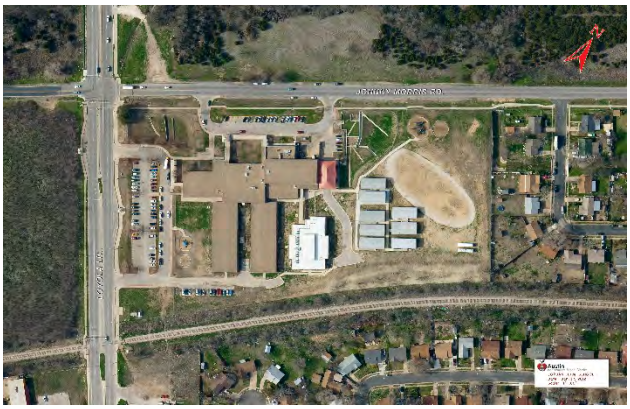
Jordan Elementary School Site Summary

Address	6711 Johnny Morris Road Austin, TX 78724
Number of Permanent Campus Facilities	2
Original Year of Construction	1992
Total Campus Building Area (combined)	74,920 SF



Introduction

The Jordan Elementary School campus is located at 6711 Johnny Morris Road in Austin, Texas. Jordan Elementary School was established in 1992, and consists of the Main School Building (BLDG-178A) and one Stand-Alone Classroom Building (BLDG-178B) that was constructed in 2008. The two buildings are connected by a covered walkway canopy.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/11/16	Interview	00	8/10/16	Draft Issue
6/16/16 and 6/29/16	Assessment	01	12/19/16	Added comments from Principal Adrienne Williams as indicated on email dated 11/10/16. See page 8.
9/6/16	Cluster Meeting (Not Attended)			
10/3/16	Follow-Up			

