

## Cunningham Elementary School Site Summary

<b>Address</b>	2200 Berkeley Ave. Austin, TX 78745
<b>Number of Permanent Campus Facilities</b>	2
<b>Original Year of Construction</b>	1962
<b>Total Campus Building Area (combined)</b>	61,566 SF



### Introduction

The Cunningham Elementary School campus is located at 2200 Berkeley Avenue in Austin, Texas. Cunningham Elementary School was established in 1962, and consists of the primary school building along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-113A) and the Stand-Alone Classroom Building (BLDG-113B). The Stand-Alone Classroom Building was constructed in 1990. The two buildings are connected by an exterior covered concrete walkway.

## Main School Building – BLDG-113A

Building Purpose	Administration Offices, Classrooms, Cafeteria, and Gymnasium
Building Area	51,844 SF
Inspection Date	July 27, 2016
Inspection Conditions	Rain, then sunny and hot
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	<p>The main building's exterior walls are brick veneer. The taller exterior walls that project above the single-story roofline have a painted stucco finish (at gymnasium) or are pre-finished metal siding (at library).</p> <p>The exterior walls were observed to be in good condition. The paint on the exposed steel structure of cantilevered roof sections appeared to be aging with oxidation and fading. Paint on the gutters in the courtyard was peeling. Sealants were showing age but appeared to be in average condition.</p>	Good
	Exterior Windows	<p>The exterior windows are metal-framed with single-pane glazing. Most windows are original to the building except at corridor C5 surrounding the courtyard. These windows were installed most likely when the newer library addition was constructed and walkways enclosed.</p> <p>The windows were observed to be in average condition. Windows in the 300-wing and along corridor C5 at the courtyard were reported to leak during rain events. Sealant around windows was dry and cracked.</p>	Average
	Exterior Doors	<p>Most of the exterior doors are painted steel with hollow metal frames. There is one aluminum door within the storefront system at the courtyard. Doors at building entrances have side-lite and transom.</p> <p>The exterior doors, frames, and hardware were observed to be in good condition.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Roofing</b>		<p>The roof is predominantly modified bitumen with a small section of steep sloped metal roof over the gymnasium office and storage. There is a gutter and downspout system at the roof perimeter.</p> <p>The building roof was observed to be in average to poor condition. The modified bitumen roof membrane is near end of life with cracks showing in the granular surface. Significant ponding was observed over much of the building roof and specifically over the main entrance and administrative areas. Ponding was commonly found at the edge of the roof where water was retained by the edge flashing.</p>	Poor
<b>Interior Construction</b>	Interior Walls	<p>The interior walls are constructed of CMU (concrete masonry unit), framed gypsum board panels, brick, and glazed masonry units. Corridor C5, surrounding the courtyard, has been converted from an exterior covered walkway to an enclosed corridor with the original brick walls and metal windows exposed. The newer library addition has framed gypsum board walls. The recently renovated 100-wing has glazed masonry unit and CMU walls creating a restroom core. Classrooms in all three wings have framed gypsum walls.</p> <p>The interior walls were observed to be in good condition relative to their age. General scuffing and wear was visible in high traffic areas.</p>	Good
	Interior Doors	<p>The interior doors at classroom and administrative areas of the building are solid core wood with wood frames. Doors at the kitchen are steel with metal frames. The entry doors to the library are aluminum storefront.</p> <p>The doors were in average condition. Persistent insect infestation and general wear have resulted in damage and deterioration to the wood frames in the administration area. Doors in the 100-wing were relatively new, the result of a recent renovation.</p>	Average
	Interior Specialties	System not present.	N/A
<b>Stairs</b>	Exterior Stairs	<p>Concrete exterior stairs with metal railing are found at the loading dock, the main electrical room, and the exit from the gymnasium.</p> <p>The exterior stairs and railings were observed to be in good condition.</p>	Good
	Interior Stairs	<p>The only interior stairs in the building are wood steps that provide access to the stage.</p> <p>The interior stage steps were observed to be in good condition.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Interior Finishes</b>	Interior Wall Finishes	<p>The CMU and gypsum board interior wall finishes are painted. There is ceramic wall tile in restrooms. Glazed masonry units are found in the kitchen. The cafeteria and gymnasium walls are both glazed masonry below and painted CMU on the upper half. There is a moveable wall system separating the cafeteria and gymnasium. Many of the corridor walls between classroom wings are the exposed brick of the original building exterior.</p> <p>Interior walls were observed to be in good condition relative to their age. Wall finishes had general scuffs and wear.</p>	Average
