# Andrews Elementary School Site Summary

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|---|---|
| **Address** | 6801 Northeast Drive<br>Austin, TX 78723 |
| **Number of Permanent Campus Facilities** | 2 |
| **Original Year of Construction** | 1962 |
| **Total Campus Building Area (combined)** | 60,032 SF |

## Introduction

The Andrews Elementary School campus is located at 6801 Northeast Drive in Austin, Texas. Andrews Elementary School was established in 1962, and consists of the primary school along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-102A) and the stand-alone Gymnasium (BLDG-102B). The buildings are connected to one another by an exterior covered concrete sidewalk.

| Meeting Log | | Revision Log | | |
|---|---|---|---|---|
| **Date** | **Meeting** | **Revision** | **Date** | **Summary of Content** |
| 7/13/16 | Interview | 00 | 8/19/16 | Draft Issue |
| 7/14/16 and 7/15/16 | Assessment | 01 | 12/7/16 | Added comments from CM Curt Shaw as indicated on email dated 11/4/16. See pages 2, 5-6, 17, and 24. |
| 9/17/16 | Cluster Meeting (Attended) | | | |

## Main School Building – BLDG-102A

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|---|---|
| Building Purpose | Administration, Classrooms |
| Building Area | 55,610 SF |
| Inspection Date | July 14-15, 2016 |
| Inspection Conditions | 101°F - 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 walls of the main school building are composed of brick with accent areas of stone inlay. Many of the windows are accented with mosaic tile. Metal grilles are placed through the classroom walls to allow fresh air intake for the HVAC (heating, ventilating, and air conditioning) heat pump units.<br>The exterior walls were observed to be in good condition, with few deficiencies. The mosaic tile accenting the windows was observed to be mismatched. The grilles at the base of the wall were observed to be rusted, and many were observed to have broken louvers. The rust was not observed to affect the host wall. A wide crack was observed in the concrete foundation wall, exposing material beneath the surface. A nearly vertical crack was observed to be stepping up through a brick wall, possibly due to settlement or upheaval of the foundation. Typical hairline cracks were also observed at some corners of the building. | Good |
| | Exterior Windows | The exterior windows are a combination of newly installed aluminum storefront and older aluminum framed storefront and single-hung windows. All windows have single paned glazing.<br>It was reported that new windows have been installed in the office, the 300-wing, and one-half of the 100-wing, and cafeteria. It was reported that remaining windows are in poor condition, and that they are not operational. The sealant on the older windows was observed to be | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | discolored and cracking from age. Some of the plastic paneling on the aluminum windows was observed to have chipped paint. Additionally, condensation was observed in a few panes of the newer storefront system and many of the older storefront system. It was observed that the operable windows in the newer storefront system were installed without a frame. The older single-hung windows were observed to rattle strongly when the wind blew. Some of the older single-hung window panes and frames were observed to be broken, exposing sharp metal edges. | |
| | Exterior Doors | There is one main exterior entrance to the school. It consists of newly installed glazed doors set in an aluminum-framed storefront system. The remaining exterior doors are metal with glazing.<br>The finishes of the exterior doors were observed to be in good condition, but their operation was not. It was reported that the majority of the door closers no longer work, and the closers were in fact observed to not engage. The paint on the exterior doors was generally found to be sloppy at the edges of the glass. A large stream of ants was observed to be passing through the exterior door near the kitchen dock. It was observed that the door is missing weather strip and deteriorated frame were potentially enabling the insect access. | Poor |
| **Roofing** | The majority of roof material covering the building is a modified bitumen roofing system, but the installation dates of the roofs vary significantly. There is also a new single ply membrane roof on the small library extension. There are nine skylights on the roof of this building, three per classroom wing. The Main Building and Gymnasium are connected by a canopy over a concrete walk. The canopy is constructed of steel tube supports and thin concrete panel topping.<br>The roof surfaces were observed to be in significantly different conditions ranging from failing to excellent. The modified bitumen roofs above the cafeteria, 100-wing, and part of the 200-wing were observed to be in a failing condition. Rust, age, and deterioration were prevalent, and the roof appeared to be at the end of its service life. Leaks were reported in the northwest corner of the cafeteria, but no interior damage was observed as the ceiling tile appeared new. Ponding was observed on roof A-03, and discoloration from water runoff was prevalent across the facility. A large area of organic growth was observed on roof A-12, and flowering organic growth was observed on the flashing of the skylights. The roof of the new library extension was constructed this year and is in excellent condition. The canopy over the exterior walkway appeared to be in poor condition. Rust was observed where the posts and railing met and on the support tees for the concrete panels. The overall appearance of the finish was observed to be dirty and dingy, and a large hole was observed through the facing of the material. | | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Interior Construction** | Interior Walls | The interior walls are constructed of utility brick. The partitions between corridors and classrooms are constructed with louvered openings into the top of the classrooms. The classrooms are divided by fabric accordion partitions.<br>The interior partitions appeared to be in average condition as instances of minor cracking and chipping were observed throughout all wall surfaces. Some of the louvers were observed to be broken or missing. The wall of the refrigerated food storage room was observed to be extremely deteriorated. | Average |
