

## Overton Elementary School Site Summary

<b>Address</b>	7201 Colony Loop Drive Austin, TX 78704
<b>Number of Permanent Campus Facilities</b>	1
<b>Original Year of Construction</b>	2007
<b>Total Campus Building Area (combined)</b>	83,405 SF



### Introduction

The Overton Elementary School campus consists of one two-story building with two wings. The building is connected by an enclosed walkway to the Turner Roberts Recreation Center. The facility houses grades K through 5 and includes classrooms, administration offices, computer lab, music room, and a cafeteria that doubles as a gymnasium and auditorium. This permanent campus building includes only the Main School Building (BLDG-189A).

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
6/9/16	Interview	00	9/9/16	Draft Issue
7/14/16	Assessment	01	11/9/16	Exterior Windows rating on page 2 changed from "Poor" to "Good" per comments from Drew Johnson's email dated 11/7/16.
9/6/16	Cluster Meeting			

## Main School Building – BLDG189A

Building Purpose	Administration, Classrooms, Cafeteria/Gymnasium
Building Area	83,405 SF
Inspection Date	July 14, 2016
Inspection Conditions	100°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
<b>Exterior</b>	Exterior Walls	The exterior of the building consists of a CMU (concrete masonry unit) façade.  The exterior walls were in good condition. The masonry was clean and in good repair.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with aluminum frames.  It was reported that the windows in rooms C204 and 206, on the south side, of the building and all the windows on the north wall of the administration area are all leaking. The frames were in good condition.	Good
	Exterior Doors	There is one main entryway located at the northeast side of the building. This entryway consists of two pairs of aluminum storefront doors with glazing lites. These doors were in average condition.  There are nine pairs of doors and six single-leaf exterior hollow metal doors with steel frames. These doors and frames are painted. The doors showed normal wear and tear, such as scratched paint and chipping due to use.  It was reported and observed that four exterior doors were sandbagged due to water intrusion during high-intensity storm events. On the northwest face leading to room B107 and the west face leading into the exterior stair tower, there were sandbags in place at these doors. There were also sandbags at the southerly most pair of doors leading into the cafeteria and the pair of doors on the east side of corridor 1-1. It was also	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		observed that the finish on the majority of the doors was in average condition due to normal wear.	
<b>Roofing</b>		The roofing material on this structure is of the membrane type. Very little damage was visible on the entire roof area. Drainage for the roof is provided by a system of scuppers and downspouts that flow into an underground drainage system.  It was reported by facility staff that roof leaks have occurred previously, but recent repairs have fixed them. The roof overall is in good condition.	Good
<b>Interior Construction</b>	Interior Walls	The interior construction consists of drywall with various panel-type treatments used as accents.  Mold was reported in the mechanical closet C1-3. The interior walls were in average condition. In the main corridor on the south wall, one of the panels above the 9-foot level had a vertical crack in the finish. The southeast corner of room B102 had mold in the corner closest to the floor.	Average
	Interior Doors	The interior of the building contains hollow metal frames with natural finished wood doors.  It was reported the interior lobby doors do not close properly. The interior doors and frames were in average condition given the age of the building. The pair of doors at mechanical closet C1-3 did not close and latch, the door in the kitchen restroom dragged on the floor, the doors into the admin area did not close properly, and the restroom door in the learning lab did not close completely.	Average
	Interior Specialties	System not present.	N/A
<b>Stairs</b>	Exterior Stairs	System not present.	N/A
	Interior Stairs	The interior stairs are a steel stair system. The underside of the stairs is exposed and painted. The treads and landings have formed sheet vinyl, and the landing has vinyl tile in a raised coin pattern.  The tile on the landings was worn but in good condition as was the vinyl on the stairs.	Good
<b>Interior Finishes</b>	Interior Wall Finishes	The interior wall finish is generally a painted surface with some accent panels.  The interior wall finishes were in average condition but were showing signs of age with wear and use. There was chipping in most classrooms throughout the facility.	Average
	Interior Floor Finishes	The corridor and classroom floors are finished with vinyl tile. The music room, rooms 104, 105, 106, and the administration offices are carpeted.  The tile and carpet were in average condition.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	<p>The classrooms and support rooms have a suspended acoustical ceiling system. The library, cafeteria, and main corridors have vaulted ceilings with acoustical tile that has been affixed directly to the underlayment with no suspension system.</p> <p>It was reported there is leakage and ceiling damage in the library above the second column near the ceiling. It was also reported there is leakage in the music rooms and multipurpose rooms.</p> <p>Along the north wall in classrooms on the second floor, the ceiling tile had water damage in the majority of classrooms. There was wet ceiling tile in the southwest corner of room 103.</p>	Poor
<b>Conveying</b>		<p>The building is equipped with a hydraulic passenger elevator to service two levels. No operational issues were reported by the facility staff. The elevator was in good condition and had a current inspection certificate issued September 18, 2015. Capacity of the elevator is unknown.</p>	Good
<b>Plumbing</b>	Plumbing Fixtures	<p>The building has restrooms for visitors and students, as well as separate staff restrooms located throughout the facility. The staff and visitor restrooms have vitreous china hand sinks with manual faucets, along with vitreous china, floor-mount toilets with manual flushing mechanisms, There are floor sinks in the janitorial closets, and water fountains located throughout the facility. There are stainless steel sinks mounted in the classroom millwork because the in-classroom restrooms do not have sinks. The stainless sinks each have a gooseneck faucet and a drinking fountain.</p> <p>The restroom plumbing fixtures were in good condition and functioning properly.</p> <p>The building includes other specialty locations with plumbing fixtures, such as the kitchen for the school cafeteria. These plumbing fixtures were in good condition.</p> <p>It was also reported that floor drains on the second floor were not collecting the water properly and were leaking to the floor below.</p> <p>A strong sewage smell was reported on the second floor north wing in all of the restrooms along the south wall. A strong sewage smell was observed in GHRRA1 and BHRRA1. It was also reported that there is a strong sewage smell in ADMINWRR and ADMINMRR, located within the admin area.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	<p>The kitchen plumbing fixtures have hot water. The balance of the building has no hot water.</p> <p>It was reported that the kitchen hot water was brown after a period of nonuse</p> <p>It was reported the hot water heater in the kitchen janitorial closet did not have sufficient capacity.</p> <p>The plumbing piping was in average condition. No leakage was observed.</p>	Average
	Other Plumbing	<p>The roof is drained through a system of scuppers and downspouts. The downspouts drain into an underground system.</p> <p>It was reported there are no problems with the system.</p> <p>However, it was observed that there are spongy areas around the scuppers which may indicate the system is not working properly.</p> <p>The drainage system was in average condition with all downspouts properly connected.</p>	Average
<b>Mechanical/ HVAC</b>	<p>The major mechanical equipment consists of a boiler and chiller located on the first floor in the vicinity of the kitchen. Four AHUs (air handling units) are located on the roof, and 46 FCUs (fan coil units) are located throughout the building in mechanical closets. There is a cooling tower located at the rear exterior of the building near the docks.</p> <p>It was reported by staff that the HVAC (heating, ventilating, and air conditioning) system in the past has shut off during storms. Additionally, the second floor was not as cool as the first floor, nor consistently cooled throughout the second floor areas. Generally, the north wing experiences more problems than the south wing. It was also reported that a significant amount of maintenance has been required due to motor failures.</p> <p>The HVAC system was observed to be in average condition. All areas were cool, although some areas were cooler than others, despite the outside air temperature being in excess of 100°F.</p> <p>Water was observed on the floor under the mechanical FCUs in the mechanical closet C2-2.</p>		Average
<b>Fire Protection</b>	Fire Alarm	<p>This building has a fire alarm system that consists of alarm and signaling devices such as horns, strobes, pull stations, and detectors.</p> <p>It was reported that the fire alarm panel, located in the administration area, beeps frequently and is distracting.</p> <p>It was also reported that the fire alarm system shuts off all the AHU units two to three times a week.</p> <p>The devices were appeared to be in good condition.</p>	Good
	Fire Protection/	<p>The building has a wet standpipe system for the fire sprinklers throughout the facility. There are also fire</p>	Average

