STRUCTURAL ASSESSMENT – Baranoff ES (BLDG-182A and BLDG-182B)

Building Purpose	Administrative, Classrooms, Gymnasium, and Cafeteria
Inspection Date	December 07, 2016 (Morning)
Inspection Conditions	45° - Sunny & Damp

Building Description / Reported Structural Concern

Brief Description of Existing Structure: Baranoff Elementary is a single-story school. Building A was built in 1998 and is composed of both suspended and grade-supported foundation systems. The 100, 200, 300, and 400 classroom wings on the south side of the building have a suspended floor system and the north wing (admin, café, kitchen, gym) is constructed with slab-on-grade, stiffened grade beams and spread footings below concentrated loads. The suspended floor system under the classroom wings is composed of drilled piers and cast-in-place columns supporting cast-in-place suspended interior and exterior beams with cast-in-place pan joist slabs. According to the existing plans, the piers could be constructed two different ways: if the piers were founded in clay then they were required to be under-reamed and if they were founded in rock then they could have straight-sided shafts. Building B was added in 2006 and has a grade-supported foundation system similar to the original building.

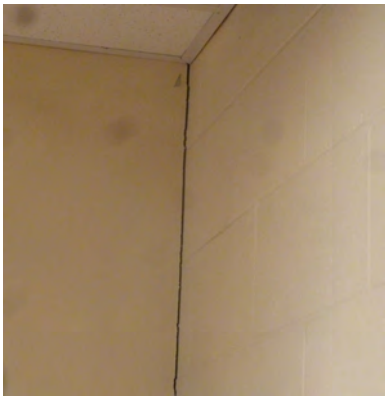
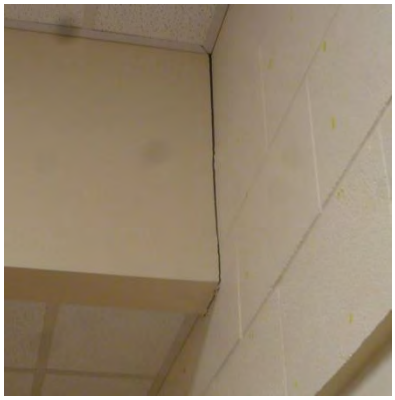
Reported Structural Concern: Cracks in the walls have developed throughout the main building (Building A) and in the annex (Building B). The annex was reported to have recent new cracks and the old cracks have worsened.

Structural Assessment Site Observations

While at the facility we made the following observations:

- **Interior Observations for Building B:** Multiple cracks and wall separations were observed at both perimeter and interior walls. Most of the wall cracks/separations in the walls occurred in the walls with drywall sheathing or at the transitions between drywall sheathing and CMU walls. Cracks/separations were also commonly seen at intersections of abutting walls. The cracks/separations in the CMU walls typically occurred at wall intersections or at control joints in the CMU wall. Cracks were also found in the hallway where CMU pilasters wrap around steel columns. The same cracking pattern was found throughout all classrooms, with the exception of classroom 501 which did not have any visible cracks. Cracks/separations were generally vertical and typically occurred near the top of wall.

  Slab cracks could not be observed because the floor slab was concealed by floor finishes. Small water stains were found in the ceiling tiles of Room 508 near the north corner indicating potential roof leaks.

 Separation at intersection of abutting walls	 Separation at transition joint between CMU and sheet rock walls	 Separation at joint between CMU wall and intersecting furr down
 Control joint in CMU wall has opened	 Separation between intersecting CMU walls	 Crack sheet rock wall over door
 Crack in CMU column wrap	 Water stains on ceiling of Room 508	

- **Exterior Observations for Building B:** Multiple vertical cracks were observed in the masonry veneer along the exterior of the building. The cracks typically occurred in the vertical mortar joints between the tan limestone blocks and the red square tiles. Diagonal and vertical cracks are also prevalent at corners below window openings around the building.

  There are several area drains in the ground around the building. However, surface water around the building does not appear to be flowing directly to the area drains: along the north side of the building the existing grade is either flat, slopes down toward the building, or the flow path to the area drain takes the water next to the building. Along the south building perimeter the soil appears to have settled and/or shifted, because the downspouts from the roof are vertically separated from and no longer laterally aligned with the storm sewer collector pipes at ground level. Existing grade along this face of

the building has a somewhat steep slope away from building and then steps down at a block retaining wall along the nearby sidewalk, and we suspect that the soil may be sliding downhill at this location. Monitoring, however, would be needed in order to fully understand soil movement around the building.

Crack between limestone blocks and red brick

Zoomed in view of crack shown to the left

Diagonal cracking in limestone blocks, originating at window

Vertical cracking in limestone blocks, orginating at window

Water ponds along north side of building

Soil has settled or shifted a max of 2 inches along south wall

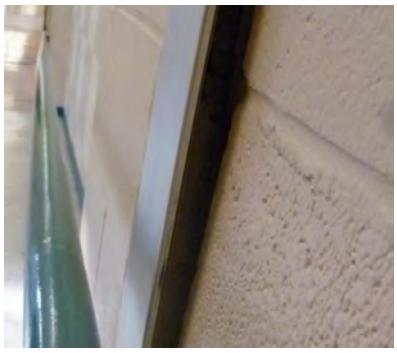
- **Interior Observations for Building A:** The observations for the interior of Building A are divided into two discussion sections, one for the slab-on-grade wing and one for the suspended wings.

Slab-on-Grade Wing: The slab-on-grade system had similar problems to that of Building B, with wall cracks/separations at corners and joints. Large cracks on both sides of the north exit door ran from the ceiling to the top of the door on the right side and from the ceiling to the floor on the left side. Cracking was also present at the corners of the gymnasium and ran from the top of the CMU to the floor. Minor cracks starting at doorway corners were present at the northern end of the main building hallway.

Suspended Wings: Separation of joints and cracking at wall corners was also found in all four classroom wings. The areas with the most significant signs of distress were typically found near the expansion joints between wings. At these locations the vertical and horizontal movement was visible in the metal plates covering the wall expansion joints. The floor cover plates did not showing signs of distress but the difference in elevation from one side of the joint to the other could be felt. Additional minor cracking in walls was found around doorways in the form of small vertical and horizontal cracks at corners of the openings.

Cracking on either side of the north exit doors.

Cracking in the CMU joint in the gym



Expansion joint cover plate between slab-on-grade wing and 100-200 wings has pulled away from wall (indicating differential movement)

Expansion joint cover plate between 100-200 wings and 300-400 wings has pulled away from wall (indicating differential movement)

Previously installed metal angle to hide crack in CMU wall

Previously installed metal plate covering crack has pulled away from wall (indicating differential movement)

Vertical cracks typically found at ends of classroom wings 100-400 above exterior door

Typicall minor cracking found down classroom wings 100-400 around doors

Horizontal crack at door opening re-entrant corner

- **Exterior Observations for Building A:** Cracks were observed on the north perimeter wall of Building A. The cracking was near a leak in the gutter. Three areaways around the 100 and 200 wings were filled in with gravel and were no longer providing ventilation for the crawl space below. Site grading around the 200 and 400 classroom wings typically sloped down toward the building instead of away from the building and several locations had eroded soil adjacent to the building due to poor drainage.

Cracking in exterior masonry on north wall

Exterior masonry expansion joint has opened

Three areaways around the 100 and 200 wings are filled in with loose gravel.

Eroded hole near areaway due to poor drainage

Eroded hole near areaway due to poor drainage

Soil slopes down toward the building (negative drainage)

		
Soil slopes down toward the building	Soil slopes down toward the building	Soil slopes slightly down toward the building

Conclusions

The cracks in the walls and exterior masonry veneer are most likely due to differential soil movement. According to the existing plans, some portions of the building are constructed on expansive clay soils (although it cannot be ascertained from the existing plans which portions of the building are founded in expansive soils and which are founded in rock). The portions of the building supported on clay soils are subjected to differential movement as the exposed soils surrounding the building perimeter expand and contract as the soil moisture content changes, while the protected soils below the building slab do not experience changes in water content and therefore do not expand or contract. Building B and the north wing of Building A are grade-supported and as such are particularly perceptible to soil movement. Even though the classroom wings are suspended and are intended to be isolated from soil movement, the drilled piers that support the suspended wings are likely not deep enough to completely bypass the active zone of the clay soils or were not properly constructed with underreamed ends, and these suspended wings are also subjected to soil movements as the water content of the soil in the crawl space changes (although soil movements should be to a lesser degree than the grade-supported areas).