Main School Building – BLDG-178A

Building Purpose	Administration Offices, Classrooms, Cafeteria, & Gym
Building Area	62,715.24 SF
Inspection Date	June 16 and 29, 2016
Inspection Conditions	June 16, 29 - 90° F, sunny and hot
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	The exterior walls are original brick façade with synthetic plaster panels located at the walkway canopy near the main entrance. Parapets have prefinished metal caps. Gutters are mostly continuous at building perimeter and integrated into the roof/wall edge. There is a solid brick screen wall that conceals the loading dock area. The brick walls are original to the building and were observed to be in good condition. There are areas where gutters and/or scuppers have allowed water from roof to discolor the brick.	Good
	Exterior Windows	The window units are aluminum frame with single pane glazing that are original construction. Windows appeared to be in good condition; however, sealant at masonry is dry and starting to show cracks indicating end of sealant life cycle.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	There is one primary public entryway located at the west side of the building and there are other secondary entrances located around the building. These doors are metal with a metal frame. Entrances have transoms and side-lites and doors have vision panels. The remaining service doors around the facility are metal. The exterior doors were observed to be in good condition except the door at the kitchen entrance was observed to be rusting at the bottom and the base of the frame. It is reported the kitchen entrance door does not close properly.	Good
Roofing	The roof material covering the building is built-up asphalt with a granular topping. The roof appears to be original to building but may have had some repairs over time. Roofs slope to the perimeter and there are no internal roof drains. There are some parapet walls that have scuppers that drain to a perimeter gutter system. There are metal walkway canopies at main entrance and bus drop off area. The main entrance has a pyramid skylight incorporated into the walkway system. The roof has exceeded its expected life cycle. A small area of gravel had been removed at area A-01 exposing the tared felts which were observed to have significant crazing. This condition may be indicative of the roof in general. There are reported roof leaks in wings; 100, 200 and 300. There were no visible defects (i.e. tears or ponding) observed in the roof or gutter system; however, no flashing was observed between gutters and top of brick. The metal canopy walkway system was observed to be in good condition. Debris has collected on canopies and tree limbs are encroaching onto the roof surface.		Average
Interior Construction	Interior Walls	The interior partitions original to the building are predominately painted gypsum board construction with painted CMU (concrete masonry unit) or brick walls in assembly areas and corridors. Kitchen area walls are painted CMU. Interior windows, where present, are single glazed with metal frames. The interior partitions appeared to be in good condition although instances of minor cracking and chipping were observed throughout the building.	Good
	Interior Doors	The Interior doors are primarily solid core wood in metal frames. Doors and frames are in good condition. It is reported that the door to the bathroom on the north side of the 100-wing, and doors to the restroom on the west end of the 300-wing do not close properly.	Good
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	The exteriors stairs are located adjacent to the loading dock at the kitchen. The stairs are concrete with a steel railing. There was damage to concrete at points where the railings were connected to the stair structure. Damage appeared to be the result of vehicle contact. Bolts were sheared and large chunks of concrete were missing where the rail attaches to the stairs.	Poor
	Interior Stairs	The interior stairs and ramp are for stage access and are constructed of concrete with steel railings. The stairs, ramp, and associated railings appear to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior walls are painted gypsum board. In the corridors, plastic laminate panels cover the bottom 4' of some wall surfaces. Interior wall finishes were observed to be in good condition with some marring and scuffing.	Good
	Interior Floor Finishes	Corridors, workrooms, classrooms, cafeteria, and art room have vinyl tile floors with 6" base. Administration offices and library have carpet flooring. Restroom floors are ceramic tile. The kitchen floor is quarry tile. Special athletic surface was found in the gym. The vinyl flooring and base were observed to be in generally good condition although it is reported that some tiles throughout the building have been re-adhered over time. The quarry tile in kitchen is still serviceable but loose tiles are reported around the cooler/freezer. The ceramic tile in the restrooms were observed to be in good condition. Carpet in administration areas and library may not be original and appeared to be in good condition.	Good
	Interior Ceiling Finishes	The ceilings throughout the building are predominantly suspended lay-in acoustical tiles. In the restrooms and some corridor areas, the ceilings incorporate painted suspended gypsum board. The gym has an exposed painted steel structure and cement-fiber roof deck. The suspended lay-in ceilings are in good condition; however, some tiles show staining from water infiltration due to leaking or condensation as observed on the ceilings in the library, 100-wing, 200-wing, and 300-wing. Rust is visible on grid in areas where ceiling tiles are stained. Mold is reported in the 300-wing.	Good
Conveying	System not present.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	The building has single-user restrooms for men and women, students, and separate staff restrooms located throughout the facility. The only multi-user restroom for students is located near the cafeteria. These restrooms generally have vitreous china wall mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing valves, and vitreous china, wall-hung urinals with manual flushing valves in the multi-user men's restroom. There is service sinks found in the janitor closets, and water coolers located throughout the facility, typically near the public restrooms. The classrooms have single bowl stainless steel countertop sinks with a drinking fountain attachment. The kitchen has floor mounted stainless steel multi-bowl sinks for food preparation and dishwashing. The plumbing fixtures throughout the facility were observed to be in good condition with no visible deficiencies.	Good
