Rodriguez Elementary School Site Summary

Address	4400 Franklin Park Drive Austin, TX 78744
Number of Permanent Campus Facilities	2
Original Year of Construction	1999
Total Campus Building Area (combined)	79,918 SF

Introduction

The Rodriguez Elementary School campus is located at 4400 Franklin Park Drive in Austin, Texas. Rodriguez Elementary School was established in 1999, and consists of the primary school along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-174A) and the Stand-Alone Classrooms (BLDG-174B). The buildings are connected to one another by an exterior covered concrete sidewalk.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/18/16	Interview	00	9/2/16	Draft Issue
7/18/16	Assessment	01	11/15/16	Added meeting log.
9/19/16	Cluster Meeting			

Main School Building – BLDG-174A

Building Purpose	Administration, Cafeteria, Gymnasium, and Classrooms
Building Area	69,914 SF
Inspection Date	July 18, 2016
Inspection Conditions	95°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	The exterior of the building consists of a brick façade. The brick walls had areas with minor water staining, caused by leaking gutters. A small hole in the brickwork was observed on the exterior of classroom 101. The exterior walls were in average condition with typical wear and tear.	Average
	Exterior Windows	The exterior windows consist of single-pane units with metal frames. Water leaks were reported at the windows in the library, indicating that the windows were inadequately sealed. Sand bags were observed at the base of these windows to prevent water from leaking through them. Paint was observed on windows around the 300-wing due to overspray from painting the exterior walls. The windows were observed to be in average condition, with the exception of locations where water intrusion was reported.	Average
	Exterior Doors	There is one main public entryway located at the south side of the building; these doors are metal with metal frame. The remaining service doors around the facility are also made of metal. It was reported that water leaks through the bottom of the doors to the library during heavy rain events. This is caused by poor site drainage outside of the library. The exterior doors were in average condition due to weathering and high usage.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	The roof material covering the building is asphalt shingle roll roofing. There are covered walkways near the building entryways with a corrugated metal roof. The asphalt roof surfaces were in poor condition due to weathering and are nearing the end of their service life. The corrugated metal roof over the walkways had many large dents and holes due to people walking on it and appeared to be in poor condition.		Poor
Interior Construction	Interior Walls	The interior partitions original to the building are predominantly constructed of CMU (concrete masonry unit) that are painted. The interior partitions appeared to be in average condition as only a couple of instances of minor cracking and chipping were observed throughout all wall surfaces. In the cafeteria and one of the restrooms, the walls were observed to have vertical cracks about ¼" wide up the majority height of the wall.	Average
	Interior Doors	The building consists primarily of wood doors and metal frames. The kitchen has a metal overhead roll-up door. The interior doors and frames were in average condition given the age of the system and typical signs of wear and use. The overhead doors in the kitchen appeared to be in good operational condition.	Average
	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	The interior walls are painted gypsum board. The wall that separates room CC200 from GHRR200 appeared to have water damage toward the bottom. Flexible rubber baseboards were also observed in the building and run along the bottom of all of the walls. The rubber baseboards were peeling off the walls in some locations around the building. It was reported that termites are damaging walls in the principal's office as well as room 304. Apart from the minor damage to the baseboards and the water damage in the female restroom, all of the interior walls appeared to be in average condition.	Average
	Interior Floor Finishes	Linoleum floor tile is found throughout the building and is original to the building. Ceramic tile floor is present in the restrooms. The administration offices, library, and some classrooms are finished with carpet. It was reported that the carpet in the 100- and 500-wing classrooms needs to be replaced due to water damage and staining. Visual observation of these classrooms	Average