The damage to the walls and exterior masonry veneer can be limited significantly by controlling the water content of the soils around the building and in the crawl space. Providing positive site drainage away from the building and directing surface runoff to be quickly collected by the area drains will help. Concrete flumes around the building can also help control the flow path of surface runoff and prevent it from seeping into the soils.

Baranoff ES – Summary of Structural Repair Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions.

Baranoff ES Structural Repair Recommendations

1) Monitor the soils on the south side of Building B to determine whether it is sliding downhill. If it is determined that the soil is sliding, then countermeasures should be implemented to stabilize the slope, such as replacing the block retaining wall with a deeper, stiffer cast-in-place retaining wall or holding the slope in place using tiebacks or soil nails.

2) Re-grade site around the building so that surface water drains quickly away from the building and into the surrounding area drains before soaking into the soils. Construct concrete flumes if needed.

3) If site re-grading does not satisfactorily reduce the cracking, consider adding a 6ft to 8ft wide continuous concrete apron around the building perimeter so that soil immediately adjacent to the building is not exposed to surface water.

4) At Building B exterior veneer, replace vertical mortar joints with a flexible sealant and/or sawcut new vertical joints along the crack lines between the tan limestone blocks and red square bricks.

5) If cosmetically desired, repair interior wall cracks:
   a. Repair cracked drywall sheathing and repoint cracked CMU mortar joints. Note that this effort may be a continual maintenance item, as small cracks may still develop in the walls over time.
   b. Another option to repair wall cracks at joints that may require less maintenance is to clean and fill the wall cracks with an expansive caulk/filler material. This would allow the existing cracks to continue to expand and contract as the soil expands and contracts in the future, and hopefully would prevent new cracks from developing.

6) Find and repair roof leaks and, if desired, replace stained ceiling tiles.

Note: This report is based on and limited to the observations and information noted above. This is not a guarantee. Additional deficiencies may exist which were not observed and which may require additional remedial work which is not listed here.

DRAFT

1 BUMPER DETAIL
SCALE: 1 1/2" = 1'-0"

2 DETAIL SECTION
SCALE: 1/4" = 1'-0"

LEGEND:

- DAMAGE ON INTERIOR OF BUILDING
- DAMAGE ON EXTERIOR OF BUILDING
- PHOTO IDENTIFICATION

CRACK IN EXTERIOR CMU BRICKS

SEPERATION IN THE CMU IN CORNER

HORIZONTAL CRACKING IN CMU NEXT TO THE DOOR

CRACK AT TOP OF COLUMN MASONRY COLUMN WRAP

CRACKS IN CMU ON EITHER SIDE OF THE DOOR

EXPANSION JOINT MATERIAL IS SEPERATING FROM ADJACENT LIMESTONE BLOCKS

0.75" LATERAL SHIFT AT GUTTER DOWNSPOUT

AREAWAY IS CLOGGED WITH SOIL/GRAVEL

AREAWAY HAS HOLES NEXT TO BOTH SIDES

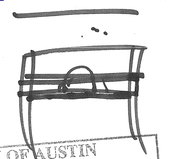
PREVIOUSLY REPAIRED CRACK IN CMU WALL

VISIBLE SEPERATION AND MISALIGNMENT AT VERTICAL EXPANSION JOINT METAL WALL PLATE

VISIBLE MISALIGNMENT AT EXPANSION JOINT IN FLOOR

CRACKING IN BRICKS ABOVE AND BELOW OPENING

NOTE: PROVIDE MARBLE THRESHOLDS AT ALL TRANSITIONS FROM VC TILE TO CERAMIC TILE



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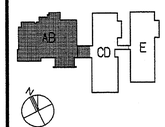
TIMY BARANOFF ELEMENTARY SCHOOL

AUSTIN INDEPENDENT SCHOOL DISTRICT

No	DATE	REVISION

PROJECT No.	97048
USER No.	97048
CAD FILE No.	a-102.db
DRAWN BY:	RML
CHECKED BY:	VEF
PLOT DATE:	06/26/98
ISSUE DATE:	06/26/98

KEY PLAN



SHEET TITLE

Floor Plan
Area AB

A-102

SHEET No. (ARCHITECTURAL) OF
SHEET No. (COMPLETE SET) 40 OF 119

DRAFT

LEGEND:

- DAMAGE ON INTERIOR OF BUILDING
- DAMAGE ON EXTERIOR OF BUILDING
- PHOTO IDENTIFICATION

AREAWAY IS CLOGGED WITH SOIL/GRAVEL

AREAWAY EXISTS IN THIS LOCATION. AREAWAY IS CLOGGED WITH SOIL/GRAVEL

CRACK IN FOUNDATION BEAM VISIBLE AT CORNER

VERTICAL CRACK IN CMU WALL CORNER ABOVE DOOR

CRACKING IN CMU BETEEN DOORS

VERTICAL CRACKING IN CMU WALL ABOVE DOOR (CRACK IS ALL THE WAY THROUGH CMU)

CRACK IN DRYWALL ABOVE EXTERIOR DOOR

VERTICAL CRACK IN CMU WALL

CRACK IN CMU OVER CORNER OF DOOR

VISIBLE MISALIGNMENT AT EXPANSION JOINT IN FLOOR

SEPERATION BETWEEN CMU WALL AND DRYWALL AT CORNER

HOLE NEXT TO AREAWAY

VISIBLE SEPERATION AND MISALIGHNMENT AT WALL VERTICAL EXPANSION JOINT METAL COVER PLATE

WATER REPORTEDLY LEAKS INTO BUILDING IN THIS LOCATION

AREAWAY HAS HOLES NEXT TO BOTH SIDES

NOTE: PROVIDE MARBLE THRESHOLDS AT ALL TRANSITIONS FROM VC TILE TO CERAMIC TILE

2 HR SEP. WALL

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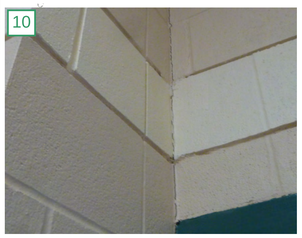
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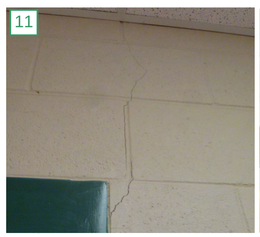
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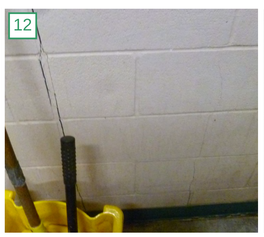
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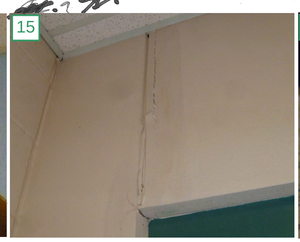
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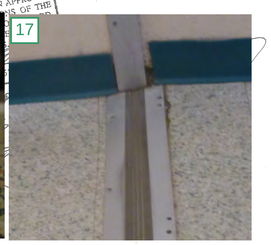
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USER No.	9704B
CAD FILE No.	a-102.dg
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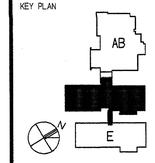
KEY PLAN



SHEET TITLE

Floor Plan
Area CD

A-103

SHEET No. (ARCHITECTURAL) OF
SHEET No. (COMPLETE SET) 41 OF 119

DRAFT

LEGEND:

