

## Guerrero Thompson Elementary School Site Summary

<b>Address</b>	102 E. Rundberg Lane Austin, TX 78753
<b>Number of Permanent Campus Facilities</b>	1
<b>Original Year of Construction</b>	2013
<b>Total Campus Building Area (combined)</b>	101,582 SF



### Introduction

The Guerrero Thompson Elementary School campus is located at 102 E. Rundberg Lane, Austin, TX 78753. The Guerrero Thompson Elementary School was established in 2013, and consists of the primary school building with a second floor on the north side of the facility. The permanent campus building is listed as the Main School Building (BLDG-186A) and supports classrooms, the cafeteria, library, and gymnasium.

## Main School Building – BLDG-186A

Building Purpose	Administration, Classrooms, Cafeteria, Library, and Gymnasium
Building Area	101,582 SF
Inspection Date	Aug. 2, 2016
Inspection Conditions	99°F - Clear skies, sunny
Facility Condition Index	



### Facility 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 of the building consists of CMU (concrete masonry unit) common brick with accented metal siding façade.  It was reported by staff and observed that the exterior façade was in good condition.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with aluminum frames throughout.  The exterior windows were observed to be in good condition. It was reported that windows by the exit doors in corridor 6 leak when impacted by significant weather. Maintenance staff reported that bad seals were the issue. Windows in rooms 218 and 605 were reported as having the same problem.	Good
	Exterior Doors	The exterior doors consist of two pairs of hollow metal with a metal door frame and glazing.  The exterior doors were observed to be in good condition. It was reported that exit doors in the green corridor on the west side of the facility adjacent to room 432 would not close at times; this was reported by staff as a building negative pressure condition. This condition did not exist during the facility survey.	Good
Roofing	The roof material consists of modified bitumen and was verified through visual survey.  Roof system was observed to be in good condition. It was reported by facility maintenance staff that leaking occurred in sporadic areas when a significant rain event occurred and there was a potential flashing problem around the mechanical units. These conditions could not be visually verified at the time of survey.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Flashing was observed to be intact and functioning as intended around HVAC (heating, ventilating, and air conditioning) equipment on the roof. It was reported that drainage from roof facility-wide was in good condition. It was reported that the roof drainage consists of gutters and downspouts that drain to an under drain system and there were no deficiencies reported. Covered walkways appeared to be in good condition, as did the roof system.	
<b>Interior Construction</b>	Interior Walls	The interior walls of this facility consist of drywall panel completions and block CMU. The administration offices, library, nurse's offices, gymnasium, and art room have these types of finished surfaces. Classrooms consist mostly of drywall painted finishes. Restrooms consist of ceramic tile on the walls with the upper two feet consisting of drywall. This was observed as common for all restrooms in this facility.  The interior walls appeared to be in good condition with instances of minor abrasions observed on some wall surfaces in various classrooms. The wall conditions were observed to be in good condition.	Good
	Interior Doors	The interior doors and frames were observed to be in good condition throughout this facility.  The interior doors of this building consist of hollow wood doors with glazing and metal-framed jambs.  No major issues were reported during the interview process.	Good
	Interior Specialties	Interior specialties were observed in good condition.  There are no metal lockers in this facility. The gymnasium and cafeteria are divided by a folding partition wall in good condition.	Good
<b>Stairs</b>	Exterior Stairs	System not present.	N/A
	Interior Stairs	All stairs and stairways were observed to be in good condition during our walk through survey.  Stairways S2-1 and S2-2 service the 400-, 500-, 600-, and 700-wings consists of concrete stairs covered with grip surface rubber tiles. A segment of stairs is also located in the cafeteria, where a stage is present. These stairs consist of wood with a varnished finish.	Good
<b>Interior Finishes</b>	Interior Wall Finishes	The interior walls consist of various colors of painted finishes.  Painted finishes throughout this facility were observed to be in good condition, with some walls observed to have been recently painted.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	It was reported that with a few exceptions, the vinyl tile was in good condition throughout this facility. Vinyl floor tile was observed throughout the building. A ceramic tile floor is present in the kitchen, and the adult and students' restroom facilities. It was reported that carpet tiles were present in rooms 113, 202, 204, 402, 404, 406, 502, 504, 506, 508, 602, 604, and 606. The carpet consists of basic industrial-type carpet tiles and was observed to be in good condition with minor signs of wear and tear in isolated areas.	Good
	Interior Ceiling Finishes	It was reported that with the exception of the gymnasium and cafeteria, the interior ceiling throughout the entire facility consists of standard 2'x2' acoustical fiberglass suspended ceiling panels. The gymnasium and cafeteria have elevated exposed painted metal trusses.  This system was observed to be in good condition. Minor evidence of acoustical panel replacement was observed throughout the facility. This was reported as not being extensive in nature.	Good
<b>Conveying</b>	An elevator is present at this facility and services the 400-, 500-, 600-, and 700-wings. It has a 3,500-pound capacity and is certified until September 2016.  This system was observed to be in good condition.		Good
<b>Plumbing</b>	Plumbing Fixtures	The building has public restrooms for men, women, and students, and separate staff restrooms located throughout the facility. The adult facilities have traditional plumbing fixtures. The students' restrooms have larger basin-type sinks and fixtures with manual faucets, along with floor-mounted wall toilets with manual flushing mechanisms and wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks in the janitorial closets, and water fountains located within the facility, typically near or between restrooms.  The restroom plumbing fixtures were observed to be in good condition as the fixtures were operational and showed no signs of malfunctioning parts.  It was reported that the long-neck-type faucets servicing the general classroom areas were easily loosened by students tugging and pulling on them. These systems were observed as secure and in good condition at the time of this assessment.	Good
	Domestic Water Distribution	The water distribution operating system was observed to be in good condition.  It was reported that hot and cold water are distributed	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		throughout this facility, and that two water heaters supported the kitchen area. It was reported that hot water was supplied to all adult lounges and break rooms, adult restrooms, and the nurse's office and were functioning and in good condition. Hot water is not supplied to the students' restrooms. There are two chillers located behind the dock area that supply cold water throughout the system operating as intended.	
	Other Plumbing	This system was observed to be in good condition. It was reported that at times, a sewer smell was evident in the kitchen, gymnasium, and pre-kindergarten areas of the school. During the walkthrough, this smell was not encountered.	Good
<b>Mechanical/ HVAC</b>	<p>The HVAC system was observed to be in good condition and functioning as intended during visual assessment. The major mechanical equipment consists of three large natural-gas package units (AHUs [air handling units]) located on the roof; their capacity could not be determined at the time of assessment. They do not vary in size.</p> <p>It was reported that there were instances in the past where pulleys from AHUs had been replaced due to part failure.</p> <p>Supplemental mechanical equipment for the HVAC system includes exhaust fans and fresh air intake powered units located proportionally on the roof surface.</p> <p>It was reported that the HVAC system was working and in good condition with no evident signs of malfunctioning components.</p>		Good
<b>Fire Protection</b>	Fire Alarm	<p>The fire alarm system was observed to be in good condition with no evident signs of malfunctioning or degrading components. The building has a fire alarm system consisting of alarm and signaling devices such as alarm annunciators, horn/strobe combinations, emergency lighting wall packs, pull stations, and smoke detectors.</p> <p>It was reported that the system was working well at the time of interview with facility staff.</p>	Good
	Fire Protection/ Suppression	<p>This building has a fire protection sprinkler system that was reported as a wet system. It was also reported that a dry suppression system supports the kitchen area over the range hoods and was functioning, currently certified, and up to date. It was reported that there are fire extinguishers throughout this facility, and certification tags were all current.</p> <p>This fire protection system was observed to be in good condition at the time of assessment.</p>	Good

