Kiker Elementary School Site Summary

Address	1913 La Crosse Avenue Austin, TX 78739
Number of Permanent Campus Facilities	2
Original Year of Construction	1992
Total Campus Building Area (combined)	75,595 SF

Introduction

The Kiker Elementary School campus is located at 1913 La Crosse Avenue, Austin, Texas. Kiker Elementary School was built in 1992. It consists of the Main School Building (BLDG-180A) which houses administration offices, classrooms, cafeteria, library, and gymnasium, and the Stand-Alone Classroom Building (BLDG-180B) built in 2007. The buildings are not connected.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
8/1/16	Interview	00	9/9/16	Draft Issue
8/9/16	Assessment	01	12/1/16	Added comments from CM Curt Shaw as indicated on email dated 11/4/16. See pages 1-5, 7, 12-13, and 17.
9/15/16	Cluster Meeting (Attended)			
10/3/16	Follow-Up			

Main School Building – BLDG-180A

Building Purpose	Administration Offices, Classrooms, Cafeteria, Library and Gymnasium
Building Area	62,812 SF
Inspection Date	August 9, 2016
Inspection Conditions	100°F - Hot and sunny
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 of the building consists of split-faced CMU (concrete masonry unit) with a decorative ceramic tile accent. On the upper levels, separating each roof level, is corrugated metal siding or a coated insulation panels. The exterior of the building appeared to be in good condition. The metal structure supporting the walkways around the perimeter of the school was rusted in many places. The entire building's CMU was blackened in many places from age and water.	Good
	Exterior Windows	The windows are single-pane, bronze metal-framed inset into the CMU façade. The windows appeared to be in good condition.	Good
	Exterior Doors	There are many double exterior metal doors with lites throughout the building. Some exterior doors are hollow metal with no lites. The exterior doors appeared to be in good condition.	Good
Roofing	A built-up roof covers the main part of the building. A standing seam metal roof system covers the pedestrian walkways. The roofs appeared to be in good condition. There were trees lying on the metal overhang roof of the library. In a few areas, the built-up aggregates material was swept away from the roof, exposing the substrate material. The paint was peeling on the downspouts on the north side of the building. Rust was present on metal components.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are gypsum board in the classrooms, lobby, administration area, library, and cafeteria. There is CMU in the gymnasium. The corridors are gypsum board at the top and plastic laminate from the floor upward of 4 feet. The walls appeared to be in good condition. There were many areas where the gypsum board paper covering had been scraped down to the metal edging.	Good
	Interior Doors	The interior doors are solid core wood veneer with a lite in metal frames. There are solid wood doors without side lites. The doors have knobs, not levers. The doors appeared to be in good condition.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs are concrete with metal handrails on either side. The stairs appeared to be in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are painted gypsum board in the classrooms, administration area, lobby, library, and cafeteria. There is CMU in the gymnasium. The corridors are gypsum board at the top and plastic laminate from the floor upward of 4 feet. Most of the wall finishes were observed to be in good condition. 10% of the cafeteria walls were scraped and gouged.	Good
	Interior Floor Finishes	The interior floor finishes are VCT (vinyl composition tile) in the administration offices, corridors, cafeteria, and classrooms. Ceramic tile is in the restrooms and nurse's office, and quarry tile in the kitchen. The flooring is carpet in the library, administration offices and classrooms in the 100-wing. There is a carpet sport court in the gymnasium. There is wood flooring on the stage. Most floor finishes were observed to be in good condition. There was ceramic tile buckling in the male restroom in room 202. There was missing VCT tile in room 504.	Good
	Interior Ceiling Finishes	The interior ceilings are 2'x2' ACT (acoustical ceiling tile) in metal grid in the classrooms, library, cafeteria, kitchen, and administration areas. There are gypsum board ceilings in the restrooms. The gymnasium ceiling consists of corrugated metal roof decking on metal bar	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		joists. The ceiling systems were observed to be in good condition. The roof decking paint was peeling off the decking.	
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains multiple plumbing applications that service one floor level, consisting of student restrooms, staff restrooms, janitorial closets with service sinks, and one commercial kitchen. The restrooms that are located inside of the classrooms have vitreous china floor-mount toilets with manual flushing valves. The classroom restrooms are not equipped with sinks; however, the classrooms have laminated particle board counter tops with stainless steel sink/bubbler combinations. The remainder of the facility's restrooms has vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and urinals with manually operated flushing valves. There are also wall-mounted service sinks in the janitorial closets. This building's plumbing fixtures were observed to be in average condition. Staff reported that all of the plumbing fixtures servicing the restrooms were aged and outdated. It was also reported that the stainless steel trough hand-wash sink outside of the cafeteria did not drain properly. The plumbing fixtures were observed to be fairly aged throughout the building but were all functional at the time of assessment. There were no specific functional plumbing fixture deficiencies noted aside from the one trough sink not draining properly.	Average
	Domestic Water Distribution	The fixtures in the commercial kitchen appear to be serviced by two GWHs (gas water heaters) located in the main mechanical room. The GWHs have the ability to produce 200 MBH and hold 99 gallons. The Staff reported that the domestic water distribution piping's isolation gate valves were not opening and closing properly, and they had requested the valves be replaced with ball valves. Additionally, it was reported that the wastewater and water lines under the kitchen were deteriorating and in need of replacement. It was also reported that GRLR300 and BYRR300 had been converted to adult-only restrooms but were not serviced	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		with hot water. Lastly, it was reported that the two GWHs that service the kitchen were old but still functioning well. The domestic distribution system was observed to be in average condition at the time of assessment. Both of the GWHs observed in the main mechanical room had installation dates of 1992 and had surpassed their typical service life.	