- DAMAGE ON INTERIOR OF BUILDING
- DAMAGE ON EXTERIOR OF BUILDING
- PHOTO IDENTIFICATION

AREAWAY IS FLUSH WITH SURROUNDING GROUND

AREAWAY HAS HOLES NEXT TO BOTH SIDES

AREAWAY NOT SHOWN HERE HAS LARGE HOLES NEXT TO BOTH SIDES

VISIBLE MISALIGNMENT AT EXPANSION JOINT IN FLOOR

2 HR AREA SEP. WALL

VISIBLE SEPERATION AND MISALIGHNMENT AT VERTICAL EXPANSION JOINT METAL COVER IN WALL

HORIZONTAL CRACK IN CMU ABOVE DOOR

HORIZONTAL CRACK IN CMU ABOVE DOOR

HORIZONTAL CRACK IN CMU ABOVE DOOR

AREAWAY NOT SHOWN HERE HAS LARGE HOLES NEXT TO BOTH SIDES

PREVIOUSLY REPAIRED CRACKS IN LIMESTONE BLOCKS AT EXPANSION JOINT IN SUSPENDED SLAB BELOW

AREAWAY HAS HOLES NEXT TO BOTH SIDES

1" GAP AT GUTTER DOWNSPOUT

AREAWAY HAS HOLES NEXT TO BOTH SIDES

NOTE: PROVIDE MARBLE THRESHOLDS AT ALL TRANSITIONS FROM VC TILE TO CERAMIC TILE

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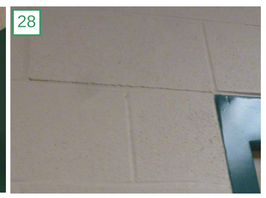
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USER No.	97048
CAD FILE No.	a-102.dg
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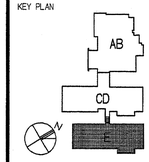

SHEET TITLE

Floor Plan
Area E

A-104

SHEET No. (ARCHITECTURAL) OF
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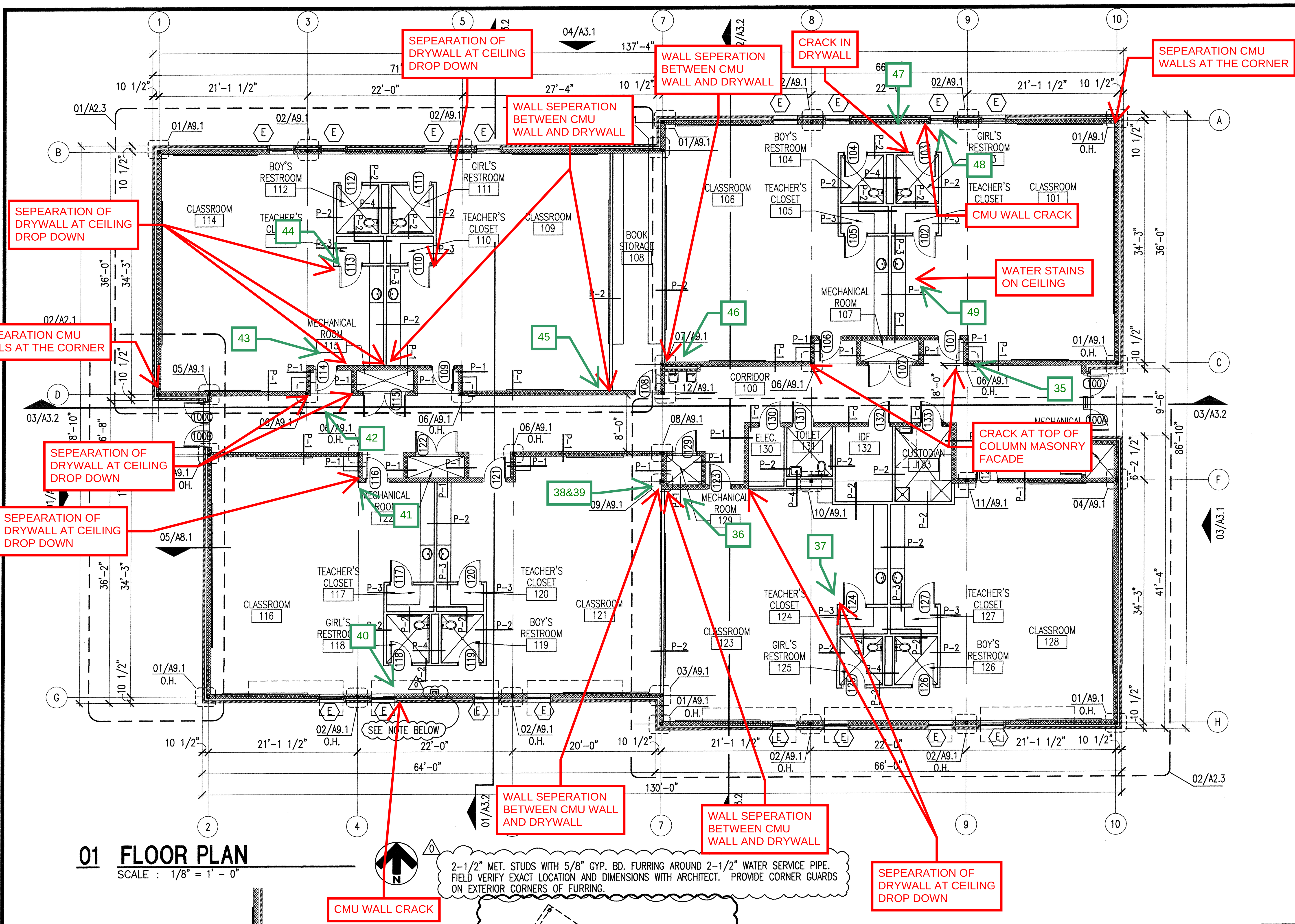
- PHOTO IDENTIFICATION (green arrow)