| | Interior Doors | The interior doors are generally wooden with metal frames and appear original to the building. Some of the classroom doors are half glass with metal grilles on the lower half. Many of the doors lites have wired glass.<br>The closers were observed to barely engage when the doors were swung shut. Because of that, many of the heavy wooden doors shut with great force at a high velocity. The wood on many of the doors was observed to be worn. The paint on some door frames was observed to be worn and chipped. | Average |
| | Interior Specialties | System not present. | N/A |
| **Stairs** | Exterior Stairs | There are a few short stairs on the exterior of the building leading to secondary entrances. The stairs are constructed of concrete and have painted metal handrails.<br>The stairs were observed to be in good condition, but the paint on the handrails was observed to be excessively worn due to heavy use. | Good |
| | Interior Stairs | There are wooden stairs to the stage with textured rubber anti-slip mats.<br>It was reported that the non-slip treatment on the stairs does not stay in place, but such deficiency was not observed. The stairs were observed to be in good condition. | Good |
| **Interior Finishes** | Interior Wall Finishes | The interior walls are finished in a variety of materials including wood paneling, wallcovering, painted brick and painted drywall.<br>The interior wall finishes were observed to be in average condition as signs of age and use were evident. The varnish finish of the wood paneling was observed to be worn and peeled in most areas of the school, and some of the panels themselves were observed to be bowing. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | Interior Floor Finishes | VCT (vinyl composition tile) is found throughout the building, and ceramic tile floor is present in the restrooms and quarry tile is present in the kitchen. There is a wood stage located at the front of the cafeteria. The administration offices and library are finished with carpet and VCT.<br>The majority of the flooring appeared to be in good condition, though a few spots of staining and scuffing were observed. | Good |
| | Interior Ceiling Finishes | The interior ceilings are mostly wood wool (tectum) panels which appear original to the building with a small area of acoustical ceiling tile (ACT). The library ceiling is finished with painted wood wool (tectum) panels and metal. The cafeteria ceiling is finished with wood wool (tectum) as well.<br>Much of the wood wool (tectum) panels were water damaged. The 100- and 300-wings were observed to have water damaged panels. The roof above the 100- and 300-wing was not observed to be excessively discolored but did exhibit dark streaking. The paint was observed to be peeling from the panel support tees. The library ceiling appeared to be newer than the rest of the school and was observed to be in excellent condition. It was reported that there is leaking in the chair storage area in the northwest corner of the cafeteria, but no water damaged was observed. The ceiling in that area appeared new. Two sealed skylights were observed in the 200-wing. Discoloration was observed on the kitchen soffit, and a few broken ACT panels were observed. | Average |
| **Conveying** | The lift at the stage was observed to be in excellent condition. | | Excellent |
| **Plumbing** | Plumbing Fixtures | This building has a male and a female public restroom. The fixtures are mainly white, vitreous china with wall-hung urinals. The sinks have manual faucets and the toilets have manual flush valves. The public male and female restrooms do not have a hot water line. There are also restrooms located near the administration offices, but this area was inaccessible during the time of the assessment.<br>In general, most sinks and toilets were operational. Some toilets did not flush properly and some sinks were not functioning. Some sinks appeared to be original construction fixtures.<br>The kitchen was undergoing a renovation of the crawl | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | space piping. The kitchen sinks did not have hot water.<br>The water cooler in the corridor next to the cafeteria was not operational.<br>Two out of the three faucets in the GRR200 across from the lounge were not functioning. | |
| | Domestic Water Distribution | There are water heaters located near the faculty work room, kitchen, and administration areas.<br>The water heaters located near the kitchen area had new distribution piping and appeared to be in good condition. However, the water heater near the kitchen was observed to operate inefficiently as the faucets did not have hot water. The water heater in the administration area was inaccessible and was not assessed. | Average |
| | Other Plumbing | System not present. | N/A |
| **Mechanical/ HVAC** | The HVAC system for this building mainly consists of packaged RTUs (roof top units) for each classroom, thru-wall heat pumps, and fan coil units. The fan coil units are mainly used to provide air conditioning in the corridors and lounge area.<br>There were two small units on the roof in the northwest corner (A-08). These units were labelled “small CU on roof 1” and “small CU on roof 2.” These units were observed to have rusted components and were in poor condition.<br>The RTUs in the 100-wing were dumping humid air into the rooms.<br>Exhaust fans looked to be in generally good condition. There were minimal signs of wear and tear. It was reported by AISD Construction Management that new RTUs were installed in all of the classrooms during the 2015 and 2016 school year and heat pump console units were removed from the classrooms. | | 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 combos, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight 5820XL addressable control panel. The fire alarm system appeared to be in good condition. | Good |