	Other Plumbing	The facility is equipped with both external and internal roof-type drainage systems. Staff reported that the french condensate drain system which serviced the classroom HVAC (heating, ventilating, and air conditioning) units had collapsed and caused clogging issues. Other plumbing appeared to be in good condition at the time of assessment. There were no other plumbing system deficiencies noted.	Good
Mechanical/ HVAC	This building has multiple HVAC applications that service one floor level. The major mechanical equipment consists of RTUs (roof top units), split-system heat pump/air conditioning units, horizontal floor-mounted packaged unit ventilator systems, and indoor water source heat pump units. A total of 35 HVAC pieces of equipment were assessed throughout the building. The estimated capacity of the roof-mounted exhaust/supply air kitchen fan is 200 to 1,300 CFM (cubic feet per minute), and the estimated capacity for the roof-mounted HRU (heat recovery unit) is 1,500 to 3,000 CFM. The refrigeration capacities of the HVAC units are 1.5- to 25-TON. The mechanical/HVAC system for this building appeared to be in average condition at the time of assessment. Staff reported that all of the classroom packaged unit ventilators were old and consistently had maintenance issues. It was also reported that the administration/office was always too hot or too cold. Additionally, it was reported that the library units located in the mezzanine level above the library were consistently having maintenance issues. Of the 35 pieces of HVAC equipment observed, only 12 utilized an approved refrigerant. However, those 12 pieces were nearing the end of their typical service life at the time of the assessment. The general deficiencies consisted of aged equipment, enclosure/compressor fin damage due to excessive wear and tear, and the utilization of outdated R-22 refrigerant. Additionally, the air conditioning unit (ACU-11) located on the mezzanine level above the library had broken associated water piping and pump wall support, causing the assembly to hang by its hoses. Another observed deficiency was that all of the classroom unit ventilators had potentially been charged with R-22 refrigerant when they were originally installed. Lastly, the unit ventilator that		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	serviced the music room was not supplying conditioned air at the time of assessment.		
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 combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panelboard. The remote annunciator indicated all systems were normal. The fire alarm system equipment was observed to be in good condition.	Good
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler/ suppression system. It is protected by portable fire extinguishers stationed throughout the building. All portable fire extinguishers observed were inspected within the last year based on their inspection tags.	N/A
Electrical	Electrical Distribution	The electrical service (utility transformer and exterior switchboard for the facility) appear to be located on the north side of the campus north of the gymnasium. The main electrical room houses a 480-volt 1200-amp switchboard that distributes power to transformers and panelboards. Numerous mechanical rooms and storage closets house transformers and sub panelboards to supply power to the building's end devices and mechanical equipment. The electrical distribution equipment appeared to be in good condition. The panelboard located in AHU-3A's mechanical room had the following deficiencies: the enclosure was not installed correctly and was using a piece of wood to keep it intact, cables were protruding between the enclosure and the door opening, and the flexible conduit from the transformer was damaged leaving feed cables exposed. This is a life safety issue. Numerous transformers in electrical rooms and storage closets were being used as shelves. The electrical equipment must be cleared for access.	Good
	Lighting	The exterior of the building is outfitted with what appears to be wall-mount HID (high-intensity discharge) fixtures located near the roofline of the building. Covered walkways are illuminated by surface-mounted ceiling fixtures and recessed screw-type fixtures. Pole lights are installed near the roadway sidewalk with no damage observed. The exterior lighting is being	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		replaced with LED (light-emitting diode) fixtures. The exterior lighting was observed to be in average condition. It was reported by the facility staff that some lighting fixtures are damaged and not in working condition. The interior lighting is mainly fluorescent troffer fixtures in classrooms and corridors. The stage is equipped with specifically designed lighting to support stage productions. The gymnasium is equipped with hanging fluorescent-style fixtures, and screw-type fixtures exist in closets and electrical rooms. The interior lighting appeared to be in good condition. There are exit signs at every exit; however, various signs were not illuminated.	
	Communications & Security	There is a Gemini security system currently installed with multiple keypads at various entrances. Motion detectors are installed in interior areas, and security cameras are installed throughout the interior of the building and strategically on exterior corners and walls. There is a call box is located at the front entrance and proximity card readers at various entrances. The equipment was observed to be in good condition. An MDF (main distribution frame) communication closet exists in room 407. This houses network switches, hubs and routers in a rack-style configuration. The facility appears to have wireless routers installed in classroom ceilings and strategically throughout the building. The equipment was observed to be in good condition. The facility reported that the wireless internet was poor in certain areas but did not indicate exactly where. The facility also requested that a public address system be installed on the exterior of the building and additional exterior cameras be added for security needs.	Good