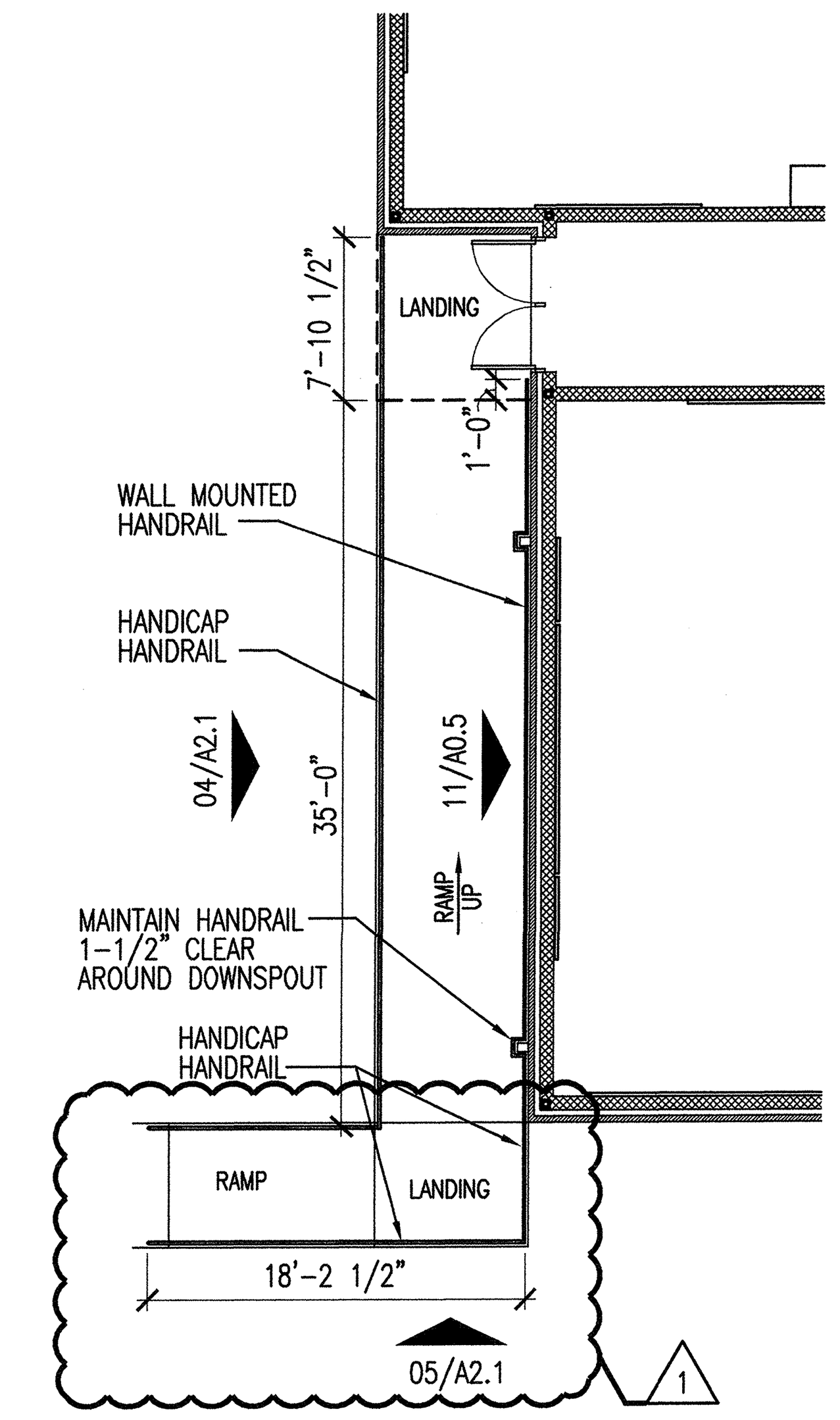


SEPEARATION OF DRYWALL AT CEILING DROP DOWN
WALL SEPERATION BETWEEN CMU WALL AND DRYWALL
CRACK IN DRYWALL
SEPEARATION CMU WALLS AT THE CORNER
CMU WALL CRACK
WATER STAINS ON CEILING
CRACK AT TOP OF COLUMN MASONRY FACADE
CLASSROOM 114
BOY'S RESTROOM 112
GIRL'S RESTROOM 111
TEACHER'S CLOSET 110
CLASSROOM 109
BOOK STORAGE 108
MECHANICAL ROOM 115
CLASSROOM 106
TEACHER'S CLOSET 105
BOY'S RESTROOM 104
GIRL'S RESTROOM 103
TEACHER'S CLOSET 102
CLASSROOM 101
MECHANICAL ROOM 107
CORRIDOR 100
ELEC. 130
TOILET 131
IDF 132
CUSTODIAN 133
MECHANICAL ROOM 129
MECHANICAL ROOM 122
CLASSROOM 116
TEACHER'S CLOSET 117
GIRL'S RESTROOM 118
BOY'S RESTROOM 119
TEACHER'S CLOSET 120
CLASSROOM 121
CLASSROOM 123
TEACHER'S CLOSET 124
GIRL'S RESTROOM 125
BOY'S RESTROOM 126
TEACHER'S CLOSET 127
CLASSROOM 128
SEE NOTE BELOW

01 FLOOR PLAN

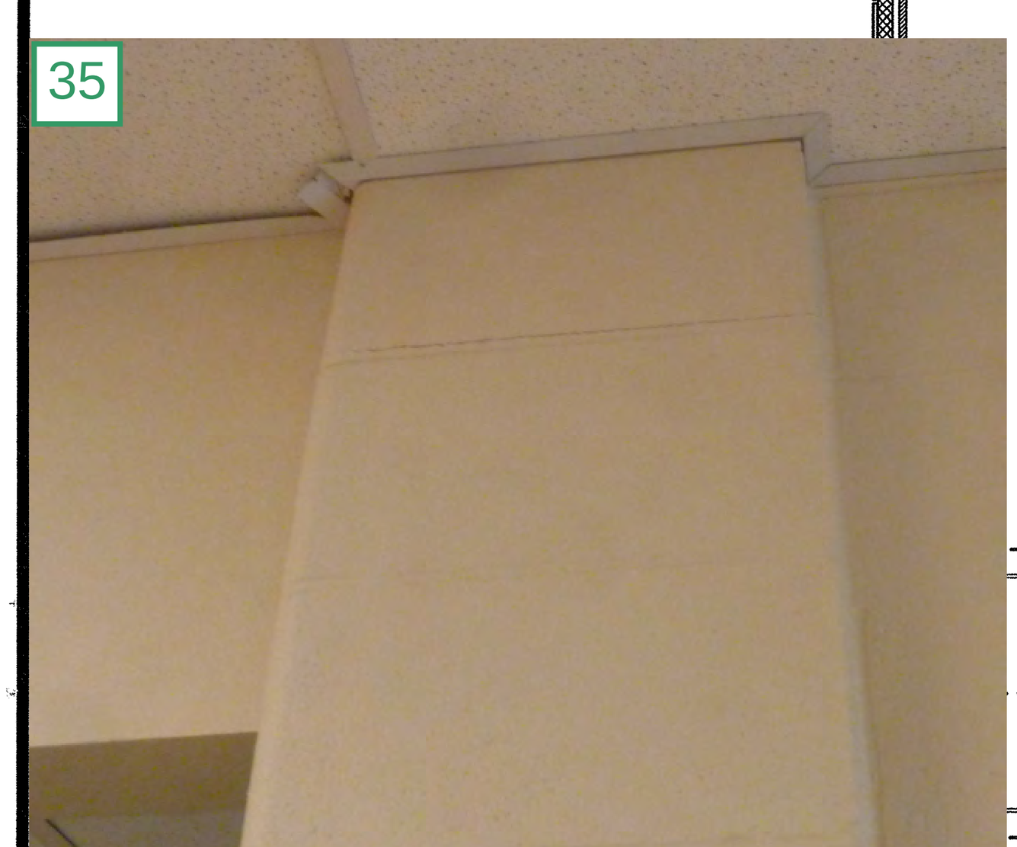
SCALE : 1/8" = 1' - 0"

2-1/2" MET. STUDS WITH 5/8" GYP. BD. FURRING AROUND 2-1/2" WATER SERVICE PIPE. FIELD VERIFY EXACT LOCATION AND DIMENSIONS WITH ARCHITECT. PROVIDE CORNER GUARDS ON EXTERIOR CORNERS OF FURRING.



