Doss Elementary School Site Summary

Address	7005 Northledge Drive Austin, TX 78731
Number of Permanent Campus Facilities	2
Original Year of Construction	1970 and 2010
Total Campus Building Area (combined)	61,102 SF

Introduction

The Doss Elementary School campus is located at 7005 Northledge Drive in Austin, Texas. Doss Elementary School was established in 1970, and consists of the primary school along with an additional campus building. The Main School Building (BLDG-154A) includes administration offices, classrooms, cafeteria, and gymnasium and was built in 1970. The music wing was added in 1986-1987 and the library was added in 1999. The other building is the Stand-Alone Gymnasium (BLDG-154B) and was built in 2010. The buildings are connected by a series of exterior covered sidewalks.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/26/16	Interview	00	9/2/16	Draft Issue
7/26/16 - 7/27/16	Assessment	01	12/14/16	Added comments from PM Christopher Lewis as indicated on email dated 10/29/16 and comments from Principal Janna Griffin as indicated on email dated 11/28/16. See pages 1 and 26.
9/26/16	Cluster Meeting (Attended)			

Main School Building – BLDG-154A

Building Purpose	Administration, Classrooms, Cafeteria, and Gymnasium
Building Area	56,100 SF
Inspection Date	July 26-27, 2016
Inspection Conditions	July 26 - 90°F, Partly cloudy July 27 - 80°F, Rainy
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 wall is composed of a veneer brick exposed to the exterior with a CMU (concrete masonry unit) backer wall that is typically exposed and painted on the interior. Plaster soffits are installed over the exterior entries. Roof access is made possible with wall-mounted aluminum access ladders. Louvers are installed below the brick in the foundation walls. Isolated areas of the concrete foundation appeared to show surface spalling. It was reported by the school staff that the foundation wall was cracked outside the cafeteria doors that lead outside to the playground. This crack was observed below the exterior wall of room 105. It was also reported that there was a rodent and pest infestation problem. This crack could serve as a point of entry. Plans do not indicate a concrete ramp that was added against this wall and which could be a factor in the failure. Louvers were observed to be in good condition but require paint. The exterior otherwise appeared to be in good condition, and ladders appeared to be new.	Good
	Exterior Windows	Windows are aluminum, single-hung units with single glazed sashes. The taller units include an opaque, bottom panel. The operable sashes were loose in their tracks, allowing air infiltration.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	Exterior doors consist of painted hollow metal doors set in painted hollow metal frames. Doors, hardware, frames, and side lights appeared to be in good condition. All exterior doors, however, require weather stripping.	Average
Roofing	Three types of roofs are installed. The majority of the roof area (approximately 42,650 SF) is a built-up system. The second biggest coverage is a modified bitumen system (approximately 7,000 SF). A small flat panel roof (approximately 625 SF) covers the entry area near the cafeteria. These roofs either drain to internal drains, perimeter gutters with downspouts, or conductor heads with downspouts. The built-up roof areas appeared to be in average condition. The portion over the music and art areas appeared to be in good condition. The majority of this roof was ponding water from an overnight rain, indicating little or no slope built into the system. Tree growth was in contact with one edge of the roof. There were two areas of modified bitumen roofing. One area over the library appeared to be in average condition with excessive wear under a mechanical unit condensate drain. The other area was over the cafeteria and appeared to be in good condition. The small, flat panel roof appeared to be in average condition with misaligned gutter guards and in contact with tree growth. Utility support chairs, drains, gutters, conductor heads, and downspouts appeared to be in good condition. Splash blocks at grade were missing or broken. Because of this, ground erosion at the perimeter of the building was evident.		Average
Interior Construction	Interior Walls	The interior walls are primarily constructed of CMU. There are some walls in the classroom pod areas, library, and administration suite that are gypsum wallboard on conventional stud framing. Structural glazed tile is installed in the kitchen. There are interior windows with hollow metal frames between corridor-7 and the cafeteria, between the cafeteria and kitchen, between the library and library office, between multi-purpose rooms and corridors, and between the music rooms. In classroom pods, air transfer grilles are installed in the walls between multi- purpose rooms and corridors. The interior walls appeared to be in good condition.	Good