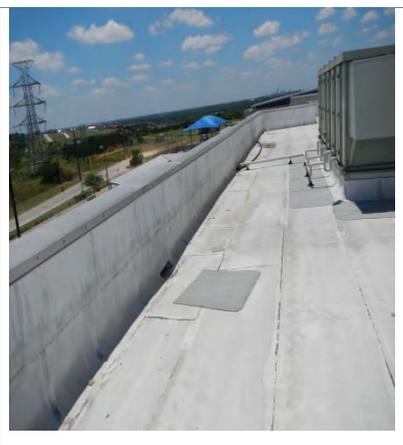
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Suppression	<p>extinguishers placed strategically throughout the building.</p> <p>A fire sprinkler escutcheon in the main corridor had fallen out of the ceiling. The music room and the multipurpose room had water-stained ceiling tiles directly below the sprinkler water line.</p>	
Electrical	Electrical Distribution	<p>The electrical distribution has a 2500-amp service. Voltage information for the service was not provided. The system was functioning well.</p> <p>It was reported that the GFI (ground fault interrupter) outlets frequently trip when load is applied and the floor plug circuits trip when custodial staff is mopping.</p> <p>There is no lightning protection system.</p>	Average
	Lighting	<p>The lighting system primarily utilizes fluorescent 2x4 troffer fixtures in the grid ceiling. There are various types of architectural fixtures in the library and the corridor.</p> <p>It was reported that the exterior lighting which consists of exterior wall packs and pole type lighting in the parking areas was generally good. However, there was one exterior power pole that had fallen down and was not reinstalled.</p> <p>The lighting systems in classrooms were working properly. There was a rusted fixture in the restroom in room B105 and a rust-stained fixture lens in the restroom for room C101.</p>	Good
	Communications & Security	<p>The communication system includes telephone, internet and a public address system. The facility had new telephones installed in 2015. Exterior doors are card key controlled.</p> <p>It was reported that the public address system was not properly connected, and the sound was muffled throughout the building. Staff reported that the desk phones worked well, but some of the visual displays did not function.</p> <p>The systems were in average condition for their age.</p> <p>The facility has a CCTV (closed circuit television) system through the building. Staff reported that there was a need for more cameras. However, the security alarm worked well as did the card access.</p>	Average