| | Fire Protection/ Suppression | The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year. | Good |
| **Electrical** | Electrical Distribution | A 500kVA overhead utility transformer bank serves a 2000A, 208/120V, 3-phase, 4-wire fusible type switchboard that is located outside the building, close to the kitchen dock area. Most of the distribution panels in the facility are fusible type. The facility does not have a lightning protection system. There are some outdated | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | branch circuit panels in corridor C1.<br>The electrical distribution equipment appeared to be in good condition. However, the main switchboard MSB and some distribution panels appeared to have corrosion. 95% of the electrical panels and switchgear were updated recently. Many of the panels are past their design life and need replacement. Specifically, it was reported that the electrical panel in the kitchen is old and is out of capacity. It was also reported that beginning 2016/2017 the school is going to begin serving breakfast in the classrooms, and this will most likely place additional demand on the available electrical service.<br>Elec Mech Rm 200 was observed with a major life safety issue; panel 1PZA was observed with all bussing entirely exposed. It also appeared that the panel back-box was being utilized as a junction box to splice a feeder/branch circuits to the portable buildings.<br>It was also observed that in most of the classrooms there is a junction box with exposed wiring, typically near the location of wall light switches. | |
| | Lighting | The 300-wing consists of pendant mounted 1x4 fluorescent light fixtures in the classrooms with dual switching. Most of the facility does not have emergency lighting or occupancy sensors, with the exception of recently renovated areas. There are some areas (such as the kitchen) that have emergency lighting but it is outdated and not functional.<br>Corridors throughout the facility, in general, have surface mounted 1x4 fluorescent light fixtures. Corridor C4 has new surface mounted LED fixtures.<br>Exit signs throughout the facility appear to be aged and many fixtures are not working.<br>The 200-wing lighting and lighting controls are similar to the 300-wing, except classrooms do not have dual switching.<br>The 100-wing lighting and lighting controls are similar to the 300-wing.<br>Library lighting appears to have been upgraded in 2015. There are occupancy sensors throughout the library areas. Library administration areas have new 2x4 fluorescent light fixtures and the general library areas have indirect 1x4 pendant mounted fluorescent fixtures.<br>The cafeteria has similar 1x4 surface mounted | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | fluorescent fixtures similar to majority of the school, except there are also some 1x4 surface mounted parabolic fixtures. There are no occupancy sensors; all controls are manual.<br>The kitchen has 2x4 recessed fluorescent light fixtures. There are no occupancy sensors, all controls are manual. All emergency and exit lights appeared to not be functional.<br>Exterior lighting consists primarily of building mounted HID (high intensity discharge) light fixtures. Some fixtures are in good condition but most are worn out and outdated. There is no lighting at the playground area. The west side parking and drop off areas, kitchen loading area, and the staff parking lot have no lighting. School main entrance exterior canopy appears to be recently renovated and has new LED canopy lights. All exterior lighting appears to be controlled via timeclocks/photocells.<br>The majority of the lighting for the building was observed to be in average-to-poor condition, with the exception of the recently renovated areas which were in excellent condition. Most interior lighting fixtures are in average condition and functional. Most of the exterior light fixtures appeared to be aged past their design life. Observed deficiencies include broken lenses, inconsistent color temperatures, and non-functional fixtures. Most exit signs appeared to be non-functional at the time of assessment and emergency egress lighting did not appear to exist in most of the facility. It was specifically reported as a life safety/security issue that the lighting in parking lots and in the area around the portable buildings is not sufficient. Most of the exterior lighting timeclocks are mechanical in nature and very outdated, with some that may not be functional. | |
| | Communications & Security | There is a Gemini security system including surveillance cameras in the building. The system appears to be in good condition. However, it was reported that there is no camera coverage for the area behind the Gymnasium and the portable buildings are blocking the views of the exterior cameras. It was also reported that there is open access between the playground and the parking lot and there is no way to prevent children from entering the parking lot from the playground.<br>There is public address system in the building and it was observed to be in good condition with no reported | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | deficiencies.<br>The building is equipped with telecommunications systems, but the main backbone equipment is located in an inaccessible room. The facility staff reported that additional data drops would be helpful. | |

