

Hart Elementary School Site Summary

Address	8301 Furness Austin, TX 78753
Number of Permanent Campus Facilities	2
Original Year of Construction	1998
Total Campus Building Area (combined)	80,042 SF



Introduction

The Hart Elementary School campus is located at 8301 Furness, Austin, Texas 78753. This facility houses grades K-5 and consists of two buildings. The Main School Building (BLDG-163A) has one floor. The Annex Classroom Building (BLDG-163B) was constructed in 2010 and consists of four classroom suites, a facility workroom, and various mechanical and electrical rooms.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
7/21/16	Interview	00	9/15/16	Draft Issue
7/21/16	Assessment	01	11/30/16	Added comments from CM Curt Shaw as indicated on email dated 11/04/16. See pages 2-6 and 10-13.
10/18/16	Cluster Meeting (Attended)			

Main School Building – BLDG-163A

Building Purpose	Administration, Classrooms, Gymnasium and Cafeteria
Building Area	69,867 SF
Inspection Date	July 21, 2016
Inspection Conditions	93°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 split face CMU (concrete masonry unit) façade in two colors. In the high bay areas, the lower portion of the building is split face CMU, and the upper portion is a prefinished metal siding.</p> <p>The front entrance of the building has a canopy constructed of tube steel with metal roofing material and split face column bases that support tube steel columns. There also two canopies in the rear of the building constructed of tube steel with prefinished metal roofing.</p> <p>The building exterior was reported and observed to be in good condition.</p> <p>It was reported that roaches were in the cafeteria and kitchen. It was also reported there are rats and termites throughout the building.</p> <p>It was reported that a drainage problem during major storm events caused major flooding in the courtyards.</p>	Good
	Exterior Windows	<p>The exterior windows consist of single-pane glazing with anodized aluminum frames.</p> <p>The exterior windows were reported to be in good condition.</p>	Good
	Exterior Doors	<p>There is one public entryway located at the northwest side of the building. The entry doors are hollow metal with a hollow metal frame. The main entry frame includes sidelights and transoms.</p> <p>The remaining exterior entry doors throughout the</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>facility are hollow metal doors with hollow metal frames.</p> <p>The exterior doors were observed to be in average condition. The finishes are worn due to high traffic. It was reported that exterior doors needed to have sweeps installed to keep bugs out of the building.</p>	
Roofing		<p>The roof of this building consists of modified bitumen roofing. There are several covered walkways that have prefinished metal roofs.</p> <p>The roof surfaces were reported and observed to be in good condition with the exception of isolated areas of ponding.</p> <p>The roof drainage in this facility is comprised of gutters and downspouts. A few of the downspouts drain to a splash block; the majority do not have splash blocks.</p> <p>The drains system was observed to be in good condition.</p>	Good
Interior Construction	Interior Walls	<p>The interior partitions are a mix of CMU and a metal stud and drywall system. All of the corridors are smooth face CMU.</p> <p>There is a movable partition between the gymnasium and cafeteria.</p> <p>The moveable partition was observed to be in good condition. The interior partitions appeared to be in good condition.</p>	Good
	Interior Doors	<p>The interior of the building has solid core wood doors and hollow metal frames, with metal-framed interior windows that are glazed with wire glass. The kitchen has two metal overhead roll-up doors.</p> <p>The overhead doors in the kitchen appeared to be in good operational condition.</p> <p>The interior doors and frames were observed to be in average condition given the age of the facility with typical signs of wear and tear.</p> <p>It was reported that a door in the kitchen was rotted at the bottom.</p>	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	<p>There are two small exterior sets of stairs. They are cast-in-place concrete.</p> <p>The stairs were in good condition.</p> <p>It was observed that the railings needed to be repainted because the paint is chipped and scratched</p>	Good
	Interior Stairs	System not present.	N/A