	Interior Floor Finishes	<p>The interior floors throughout the building are primarily vinyl tile. The library has carpet, quarry tile is found in the kitchen areas and the gymnasium has athletic flooring.</p> <p>The vinyl flooring in the 200- and 300-wings and in corridors was in average to poor condition. The vinyl tile in administration and the 100-wing had been recently replaced. The carpet in the library appeared relatively new and in good condition. It was reported that the floor in the library workroom had been damaged by flooding. The kitchen quarry tile appeared to be in good condition. There was reported damage to flooring in the 300-wing due to water from various causes; roof leaks, window leaks, or seepage from exterior. This damage was not observed but could have been obscured by furniture.</p>	Average
	Interior Ceiling Finishes	<p>The interior ceilings are a mix of exposed structure and roof deck and suspended lay-in acoustical tile. The gymnasium and corridor C5 have exposed structure as do classrooms in the newly renovated 100-wing. The cafeteria, library, administration, and 200- and 300-wings are mostly suspended acoustical tile.</p> <p>The interior ceilings were observed to be in good condition. There were many newly replaced ceiling tiles observed, possibly due to staining caused by roof leaks.</p>	Good
<b>Conveying</b>	<p>The building is equipped with an ADA (Americans with Disabilities Act) chair lift, located in the cafeteria that was installed less than a year ago. This ADA lift appears to be in excellent condition, and no operational issues were reported by the facility staff.</p>		Excellent
<b>Plumbing</b>	Plumbing Fixtures	<p>The building has shared public restrooms for students and separate staff restrooms located throughout. The classrooms are equipped with sinks mounted in</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>laminated counters with faucets and bubblers. The restrooms have vitreous china hand sinks with manual faucets, along with vitreous china toilets with manual flushing mechanisms. There is a staff and handicap accessible unisex restroom with a vitreous china sink, toilet, and wall-mounted urinal. There are service sinks found in the janitorial closets and water coolers located throughout the facility, typically near the public restrooms. The kitchen includes additional plumbing fixtures: stainless steel wash sinks and a vitreous china floor-mounted toilet and sink in a small restroom.</p> <p>The restroom plumbing fixtures were observed to be in average condition as the fixtures were aged but still operational with noticeable wear. Corrosion was observed on the associated sink drain piping throughout the building. Several sink drains were rusted. Select classroom restrooms in the 200-wing had standing water in them. It was unclear if the recent rain or a plumbing leak was responsible. The restrooms in the 100-wing had hose bibs present. The faucets located in classrooms 405 and 406 discharge white milky water. Rust was observed on several service sinks in the janitorial closets. Numerous water coolers were not cooling properly. It was reported by building staff that numerous toilets continued to flush longer than necessary. Building staff reported that select toilets throughout the facility continued to flush after pressing the handle.</p> <p>The plumbing fixtures were observed to be in poor condition due to the age of the fixtures and the deficiencies mentioned above.</p>	
	Domestic Water Distribution	<p>Hot water is provided to multiple areas by a series of water heaters. Gas water heaters GWH-1 and GWH-2, located in the kitchen mechanical room; provide the kitchen hot water service. The hot water to the lounge, gymnasium office, janitorial office, art room, and science classroom is provided by a series of localized small EWHs (electric water heaters).</p> <p>The kitchen water heaters were functioning, but nearing the end of their useful lives. Leakage and corrosion was observed at the hot water piping connections to the water heaters. The small EWHs were functional but appeared to be near the end of their useful lives. The building staff reported that the art classroom did not receive sufficient hot water. It was also reported that the</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>kitchen water pressure was insufficient.</p> <p>The plumbing distribution equipment was observed to be in poor condition based upon the deficiencies of the water heaters mentioned above.</p>	
	Other Plumbing	<p>Roof drains are present with condensate piping draining into them.</p> <p>The roof drains were rusted and need replacement. Building staff reported that the kitchen grease trap drain clogged approximately eight to ten times per year and that a portion of the drain line had collapsed. It was reported that the 100- and 400-wings' plumbing systems lack water shut-off valves, which requires that the school's water supply be shut off when work occurs in those areas.</p> <p>These systems appeared to be in poor condition due to their age and the deficiencies mentioned above.</p>	Poor