## Exterior System Deficiency Examples

Exterior Walls





Exterior Windows



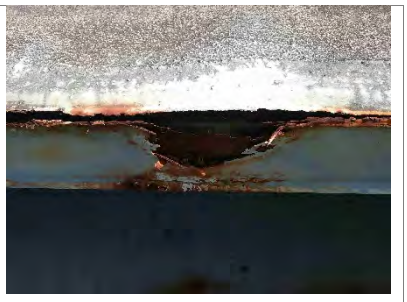



Exterior Doors



## Roofing Deficiency Examples










## Interior Construction Deficiency Examples

Interior Walls



Interior Doors



## Interior Finishes Deficiency Examples

Interior Wall Finishes


Interior Floor Finishes


Interior Ceiling Finishes



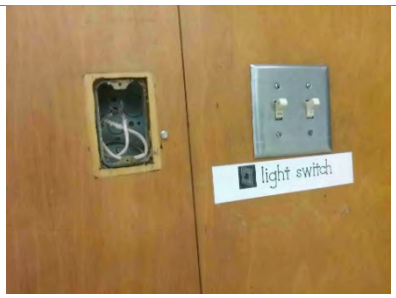


## Plumbing System Deficiency Examples

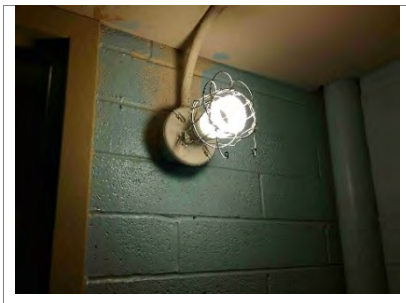
Plumbing Fixtures


## Electrical System Deficiency Examples

Electrical Distribution




Lighting






OUTSIDE
LIGHTS


## Gymnasium – BLDG-102B

| | |
|---|---|
| Building Purpose | Gymnasium |
| Building Area | 4,422 SF |
| Inspection Date | July 15, 2016 |
| Inspection Conditions | 101°F - 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 walls are constructed of concrete masonry units (CMU) faced in brick. There are large metal louvers on the south side of the building.<br>The exterior walls were observed to be in good condition, with the exception of a broken corner of concrete. The finish on the louvers was observed to be peeling slightly. An irregular crack in the brick was also observed. | Good |
| | Exterior Windows | There is one set of windows in the custodian closet and one set of clerestory windows above the main area.<br>The windows by the custodian closet were observed to have very aged sealant and panes. Two of the panes were cracked or broken. The ceiling underneath the clerestory windows was damaged from water intrusion. | Poor |
| | Exterior Doors | The exterior doors are metal in metal frames.<br>It was reported that the closers on the doors no longer function, and it was observed that the closer in fact did not activate properly. The door swung shut freely. Dents and worn paint were also observed. | Poor |
| **Roofing** | The roof is covered with a modified bitumen roofing system with a white reflective coating. There are eight skylights in the roof.<br>The roof was observed to be in failing condition. The white coating was observed to be completely worn off, and the bitumen membrane was observed to be bumpy, thick in areas, and deteriorated. The skylights were reported to be leaking, but only one skylight was observed to be in poor condition. The membrane around the skylight was nearly completely deteriorated. | | Fail |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Interior Construction** | Interior Walls | The interior walls are constructed of concrete masonry units (CMU) and brick.<br>The walls were observed to be in good condition with only a hairline crack in the coach's office. | Good |
| | Interior Doors | The interior doors are wood in metal frames and metal in metal frames. The main interior doors have wire glass narrow lites and kick plates.<br>Worn edges and chipped paint were observed at the base and frame of the doors. A hole was observed in one door in the entry foyer. | Average |
| | Interior Specialties | System not present. | N/A |
| **Stairs** | Exterior Stairs | System not present. | N/A |
| | Interior Stairs | System not present. | N/A |
| **Interior Finishes** | Interior Wall Finishes | The interiors are finished with paint.<br>The wall finishes appeared to be in excellent condition with no visible damage. | Excellent |
| | Interior Floor Finishes | The floor is concrete covered with rubber athletic tile. The entry foyer is sealed concrete.<br>The floor was observed to be in good condition, but the foyer floor was observed to have a few rust colored stains. | Good |
| | Interior Ceiling Finishes | The ceiling is finished with wood wool (tectum) panels.<br>Discoloration and water damage were observed on the ceiling. It was reported that the skylights are leaking, however, the ceiling underneath the clerestory window exhibited water damage; the ceiling under the skylights did not. It was reported that there is leaking from the walls on the southeast corner, and damaged ceiling tiles were observed in that location. | Average |