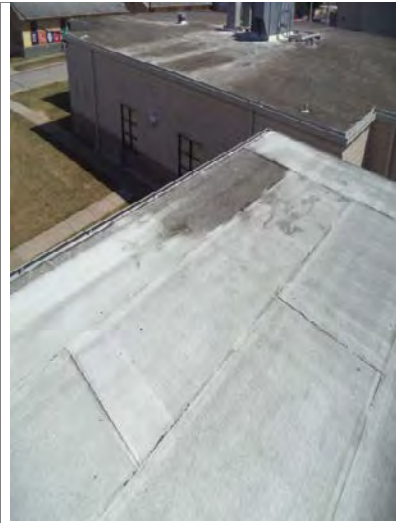
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	<p>In this facility, the drywall partitions as well as CMU corridor walls are painted. There is ceramic tile on two walls in each of the classroom's in-suite restrooms and in the kitchen areas.</p> <p>The interior wall finishes were in average condition due to building age and were showing signs of wear.</p> <p>Building staff reported damage in the janitorial closets to the drywall caused by splashing water.</p>	Average
	Interior Floor Finishes	<p>The majority of floor finishes in this building consist of VCT (vinyl composition tile), including the gymnasium and cafeteria. There is carpet in the administration office, the councilor's office, the library, and the kindergarten classrooms. The restrooms have ceramic tile flooring.</p> <p>It was reported that all of the carpet was at the end of its design life and should be replaced.</p> <p>It was observed and reported that vinyl tiles were lifting in the cafeteria in front of the stairs to the stage.</p> <p>It was observed that separation was occurring in the vinyl tile in corridor 100.</p> <p>The flooring appeared to be in good condition as only minor cracking was observed in isolated cases in the vinyl tile flooring system.</p> <p>A broken ceramic tile was observed in restroom 203 and another in the women's restroom in Corridor 6.</p> <p>Vinyl tile separation was observed in corridor 100.</p> <p>The carpet in the kindergarten classrooms was observed to be stained.</p> <p>It was observed that there is water-damaged tile in the corridor.</p>	Good
	Interior Ceiling Finishes	<p>The ceiling systems in this building consist mainly of suspended acoustical ceiling tiles. There are hard painted gypsum ceilings in the restrooms.</p> <p>The ceiling systems were in good condition.</p>	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The building has public restrooms for males and females, and separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks with manual faucets, along with vitreous china, floor-mount/wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are floor sinks in the janitorial</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>closets, and water coolers located throughout the facility, typically near the public restrooms.</p> <p>The restroom plumbing fixtures were observed to be in average condition.</p> <p>The building includes other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria and some faculty workrooms. Classroom restrooms consist of paired unisex toilet rooms, shared by pairs of adjacent classrooms, and are equipped with floor-mounted toilets. There are stainless steel sinks in each classroom, which have gooseneck faucets and drinking fountain attachments.</p> <p>It was reported the sink outside of the stage area had a broken faucet. It was also reported that water pressure was very poor at the sink in the nurse's office. It was reported that the toilets were original and had begun to develop leaks.</p> <p>It was observed and reported that the men's restroom associated with Room 106 had a sewage smell. It was also reported and observed that the restrooms in the gymnasium had a sewage smell.</p>	