Exterior System Deficiency Examples

Exterior Walls


Roofing Deficiency Examples



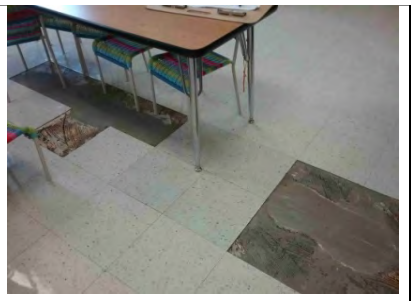
Interior Construction Deficiency Examples

Interior Walls

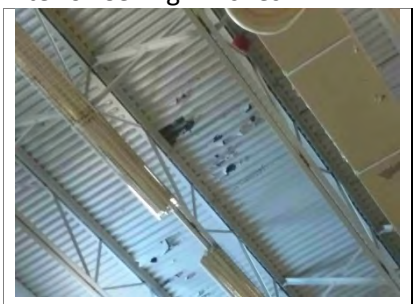
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

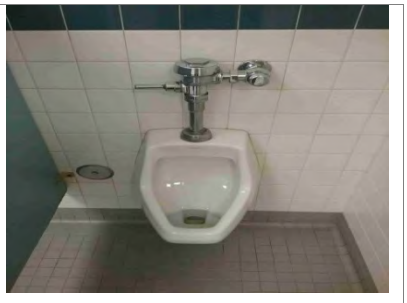


Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution

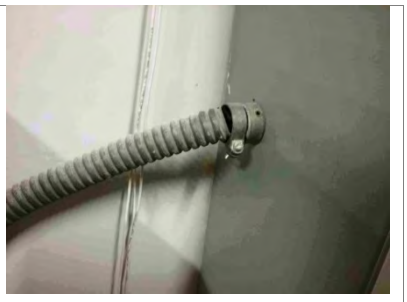

Mechanical/HVAC System Deficiency Examples





Electrical System Deficiency Examples

Electrical Distribution



Lighting

Stand-Alone Classroom Building – BLDG-180B

Building Purpose	Classrooms
Building Area	12,783 SF
Inspection Date	August 9, 2016
Inspection Conditions	100ºF - Hot and sunny
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
Exterior	Exterior Walls	The exterior of the building consists of a split-faced concrete block with ceramic tile accent. The exterior of the building appeared to be in good condition.	Good
	Exterior Windows	The windows are single-pane bronze metal-framed inset into the façade. The windows appeared to be in good condition.	Good
	Exterior Doors	There are double exterior hollow metal doors with lites throughout the building. The exterior doors appeared to be in good condition. There was significant paint chipping off the east entry door and frames.	Good
Roofing	The building has a single-ply roof membrane. The roof appeared to be in good condition.		Good
Interior Construction	Interior Walls	The interior walls are gypsum board in the classrooms. The corridors are gypsum board at the top and plastic laminate from the floor upward of 4 feet. The walls appeared to be in good condition.	Good
	Interior Doors	The interior doors are solid core wood veneer with a lite in metal frames. Some are solid wood doors without side lites. The interior doors appeared to be in good condition.	Good
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	There is a small set of concrete stairs at the east entrance with metal handrails. The stairs appeared to be in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are painted gypsum board in the classrooms. The corridors are gypsum board at the top and plastic laminate from the floor upward of 4 feet. The restrooms have ceramic tile. The wall finishes were observed to be in good condition.	Good
	Interior Floor Finishes	The interior floor finishes are VCT in the corridors and classrooms. Ceramic tile is in the restrooms. The floor finishes were observed to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceilings are ACT in a metal grid in the classrooms and corridors. There are gypsum board ceilings in the restrooms. The ceiling finishes appeared to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains multiple plumbing applications that service one level, consisting of student restrooms, one staff restroom, and one janitorial closet with a service sink. The restrooms located inside of the classrooms have vitreous china floor-mount toilets with manual flushing valves. The classroom restrooms are not equipped with sinks; however, the classrooms have laminated particle board counter tops with stainless steel sink/bubbler combinations. The remainder of the facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets with manual flushing valves. There is also one wall-mounted service sink in the janitorial closet. The restroom plumbing fixtures observed at the time of the assessment were observed to be in good condition.	Good
	Domestic Water Distribution	The building is assumed to be supplied by various domestic water distribution pipes that service all of the plumbing fixtures associated with this facility. The observed domestic water distribution plumbing appeared to be in good condition.	Good
	Other Plumbing	The facility is equipped with both external and internal roof-type drainage systems. The other plumbing systems were observed to be in	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		good condition. The only observed deficiency was regarding AHU-15's condensation drain. The drain appeared to be clogged and was not draining efficiently.	
Mechanical/ HVAC	This building has three types of HVAC applications that service one floor level. The major mechanical equipment consists of roof-mounted split-system heat pumps, one roof-mounted HRU, and multiple indoor AHUs. There were 21 HVAC pieces of equipment assessed throughout the building. The estimated capacity of the roof top HRU was 2,500 to 5,000 CFM. The refrigeration capacities of the HVAC units ranged from 2.5- to 4-TON. The mechanical/HVAC system for this facility appeared to be in average condition. The HVAC units had estimated installation dates of 2007. All of the HVAC equipment had been charged with R-22 refrigerant.		Average
