

## Educational Suitability and Facility Condition Assessments - 2021



Building Address:  
7414 Johnny Morris Road  
Austin, TX 78724

Building Square Footage: 161,100 SF  
Site Acreage: 30 Acres  
Date of First Construction: 2007

### Student Demographics:

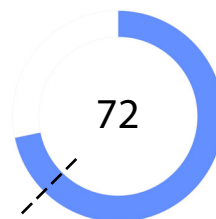
Demographic	Percentage
African American	23.6%
Hispanic	71.9%
White	3.0%
American Indian	0.0%
Asian	0.3%
Pacific Islander	0.0%
Two or More Races	1.2%
Economically Disadvantaged	91.9%
English Language Learners	49.9%
Special Education	25.7%
Enrollment	335

### Facility Summary

Gus Garcia Young Men's Leadership Academy, serving an enrollment of approximately 335 students in northeast Austin, is an all-male leadership academy for sixth through eighth grades. The 30-acre site provides panoramic views of the surrounding area. The school was built in 2007 and has a total of 161,100 square feet. The building configuration is a two-story facility with one wing of studios. The school has an athletic program, music and art programs, and provides third-party resources for students such as family and psychological counseling.

### Educational Suitability Assessment Score:

--- District Middle School's ESA Average: 62



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

### Facility Condition Assessment Score:

--- District Middle School's FCA Average: 66



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

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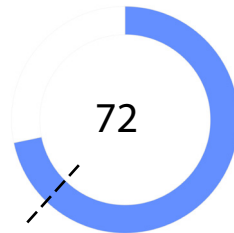
The ESA evaluates how well a facility supports teaching and learning using the district's Educational Specifications as the standard. It includes items such as the exterior, general building, security, controllability of lighting, furniture, academic and administrative spaces, and technology.

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 Middle School's ESA Average: 62



#### General Building

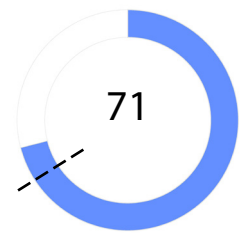
- 1 - Exterior 100
- 2 - Outdoor Learning and Activity 70
- 3 - General Building 56
- 4 - Security 63
- 5 - Environmental Quality 84
- 6 - Controllability of Systems 76
- 7 - Furniture, Fixtures, Equipment 64

#### Academics

- 8 - Academics & Learning 66
- 9 - CTE Career Connected Learning 31
- 10 - Visual and Performing Arts 73
- 11 - Athletics and Wellness 69
- 12 - Food Service 100
- 13 - Media Resources 63
- 14 - Technology 80
- 15 - Administration Spaces 80

### FCA Score:

--- District Middle School's FCA Average: 66



#### Campus-wide

- 1 - Exterior Architecture 92
- 2 - Interior Architecture 50
- 3 - Structural 99
- 4 - Mechanical / HVAC 70
- 5 - Electrical 89
- 6 - Plumbing 83
- 7 - Site / Civil 42
- 8 - Crawlspace 33

- Very Unsatisfactory 0-35
- Unsatisfactory 36-50
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