# Uphaus Early Childhood Center Site Summary

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| **Address** | 5200 Freidrich Lane<br>Austin, TX 78744 |
| **Number of Permanent Campus Facilities** | 1 |
| **Original Year of Construction** | 2012 |
| **Total Campus Building Area (combined)** | 73,417.09 SF |

## Introduction

The Uphaus Early Childhood Center campus is located at 5200 Freidrich Lane, Austin, TX 78744. Uphaus Early Childhood Center was established in 2012, and consists of the primary school building. This permanent campus building, listed as the Main School Building (BLDG-177A), supports classrooms, a cafeteria, library, and gymnasium. This structure is connected by metal-covered cement walkways.

| Meeting Log | | Revision Log | | |
|---|---|---|---|---|
| **Date** | **Meeting** | **Revision** | **Date** | **Summary of Content** |
| 7/28/16 | Interview | 00 | 9/2/16 | Draft Issue |
| 7/28/16 | Assessment | 01 | 11/16/16 | Added meeting log. |
| 9/19/16 | Cluster Meeting | | | |

## Main School Building – BLDG-177A

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| Building Purpose | Administration, Classrooms, Cafeteria, Library and Gymnasium |
| Building Area | 73,417 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 97ºF, 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 | The exterior of the building consists of a split face CMU (concrete masonry unit), common brick, and cementitious panels surfaced façade with metal-covered concrete walkways.<br>It was reported that the exterior façade was in good condition. The exterior façade system was visually observed to be in good condition, with no visual signs of significant or evident stress cracking. | Good |
| | Exterior Windows | The exterior windows consist of single-pane glazing units with aluminum metal frames throughout this facility.<br>These windows were observed to be functional and working as intended. Facility staff indicated that windows in room 214 had bad seals, which was evident during heavy rain events. Visual observation of this window did not reveal the seal as being unseated or deteriorated. The building operator present at the interview made notes and advised school staff to place a work order to have this window resealed. The remaining system was in good working order with no deficiencies to report. | Good |
| | Exterior Doors | The exterior doors are hollow metal with a metal door frame type used for entrance and egress of this facility.<br>All doors within this facility were observed to be in working order with no visual signs of malfunction or degradation. It was reported that some doors at different times of the season have trouble closing on their own due to expansion and contraction of sealing materials along door jams and thresholds. All doors are original to this facility. Investigation of this closing issue throughout the facility revealed minor occurrences. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Roofing** | The roof material covering the building consists of TPO (thermoplastic polyolefin membrane) synthetic rubber roofing on 40% of this system, where all roof HVAC (heating, ventilating, and air conditioning) equipment is placed. The remaining 60% of the roof system consists of standing seam metal roofing.<br>It was reported that re-occurring leaks have been detected over the 200-wing clerestory and over the kitchen. It was reported that leaking has occurred in rooms 217 and 301 during rain events. It was also reported that leaking has occurred over the 100-wing corridor and the common areas located in the 200- and 300-wings. Building staff reported that the leak over the kitchen was determined to be a bolt hole from equipment on the roof. The roof surfaces were visually observed to be in good condition with no evidence of holes or breaks on seams of the TPO roofing. The standing seam metal roofing could not be walked on so as not to cause damage to the surface and due to safety concerns and thus not directly observable except partially from afar. The areas above the common zones where suspected leaking had taken place had a standing seam roof present with fiberglass sandwich panel skylights and drainage support diversion crickets applied over these areas. It could be that the seals around the skylights were causing the water intrusion during substantial rain events.<br>Covered walkways appeared to be in good condition with no signs of major degradation. Minor deficiencies were observed with areas of discolored surfaces where metal paneling meets with base structure. | | Good |
| **Interior Construction** | Interior Walls | The interior partitions are original to the building and are predominantly constructed of gypsum board panels. Some of the administration offices and the kiln room area have fabric-type wall panels. The library, classrooms and corridors have painted gypsum board completions,<br>The interior partitions appeared to be in good condition with instances of minor chipping observed on some wall surfaces in various areas within this structure. It was reported that some cracking had occurred in room 221. During the walk through, room 221 had minor cracking to this wall surface. This system overall was in good working order. | Good |
| | Interior Doors | The interior doors of this building are original to the structure and consist of hollow wood doors and metal framed jams. No major issues were reported during the interview stage.<br>The interior doors and frames were observed to be in good condition. | Good |
| | Interior Specialties | Wall-mounted metal lockers are present in all wings where classrooms are present. These units were zip tied shut and could not be accessed further.<br>Visual inspection of this system found it in good working order. | Good |
| **Stairs** | Exterior Stairs | System not present. | N/A |
| | Interior Stairs | System not present. | N/A |
| **Interior Finishes** | Interior Wall Finishes | Interior wall finishes consisted of painted drywall completions for all classrooms throughout this facility. Administration offices consisted of some painted drywall finishes and fabric covered acoustical paneling. Gymnasium and cafeteria | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | finishes consisted of painted CMU's (block) with upper segments of higher wall finishes to consist of fabric wrapped acoustical paneling, with some decorative panels included in finishes.<br>The facility's wall finishes were observed to be in good condition, with some walls having been recently painted. No reconfiguration of spaces has occurred at this facility. | |
| | Interior Floor Finishes | Vinyl floor tile is found throughout the building and is original to this facility. Ceramic tile floor is present in the kitchen, adult restrooms, and children's restrooms. Administration offices and the library contained glued-down carpet tile.<br>No evidence of degrading or malfunctioning to this flooring system was observed during the assessment. The flooring appeared to be in good condition. | Good |
| | Interior Ceiling Finishes | The interior ceiling consisted of standard 2x4 acoustical fiberglass ceiling panels throughout most of the facility.<br>The gymnasium contained high metal ceilings with no acoustical tile applications present.<br>Signs were observed of panels that had been replaced and periodic replacements were discussed as mostly work order driven This was reported as not being extensive in nature and thus the ceiling finishes are overall rated as good. | Good |