03 HANDRAIL FLOOR PLAN

SCALE : 1/8" = 1' - 0"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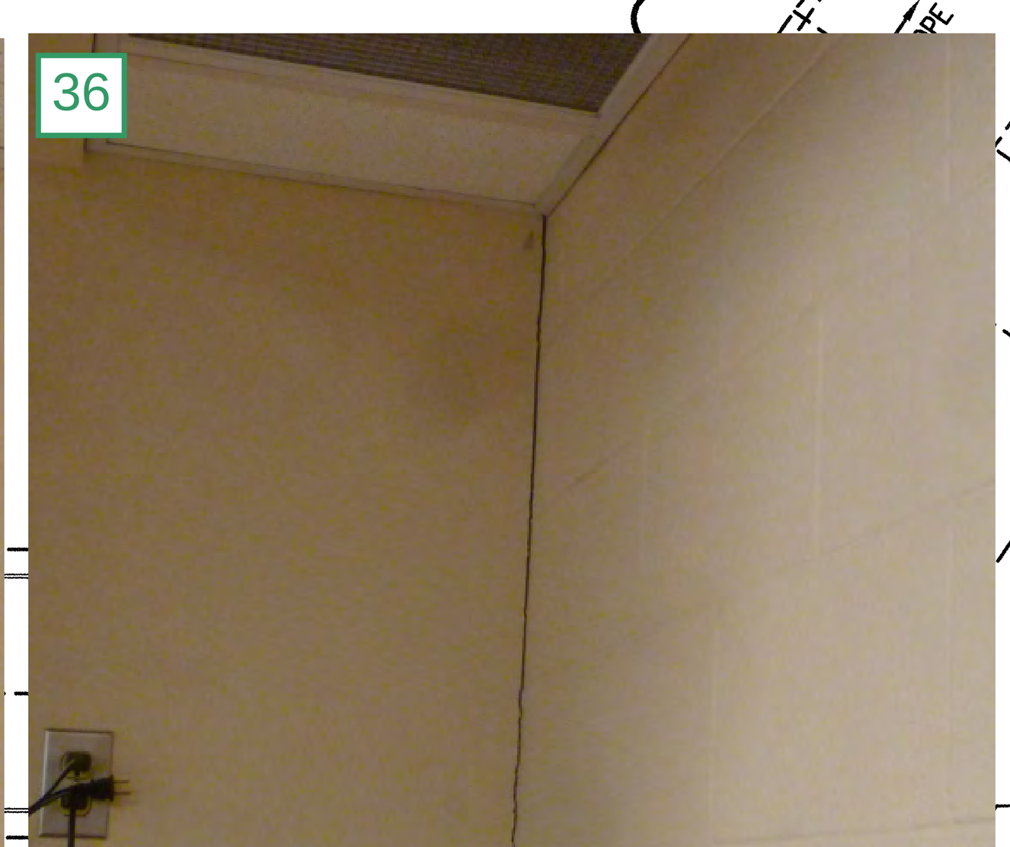
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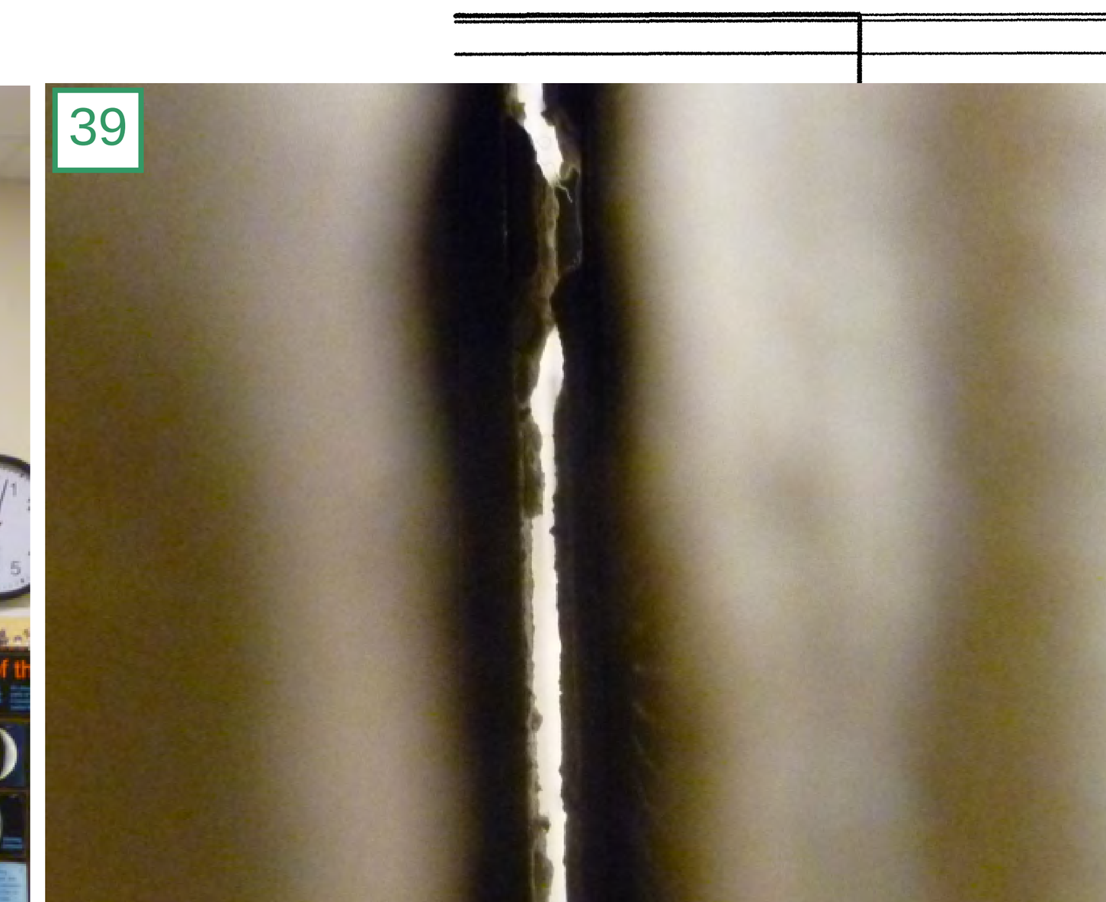
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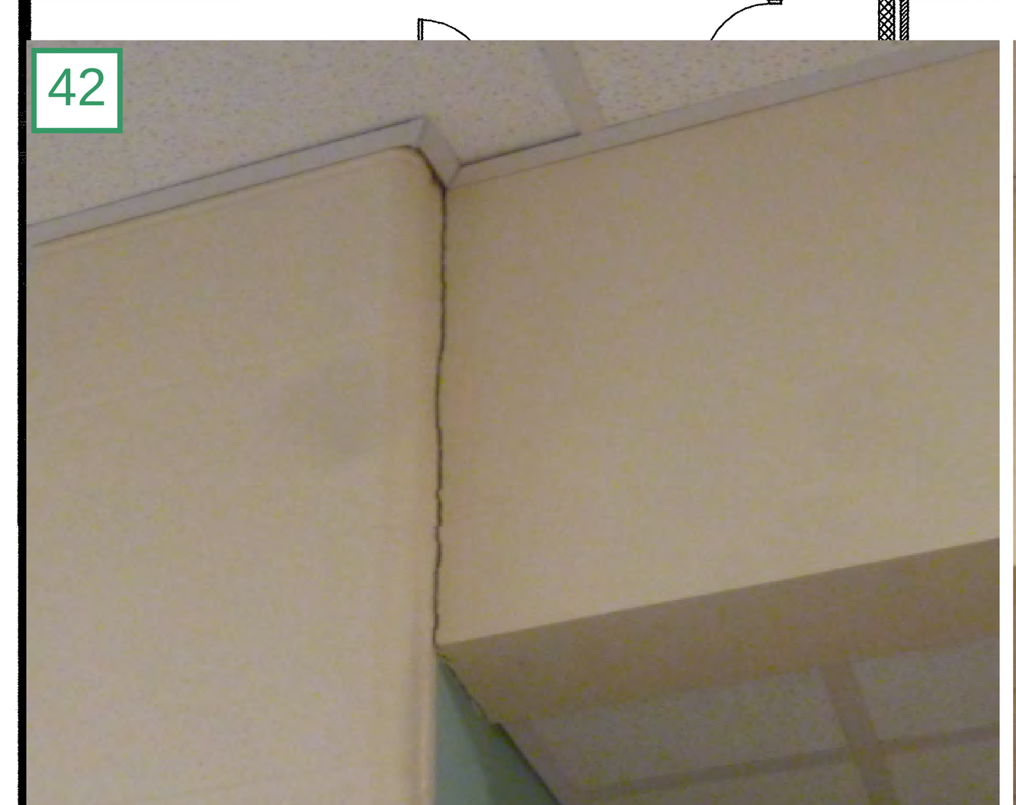