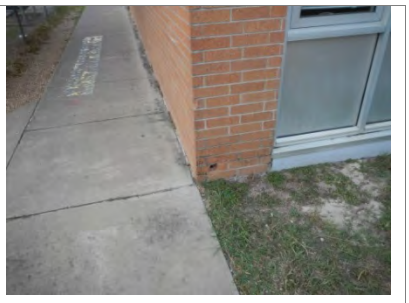
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		confirmed that the carpet was in poor condition. Apart from the poor condition of the carpet in some classrooms, the flooring appeared to be in average condition as only minor cracking was observed throughout some areas of the linoleum flooring system.	
	Interior Ceiling Finishes	The ceilings in the building are finished with acoustic tiles. It was reported that the staining of ceiling tiles located in the art room was reoccurring and believed to be caused by rain infiltration. Stains in the ceiling tiles were located at various other locations throughout the school, including the cafeteria, corridors, and rooms 306 and 314. The ceiling tiles were in average condition, apart from the stained ceiling tiles.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for men, women, and students, and separate staff restrooms located throughout the facility. These restrooms typically have vitreous china hand sinks in counters and are wall-mounted with manual 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. There are service sinks in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. The restroom plumbing fixtures were in average condition as the fixtures were typically aged but still operational. The kitchen for the school cafeteria contained multi-basin stainless steel sinks for dishwashing and food preparation. Apart from typical wear and tear, none of these fixtures had any observed deficiencies.	Average
	Domestic Water Distribution	The only plumbing fixtures that are serviced with hot water from GWHs and EWHs (gas and electric water heaters) are located in the kitchen and in the janitorial closets. The GWH located in the KITMECH room, as well as the EWHs at the facility were reported to be operating with no known deficiencies. The plumbing distribution equipment was in average condition based upon typical age and wear and tear.	Average
	Other Plumbing	Roof drains are not present at the facility. Floor drains throughout the facility were reported as being unclogged and functioning properly.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	The HVAC (heating, ventilating, and air conditioning) system for the building is composed primarily of package RTUs (roof top units) and individual heat pump consoles located in classrooms. It was reported that the console units functioned properly for their age but were almost at the end of their service life. It was reported that some of the RTUs leaked excessive condensation onto the roof because they were believed to not have the drainage lines plumbed properly. It was reported that the fresh air units have not be functioning properly, and there was not enough fresh air entering the building. Bad odors have been reported in the facility because of this issue, particularly in the 200-wing. The HVAC system for the building was reported as being in average condition with the only major deficiency being the age of the units. It was observed that vandals had damaged the fan coils and the housings on some of the units on the roof top.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combos, pull stations, and detectors. The fire alarm system was in good condition.	Good
	Fire Protection/ Suppression	The building does not have a fire sprinkler system. The building has portable fire extinguishers that are locked inside metal cases throughout the building. The extinguishers were not able to be accessed inside of the cases, and inspection tags were not visible. The kitchen vents had a fire suppression system that was reported to be in good working condition.	Good
Electrical	Electrical Distribution	The rating of the electrical power and distribution entering the facility was reported to be unknown. The majority of the GFI (ground fault interrupter) outlets on the exterior of the building were missing covers because vandals continuously break them off. The electrical distribution equipment was reported to be in good working order, but because of the age of the system, it is rated in average condition.	Average
	Lighting	It was reported by District staff that all of the interior fixtures are in average operating condition for their age with no known issues. It was reported that the exterior lighting is inadequate, and there was a need for additional lighting to be installed for better security. Facility staff reported that the lack of lighting around the exterior of the building has made the campus unsafe at night and has allowed vandals and others from the community to come onto the campus grounds and do illegal activities.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	It was reported that the building has surveillance on the interior and exterior that functions but needs to be upgraded due to poor quality and resolution of cameras. There is a public address system in the building, and it was reported to be in good condition with no deficiencies. The card readers for the facility were reported as being in average working condition. Facility staff suggested that locking gates and fencing should be installed to reduce the number of vandals and others from the community that enter the campus grounds after hours.	Average

Exterior System Deficiency Examples

Exterior Walls

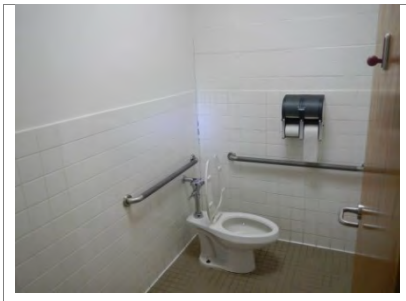
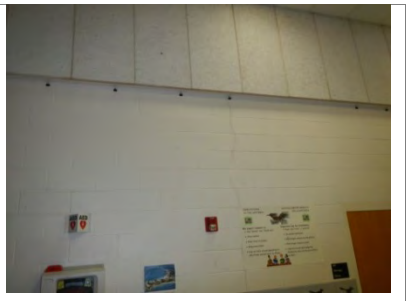
Exterior Windows