<b>Mechanical/ HVAC</b>		<p>The major mechanical equipment consists of package RTUs (roof top units) located on the roof and serving the non-classroom areas of the building, two outside AHUs (air handling units) providing outside airflow throughout the entire building, ceiling-mounted split system AHUs providing cooling in the classrooms, and ground-mounted ground source heat pumps providing cooling in the classrooms. These serve the HVAC (heating, ventilating, and air conditioning) system along with roof-mounted (EFs) exhaust fans.</p> <p>Eight RTUs, ranging in capacity from an estimated 10- to 25-TON, are located on the roof. Eight floor-mounted, ground source heat pump units were located in the classrooms and select other areas. The RTUs and floor-mounted units appeared to be aged and need replacing. The RTUs had damaged or missing insulation on condensate piping, rusting on the gas piping, and rusting on the unit housing. The disconnects also appeared to be rusted and aged. The RTU condenser coils appeared to be damaged. Nineteen split-system AHUs are located in classrooms throughout the building and range from an estimated 3- to 5-TON in capacity. They were in good condition as they appeared to be installed within the last five years. The MDF (main distribution frame) room was inaccessible for assessment but appeared to be served by a wall unit. The condensing unit was visible from the exterior of the building in the courtyard and appeared to be damaged and aged. Abandoned compressors were observed near the kitchen RTU. The wall air conditioning unit serving the janitorial office was reportedly no functioning and needs replacement. It was reported that the RTUs are aged, undersized and need replacement.</p> <p>Supplemental mechanical equipment for the HVAC system also includes roof-mounted restroom and kitchen EFs. The fans appeared to be outdated.</p> <p>The HVAC system was observed to be in poor condition based on the prior mentioned deficiencies.</p>	Poor
<b>Fire Protection</b>	Fire Alarm	The building has a Silent Knight fire alarm control panel,	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>which appeared to be in average condition.</p> <p>The system consists of alarm and signaling devices such as strobes, horn and strobe combination devices, pull stations, and detectors that appeared to be in good condition.</p>	
	Fire Protection/Suppression	<p>There are no fire sprinkler systems installed in the building. Fire extinguishers are located throughout the building and were observed to have been inspected within the last year for most of the building. Fire extinguishers which not been inspected within the last year were located in the main mechanical room and the 300-wing corridor. The fire extinguisher located in the 200-wing corridor did not have an inspection tag. There is a fire suppression system present in the kitchen, which is incorporated into the range hood.</p> <p>The fire protection system appeared to be in average condition.</p>	Average
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 277/480 volt, 1600-amp main switchboard PFCU located in the electrical courtyard, and then enters into the main electrical room near the gymnasium. The service feeds six transformers and 480-volt panelboards located in various electrical rooms throughout the building.</p> <p>The electrical distribution equipment appeared to be in average condition. The main switchboard PFCU located in the electrical courtyard needs dirt and debris removed from the inside of the enclosure and the exterior housing repainted.</p> <p>Several panelboards in the 100-wing, 200-wing, C6 corridor, and C7 corridor are original to the building. These panelboards are aged and are at their full capacity. Panel SP has a missing screw in its cover. Panel K2 in the kitchen has a missing circuit breaker cover; this condition poses a hazard to personnel life and safety.</p> <p>In the 300-wing electrical equipment room, Panel A is a Federal Pacific panelboard and is identified as a life safety hazard because the company is no longer in business and historically the circuit breakers have failed causing major fires..</p> <p>The building does not have a lightning protection system.</p>	Poor
	Lighting	<p>The building's exterior lighting consists of downlights, wall mounted HID (high-intensity discharge), and wall</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>mounted LED (light-emitting diode) fixtures that are located along the entire perimeter. The interior lighting primarily consists of T8 light fixtures that are either surface mounted or pendant type.</p> <p>The lighting for the building appeared to be in poor condition. Approximately 30% of the interior and exterior light fixtures appeared to have aged past their design life. Observed deficiencies included broken lenses, inconsistent color temperatures, and non-functional fixtures.</p> <p>Per the interview notes, the existing exterior lighting is insufficient at the playground area. Additional exterior lighting is requested to prevent the frequent vandalism. There are exit signs present in the building, and they appeared to be functioning at the time of assessment.</p>	
	Communications & Security	<p>There is a Gemini security system including surveillance cameras in the building. According to facility staff, the system erroneously triggers at least twice a week.</p> <p>There is a public address system in the building, and it appeared to be in average condition with no reported deficiencies.</p> <p>The building is equipped with VOIP telecommunications system and Wi-Fi. It was reported by facility staff that the telecommunications system is not communicating with the new phone system correctly.</p>	Average