	Domestic Water Distribution	Domestic hot water was supplied to the nurse and lounge restrooms, and the custodial closets by electric water heaters (EWHs) that were less than 10-gallon. These water heaters were observed to be in good condition. The kitchen has hot water supplied to the hand sinks and the dishwasher from two 92-gallon gas water heaters (GWHs) located in the "KITMECH" room. Both of these GWHs appear original to the building and are nearing the end of their service life. The GWH serving the dishwasher was in poor condition and was noted having corrosion and excessive condensation. The 30-gallon EWH located in the gym mezzanine supplies hot water to the shower in the gym office. This water heater was rated in average condition and had corrosion around the bottom of the tank. The domestic water distribution system was observed to be in average condition based on the deficiencies seen.	Average
	Other Plumbing	The only other plumbing observed was floor drains located throughout the facility primarily in bathrooms and the kitchen, and a grease trap located outside of the kitchen. It was reported that the grease trap had bad odor, but this was not observed during the survey. The floor drains and grease traps were observed to be in average condition with no noticeable deficiencies.	Average
Mechanical/ HVAC	The building's HVAC equipment is composed of air handling units (AHUs), heat pumps, package units, and split systems. The indoor modular AHUs are located in the mezzanine. These units are charged with R22 refrigerant and have estimated		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		sizes ranging from 4,000 cubic feet per minute (CFM) to 6,000 CFM. Package units are located on the rooftop that serves the HVAC system throughout the facility. The majority of the package units on the rooftop were observed to be in good condition but contained R22 refrigerant. One of the rooftop units (RTUs) was observed to be in poor condition due to excessive condensation dripping from the housing of the unit. Two split system heat pumps that were not shown on the facility drawings were located on the exterior of the 200- and 300-wings of the building and serve the classroom heat pump consoles in these wings. The 3-ton units manufactured in 2009 use HCFC (hydrochlorofluorocarbon)-22 refrigerant but they were observed to be in good condition. A refrigeration unit located on the rooftop was observed to be in poor condition with severe corrosion visible. The classrooms each have individual heat pump consoles that appear to be original to the building and beyond their service life. Thirty-five of these units located throughout the facility and classrooms appear to be functioning properly and were rated to be in average condition. The heat pumps in rooms 208 and 303 appeared to have been replaced with newer units and were observed in good condition. The HVAC system was observed to be in average condition with all of the prior mentioned deficiencies. The only deficiency that was frequently noted was the use of R22 refrigerant in most of these units.	
Fire Protection	Fire Alarm	The fire alarm consisted of horn and strobe combination, pull stations, and detectors within this facility, visually perceived to be in good working order. No visual signs of malfunctioning or degradation of the system as a whole although most of the equipment in this facility may have outlived its design life expectancy.	Good
	Fire Protection/ Suppression	The building has a dry standpipe system for fire protection sprinklers that appears to serve the mezzanine. The external access point for the fire protection system was located outside of the custodian office and was observed to be in good condition. The kitchen vent hoods had a wet chemical solution fire suppression system, which appeared in average condition. Portable fire extinguishers placed throughout the facility protect the rest of the building. The extinguishers in the corridors of the building were noted as being inaccessible because they were located inside of locked metal cases. These cases need to be unlocked to make them accessible during an emergency. All observed portable fire extinguishers had inspection tags dated January 2016 and were in good condition.	Good
Electrical	Electrical Distribution	All electrical equipment and distribution services observed during this survey are in average working order with minor issues to report. The electrical service	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		enters the building at 277/480-volt with no maximum amperage observed on the main switchboard located in the KITMECH room. The panel located in the KITMECH room was inaccessible because it was locked and no key was available. This service feeds smaller transformers 112.5 kVA (1,000 volt amps) and below and high voltage panels which are rated at 480-volt primary that step down to a secondary 208Y/120 located in various rooms throughout this facility not all necessarily marked (electric rooms). The electrical equipment components in rooms designated as KITMECH, ELEC100, LIBMEZZ, ELECCAFE, and OSSTO is confirmed from the floor plan respectively. The electrical distribution equipment is in average condition. The majority of these assets observed are functioning as intended with no obvious signs of malfunctioning or degradation of electrical components. Equipment has been in place from this facilities conception, although it is functioning as intended. There is no emergency power to report of at this facility.	
	Lighting	The building's exterior lighting consisted of down lights. The HID (high-intensity discharge) located in proportional locations around the perimeter of this structure had discoloration on 1 to 2 lenses. The 1x1 surface mounted lights supporting walkway canopies have no visual signs of malfunctioning components. The lighting to the interior of this facility is in good to average condition, many of the luminary components are considered average due to their design life expectancy although functioning as intended. All lighting is common in all corridors and classrooms consisting of 2x4 2 bulb florescent lights set in troffers. Bathrooms within this facility contain 1x4 1-bulb florescent wall mount fixtures all visually appearing to function as intended.	Average