	Interior Doors	Interior doors are stained, solid core wood units set in painted, hollow metal frames. Classroom doors have view panels and air transfer grilles. A ceiling track bisects room 505 that was once a carrier for an overhead room dividing curtain or partition. This curtain or partition has been removed. Most doors appeared to be in good, serviceable	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		condition but there were exceptions. Cafeteria frames required paint. Classroom doors appeared to have good working hardware but were marred. Male toilet room doors in multi-purpose rooms 302-306 and 201-205 did not fit in their frame, and therefore, could not be closed. The corridor door to multi-purpose room 310 was delaminating.	
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There are four sets of stairs around the building. All treads and risers are cast-in-place concrete, and the stairs have painted metal handrails. The service stairs near the kitchen were observed to be in poor condition from heavy traffic. The large set of stairs and ramp to the south of the cafeteria appeared to be newer, accessible additions and were in good condition. The remaining two sets of exiting stairs were observed to be in good condition, though paint on the rails was peeling.	Average
	Interior Stairs	There are five similarly constructed stairs in the building. These cast-in-place concrete stairs have cast abrasive nosings and stained wood handrails. One stair is side-by-side with a ramp transitioning levels between corridors C1 to C6. A non-slip resilient surface and painted, metal handrails are installed at the concrete ramp. There are additional wood stairs leading up to the cafeteria stage with no handrails. All stairs appeared to be in good condition except that the paint finish on the ramp handrail was peeling.	Good
Interior Finishes	Interior Wall Finishes	Stained wood paneling is installed in the multi-purpose rooms, life skills room, the administration suite, and cafeteria. Ceramic tile is installed at sink areas and in toilet rooms. CMU and painted plaster are installed in toilet rooms 122 and 123. Paneling, cabinets and painted gypsum wallboard are installed at the classroom pods with paint applied to the inside faces of exterior CMU walls. A monolithic mural is painted on gypsum board in the library. All finishes appeared to be in good condition.	Good
	Interior Floor Finishes	Resilient tile and vinyl wall base are predominantly installed throughout, including in the library toilet and library storage rooms. Non-slip resilient sheet is installed at the corridors C1 to C6 ramp. Structural glazed tile base units form the wall base in the kitchen. Broadloom carpet is installed in the administration suite.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Porcelain tile is installed in the toilet rooms and kitchen. A wood plank floor is installed in the cafeteria on the stage. Carpet tile is installed in the library. All floors appeared to be in good condition; however, staff reported that they required replacement. The resilient surfaces were being refinished during the time of the assessment. Vinyl-insert expansion joint covers also appeared to be in good condition.	
	Interior Ceiling Finishes	A 2'x4' acoustic tile in a suspended grid ceiling system is predominantly installed throughout. Ceilings are painted gypsum board in the toilet rooms and the back rooms of the administration suite. Some stained tiles were observed in the part-time music room. Tile ceilings in the classrooms, as well as in some of the corridors, appeared discolored and were beginning to show wear. These ceilings appeared to be the poorest of the main school building interior finishes. Staff reported that new ceilings were desired in the cafeteria and kitchen. The kitchen 2'x2' lay-in vinyl-faced tile was observed to be in good condition. The 2'x2' acoustic tile and grid in the library and library storage rooms appeared to be in good condition. The painted ceilings appeared to be in good condition.	Average
Conveying	The building is equipped with a 750lb wheelchair lift for accessibility needs, located in the C4 corridor. The conveying system was observed to be in good condition.		Good
Plumbing	Plumbing Fixtures	The building contains predominantly multi-use restrooms throughout the facility, for each pod of classrooms. Additionally, multi-use restrooms are found outside of the cafeteria, and single-use restrooms in the administration, library, kitchen, and Parent/Teacher Association areas. Typical restrooms have floor-mounted vitreous china water closets with manual flush valves. Additionally, wall-hung vitreous china urinals with manual flush valves are located in the dedicated male restrooms. Typical classrooms contain a single-basin stainless steel sink with a drinking fountain attached. There is a community single-basin stainless steel sink with a drinking fountain attached in the multi-purpose area outside each pod of classrooms. Stainless steel drinking fountains can be found in the corridors of the building. A commercial kitchen is located in the school's cafeteria. The kitchen contains stainless steel kitchen	