**Exterior System Deficiency Examples**

Exterior Walls



**Roofing Deficiency Examples**



**Interior Finishes Deficiency Examples**

**Interior Floor Finishes**



**Plumbing System Deficiency Examples**

**Plumbing Fixtures**



Domestic Water Distribution



Other Plumbing



**Mechanical/HVAC System Deficiency Examples**



### Fire Protection System Deficiency Examples

#### Fire Protection/Suppression



### Electrical System Deficiency Examples

#### Electrical Distribution





Lighting



## Stand-Alone Classroom Building – BLDG-113B

Building Purpose	Classrooms
Building Area	9,722 SF
Inspection Date	July 27, 2016
Inspection Conditions	Rain, then sunny and hot
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
<b>Exterior</b>	Exterior Walls	The building's facade is brick veneer. There are gutters and downspouts at the building perimeter.  The stand-alone building exterior walls were observed to be in good condition. Sealants have begun to show age and will likely need to be replaced within the next five years. Gutters and downspouts appeared to be in good condition.	Good
	Exterior Windows	The stand-alone classroom building has metal framed windows with single-pane glazing and operable sashes.  The exterior windows appeared to be functionally good, but sealants around the windows were deteriorated.	Average
	Exterior Doors	The exterior steel doors have hollow metal frames. The exterior entrance doors have vision panels.  The exterior doors were observed to be in good condition.	Good
<b>Roofing</b>	The stand-alone classroom building's built-up roof is most likely original and is 26 years into a 20-year service life.  The roof was not accessible for assessment but ponding at building corners was observed from an adjacent building. The roof has exceeded its service life and is presumably in poor condition.		Average
<b>Interior Construction</b>	Interior Walls	The interior walls are framed gypsum board throughout. Classrooms have interior hollow metal framed windows with wire glass.  The interior walls were observed to be in good condition. There is a reported problem with ant infestation in the 400-wing.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	The interior doors are solid core wood with metal frames. Classroom doors have vision panels. The interior doors were observed to be in good condition.	Good
	Interior Specialties	System not present.	N/A
<b>Stairs</b>	Exterior Stairs	The exterior concrete stairs with handrails are located on the north side of the stand-alone classroom building. The exterior stairs and railings were observed to be in good condition.	Good
	Interior Stairs	System not present.	N/A
<b>Interior Finishes</b>	Interior Wall Finishes	The interior walls are painted gypsum board. The building's restrooms have ceramic tile wainscoting on select walls. Corridor 4 has a 4-foot high ceramic tile wainscot. The interior walls were observed to be in good condition.	Good
	Interior Floor Finishes	The interior floors in corridors and classrooms are vinyl tile with a 4-inch base. The restroom floors are ceramic tile. The interior floors were observed to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceilings are suspended lay-in acoustical tile throughout the building's corridor and classrooms. The restroom ceilings are gypsum board. The interior ceilings were in good condition.	Good
<b>Conveying</b>	System not present.		N/A
<b>Plumbing</b>	Plumbing Fixtures	The building has separate male and female restrooms for students shared between classrooms and a separate unisex restroom located adjacent to the lounge. The male and female restrooms have vitreous china hand sinks with manual faucets, which do not have hot water service. These restrooms also have vitreous china toilets with manual flushing mechanisms. There are sinks with faucets and bubblers located in each classroom. There is a water cooler in the corridor. One bubbler was observed to lack sufficient flow. The plumbing fixtures were in average condition as the fixtures were typically aged but still operational with noticeable wear due to their age.	Average