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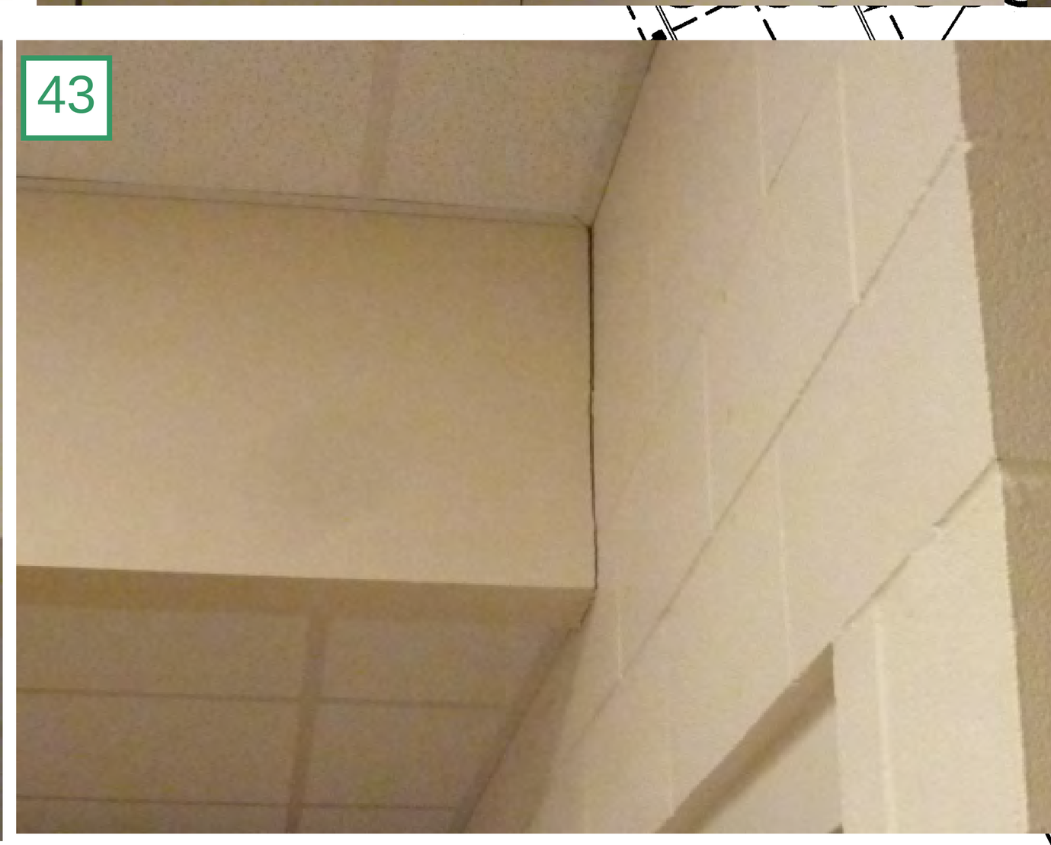
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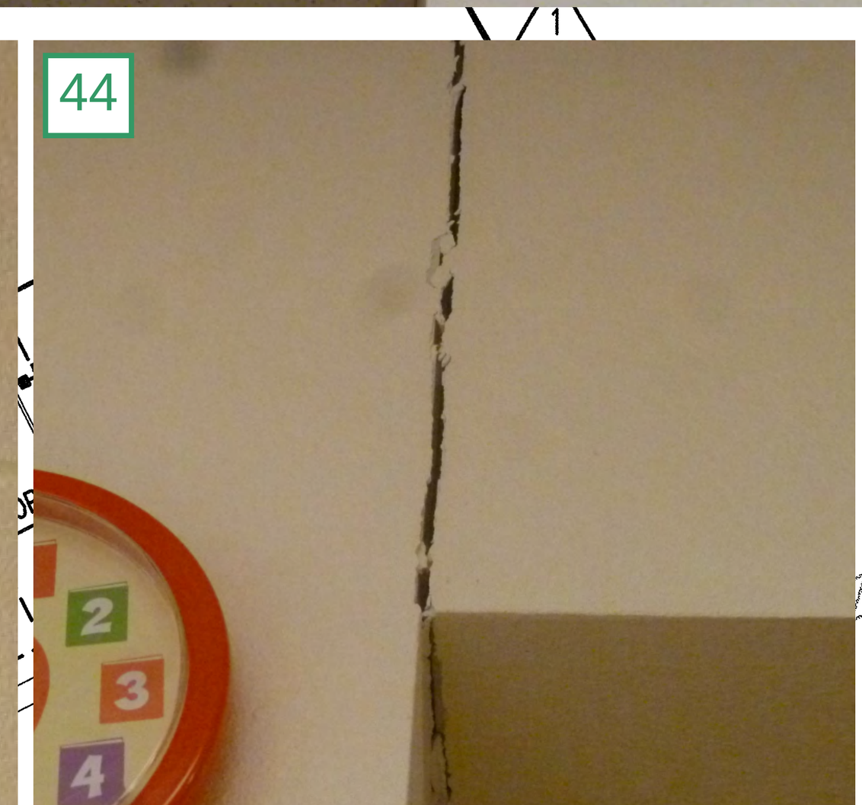
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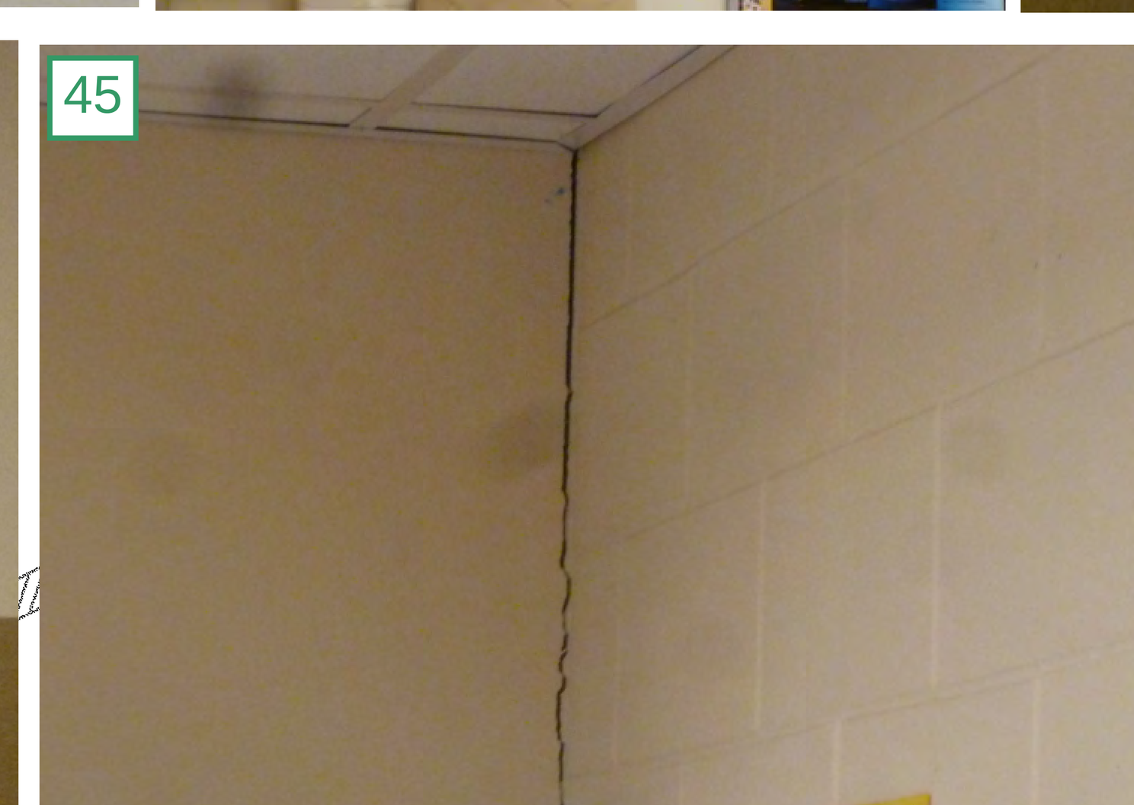
