

## WINKLER ELEMENTARY SCHOOL

### Building Information

This one story facility is located on a 10 acre lot on the outskirts of the city. The building has an area of approximately 26,000 square feet. and was constructed in 1999.

### Site

### Paving

The asphalt drive way and parking area appears to be fair condition. There are some crocodile cracking evident at some areas. Some patching, resurfacing and restriping is needed. The concrete sidewalk near door #6 has settled and the concrete curb is deteriorated and will need repairs.

### Circulation

On-site parking is located on west side of the building and a drop off drive way encircles the parking lot. Two handicap parking spaces are located near the cross walk towards the building entry. However, the curb cut has a curb that is not flushed with asphalt drive not the concrete walk. Either the curb needs to be ground down or the adjacent surfaces raised, in order to comply with the ADA (American Disabilities Act) accessibility requirements.



### Athletic / Playground Facilities

The asphalt play areas are poor condition with large areas of crocodile cracking, uneven and missing pavement surfaces. The paint stripes are also worn out. The playground equipment on the wood chips appears to be in good condition.





### Building Exterior

The building exterior cladding primarily consists of red face brick and colored concrete masonry unit (CMU) banding with a large aluminum fascia and roof coping. The bricks, aluminum fascia and coping appear to be generally in good condition. The light colored CMU wall, however; have dark stains on various areas of the building.



The aluminum storefront entry doors appear to be in good condition. The aluminum window system has insulated glass units with operable awning window units. The window system appears to be in good condition except for the seals appear to be broken on a couple of fogged insulated glass units. The sealant joints around the doors and windows appears to be in good condition.



The exterior insulation finishing system (EIFS) soffit at the canopy has some minor staining and some wasp nests that need to be removed.

The painted steel door #6 has stains, rust spots and missing or broken weather seals that need to be replaced.



Most of the mortar joints and sealant joints appear to be in good condition. Aside from the discolored sealant, the aluminum louvers for the fan coil units appear to be in good condition. There is some minor damage to the wall flashing drip edge located near Door #2. Some of the exterior light fixtures mounted on the building have discolored lens and faded housing.





The wood trash enclosure appears to be in good condition, except for a broken wood slat on the door that could be easily replaced.

## Building Interior

The building does not have an automatic sprinkler system.

### Corridors

The acoustical ceiling panels in the corridors are in fair to good condition with approximately 3% requiring replacement due to water damage, physical damage and/or staining. The walls mostly consist of painted concrete masonry unit (CMU). The paint on the walls is in good condition, but is starting showing some wear. Most of the doors are stained and varnished oak veneer and are in good condition with some minor scratches, marks and dents. Most of the painted steel door frames have scratches which could be repainted.

The metal hooks and shelving along the corridors appear to be in good condition. The corridors vinyl composition tile (VCT) floors and are in good condition.



Most classrooms have VCT floor finishes and are in fair to good condition.

The acoustical ceiling panels in the classrooms are mostly in condition with some minor stains and scratches. Water stains were discovered in a couple of storage rooms and in a small area of the corridor.

Room with sinks on plastic laminate counters are starting to delaminate at the side and backsplash. Also the sealant joint to wall is starting to fail in some areas.



### Interior Rooms

Most rooms have painted CMU finish and are in good condition. Interior wood doors are generally in good condition, however; the painted steel door frames in most rooms show scratches and wear. The doors to the janitors closet and the adjacent storage room are in fair condition with some damage to at the door edges.



The Gymnasium is in fair to good condition with VCT floor and painted CMU walls.

The multipurpose room is also in good condition, except for the sink casework. A portion of the plastic laminate finish has peeled off and the doors need realignment.

The library is in good condition, but the carpeting is showing a wear pattern at high foot traffic areas.

The Kitchen area appears in good condition.

The Main Office area is generally in good condition, however; the carpeting is worn at the high foot traffic areas.

### **Accessibility**

The building interior appears to be fully accessible to people with disabilities. Toilet rooms are compliant with the ADA (American Disabilities Act) and with current standards for accessible design.