| **Conveying** | System not present. | | N/A |
| **Plumbing** | Plumbing Fixtures | This building has a male and a female public restroom. There is also a private restroom in the office. These restrooms generally have vitreous china hand sinks with manual faucets and toilets. The urinal in the male restroom is wall hung with a manual flush valve. Most of the fixtures were functional except for one urinal in the male restroom that did not flush properly. | Average |
| | Domestic Water Distribution | The water heater is located next to the female restroom. Although some electrical wires were exposed, this water heater was observed to be in good condition. | Good |
| | Other Plumbing | System not present. | N/A |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Mechanical/ HVAC** | The major mechanical equipment for this building consists of a split system with an air cooled condenser unit and unit heaters in the male and female restrooms.<br>The air handler and outdoor condenser unit appeared to be in good condition. The unit heaters in the restrooms were observed to be in good condition as well. Any deficiencies that were observed were due to the aging of the equipment. The gas line leading to the outdoor condenser unit was missing insulation in several areas and may need to be reinsulated. | | Good |
| **Fire Protection** | Fire Alarm | The fire alarm devices in this building are tied to the Main Building fire alarm system and appeared to be in good condition. | Good |
| | Fire Protection/ Suppression | The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year. | Good |
| **Electrical** | Electrical Distribution | The Gymnasium is served from the Main Building electrical distribution system. The panelboard is very outdated and worn-out. The building does not have a lightning protection system.<br>Panel G located in the mechanical room was observed with missing circuit breaker covers and the bussing was exposed behind the breaker board. This condition could be considered a life safety hazard and breaker covers should be installed immediately. Panel G door was not closing properly. | Average |
| | Lighting | Lighting in the building consists of 1x4 fluorescent light fixtures equipped with wire guards. The area is well lit. Some of the storage rooms and janitor closets have incandescent lights. Exit signs appear to be new, but are not functioning. The male and female restrooms have surface mounted fluorescent light fixtures with occupancy sensors. The coach's office and administration areas have both recessed and surface mounted lensed 2x4 light fixtures. Exterior canopy lighting appears to be HID (high intensity discharge) type and is worn out. All lighting controls are manual.<br>Overall, the interior lighting for the building was observed to be in good condition. However, the exterior light fixtures appeared to be aged past their design life, Observed deficiencies include broken lenses, inconsistent color temperatures, and non-functional fixtures. The exit signs and emergency lighting appeared to not be functional at the time of the assessment. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | Communications & Security | There is a Gemini security system including surveillance cameras in the building. According to facility staff, the system is aged and has reached the end of its design life.<br>There is a PA (public address system) in the building and it was observed to be in good condition with no reported deficiencies.<br>The building is equipped with tele/data systems, which are tied back to the main backbone equipment located in the Main Building. Wi-Fi access points were present throughout the building and were in good condition. The facility staff reported that additional data drops would be helpful. | Average |

