Campbell Elementary School Site Summary

Address	2613 Rogers Avenue Austin, TX 78722
Number of Permanent Campus Facilities	1
Original Year of Construction	1992
Total Campus Building Area (combined)	61,793 SF

Introduction

The Campbell Elementary campus is located at 2613 Rogers Avenue in Austin, Texas. The campus contains one building originally constructed in 1992. The building has covered entry canopies at most of the exterior doors. There is a covered outdoor playground area along with a track and additional play areas.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
6/22/16	Interview	00	9/9/16	Draft Issue
6/29/16	Assessment	01	11/15/16	Added comments from PM Rick Kaven as indicated on email dated 10/28/16.
9/13/16	Cluster Meeting			
10/5/16	Follow-Up			
10/20/16	Follow-Up			

Main School Building – BLDG-111A

Building Purpose	Administration, Classrooms
Building Area	61,793 SF
Inspection Date	June 29, 2016
Inspection Conditions	Sunny and Humid
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 walls are comprised of rusticated and smooth concrete masonry unit (CMU) with inset windows and doors. The walls above the first floor roof areas for the cafeteria and the gymnasium are exterior insulated finish system (EIFS) construction. The exterior walls were observed to be in average condition. Discoloration and staining was observed at the northeast corner among other locations of the CMU. The EIFS shows discoloration consistent with water behind the exterior surface along with rusting of the sill condition of the system. At two locations, cracks were noted at a doorway and windows.	Average
	Exterior Windows	The window system is a metal frame system with single pane glazing. The existing sealants and system are in good condition, but there are a number of units where the center mullion is askew at the bottom of the unit. As a result, the window unit is not air or weather tight. Several units had Plexiglas installed and one window pane was noted as broken.	Average
	Exterior Doors	Exterior doors are hollow metal with glazing set in hollow metal frames. The finish and operation of the doors appear to be in good condition. Main doors are racking in the frame.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	The roof is primarily built-up with canopies, and the library has standing seam metal roofs . All of the roofing appears to be original construction to the building. The roofing appeared to be in poor condition. It was reported that there are leaks all along north side of building. Observations confirmed that the individual bathrooms in the classrooms and administration area showed signs of water infiltration from the roof along with fresh roof leaks in areas like the gymnasium storage. Ponding was observed at the southwest corner of the building. In addition, sealant failures, blisters, and exposed fibers in cap sheets were observed. Tree limbs were hanging over the roof, which over time will cause damage and provide a path for pests to make their way into the building. It was observed that the roof edge blocking was exposed in areas connected to the EIFS wall system. Walk pads were deteriorated or nonexistent.		Poor
Interior Construction	Interior Walls	The interior wall construction is either CMU or gypsum board wall systems. There is an accordion door and an operable wall in the cafeteria. The interior wall construction appeared to be in average condition.	Average
	Interior Doors	There are solid core wood veneer doors with glazing at most spaces. Doors without glazing were present at the bathrooms and storage. In the corridors, there are rated doors that have hold opens connected to the fire alarm. The interior doors appeared to be in good condition.	Good
	Interior Specialties	Subsystem not present.	N/A
Stairs	Exterior Stairs	The facility only has concrete stairs at loading dock. The stairs appeared to be in good condition.	Good
	Interior Stairs	Subsystem not present.	N/A
Interior Finishes	Interior Wall Finishes	Wall finishes include paint on drywall, exposed masonry, and vinyl wall covering. The wall finishes appeared to be in good condition. Consistent with building movement, some rooms have cracking at the sill condition of the windows. In other areas, the vinyl wall covering has started to delaminate from the drywall system or shows damage.	Good
	Interior Floor Finishes	The floor finish systems are comprised of vinyl composite tile (VCT), carpet tile, broadloom carpet, and ceramic tile. These floor finishes appeared to be in good condition. There appeared to be minor issues in the VCT; which have manifested into cracked or bubbled tiles.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	The ceiling finish systems are comprised of two by four foot acoustic ceiling tiles with drywall in the bathrooms or as accents in the corridors. The interior ceiling finishes appeared to be in good condition. Damage was observed to the ceiling tiles as a result of water from the roof or possibly overhead plumbing.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males, females, and students, with separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount/wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks found in the janitor closets, and water coolers located throughout the facility, typically near the public restrooms. The restroom plumbing fixtures were observed to be in good condition as the fixtures were typically aged but still operational. The building included other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria. These plumbing fixtures were observed to be in good condition. A deficiency observed was rusted floor drain grates throughout the kitchen floor.	Good