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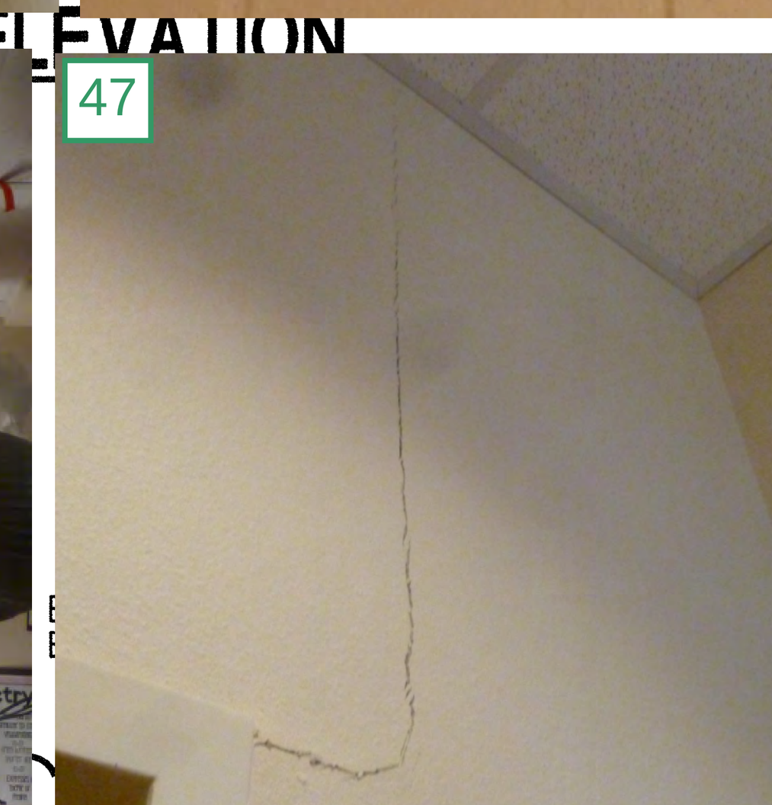
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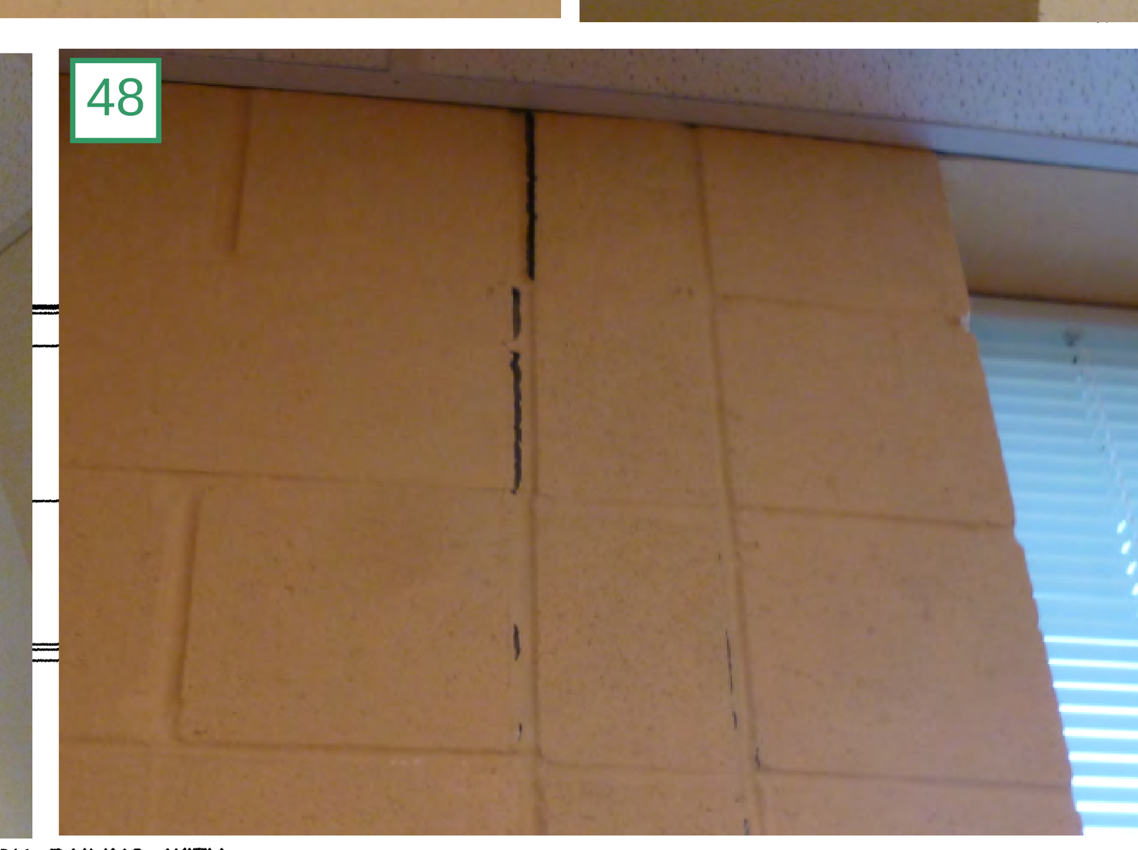
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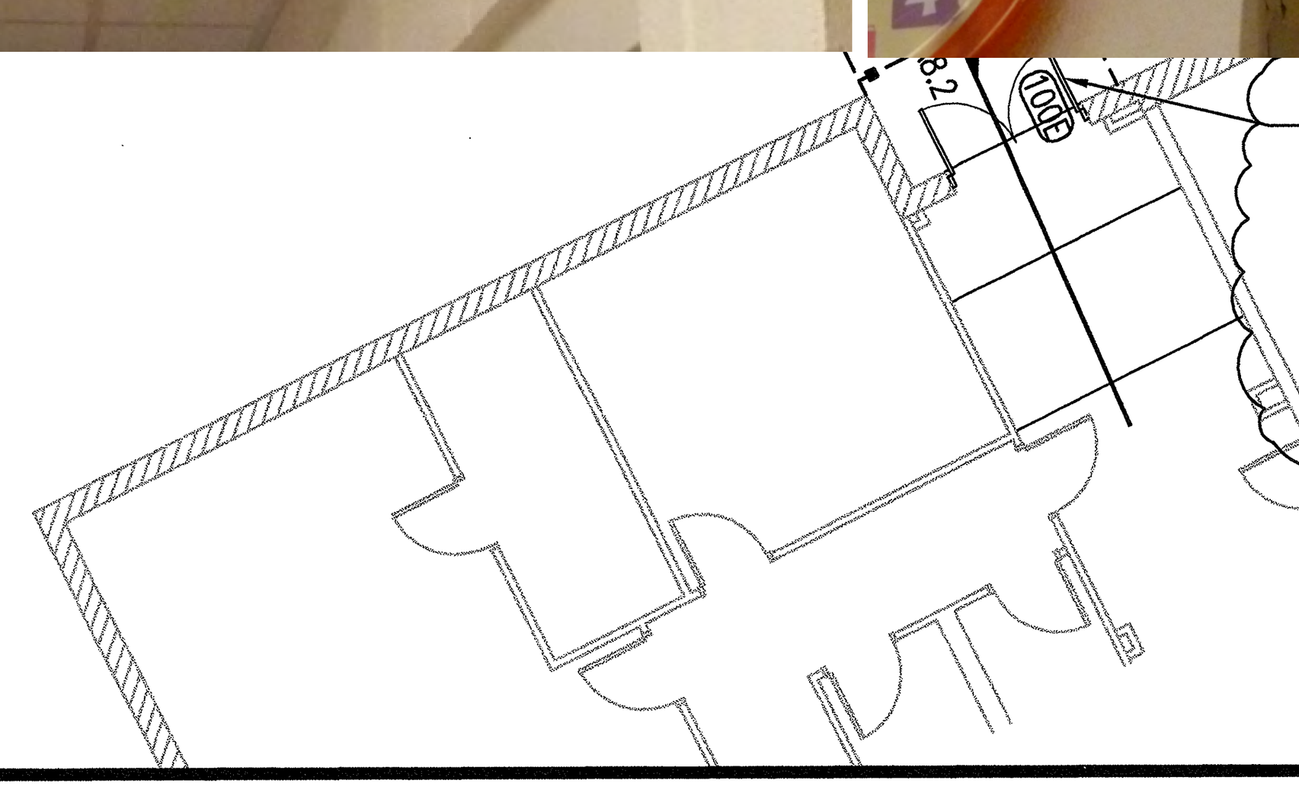
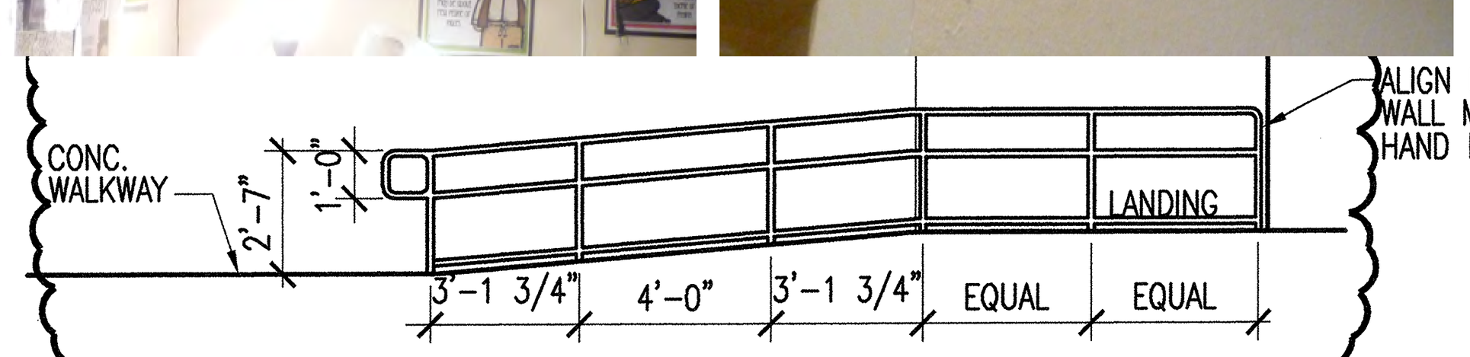
182-0425


