

## Educational Suitability and Facility Condition Assessments -2021



Building Address:  
906 West Lynn St  
Austin, TX 78703

Building Square Footage: 42,100 SF  
Site Acreage: 3 Acres  
Date of First Construction: 1916

### Student Demographics:

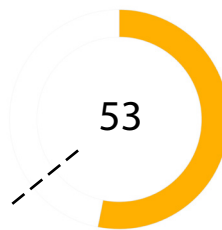
Demographic	Percentage
African American	7.4%
Hispanic	39.0%
White	41.0%
American Indian	0.3%
Asian	6.0%
Pacific Islander	0.0%
Two or More Races	6.3%
Economically Disadvantaged	27.5%
English Language Learners	8.9%
Special Education	12.0%
Enrollment	349

### Facility Summary

Mathews Elementary School, serving an enrollment of approximately 350 students in central Austin, is known as an urban neighborhood school. It was originally built in 1916 and the site is fully integrated into the neighborhood grid. The school received a Texas Historical Medallion in 2006. Due to site constraints, there is no on-site parking, only on-street parking. The building configuration is a two-story facility in a basic “H” form with the playgrounds on the backside of the property.

### Educational Suitability Assessment Score:

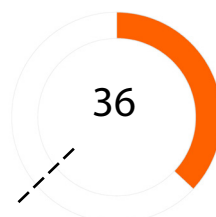
--- District Elementary School's ESA Average: 64



- Very Unsatisfactory 0-35
- Unsatisfactory 36-50
- Average 51-65
- Satisfactory 66-80
- Very Satisfactory 81-100

### Facility Condition Assessment Score:

--- District Elementary School's FCA Average: 62



Questions/Comments?  
Email: [Assessments@perkinswill.com](mailto:Assessments@perkinswill.com)

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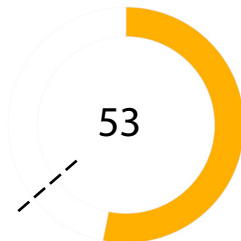
The ESA evaluates how well a facility supports teaching and learning using the district's Educational Specifications as the standard. It includes items such as the exterior, general building, security, controllability of lighting, furniture, academic and administrative spaces, and technology.

The FCA evaluates the physical condition of a facility to measure what systems are broken, aging, etc. This includes items such as roofing, heating and air conditioning, plumbing, electrical, site drainage, and parking.

Both assessments incorporate data, staff interviews, facility walk-throughs, cost-estimating, and analysis.

### ESA Score:

--- District Elementary School's ESA Average: 64



#### General Building

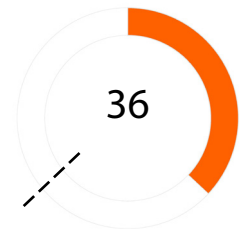
1 - Exterior	54
2 - Outdoor Learning and Activity	47
3 - General Building	44
4 - Security	52
5 - Environmental Quality	80
6 - Controllability of Systems	76
7 - Furniture, Fixtures, Equipment	75

#### Academics

8 - Academics & Learning	37
9 - Visual and Performing Arts	40
10 - PE and Wellness	50
11 - Food Service	50
12 - Media Resources	53
13 - Technology	40
14 - Administration Spaces	45






### FCA Score:

--- District Elementary School's FCA Average: 62



#### Campus-wide

1 - Exterior Architecture	67
2 - Interior Architecture	0
3 - Structural	100
4 - Mechanical / HVAC	76
5 - Electrical	85
6 - Plumbing	99
7 - Site / Civil	0
8 - Crawlspace	100

	Very Unsatisfactory	0-35
	Unsatisfactory	36-50
	Average	51-65
	Satisfactory	66-80
	Very Satisfactory	81-100

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