Roofing Deficiency Examples



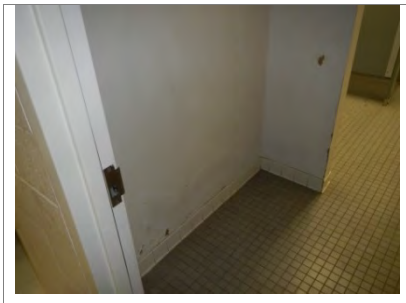
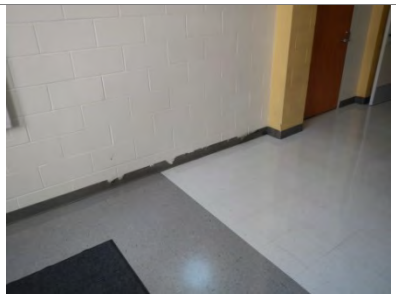
Interior Construction Deficiency Examples

Interior Walls

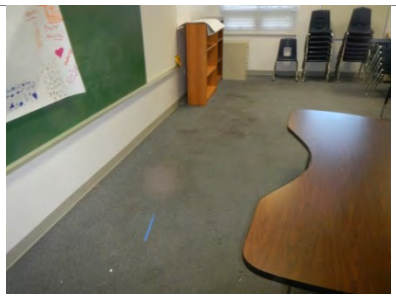
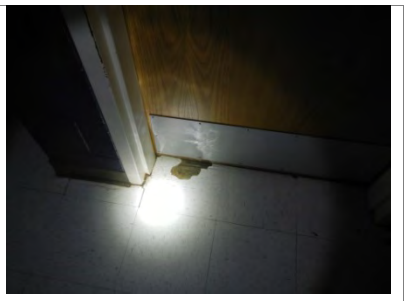



Interior Finish Deficiency Examples

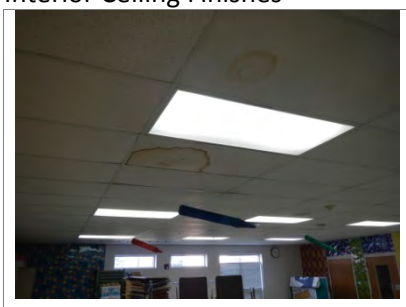
Interior Wall Finishes

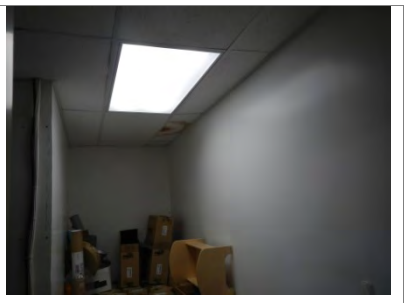
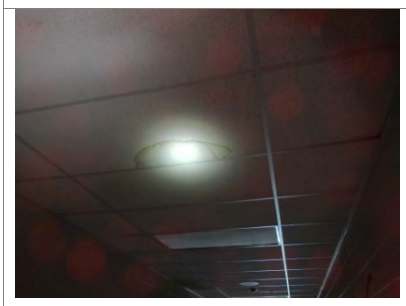




Interior Floor Finishes


Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples


Electrical System Deficiency Examples

Electrical Distribution

Stand-Alone Classroom Building – BLDG-174B

Building Purpose	Classrooms
Building Area	10,004 SF
Inspection Date	July 18, 2016
Inspection Conditions	95°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	The exterior of the building consists of a brick façade. The exterior walls were in good condition with little sign of wear and tear.	Good
	Exterior Windows	The exterior windows consist of single-pane units with metal frames. The windows were in good condition, with no known deficiencies.	Good
	Exterior Doors	The exterior service doors around the facility were made of metal and had metal door frames. These doors showed little to no signs of wear and tear and were in good condition.	Good
Roofing	The roof material covering the building is asphalt shingle roll roofing. There are covered walkways near the building entryway with a corrugated metal roof and no observed deficiencies. The asphalt roof surfaces were in average condition and had typical wear and tear.		Average
Interior Construction	Interior Walls	The interior partitions to the building are predominantly constructed of CMU that are painted. The interior partitions appeared to be in good condition with no visible areas of cracking.	Good
	Interior Doors	The interior doors of the buildings are made of wood and have metal frames. The interior doors and frames were in good condition with no signs of deficiencies.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior walls are finished with painted gypsum board. Flexible rubber baseboards run along the bottom of the interior walls. These walls had no deficiencies and were in good condition.	Good
	Interior Floor Finishes	Linoleum floor tile is found throughout the building in the classrooms and the corridor. Ceramic tile floor is present in the restrooms. The flooring was in good condition.	Good
	Interior Ceiling Finishes	The ceilings in the building are finished with acoustic tiles. The ceiling tiles were in good condition with no staining or damage visible.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has single-user restrooms located in the classrooms. These restrooms contain floor-mounted vitreous china toilets with manual flush valves, as well as wall-mounted vitreous china sinks with manual faucets. The fixtures were in average condition with typical wear and tear.	Average
	Domestic Water Distribution	The domestic water distribution for the building was reported as having no known issues and was rated in good condition.	Good
	Other Plumbing	Roof drains are not present at the building. Floor drains in the restrooms were in average condition and were not known by District staff to be clogged.	Average
Mechanical/ HVAC	The building's HVAC system is a split system with the condenser units located on the ground level on the north side of the building and the AHUs located in closets within the facility. The condenser units on the exterior of the building were observed to have large dents in the housings of the units. There were no reports of any issues with the HVAC units for the building and the units were in average condition.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combos, pull stations, and detectors. The fire alarm system was in good condition.	Good
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler system. Portable fire extinguishers were located throughout the facility, had up to date inspection tags, and were in good condition.	Good
Electrical	Electrical Distribution	The building's electrical distribution system was reported as having no issues and was in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	It was reported by District staff that additional exterior lighting may be necessary because the existing pole lighting is inadequate with the amount of light produced. Interior light fixtures were in average working condition.	Average
	Communications & Security	There is a security system including surveillance cameras in the building and on the exterior. According to facility staff, the camera system operates fine but is aged and has poor resolution. There is a public address system in the building, and it was reported to be in average condition. The overall condition of security and communications was average with no serious deficiencies.	Average