| **Conveying** | System not present. | | NA |
| **Plumbing** | Plumbing Fixtures | The building has public restrooms for men, women, and students, and separate staff restrooms located throughout the facility. These restrooms have traditional sinks and fixtures with manual faucets, along with floor-mount/wall toilets with manual flushing mechanisms, to include wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks in the janitorial and housekeeping closets, and water-chilled dispensers located within the facility, typically near or between male and female restrooms.<br>The restroom plumbing fixtures were observed to be in good condition, as the fixtures were operational and showing no signs of malfunctioning parts. It was reported that the long-neck type faucets servicing the general classroom areas were easily loosened by children tugging and pulling on them. These systems were observed as functioning as intended at the time of this assessment. | Good |
| | Domestic Water Distribution | Specific plumbing fixtures are serviced with hot water from GWHs (gas water heaters) or EWHs (electric water heaters) located in the main mechanical room that are original to this structure. A 50-gallon EWH is also located in housekeeping room 114 and room 220Only cold water is distributed in children's facilities. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | The system was in good working order. | |
| | Other Plumbing | It was also reported that the roof drainage consists of gutters and downspouts with splash blocks at the inside courtyard areas. The west and east sides of the structure have downspouts which drain to an underdrain system. During the walkthrough, it was observed that this system was functioning as intended with no evidence of broken or disconnected components to this system. It was reported that floor drains dry out at times within the kitchen area, and when janitorial staff pour water down them after a time of non-use, a sour sewer smell is detected. These conditions overall warrant a good rating for this system. | Good |
| **Mechanical/ HVAC** | The major mechanical equipment consists of five packaged AHUs (air handling units) located on the roof; capacity could not be determined at the time of assessment. The AHUs vary in size. It was reported that there were no known issues within the entire system, although the mechanical shop was not represented at the time of the interview. Supplemental mechanical equipment for the HVAC system includes exhaust fans and fresh air intake powered units. The HVAC system was observed and reported to be in good condition with no evident signs of malfunctioning assets. Additional mechanical equipment was observed in room 238 and 239 respectively. This equipment supplies and distributes hot and cold water throughout the facility. Equipment consisted of two 50-gallon gas water heaters, two boiler units and assortment of cold and hot water pumps, immediately adjacent to rooms 238 and 239 were three water chillers outside the facility. Other support electric water heaters were located in rooms 220 and 114. These assets are original to this facility and are showing signs of wear and tear of some equipment and associated exposed piping. This could also be caused by using dissimilar metals and reactions caused by this application. Overall observations of these assets would be rated as average. | | 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, emergency lighting wall packs, pull stations, and smoke detectors.<br>It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in good condition with no evident signs of malfunctioning or degrading components. | Good |
| | Fire Protection/ Suppression | This building has a fire protection sprinkler system that was reported as a wet system. It was also reported that a dry suppression system supported the kitchen area over the range hoods. It was reported that some leakage has occurred in the main corridor coming from the wet sprinkler system.<br>Portable fire extinguishers were present in allocated areas and proportionally placed within this facility. These fire protection elements were observed to be in good operating condition at the time of assessment with appropriate certifications present. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Electrical** | Electrical Distribution | The electrical service enters the building at the 480/277-volt 2000-amp service with supporting main switchboards located in the electrical rooms near the outside chiller area. The service feeds transformers and high-voltage panel boards, located in various electrical rooms within the building. 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. The building does not have a lightning protection system, but does contain GFI (ground fault interrupter) protection within the main panel.<br>It was reported that breakers trip frequently in the main panel that supports the kitchen. This condition was not confirmed at the visual onsite assessment, although the panel in question was operating as intended at the time of the assessment.<br>The electrical distribution equipment was observed to be in good condition. | Good |
| | Lighting | The building's exterior lighting consists of down lights and HID (high-intensity discharge) luminaires that are located along the entire perimeter. It was reported that the exterior wall pack lights are slowly being upgraded to LED (light-emitting diode) fixtures.<br>It was reported that lighting was inadequate with regard to light strength as well as coverage needed for staff safety/security on the southwest side of the school where vagrants have used the area as a dwelling.<br>The interior lighting primarily consists of T8 fluorescent luminaires set in troffers in the 300- and 400-wings with some areas containing pendant T-8 fluorescent luminaires such as the library and 100- and 200-wings.<br>The lighting for the building was observed to be in average-condition. Many exterior luminaires appeared to be aged. | Average |
| | Communications & Security | This facility has a security system that includes alarms, surveillance cameras, and card readers as well as a functioning public address system. It was reported that during a lockdown situation, the public address system can only be accessed from one phone in the main office, which can be a safety issue during an emergency situation. According to facility staff, the system is functional but could use some upgrades. It was reported that only nine cameras exist outside the perimeter of this facility with limited view and inadequate resolution. It was reported that on the South West side of the property areas have been populated by vagrants and have no camera coverage in this area. It was reported that neighborhood children have climbed drainage downspouts and have accessed the roof in the past Photo attached access point.<br>The facility staff reported that there are no issues with Wi-Fi. | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | The condition of this subsystem is rated as poor because of the deficient cameras and single access point of the public address system in an emergency situation. This includes reported insufficient lighting in areas where vagrants have used as a habitat. | |