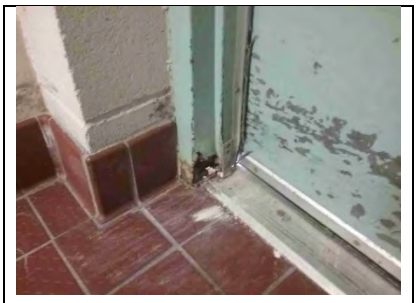
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	This facility contains a public address system as well as security cameras and card readers located throughout this structure. This equipment appears to be in good working order although not physically tested for operation. During the facility interview, building staff reported that the existing security system coverage and equipment are inadequate to serve the building's needs. Facility staff requested to have a safe and secure entrance requiring visitors to enter through the main office. It was also requested to have camera and badge access at the entrances of both buildings BLDG-178A and BLDG-178B.	Average

Exterior System Deficiency Examples

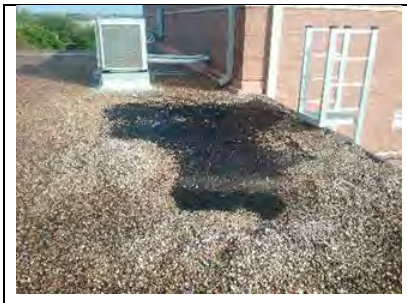
Exterior Walls


Exterior Windows

Exterior Doors

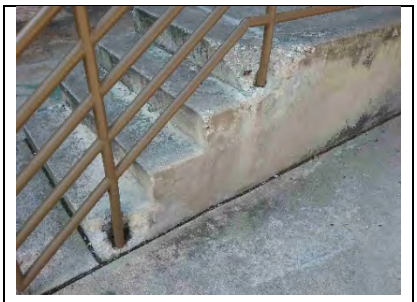


Roofing Deficiency Examples



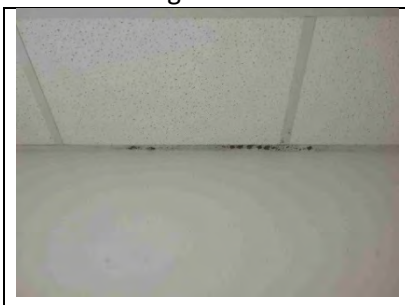

Stairs Deficiency Examples

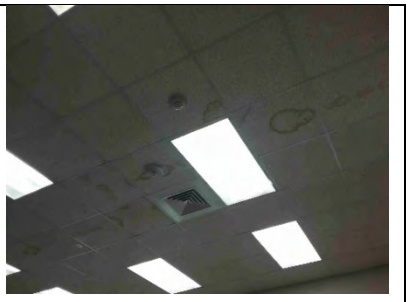
Exterior Stairs



Interior Finishes Deficiency Examples

Interior Ceiling Finishes

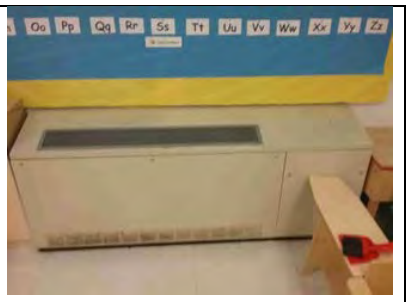




Plumbing System Deficiency Examples

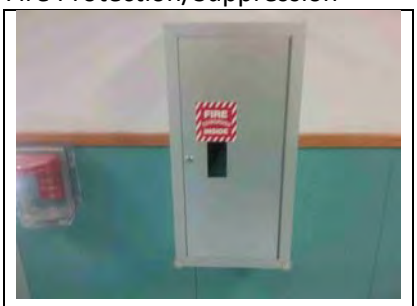
Domestic Water Distribution

Mechanical/HVAC System Deficiency Examples



Fire Protection System Deficiency Examples

Fire Protection/Suppression



Stand-Alone Classroom Building – BLDG-178B

Building Purpose	Classrooms
Building Area	12,205.11 SF
Inspection Date	June 16 and 29, 2016
Inspection Conditions	June 16, 29 - 90° F, sunny and hot
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