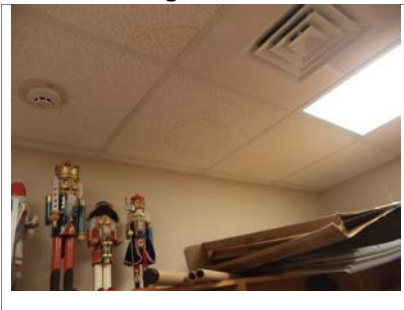
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	<p>The electrical distribution equipment was observed to be in good condition at the time of this survey. The electrical service enters the building at the 480/277-volt 2,500-amp service with a GFI (ground fault interrupter) on main service panel boards supporting main switchboards located in room 313 and electrical rooms near the outside chiller area. The service feeds transformers and high-voltage panel boards located in various electrical rooms servicing this facility. There are proportionally placed booster transformers also supporting electrical distribution. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. It was reported that this facility does not have a lightning protection system.</p> <p>It was reported that there were no known electrical issues at this facility.</p>	Good
	Lighting	<p>The lighting for the building was observed to be in average condition at the time of this survey. The building's exterior lighting consists of dropdown metal halide luminaires that are located along the parking lots of this facility. It was reported that the electrical department would prefer to replace the exterior wall washer fixtures with standard wall pack luminaires to (LED) units. It was reported that the corridor fluorescent lighting has (smart) ballasts that are now obsolete and inadequate with regard to light strength and coverage. It was reported that parking lot lighting was inadequate.</p> <p>The interior lighting consists primarily of 2'x4' T8 fluorescent luminaires set in troffers throughout the facility. Library and specific open locations have suspended low-bay fluorescent fixtures with standard T-8 florescent luminaires.</p>	Average
	Communications & Security	<p>It was reported that Wi-Fi worked well at this facility.</p> <p>This facility has a security system including alarms, surveillance cameras, and card readers. It was reported that the system as a whole was operational and functioning as intended.</p> <p>It was reported that the public address system was basic and functioned poorly. This can be a safety issue during an emergency situation as stressed by the staff.</p> <p>It was reported that camera coverage was good and resolution was sufficient facility-wide, but more cameras were needed in the main corridor's purple area common locations. This system was observed to be in good condition.</p>	Good

### Roofing Deficiency Examples



### Interior Finishes Deficiency Examples

#### Interior Ceiling Finishes



### Plumbing System Deficiency Examples

#### Plumbing Fixtures



#### Lighting





## Guerrero Thompson Elementary School Campus Summary of Recommendations

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This document is based on current conditions observed during the field survey and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

### **Main School Building Recommendations**

#### **Roofing**

1. Further investigate the roof areas where sporadic leaking has been reported during heavy rain events in the vicinity of HVAC equipment. .

#### **Interior Finishes**

1. Repair damaged acoustic ceiling tiles where necessary.
2. Repaint any damaged walls as necessary.

#### **Conveying**

1. Maintain annual inspection records of the conveying system.

#### **Plumbing**

1. Replace all long-necked plumbing fixtures with standard faucets to avoid damage by children as stressed by plumbing maintenance support staff.

#### **Fire Protection**

1. Continue annual inspections of the fire protection systems.

#### **Electrical**

1. Evaluate the exterior drop down parking lot lighting for inadequate illumination strength, and potentially convert to a more energy efficient maintenance-friendly fixture. Dialog must include administration and building staff.
2. Evaluate corridor fluorescent lighting where smart ballast are present and have become troublesome with regards to replacement parts as well as illumination strength of bulbs.