## Exterior System Deficiency Examples

Exterior Walls



## Roofing Deficiency Examples



## Interior Finishes Deficiency Examples

Interior Ceiling Finishes

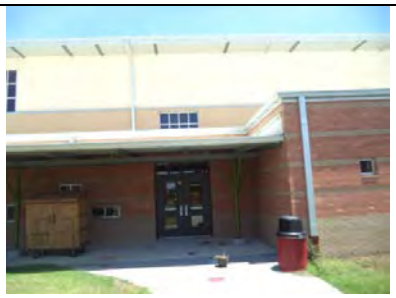
## Plumbing System Deficiency Examples

Plumbing Fixtures

## Mechanical/HVAC System Deficiency Examples

## Electrical System Deficiency Examples

Communications and Security



## Uphaus Early Childhood Center Campus Summary of Recommendations

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

### Main School Building Recommendations

#### Exterior

1. Continue with a more robust/consistent preventive maintenance program around the exterior to include maintaining extensive foliage that impacts this facility.
2. Recommend a further investigation of the exterior drainage system where diversionary downspouts have effect on the designed drainage for section of the courtyard, where gardens and plant activities have become part of this landscape.

#### Roofing

1. Further investigate and evaluate the entire TPO synthetic rubber roof portion of this roof system on BLDG-177A – where HVAC equipment has been stationed, obvious signs of wear and tear with appearance of extensive activity either by staff or children accessing roof was present at the time of visual assessment. The standing seam metal roofing of this structure was reported to have water intrusion in common areas within this facility during strong rain events.
2. The assessment revealed a common industry shortcoming with regard to skylighting locations on a standing seam metal roof with cricket diversion applications. This may be the reason water is encountered in the common areas during rain events. Seals need to be evaluated and repaired if necessary.
3. Recommend further evaluation by a certified professional in roofing applications and standards.

#### Interior Construction

1. Repair any damaged walls and repaint as needed on an annual basis.

#### Interior Finishes

1. Repair and replace 5% damaged acoustic ceiling tiles through the work order process where and when necessary.

#### Plumbing

1. Repair and maintain all long necked plumbing fixtures as necessary, consult facility staff for recommendations on this issue.
2. Recommend as a maintenance activity to periodically pour water down floor drains in the kitchen area where dry drainage conditions have presented themselves as foul smelling odors being emitted from the drains.

#### Mechanical/HVAC

1. 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.
2. Repair or replace any of the systems with damaged or missing piping insulation as needed at all asset locations.
3. Ensure routine preventive maintenance is conducted.
4. Correct AC issues in rooms 214 and 122 as needed. A/C currently does not work at these locations.
5. Begin budgeting for replacement of HVAC system components that are showing signs of wear and tear and nearing the end of its industry-suggested life expectancy. These assets continue to operate acceptably. This is associated with exterior and interior components of mechanical equipment show wearing and when components are potentially near the end of their industry suggested life, they are more likely to experience substantial failure and extensive repairs.

## Fire Protection

1. Continue annual inspections of the fire protection system and all portable fire extinguishers (at all facility wings within this structure).

## Electrical

1. Stop using extra amp drawing devices that were not planned for in this system's design.
2. It is recommended that the exterior lighting be evaluated further for adequate coverage, to include extra lighting in areas of concern. Dialog must include administration and building staff.
3. It is recommended that all foliage be removed or trimmed back from the exterior lights where applicable.
4. Continue to replace all HID luminaires with LED luminaires. This was reported as an ongoing process. Eliminate dimming control capabilities for all classroom lights where applicable.
5. Replace security camera systems with newer system to include adding additional cameras from a system with better resolution capabilities, for adequate coverage of entire facility to include flexibility of coverage where it has been reported that on the southwest side of the school, a homeless group dwells at times, which has caused staff to request more extensive security measures be implemented with additional lights and security cameras being placed to cover these areas of security concern
6. Provide a lightning protection system for this structure as required.
7. .Consult with facility staff and conduct study of current P.A. systems' current abilities and reported shortcomings due to priority of safety concerns.