	Domestic Water Distribution	<p>The nurse's office and the kitchen both have hot water. There are two water heaters located in the mechanical room in the kitchen area. The janitorial closets are equipped with individual EWHs (electric water heaters).</p> <p>It was reported that a water faucet was needed on the roof.</p> <p>A defective ball valve was reported in restroom 408. The toilet water supply cannot be isolated and turned off.</p> <p>The plumbing distribution equipment was observed to be in average condition based upon the age of the building with the majority of equipment being original.</p>	Average
	Other Plumbing	System not present	N/A
Mechanical/ HVAC	<p>The major mechanical equipment consists of natural gas package units located on the rooftop and heat pumps located in each classroom. These serve the HVAC (heating, ventilating, and air conditioning) system. There is a fresh air unit on the roof.</p> <p>It was reported the units are original which results in a serious problem with obtaining parts. It was reported the package units above the cafeteria had a problem with lines freezing.</p> <p>A condensate line was observed to be running on the surface in restroom 404. The insulation was coming off, and it was poorly installed.</p>		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	The HVAC system was observed to be in average condition considering the prior mentioned deficiencies in the system.		
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of an audible alarm and signaling devices such as horns, strobes, pull stations, and detectors.</p> <p>The fire alarm system was reported to function as intended.</p> <p>The fire alarm system was observed to be in good condition.</p>	Good
	Fire Protection/Suppression	<p>The building has no fire sprinkler system. There is a dry fire suppression system in the kitchen vent hoods. There are fire extinguishers throughout the building.</p> <p>It was reported all of the fire extinguisher cabinets were locked, and staff did not know who had the key to the cabinets.</p>	Average
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 277/480-volt 1600-amp main switchboard. The secondary system is 208/120 volt.</p> <p>It was reported the original building contractor installed much of the electrical distribution system incorrectly and not to code. Examples were junction boxes located in the walls and boxes for receptacles not anchored to the wall.</p> <p>It was reported there is no lightening protection.</p> <p>The electrical distribution system was observed to be in average condition.</p>	Average
	Lighting	<p>The building's interior lighting consists of 2x4 troffers in the acoustical ceilings in both classrooms and corridors. There are 2x2 troffers in the library acoustical ceiling. There are surface-mounted drum fixtures and wall packs at the exterior walls.</p> <p>It was reported that the gymnasium lights were at the end of their life and needed replacement.</p> <p>The facility lighting was observed and reported to be in average condition.</p>	Average
	Communications & Security	<p>This facility has a Wi-Fi system, public address system, card readers, and cameras.</p> <p>It was reported there were no problems with the Wi-Fi.</p> <p>It was reported that the cameras were five years old, and the technology was outdated. They had poor resolution, and the views were not correct. The staff identified 15 locations where cameras were needed.</p> <p>There is a homeless camp in the woods close to the</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>school. A camera was needed to monitor that area.</p> <p>It was reported the public address system and the card reader system were functioning correctly.</p> <p>The security system was observed to be in poor condition.</p>	