	Domestic Water Distribution	Plumbing fixtures are serviced with cold water from the facility. The only fixtures that have hot water service are in the staff restrooms, break rooms, etc. These fixtures are served by local electric water heaters (EWHs). The kitchen hot water is generated by a gas water heater (GWH) in the kitchen mechanical room. GWH-2 was disconnected at the time of assessment. It was reported from the staff that the grease waste lines from the kitchen were in need of immediate attention. The domestic water distribution system was observed to be in average condition.	Average
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system. The roof drains are in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	The main mechanical system consists of a distributed water source heat pump system. Each classroom is serviced by geothermal wells. Several classrooms are also supported by individual floor mounted units. These units are past their recommended service date. The unit in the art classroom has been disconnected from the water source loop and is now cooled with the domestic water loop. No mechanical separation such as backflow prevention or reduced pressure zone is observed to be present, which is a code violation and presents a possible health hazard. Each wing of the school including the administration areas was observed to be supported by a roof mounted air cooled make up air unit. These units from the outside appeared to be in aged condition. As observed from the inside, they are in good condition and appeared to have little runtime. These units are the only source of ventilation for the above listed areas. The cafeteria appeared to be serviced by two air cooled split system units with air handler units (AHUs) mounted in the mezzanines in the stage area. The AHUs appeared to be in good condition and in no need of service. The condensing units appeared weathered and aged but operating well. The facility mechanical staff notified assesors of the geothermal units are aged and leaking. This has effected all classrooms. The library, kitchen, and computer room appeared to be served by air cooled roof top units (RTUs). The kitchen RTU was recently replaced. The other two RTUs will be approaching the end of their useful life within the next five years. The building appeared to be serviced by numerous exhaust fans. Many exhaust fans appeared to have hand fabricated covers that do not meet the manufacturers' requirements nor the NEMA (National Electrical Manufacturers Association) 3R rating as required for exterior roof mounted equipment. These covers are a hazard and the fans are aged and beyond service. IDF (intermediate distribution frame) rooms were observed to be hot and lacked in mechanical ventilation. Due to the extensive repairs and age of the existing mechanical equipment, specifically the WSHP (water source heat pump) systems in the classrooms, the lack of a backflow prevention system, reduced pressure zone and the exhaust fan systems, the system rating is in poor condition.		Poor
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 smoke detectors. There were no deficiencies observed.	Good
	Fire Protection/ Suppression	Subsystem is not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 1200-amp main switchboard located in the electrical room, MAINELEC RM. The main switchboard appears to be original and in good condition. Transformer K in the MAINELEC RM is making excessive noise for its age, which earned an average rating. There are multiple branch panel boards and step-down transformers, which are located in various electrical rooms throughout the building. The branch panel boards and transformers appear to be in good condition. The electrical system appears to be in averageoperable condition. The building is not equipped with a lightning protection system.	Average
	Lighting	The building's exterior lighting consists of HID (high-intensity discharge) luminaires that are located along the perimeter. The majority of the building structure lighting in the corridors and classrooms consist of two-lamp fluorescent 2' x 4' recessed troffer fixtures. The lighting for the interior and exterior of the building appears to be in good condition. Sufficient exit lighting throughout the building appears to be in good operating condition.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There is a public address system in the building and it appears to be in good condition with no visual deficiencies to report.	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows