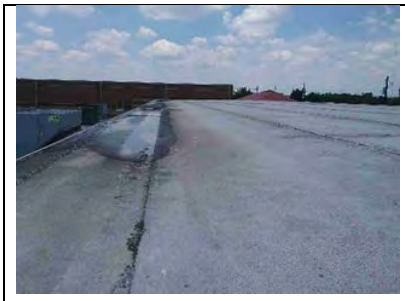
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are constructed of CMU with brick veneer. At the raised roof area above room 400, the exterior walls are surfaced with prefinished metal panels. The exterior walls were observed to be in good condition.	Good
	Exterior Windows	The window units are aluminum frame with single pane glazing that are original construction. Exterior windows have operable sash, windows at raised roof are fixed with solar screen on interior side for light control. Windows appeared to be in good condition.	Good
	Exterior Doors	In the building, there are two sets of painted steel entry doors in metal frames. Doors have vision panels and panic hardware. The doors were observed to function properly and appeared in good condition.	Good
Roofing	The roofing is modified bitumen and is at less than half its expected service life. There are continuous gutters with downspouts at the building perimeter at both upper and lower roofs. Other than some ponding along the south side roof edge at both the upper and lower levels, the roof appeared to be in good condition.		Good

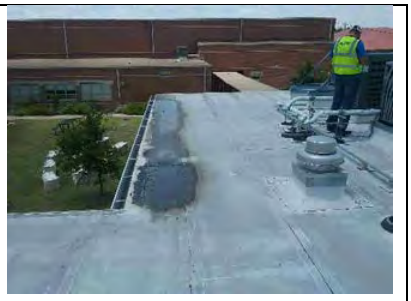
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are metal stud framed with gypsum board surfaces. The interior walls were observed to be in good condition.	Good
	Interior Doors	The interior doors are solid core wood in metal frames. The classroom doors have vision panels. The interior doors were observed to be in good condition; however, many of the doors to the mechanical closets were sticking and difficult to open. The door to the staff restroom does not close properly nor latch.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior walls surfaces are painted. Restroom walls have 4' ceramic tile wainscot on wet walls. The painted surfaces of gypsum board and CMU walls were observed to be in good condition. No problems were observed with ceramic tile wainscot.	Good
	Interior Floor Finishes	Floors are predominantly vinyl tile with 4" vinyl base. There is ceramic tile on restroom floors with cove and floor tiles creating a 4" high base on non-wet walls. Both vinyl and ceramic tile flooring and base were observed to be in good condition.	Good
	Interior Ceiling Finishes	The ceilings are mostly suspended lay-in acoustic tile throughout the building. The restrooms have painted gypsum ceilings. Both lay-in and painted ceilings were observed to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building is composed of single-user restrooms for students and staff located throughout the facility. Typical restrooms have floor mounted, vitreous china toilets with manual flush valves. Classrooms have single bowl stainless steel countertop mounted sinks with a drinking fountain attachment. The faculty restroom "408FHRR" contains a wall hung, vitreous china sink with a manual faucet. The corridor of the building contains two wall-mounted water coolers. The plumbing fixtures for the entire building were observed to be in good condition with no noticeable deficiencies.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	An electric water heater (EWH) located in the custodial closet supplies domestic hot water. This water heater appears only to provide hot water for the sink located in the custodial closet. The plumbing distribution equipment was observed to be in good condition with no noticeable deficiencies.	Good
	Other Plumbing	The only other plumbing for the facility are floor drains located in the restrooms. The cast iron floor drains appeared to be unclogged and in good condition.	Good
Mechanical/ HVAC	The building's HVAC system is composed of a split system with heat pumps located on the rooftop and indoor modular AHUs. The 10 heat pumps located on the rooftop were manufactured in 2007 and range in size from 2 to 5-TON. All of these units contain R410a refrigerant and are in good condition. Ten indoor modular AHUs that were fed by the rooftop heat pumps had a manufacturing date of 2006 and 2007 and are in good condition with no defects. Supplemental mechanical equipment for the HVAC system also included exhaust fans and a rooftop MUA (modular makeup air) unit. Rooftop exhaust fans generally were from 2006 and were observed to be in good condition. The MUA was observed to be in average condition with no reported or observed deficiencies.		Good
Fire Protection	Fire Alarm	The fire alarm consists of horn and strobe combination, pull stations, and detectors within this facility, visually perceived to be in good working order. There are no visual signs of malfunctioning or degradation of the system as a whole.	Good
	Fire Protection/ Suppression	Portable fire extinguishers placed throughout the facility protect the building. All observed portable fire extinguishers had inspection tags dated January 2016 and are in good condition.	Good
Electrical	Electrical Distribution	The electrical distribution to this building enters 277/480-volt primary, 208Y/120 secondary from floor mounted 150 kVA transformers, along with a secondary 30-kVA transformer distribution panel mounted just above it in room 408ELEC. This facility also contains 600-amp and 400-amp switchboards that support all electrical needs to this facility. The stand-alone classroom appears to be constructed at a later period from the original structure. The distribution equipment is in a newer condition with no appearances of dis-functionality and or degradation of electrical components.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	All exterior lighting consists of down lighting luminaries located along the perimeter of this structure. Interior lighting consists of 2x4 3 florescent bulbs set in troffers within the structure and classrooms respectively. Corridor lighting consists of 2x4 2 florescent bulbs to include room 408 storage lighting. Exit lights are illuminated and functioning as intended. Bathrooms within this facility have 1x4 1 florescent bulb surface mounted per unit. Classroom alcoves have round recessed can lights. All lighting is in good working order and functioning as intended.	Good
	Communications & Security	This facility contains a public address system as well as security cameras and card readers. This equipment appears to be in good working order although not physically tested for operation.	Good