## Exterior System Deficiency Examples

Exterior Walls



Exterior Windows

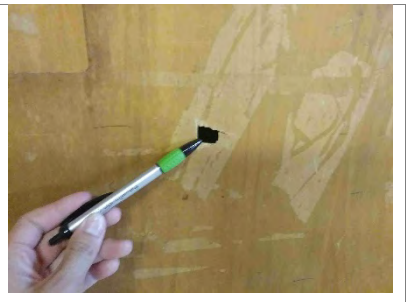

Exterior Doors


## Roofing Deficiency Examples


## Interior Construction Deficiency Examples

Interior Walls

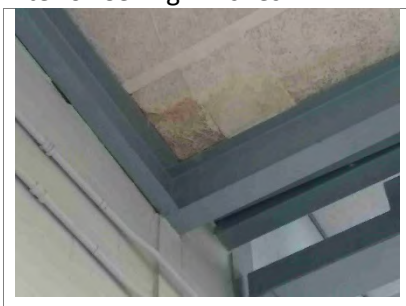
Interior Doors



## Interior Finishes Deficiency Examples

Interior Floor Finishes

Interior Ceiling Finishes



## Domestic Water Distribution System Deficiency Examples


## Electrical System Deficiency Examples

Lighting

## Andrews 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

#### Exterior

1. Repair and patch broken and cracked concrete.
2. Clean windows and frames, exterior and interior.
3. Repair malfunctioning door closers.

#### Roofing

1. Replace all failing roofs.
2. Further investigate all roof areas observed with discoloration and ponding in order to re-slope to proper drainage points.
3. Remove organic growth from roof surface.
4. Repair hole in canopy between buildings and paint underside. Investigate structural integrity of posts at points of rust.

#### Interior Finishes

1. Repair damaged ceiling tiles. Monitor and repair roof leaks as needed on all buildings to prevent further damage.

#### Plumbing

1. Plan to replace water heaters every 10 to 15 years.
2. Repair or replace any damaged or missing piping insulation as needed.