**Exterior System Deficiency Examples**

Exterior Doors



**Roofing Deficiency Examples**



**Interior Construction Deficiency Examples**

Interior Doors



**Interior Finishes Deficiency Examples**

Interior Wall Finishes



Interior Ceiling Finishes



**Mechanical/HVAC System Deficiency Examples**



**Fire Protection System Deficiency Examples**

Fire Protection/Suppression



## Overton Elementary School Summary of Recommendations

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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. It was reported there is site erosion, a mound of concrete block, and a falling fence at the drainage pond in addition to the serious site drainage problems. Determine through a site survey where site drainage issues exist, then consider adding drainage in the lower areas of where water is flowing into the building during major storm events. Determine if the other site issues mentioned are contributing to the drainage problem. Clean up all refuge on the site to aid with the drainage as well as safety of the students.

#### Roofing

1. Continue to repair roof leaks as needed.

#### Interior Construction

1. Repair the damaged wall in the main corridor. Monitor for reoccurring cracks that may indicate building settlement.
2. Cut out all drywall that is exhibiting mold. Find the source of the water, and repair the drywall to its original condition. Engage an industrial hygienist to determine the extent of the mold and identify the appropriate remediation method. Implement the remediation recommended.

#### Interior Finishes

1. Perform a roof leak test to determine the source of ceiling damage. Consider damage due to a leaking sprinkler line or migration through the walls in driving rain. Replace stained tile.
2. Leak test exterior windows, and apply caulking to remediate the leaking.
3. Adjust doors to eliminate sticking and dragging. Adjust hardware on affected doors.

#### Fire Protection

1. Conduct a detailed inspection to determine the source of ceiling damage. Repair or replace defective sprinkler lines.
2. Contact the fire alarm vendor to diagnose constant alarms at the annunciator and to determine the best method to modify the system to alleviate shutting down of HVAC during false alarms.
3. Replace and secure the escutcheon that has fallen in the main corridor.

#### Mechanical/HVAC

1. Work with the fire alarm vendor and HVAC vendor to find the source of the HVAC shut offs during storm events. Determine source of regular shut downs occurring at times other than storm events. Implement recommended changes or replace faulty equipment. Consider lightning protection for the facility.
2. Make recommendations regarding HVAC system shutting off, motor failures and 2<sup>nd</sup> floor cooling issues. Work with the HVAC vendor to identify the source of frequent motor failures. Implement vendor recommendation or replace faulty equipment.
3. Rebalance the second floor cooling system to determine if poor balance is the cause of the cooling issues. If rebalancing does not correct the problem, consider replacing the equipment.

## Electrical

1. Identify the source of the loads that cause the GFI breakers to trip. Take faulty equipment out of service; recommend to staff that certain equipment is not appropriate for use on the GFI circuits. Insure that circuits are not overloaded with excessive equipment.
2. Replace floor receptacles with wet rated receptacles. If the current receptacles are wet rated, check seals and gaskets, and replace defective parts. Change cleaning procedures so water is not getting into the receptacles.
3. Replace rusted light fixture in the male restroom.
4. Evaluate the condition of the failed light pole and the pole base. If they are in acceptable condition, replace the pole. If the pole or base is damaged, replace the pole with a new pole and/or install a new base. Test the wiring before reinstalling the existing or pole to determine if the wiring is still viable. Rewire if needed.
5. Replace the public address system.
6. Provide additional cameras in areas where there are currently no cameras. Adjust existing cameras for optimal view.

## CRAWL SPACE – Overton Elementary School

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Building Purpose	Administrative, Classrooms, Recreation Facility
Inspection Date	August 4, 2016
Inspection Conditions	90° - Sunny & Dry

### **Main School Building and Turner Roberts Recreation Center**

Neither the Main School Building nor the Turner Roberts Recreation Center have an assessable crawl space. Existing plans of Overton Elementary School were carefully reviewed, and the foundation plans and details show a suspended concrete beam-and-slab floor system supported on drilled piers. The beam-and-slab floor system, however, was detailed to be constructed on carton forms with an 8" void space – i.e. no crawl space. We visited the site to be certain, walked the perimeter of the buildings, and confirmed there are no areaways or access points to under-floor spaces through the kitchen or mechanical/electrical rooms. An AISD maintenance employee on the site also confirmed that the school did not have an assessable crawl space.