Roofing Deficiency Examples





Jordan 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.

Campus Recommendations

Electrical

1. Electrical periodic maintenance is recommended at both structures (BLDG 178A and 178B) for proper quarterly or semiannual intervals to keep areas of equipment use free of dust and debris and potential moisture intrusion. All panels should remain unlocked, unless panel doors do not close properly. If panels are locked to secure closure of panel doors then the keys should remain readily available at all electrical equipment locations. Recommend further evaluation from AISD (Austin Independent School District) electrical influence where older equipment is implemented with newer equipment to confirm future compatibility between old and new electrical components.

Main School Building Recommendations

Exterior

1. Clean discolored brick surfaces. Evaluate performance of roof scuppers and gutters and determine the source of the problem with roof water on brick surfaces.
2. Replace aging sealant around windows and at masonry joints and flashings.
3. Replace door and frame at kitchen entrance.

Roofing

1. Further investigate all roof areas where leaking is evident as observed in stained ceiling tiles below. Determine source of water intrusion that results in; water in light fixtures, rusting ceiling grid, and potential mold growth. Determine if roof can be repaired or needs to be replaced.
2. Evaluate flashing condition at roof edge where gutters are installed. Determine if gutters or lack of flashing is contributing to water infiltration into the building.
3. Remove debris from walkway canopies and trim overhanging tree limbs.

Interior Construction

1. Repair or adjust interior doors reported to not be functioning properly.

Stairs

1. Repair damaged concrete stairs and secure metal railing.

Interior Finishes

1. Replace or re-adhere floor tiles where loose or missing.
2. Replace damaged ceiling tiles after determining and fixing the source of the staining.
3. Investigate if mold grown is actually present and take appropriated remediation action if needed.

Plumbing

1. Consider replacement of aged GWHs located in the “KITMECH” room.

Mechanical/HVAC

1. Replace all equipment that uses R-22 refrigerant. The refrigerant is being phased out of manufacturing in the near future.
2. Investigate the cause of the excessive condensation from RTU-2 with asset barcode id: SC018027.
3. Consider replacement of all heat pump consoles located throughout the building that are estimated to be beyond their service life.

Fire Protection

1. Unlock all of the cabinets that are holding fire extinguishers throughout the building to make them accessible during an emergency.
2. Although fire protection is in place and perceived as functioning as intended, due to this system's age prudence would suggest further evaluation by a fire protection specialist, to include consideration for potential upgrades, i.e. emergency lighting to illuminate floors in corridors if a fire causes a blackout.

Electrical

1. Conduct periodic maintenance where nesting of wildlife has taken place under the exterior walkway lighting.

Stand-Alone Classroom Building Recommendations

Roofing

1. Investigate the cause of ponding on roof and repair.

Interior Construction

1. Determine the cause of interior doors sticking and repair to operate properly.