#### Mechanical/HVAC

1. Continue regular maintenance of all HVAC equipment.
2. Address all rust issues with exhaust fan hoods on the roof.

#### Electrical

1. Immediately provide missing circuit breaker cover plates for all electrical equipment that were noted, as these instances should be considered life safety hazards.
2. Repair or replace all electrical equipment affected by corrosion or rust. If the corrosion/rust is beyond the enclosure then replacement is suggested.
3. Remove any floor receptacles as they are being phased out of use district-wide.
4. Replace all outdated light fixtures with LED light fixtures with dimming capabilities.
5. Replace all existing exit signs with LED fixtures and add more exit signs where required for all buildings.
6. Provide additional new LED exterior lighting in the parking lots, in the area around the portable buildings, and playground areas.
7. Provide new LED emergency egress lighting where required for all buildings.
8. Replace all outdated mechanical timeclocks with new digital astronomic timeclocks.
9. Add more cameras where required for all buildings, particularly at all building entry access points. Additionally, recommend installing card access points at these access points.
10. Install blank device box plates where wires are exposed next to light switches.

## Main School Building Recommendations

### Exterior

1. Acquire mosaic tile to match existing in order to properly replace broken tiles in the future.
2. Replace rusted and broken louvers.
3. Repair broken window panes and frames, and replace all corroded sealant.
4. Apply perimeter treatment to building to prevent further insect intrusion.
5. Scrape excess paint from window pane edges on exterior doors.
6. Repaint worn handrails.
7. Further investigate condensation in windows. Reinstall affected panes and seal properly.
8. Patch cracks in foundation walls. Determine possible damage caused by wide crack specifically.
9. Monitor width of nearly-vertical crack in brick wall. Engage structural engineer immediately to assess structural conditions.

### Roofing

1. Replace rusted fascia and determine future means of prevention.

### Interior Construction

1. Repair or replace damaged wall corners and wooden louvers in the building that are not covered in recommendation 4 below.
2. Replace deteriorating refrigeration wall in kitchen.
3. Repair interior door closers to fully engage.
4. Remove wooden louvers in lower 25% of classroom/corridor walls (initially for ventilation) and infill with compatible paneling or wall finish material.

### Interior Finishes

1. Sand and refinish wooden wall panels if replacing with impact resistant wall board is cost prohibitive.
2. Replace bowing panels.
3. Repaint peeling door frames.
4. Clean stained floor in the classroom in 100-wing.
5. Repaint peeling ceiling tees in classroom corridors.

### Plumbing

1. Replace water cooler in the corridor next to the cafeteria.
2. Repair faucets in GRR200.
3. Address hot water issues in the kitchen area.

### Mechanical/HVAC

1. Fix humidity issues for classroom RTUs.
2. Plan to replace any aged heat pumps throughout the building, it was reported by AISD Construction Management staff that some of the heat pumps in the classroom have been replaced.

### Electrical

1. Replace all panelboards that are in the main school corridors as they appear original to construction and aged past typical design life.
2. Replace Panels AC1, AC4, and AC5 located in the mechanical room.
3. Replace Panel KP located in the kitchen with a larger capacity panel.
4. Provide dead-front for panel 1PZA immediately as it is a major life safety concern. Remove all foreign wiring from panel.
5. Redirect exterior building mounted cameras such that their coverage is not blocked by the portable buildings.

6. Verify the condition of tele/data system/equipment in the main school, as it was inaccessible. Provide additional data drops as required by the school, especially in classrooms.

## Gymnasium Recommendations

### Exterior

1. Replace windows of the custodial closet.
2. Monitor clerestory windows for leaking and replace if problem persists.
3. Repaint the peeling louvers on the exterior of the building.

### Roofing

1. Replace the one skylight in poor condition. Monitor other skylights for leaking.

### Interior Construction

1. Replace damaged wooden doors leading to the custodian closets.

### Interior Finishes

1. Clean concrete floor in the foyer.

### Plumbing

1. Continuing preventative maintenance on aged plumbing fixtures.
2. Repair urinal in male restroom.

### Mechanical/HVAC

1. Repair or replace insulation for gas line leading to outdoor condenser unit.

### Fire Protection

1. Continue annual inspections of the portable fire extinguishers.

### Electrical

1. Replace panel that is in Gymasium area.