Mechanical/HVAC System Deficiency Examples

Rodriguez 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

Interior Finishes

1. Repair damaged ceiling tiles. Monitor and repair roof leaks as needed on all buildings to prevent further damage.
2. Plan to hire a pest control technician to remove termites causing damage to interior walls.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age at all associated campus facilities.
2. Repair the condensate drain lines for the RTUs to reduce the amount of ponding water on the roof.

Mechanical/HVAC

1. Consider replacement of all HVAC units that are original to the facility as they are nearing the end of their recommended service life.
2. Repair any dented and damaged housing units for HVAC equipment.
3. Repair or replace any damaged or missing piping insulation as needed at all facilities.
4. Repair any observed leaks to prevent water damage to the asset, its piping, support beams, or any other sub-assets. Once leaks are addressed in all facilities, repair or replace any water-damaged components as needed.
5. Repair or replace any fin assemblies of HVAC equipment that show extensive wear and tear. Consider adding a protective fence around any of the units on the exterior ground level that could be vandalized or damaged by students/civilians.
6. Plan for and track equipment that uses R-22 refrigerant in all facilities. The refrigerant is being phased out of manufacturing and construction use in the near future, and thus, will make all such equipment obsolete.
7. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
8. Regrade stormwater drainage so it does not flow to and through windows and doors.

Fire Protection

1. Continue annual inspections of the portable fire extinguishers. Confirm that all fire extinguishers have a current inspection tag.

Electrical

1. Provide covers for all exposed exterior outlets. Confirm that all exterior outlets are GFCI outlets.
2. Replace all outdated luminaires with LED (light-emitting diode) luminaires and consider the installation of additional exterior lighting, especially for security and vandalism purposes and for compatibility with security cameras.
3. Replace outdated security systems and add more cameras where required for all buildings, particularly at all building entry access points. Conduct a camera study that includes consideration of the lighting.

Security

1. Install lockable gates outside the facility to reduce vandalism and other illegal activities occurring on the campus after school hours.

Main School Building Recommendations

Exterior

1. Repair or replace leaking exterior windows and resolve water intrusion outside the library.
2. Investigate adding additional grate inlets outside the library to help with exterior drainage.

Roofing

1. Consider repairing or replacing the existing asphalt roof as it was in poor condition and is near the end of its service life. Repair the holes and dents in the corrugated roof to prevent accelerated degradation.
2. Investigate the roof for potential leaks that are staining the interior ceiling tiles.

Interior Construction

1. Repair the identified cracks in the walls. Study their source.
2. Investigate and remedy the source of water damage of the wall in the women's restroom.

Interior Finishes

1. Replace all of the carpet in the 100- and 500-wing classrooms that have stains and water damage. Investigate and prevent the water damage.

Mechanical/HVAC

1. Replace the fresh air units on the roof. The units were reported as not operating properly, have bad odors, are past their recommended service life and do not provide enough fresh air to the school.

Stand-Alone Classroom Building Recommendations

1. Included as part of the Campus Recommendations above.