Roofing Deficiency Examples

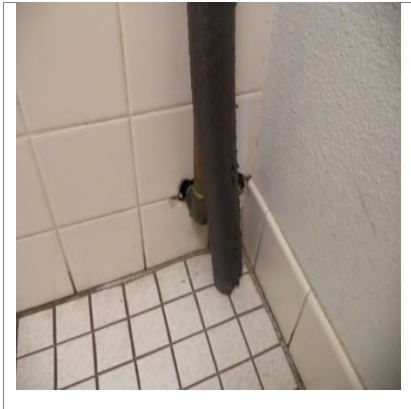


Interior Finishes Deficiency Examples

Interior Floor Finishes



Mechanical/HVAC System Deficiency Examples



Annex Classroom Building – BLDG-163B

Building Purpose	Classroom Annex
Building Area	11,175 SF
Inspection Date	July 21, 2016
Inspection Conditions	93°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies 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 split face CMU façade in two colors.</p> <p>The front entrance of the building has a canopy constructed of tube steel with prefinished metal panels used as the roofing material.</p> <p>It was reported and observed the building exterior was in good condition.</p>	Good
	Exterior Windows	<p>The exterior windows consist of single-pane glazing units with anodized aluminum frames.</p> <p>It was reported the exterior windows were in good condition.</p>	Good
	Exterior Doors	<p>There is no public entryway for the annex building. The annex is connected to the main building by a covered walkway. There is a pair of doors at the entry that are hollow metal in a hollow metal frame. The pair of doors includes vision glazing in each leaf. The remaining exterior entry doors in the facility are hollow metal doors with hollow metal frames.</p> <p>The exterior doors were observed to be in good condition.</p> <p>It was reported the exterior doors needed to have sweeps installed to keep bugs out of the building.</p>	Good
Roofing	<p>The roof of this building consists of modified bitumen roofing. There is a covered walkway with a prefinished metal roof.</p> <p>The roof surfaces were reported and observed to be in good condition with the exception of isolated areas of ponding.</p>		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior partitions are painted drywall. The interior walls appeared to be in good condition.	Good
	Interior Doors	This building has solid core wood doors, hollow metal frames, and metal-framed interior windows that are glazed with wire glass. The interior doors and frames were observed to be in good condition.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There is a small set of poured-in-place concrete stairs at the entrance to the annex. The stairs were in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are painted drywall. The wall finishes in the annex were observed to be in good condition.	Good
	Interior Floor Finishes	The majority of floor finishes in this building consist of vinyl tile VCT. The restrooms have ceramic tile. The flooring appeared to be in good condition.	Good
	Interior Ceiling Finishes	The ceiling systems in this building consist mainly of suspended acoustical ceilings. There are gypsum board ceilings in the restrooms. The ceiling systems were in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has one separate staff restroom located in the faculty workroom. There are two student restrooms in each suite of classrooms. There is also a stainless steel sink with a gooseneck faucet and drinking fountain in each classroom. These plumbing fixtures were observed to be in good condition.	Good
	Domestic Water Distribution	There is one EWH located in janitorial closet 500. It was observed that the plumbing distribution system was in good condition.	Good
	Other Plumbing	The roof drainage system consists of gutters and downspouts. In some places, there are splash blocks. There is no identifiable pattern to usage of splash blocks. The roof drainage system was observed to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	<p>The mechanical system consists of heat pumps located in mechanical closets outside the classrooms and nine heat pump condenser units located in two small walled courtyards outside of the building.</p> <p>The HVAC system was observed to be in good condition.</p>		Good
Fire Protection	Fire Alarm	<p>There is a fire alarm with horns, light, and strobes. There are also two fire extinguishers in the 500 corridor. It was reported the fire alarm goes off every morning at 5:00 a.m.</p> <p>The fire protection was observed to be average.</p>	Average
	Fire Protection/ Suppression	<p>There are no fire sprinkler systems in this building. There are fire extinguishers throughout this building. It was observed that the certifications are current.</p>	N/A
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 277/480-volt 200-amp main service. The secondary system is 208/120 volt.</p> <p>It was reported there is no lightening protection.</p> <p>The electrical distribution system was observed to be in good condition.</p>	Good
	Lighting	<p>The building's interior lighting consists of 2x4 troffers in the acoustical ceilings in classrooms and corridors. There are wall packs at the exterior walls.</p> <p>The facility lighting was observed to be in good condition.</p>	Good
	Communications & Security	<p>This facility has a Wi-Fi system, public address system, card readers, and cameras.</p> <p>It was reported there were no problems with the Wi-Fi, public address system, or card readers. The staff identified two additional locations where cameras were needed.</p> <p>The security system was observed to be in good condition.</p>	Good

Hart Elementary School 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.

Campus Recommendations

Fire Protection

1. Continue annual inspections of the portable fire extinguishers.
2. Determine if the extinguisher cabinets should remain locked.

Electrical

1. Provide added cameras to give full coverage of buildings.
2. Replace outdated cameras and adjust views.

Main School Building Recommendations

Exterior

1. Investigate and block access points for pests through the crawlspace and the ceilings.
2. Provide roach traps in all areas where there is food stored or consumed.

Roofing

1. Further investigate all roof areas observed with signs of ponding and re-slope to provide proper drainage

Interior Construction

1. Repair damaged walls in the janitorial closets.

Interior Finishes

1. Replace cracked and broken vinyl floor tiles.
2. Replace the all vinyl tile in corridor 100.
3. Replace cracked ceramic tile.
4. Replace carpet in all areas currently carpeted.

Plumbing

1. Replace the faucet at the sink near the backstage area.
2. Reroute the condensate line in restroom 404.

Mechanical/HVAC

1. Diagnose and repair AC lines at the kitchen that are freezing.

Electrical

1. Rewire interior walls to meet code.
2. Provide additional cameras to give full coverage of the building.
3. Replace outdated cameras and adjust views

Classroom Annex Recommendations

Fire Protection

1. Contact the fire protection vendor for assistance in reprogramming the system.

Electrical

1. Provide additional cameras to give full coverage of the building.
2. Replace outdated cameras and adjust views.