49



REMOVE EXIST. DOOR, HARDWARE AND FRAME. REMOVE EXISTING CMU LINTEL AND STEEL LINTEL AND ADD NEW CMU AND STEEL LINTEL PER DETAIL 11S4.0. INSTALL NEW DOOR FRAME – FIELD VERIFY FRAME WIDTH AND HEIGHT. INSTALL NEW DOORS TYPE D, FIELD FERIFY DOOR WIDTH AND HEIGHT. INSTALL DOORS USING EXISTING HARDWARE. EXISTING CARD READER SHALL REMAIN AND SHALL OPERATE NEW DOORS TO MATCH EXISTING DOORS. DOOR DETAILS SIMILAR TO 06 & 11A2.4. E



05 HANDRAIL ELEVATION

SCALE : 1/4" = 1' - 0"

GARZA BOMBERGER & ASSOCIATES
5545 FREDERICKSBURG ROAD SUITE 100
SAN ANTONIO, TEXAS 78229 (210) 349-7000

ARCHITECT

AS BUILT

RENOVATIONS AND ADDITION TO BARANOFF ELEMENTARY SCHOOL
AUSTIN INDEPENDENT SCHOOL DISTRICT
AISD PROJECT NO. P06-0002-BARNF

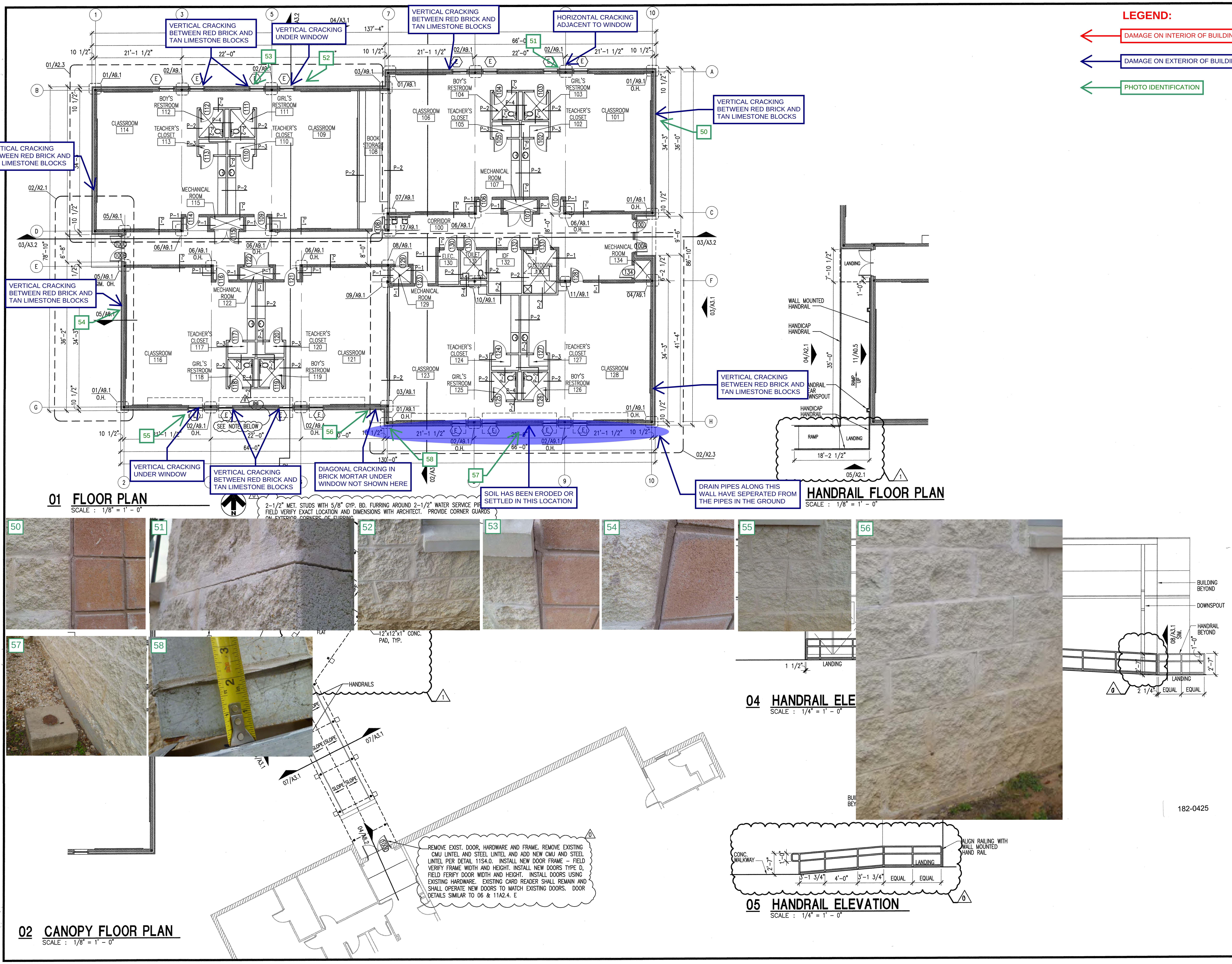
12009 BUCKINGHAM GATE RD. AUSTIN, TEXAS, 78748

SHEET TITLE:
FLOOR PLAN AND CANOPY PLAN

REVISIONS:

0	FOR CONSTR.	01/08/07

PROJECT NO.: 05-360
DATE: 27 OCTOBER 2006
DRAWN BY: S.H.
CHECKED BY: D.K.T.
SHEET NO.: A2.1
SEQUENCE NO.:


LEGEND:
DAMAGE ON INTERIOR OF BUILDING
DAMAGE ON EXTERIOR OF BUILDING
PHOTO IDENTIFICATION
VERTICAL CRACKING BETWEEN RED BRICK AND TAN LIMESTONE BLOCKS
VERTICAL CRACKING UNDER WINDOW
HORIZONTAL CRACKING ADJACENT TO WINDOW
DIAGONAL CRACKING IN BRICK MORTAR UNDER WINDOW NOT SHOWN HERE
SOIL HAS BEEN ERODED OR SETTLED IN THIS LOCATION
DRAIN PIPES ALONG THIS WALL HAVE SEPERATED FROM THE PIPES IN THE GROUND
01 FLOOR PLAN
SCALE : 1/8" = 1' - 0"
HANDRAIL FLOOR PLAN
SCALE : 1/8" = 1' - 0"
04 HANDRAIL ELE
SCALE : 1/4" = 1' - 0"
05 HANDRAIL ELEVATION
SCALE : 1/4" = 1' - 0"
02 CANOPY FLOOR PLAN
SCALE : 1/8" = 1' - 0"
2-1/2" MET. STUDS WITH 5/8" GYP. BD. FURRING AROUND 2-1/2" WATER SERVICE PIPE FIELD VERIFY EXACT LOCATION AND DIMENSIONS WITH ARCHITECT. PROVIDE CORNER GUARDS ON EXTERIOR CORNERS OF FURRING.
REMOVE EXIST. DOOR, HARDWARE AND FRAME. REMOVE EXISTING CMU LINTEL AND STEEL LINTEL AND ADD NEW CMU AND STEEL LINTEL PER DETAIL 11S4.0. INSTALL NEW DOOR FRAME - FIELD VERIFY FRAME WIDTH AND HEIGHT. INSTALL NEW DOORS TYPE D, FIELD FERIFY DOOR WIDTH AND HEIGHT. INSTALL DOORS USING EXISTING HARDWARE. EXISTING CARD READER SHALL REMAIN AND SHALL OPERATE NEW DOORS TO MATCH EXISTING DOORS. DOOR DETAILS SIMILAR TO 06 & 11A2.4. E
ALIGN RAILING WITH WALL MOUNTED HAND RAIL
CONC. WALKWAY
WALL MOUNTED HANDRAIL
HANDICAP HANDRAIL
LANDING
RAMP
BUILDING BEYOND
DOWNSPOUT
HANDRAIL BEYOND
HANDRAILS
12"x12"x1" CONC. PAD, TYP.
CLASSROOM 114
CLASSROOM 109
CLASSROOM 106
CLASSROOM 101
CLASSROOM 116
CLASSROOM 121
CLASSROOM 123
CLASSROOM 128
MECHANICAL ROOM 115
MECHANICAL ROOM 107
MECHANICAL ROOM 122
MECHANICAL ROOM 129
MECHANICAL ROOM 134
BOOK STORAGE 108
CORRIDOR 100
ELEC. 130
TOILET 131
IDF 132
CUSTODIAN 133
182-0425
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51
52
53
54
55
56
57
58
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