p>	Good
	Interior Doors	<p>The interior doors consist of solid core wood doors and hollow metal frames and metal-framed windows.</p> <p>The interior doors and frames were reported and observed to be in good condition.</p>	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	<p>The exterior stairs located around the facility consisted of metal pan stairs with formed concrete steps.</p> <p>The exterior stairs were reported and observed to be in good condition.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Stairs	The interior stairs consist of painted metal staircases with a landing, wall-hung handrails, and vinyl non-slip surfaces on the tread. Interior wood stairs are present in this facility to access the school stage in the cafeteria. The interior stairs were reported and observed to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The school has painted and texturized finishes on gypsum board. The interior wall finishes were reported and observed to be in good condition. Minor wall scuffing was evident and consistent with the age and use of the facility.	Good
	Interior Floor Finishes	Vinyl composition tile flooring is present throughout the classrooms, janitorial closets, and cafeteria. Ceramic tile floor is present in the restrooms and kitchen area. Concrete flooring is present in the mechanical rooms. The music, library, and office spaces' flooring consists of carpeting. There is a wood stage located at the front of the cafeteria. It was observed that the flooring in all areas was in good condition with the exception of minor scuffing and one instance of chipped tile located in a janitorial closet.	Good
	Interior Ceiling Finishes	The ceiling consists predominantly of acoustic ceiling tiles throughout the classrooms, office spaces, restroom, and kitchen. The common area corridors and stairwells contain open ceilings with exposed roofing and gypsum board. The ceiling finishes were observed to be in good condition. A few instances of wet ceiling tiles were observed from an unknown source.	Good
Conveying	The building is equipped with a hydraulic passenger elevator to service two levels. This elevator was reported and observed to be in good condition. A recent inspection certificate issued within the last year, as required, was visible, and no operational issues were reported by the facility staff.		Good
Plumbing	Plumbing Fixtures	The building has public restrooms for males, females, and students, and separate staff restrooms located throughout the facility. The classrooms typically contain a unisex restroom with a vitreous china and floor-mounted toilet with manual flushing mechanisms. Stainless steel, counter-mounted sinks are located within the classrooms and have institutional grade goose-neck faucets and drinking fountain bubblers. Multi-use restrooms in public areas typically have vitreous china wall-hung hand sinks with manual	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms.</p> <p>The staff restrooms typically have vitreous china wall-hung hand sinks with automatic faucets and floor-mounted toilets with manual flushing mechanisms. There are floor drain service sinks in the janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms. The building also includes other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria and an arts room with counter-mounted stainless steel hand wash sinks and a floor-mounted service sink with a plaster trap.</p> <p>The plumbing staff reported that there is a sewer gas odor mostly occurring in the 200-wing in the winter months. It was reported that the pressure reducing valve and backflow preventer are experiencing high levels of calcification due to water hardness.</p> <p>The plumbing fixtures were in good condition.</p>	
	Domestic Water Distribution	<p>Heated domestic water service is fed to specific locations throughout the facility, these include health services office, faculty work rooms, janitorial sinks and food service sinks in the kitchen.</p> <p>The water heaters were reported and observed to be in good condition with no identified or reported deficiencies.</p>	Good
	Other Plumbing	<p>The other plumbing for this facility included roof drainage interior to the facility.</p> <p>It was observed that roof drain covers were deteriorating and collapsing.</p> <p>The roof drains were observed to be in average condition.</p>	Average
Mechanical/ HVAC	<p>The major mechanical equipment consists of AHUs (air handling units) and OHUs (outside air handling units), which are located on the roof top. Package roof top units and condenser units are also located on the roof of the facility to serve the kitchen and gymnasium. Instant gas water heaters in the MAIN MECH room serve the four pipe heating system. These serve the HVAC (heating, ventilating, and air conditioning) system. The AHUs and OHUs serve different zone locations throughout the facility.</p> <p>Supplemental mechanical equipment for the HVAC system includes exhaust fans, variable air volume terminals, and FCUs (fan coil units). The FCUs are located</p>		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>primarily in closets in the corridors adjacent to every classroom.</p> <p>The mechanical/HVAC system was reported and observed to be in good condition. It was observed that the controls for RU-1 were exposed to the elements and required immediate maintenance.</p>	
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by a control panel.</p> <p>The fire alarm system was reported and observed to be in good condition.</p>	Good
	Fire Protection/Suppression	<p>The building is equipped with a fire sprinkler system.</p> <p>The building has a series of fire extinguishers for fire protection.</p> <p>The fire extinguishers were reported and observed to be in good condition with inspection certifications issued within the last year.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 277/480-volt 2500-amp main switchboards located on the south side of the facility outside and adjacent to the east side of the kitchen. The service feeds transformers and high-voltage panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment was reported and observed to be in good condition.</p>	Good
	Lighting	<p>The building's exterior lighting consists of compact fluorescent luminaires located along the entire perimeter. The interior lighting consists primarily of T8 fluorescent luminaires.</p> <p>It was reported that the emergency lighting was wired to a switch that caused the emergency lights to be active when the facility lights were turned off. This caused the emergency lighting battery to drain and wear out more quickly.</p> <p>The lighting for the building was observed to be in good condition based on the reported emergency lighting concern.</p>	Good
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is a public address system in the building.</p> <p>The building is equipped with telecommunications systems. The main backbone equipment is located in</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>an inaccessible room.</p> <p>The facility staff reported that the communications systems were in good condition.</p>	

Exterior System Deficiency Examples

Exterior Walls



Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



Interior Finishes Deficiency Examples

Interior Floor Finishes

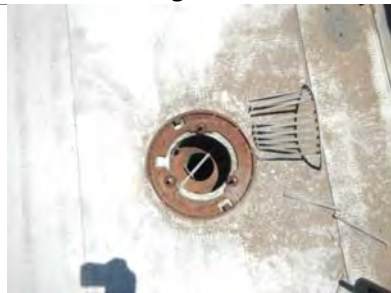


Interior Ceiling Finishes



Plumbing Deficiency Examples

Other Plumbing



Mechanical/HVAC System Deficiency Examples



Baldwin Elementary School Campus Summary of Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Main School Building Recommendations

Exterior

1. Repair the exterior brick where water damage or water intrusion has occurred.
2. Identify and repair any potential locations for water intrusion to prevent future water damage.

Roofing

1. Maintain and repair any areas of roofing where ponding is evident.
2. Replace all PVC roof drain covers with cast iron covers.
3. Repair the access ladder railing's current separation of metal siding.

Interior Construction

1. Repair holes in the wall of mechanical room FCU 2-13.

Interior Finishes

1. Repair any scuffed or chipped vinyl floor tile.
2. Identify the cause of wet ceiling tiles. Repair the leak and replace ceiling tiles.

Conveying

1. Continue annual inspections of the passenger elevator.

Mechanical/HVAC

1. Repair the exposed controls to RU-1.

Fire Protection

1. Continue annual inspections for the fire alarm system.

Electrical

1. Rewire the emergency lighting to operate off a constant power source to allow the battery to only be utilized during emergency situations.