	Domestic Water Distribution	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Plumbing	Floor drains are located in the janitorial closet and male and female restrooms.  The floor drains were aged but operational and appeared to be in average condition.	Average
<b>Mechanical/ HVAC</b>		The major mechanical equipment consists of floor-mounted ground source heat pump AHUs providing cooling to the classrooms and corridor. These serve the HVAC system along with a roof-mounted EF.  The AHUs were observed to be aged and in poor condition. The roof-mounted EF appeared to be in average condition. The heat pump located in workroom 400 appeared to be aged and in need of replacement.  The HVAC system was observed to be in poor condition, primarily due to its age.	Poor
<b>Fire Protection</b>	Fire Alarm	The building has a Silent Knight fire alarm control panel, which appeared to be in good condition.  The system consists of alarm and signaling devices such as, horn and strobe combination devices, pull stations and detectors that appeared to be in good condition.	Good
	Fire Protection/ Suppression	A fire sprinkler was observed in the janitorial closet. Fire extinguishers are located in the corridor and had inspection tags dated within one year.	Good
<b>Electrical</b>	Electrical Distribution	The electrical service enters the building at the 277/480-volt, 400-amp main switchboard located on the exterior of the building. The service feeds one transformer rated at 480-volt primary that steps down to 120/208 volt secondary, which then feeds power to 120/208 volt panelboards located in the electrical equipment room.  Per the interview notes, the facility reported that in the teacher's lounge and in the kitchen circuit breakers trip frequently.  The electrical distribution equipment appeared to be in good condition.  The building does not have a lightning protection system.	Good
	Lighting	The building's exterior lighting consists of downlights, wall mounted HID and LED fixtures that are located along the entire perimeter.  The interior lighting primarily consists of T8 fluorescent light fixtures which are recessed in a lay-in ceiling...  The lighting for the building appeared to be in good condition.  In the interview notes, facility reported that additional parking lot lighting was needed. There are exit signs present in the building, and they appeared to be	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		functioning at the time of assessment.	
	Communications & Security	<p>There is a Gemini security system including surveillance cameras in the building. There is a public address system in the building, and it appeared to be in good condition.</p> <p>The building is equipped with VOIP telecommunications system and Wi-Fi. which appeared to be in average condition. According to facility interview notes, the security system does not function well with the VOIP system.</p>	Good

**Exterior System Deficiency Examples**

Exterior Windows



**Roofing Deficiency Examples**



**Plumbing System Deficiency Examples**

Plumbing Fixtures



**Mechanical/HVAC System Deficiency Examples**



## Cunningham Elementary School Campus Summary of Recommendations

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This document is based on 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. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future, as fixtures continue to age.
2. Replace rusted and broken fixtures as needed.
3. Replace rusted roof drains as needed.