Roofing Deficiency Examples

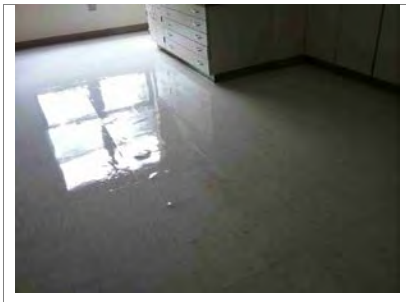




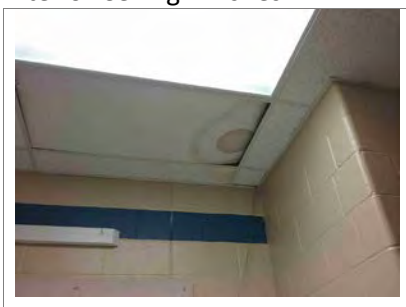
Interior Finishes Deficiency Examples

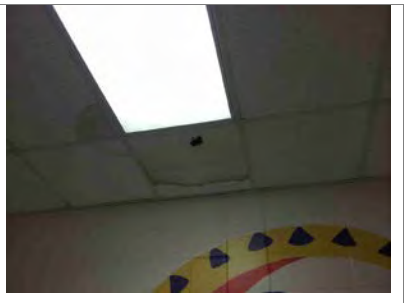
Interior Wall Finishes


Interior Floor Finishes



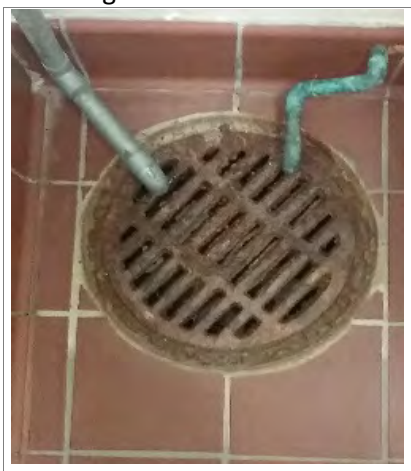

Interior Ceiling Finishes





Plumbing System Deficiency Examples

Plumbing Fixtures




Domestic Water Distribution


Mechanical/HVAC System Deficiency Examples






Electrical System Deficiency Examples

Electrical Distribution

Campbell 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

Plumbing

1. Reconnect or replace GWH-2 to kitchen hot water loop.
2. Inspect/clean or replace grease waste lines.
3. Inspect grease trap.

Mechanical/HVAC

1. Repair correctly or replace exhaust fans throughout the facility that have non-OEM (original equipment manufacturer) fabricated coverings to avoid hazards.
2. Replace existing WSHPs in classrooms with new horizontal WSHPs.
3. Repair condensing unit roof mounts for MDF (main distribution frame) condensing unit.
4. Add centralized controls and monitoring for all equipment as well as geothermal well monitoring.
5. Install backflow prevention and/or reduced pressure zone(s) to meet code and avoid a possible health hazard.

Main School Building Recommendations

Exterior

1. Clean exterior CMU and monitor for water infiltration of wall system.
2. Extend roof drains such that the exterior CMU is not wetted continuously.
3. Provide drainage at EIFS wall systems or replace with metal wall panel system over continuous air and moisture barrier.
4. Investigate exterior wall systems that show clear signs of water retention.
5. Replace or repair window systems that are not plumb at the center mullion.
6. Replace Plexiglas window panes with glass.
7. Replace broken window pane.
8. Install continuous hinges at main entry doors.
9. Repair or replace roof hatch such that it can be operated normally.
10. Investigate potential foundation or structural issues at cracked CMU.
11. Repair cracked CMU.
12. Clean and coat rusting window sills.

Roofing

1. Investigate and repair roof areas above known leaks.
2. Install continuous moisture and air barrier between EIFS and roofing systems at cafeteria and gymnasium.
3. Provide positive drainage such that areas do not pond or retain water and the exterior walls are not wetted by runoff.
4. Install walkpads.

5. Repair sealant between parapet and roof systems as well as at expansion joint covers and parapet.

Interior Finishes

1. Repair or replace vinyl wall covering where delaminated or damaged.
2. Repair drywall systems at window sills where cracking has occurred.
3. Replace VCT where damaged.
4. Replace ceiling tiles or drywall systems damaged from leaks once leaks have been repaired.

Electrical

1. Inspect or service transformer “K” to insure it is still within its electrical capabilities and correct operational condition.

Campbell Elementary School Planned Future Improvements

The following are any known planned and funded improvements scheduled to take place at this campus in the future. Their scope and schedule are subject to change.

2018 Bond Planned Improvements from PM Rick Kaven on 10/28/16.

- Summer 2018.
  - Install an additional AHU for the cafeteria.
  - Install a cooling tower heat exchanger with winterization.
  - Replace/upgrade controls.