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 combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panelboard. The fire alarm system equipment was observed to be in good condition. The remote annunciator indicated all systems were normal.	Good
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler/ suppression system. It is protected by portable fire extinguishers that are stationed throughout the building. All portable fire extinguishers observed were inspected within the last year.	N/A
Electrical	Electrical Distribution	An electrical room is located on the southeast corner of the building and contains a 112.5 kVA and a 30 kVA transformer. Four panelboards then supply power to the building's end devices and mechanical equipment. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The exterior of the building is outfitted with what appears to be wall-mount HID fixtures located near the roofline of the building. Covered walkways are illuminated by recessed screw-type fixtures. The interior lighting is mainly fluorescent troffer fixtures in classrooms and corridors with the occasional screw-type fixture in closets and mechanical rooms. The exterior and interior lighting appeared to be in good condition. Exits signs existed at each exit and were illuminated.	Good
	Communications & Security	There is a Gemini security system currently installed with multiple keypads at various entrances. Motion	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		detectors are installed in interior areas, and security cameras are installed throughout the interior of the building and strategically on exterior corners and walls. There is a proximity card reader at the front entrance. An IDF (independent distribution frame) communication closet exists in the southeast janitorial closet. This houses network switches, hubs and routers in a rack-style configuration. The facility appears to have wireless routers installed in classroom ceilings and strategically throughout the building. All communications and security equipment was observed to be in good condition.	

Exterior System Deficiency Examples

Exterior Doors

Plumbing System Deficiency Examples

Mechanical/HVAC System Deficiency Examples

Kiker 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

Electrical

1. Verify all EXIT signs are in operable condition.
2. Remove storage items from the electrical distribution equipment (on top of transformers and directly in front of panelboards).
3. Install or repair the exterior public address system hardware so that announcements can be heard outside the building.
4. Determine exterior areas without video surveillance, and add cameras accordingly.

Main School Building Recommendations

Exterior

1. Repair and repaint rusted walkway structures.

Roofing

1. Trim trees so they are not touching roof areas.
2. Rake or sweep built-up roof pebbles to cover the roof substrate to prevent further deterioration.

Interior Construction

1. Repair gypsum board tears at wall corners where damaged.
2. Repair chipped door frames.

Interior Finishes

1. Repair the vinyl tile floor in room 504.
2. Repair the buckling ceramic floor tile in male restroom 202.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement of the fixtures in the future as they continue to age.
2. Perform further investigation on why the handwashing trough sink outside the cafeteria is not draining properly.
3. Replace or repair the French condensate drains that service the classroom HVAC units.
4. Replace domestic water isolation gate valves to classrooms with ball valves.
5. Replace water and wastewater lines that service the kitchen.
6. Replace both of the GWHs that service the commercial kitchen.
7. Install instantaneous tankless water heaters under the sinks in GRLR300 and BYRR300 to provide faculty with hot water.

Mechanical/HVAC

1. Replace units that use R-22 refrigerant.
2. Continue conducting preventive maintenance checks and services for HVAC systems. Plan to repair or replace all aged and out-of-date HVAC equipment.
3. Repair the broken wall support for ACU-11's associated piping and pump assembly.
4. Repair the unit ventilator that services the music room.

Electrical

1. Repair the conduit and enclosure for the hollow metal panelboard located in AHU-3A's mechanical room.
2. Replace light fixtures that are damaged beyond repair.

Stand-Alone Classroom Building Recommendations

Exterior

1. Touch up the paint for the entry doors.

Plumbing

1. Unclog or replace the floor drain for AHU-15.

Mechanical/HVAC

1. Replace all units that use R-22 refrigerant.