#### Mechanical/HVAC

1. Plan for replacement of the ground source fan coil units, as these units appeared to be past their design life.

#### Electrical

1. Replace all light fixtures with LED fixtures with dimming capabilities.
2. Replace all exit signs with LED fixtures.
3. Per the interview notes, the kitchen panel is original construction and needs to be replaced along with other panels in the wings that are noted in the document.

### **Main School Building Recommendations**

#### Exterior

1. Repair leaking exterior windows and resolve water intrusion at corridor C5 on the west side of the 300-wing. Replace sealants around windows as needed.
2. Paint gutters in the perimeter of the courtyard.

#### Roofing

1. Replace areas of roofing that are aged out of service and areas where ponding is occurring. Slope roof appropriately to remove rainwater and eliminate ponding at roof edge.

#### Interior Construction

1. Repair damaged wood doors and frames caused by termite infestation. Develop a treatment program to prevent future damage.

#### Interior Finishes

1. Repair vinyl flooring where damaged from water intrusion.
2. Replace stained and damaged ceiling tiles once roof leaks are resolved.

#### Plumbing

1. Track the installation year of water heaters and plan for replacement as the typical design service life for a water heater is 10 to 15 years.
2. Repair or replace any damaged or missing piping insulation as needed.
3. Remove rust and paint/protect gas lines from further rusting as needed.
4. Investigate the white milky discharge from faucets in rooms 405 and 406, and correct as needed.
5. Replace rusted service sinks.
6. Replace or repair nonfunctioning water coolers.
7. Replace or repair toilet fixtures that were reported to continuously flush.

8. Repair the grease trap drain system to improve flow.
9. Install shut-off valves for the 100- and 400-wings' plumbing systems.

#### Mechanical/HVAC

1. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, repainting, or repairing to prevent further deterioration.
3. Repair or replace any damaged or missing piping insulation as needed at all facilities.
4. Plan for replacement of the RTUs as these units appear to be past their design life.
5. Repair or replace roof top condenser coils.
6. Replace the window unit serving the MDF room.
7. Remove abandoned mechanical equipment from the roof.
8. Replace the window unit serving the janitorial office.

#### Fire Protection

1. Inspect fire extinguishers to bring them up-to-date and replace aged fire extinguishers.
2. Continue annual inspections of the Fire Alarm System and replace any aged fire alarm devices throughout the building.

#### Electrical

1. Per the interview notes, the kitchen panel is original construction and needs to be replaced along with other panels in the wings that are noted in the document.
2. Per the interview notes, in the Teacher's lounge, the microwave ovens frequently cause circuit breakers to trip. Remove circuit to microwave and install a new circuit breaker in the next available spare in the panel serving the microwave.
3. Per the interview notes, the kitchen steam tables and ovens trip circuit breakers. Remove circuit to steam tables and ovens and install a new circuit breaker in the next available spare in the panel serving the kitchen steam tables and oven.
4. Provide additional exterior lighting at the playground area.

### **Stand-Alone Classroom Building Recommendations**

#### Exterior

1. Replace sealant around windows.

#### Roofing

1. Further evaluate the condition of the aged roof and consider replacement. Slope roof appropriately to eliminate ponding.

#### Interior Construction

1. Identify the source of pest infestation and eliminate through an appropriate treatment program.

#### Mechanical/HVAC

1. Replace the aged heat pump in Workroom 400.

#### Fire Protection

1. Continue annual inspections of the Fire Alarm System and replace any aged fire alarm devices throughout the building.

## Electrical

1. Provide additional parking lot lighting in non-lighted areas to prevent frequent vandalism.