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		equipment, including two triple-basin prep sinks. It also has various wall-mounted vitreous china sinks for personal use. Three vitreous china handwashing sinks are located outside the cafeteria. The art room contains three stainless steel basin sinks, two with a drinking fountain attached. Additionally, a vitreous china sink with two faucets is located inside the kiln room. The building also has service sinks located in various janitorial closets. Various other rooms. such as the parent teacher association (PTA) office, have stainless steel basin sinks for personal use. The majority of plumbing fixtures were observed to be in average working condition, but were aged and showed minor signs of deterioration. The drinking fountain in the corridor outside room 301 had no flow. One of the drinking fountains in the cafeteria was observed to not work. The drinking fountain outside the cafeteria was observed to be missing one of the pushbuttons. No flow was observed to the hot water handles on the handwashing sinks outside the cafeteria. The handwashing sink in the center was observed to stick on. One of the personal sinks in the kitchen did not work. One of the triple-basin prep sinks in the kitchen did not have hot water flowing to it. One of the faucets on a prep sink faucet was leaking. Some of the in-classroom sinks were observed to have loose faucets. The sink in the female administration restroom WRRADMIN leaked. Female restrooms 201 and 202 were both observed to have a leaking toilet. Both toilets in female restroom GRR101 leaked. One of the water closets in female restroom GRR310 had live pests in it. One of the toilet seats in female restroom GRR302 had a seat that was not adequately attached. Some fixtures were observed to have corrosion and rust at the base and on the connections. The janitorial mop sinks were observed to be in average to poor condition, with some showing signs of leaks and corrosion around the bases.	
	Domestic Water Distribution	Domestic hot water to the kitchen is provided by two 99-gallon, 0.199-MBH GWHs (gas water heaters) stored in the kitchen mechanical room (KITMECH). Various smaller electric and GWHs are located throughout the building to provide heated domestic water to specific locations (i.e., library and PTA office PTAOFC). Domestic hot water is not supplied to the classroom	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		plumbing fixtures. The GWHs feeding the cafeteria were in newer, good condition. The smaller units installed for hot water use to a specific location were in good to average condition, with some showing signs of age and deterioration. The water heater in the PTA office (PTAOFC) had signs of pests around the unit. The plumbing distribution equipment appeared to be in average condition with damaged insulation and corrosion and rust observed on piping throughout the building. Plumbing in the KITMECH room was aged and had damaged insulation, showing signs of excessive wear and tear.	
	Other Plumbing	There is a storm sump in the basement MAINMECH room. The MAINMECH room appeared to flood during rain events. Some roof drains were observed to have rocks around the grate, which could cause plugging. Some roof drains had rust on them. Storm drain covers were rusted. There was an exterior spicket leaking onto the ground. Associated other plumbing appears to be in average condition. The kitchen drain pipes had corrosion and rust. Male restrooms 505, 302, 307, 123, and 101, male administration restroom MFHRRADM, and janitorial closet CC300 had a foul odor. Some restroom floor drains were observed to be damaged, aged and have signs of corrosion.	Average
Mechanical/ HVAC	The building's HVAC (heating, ventilation, and air conditioning) system is primarily composed of two cooling towers, two chillers and a boiler system supported by chilled water pumps, heated water pumps, and AHUs (air handling units). Additionally, RTUs (roof top units) feed the library, cafeteria, art and music areas of the building. Various sized EFs (exhaust fans) vent the building. Multiple RTUs were making vibrating noises. Older units had signs of corrosion and rust. The cooling tower units were aged and reaching the end of their expected operational life with signs of corrosion and leakage. CT-1 was in better condition than CT-2. The associated chilled water pumps were observed to be in average condition with signs of wear and rust. One of the pumps (CWP-2) had its pressure gauge unattached and on the ground next to the pump. The chiller in the MAINMECH room (CHLR1) was leaking. There is a boiler unit in the MAINMECH room that was installed in 2012 and appeared to be in good condition. The majority of the AHUs throughout the building were aged and making churning and whistling noises. There are two packaged systems in the corridor outside the cafeteria (FCU-1 and FCU-2). One unit did not turn on; the other made flapping noise, gave off a smell when on, and did not appear to be cooling properly. Both		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	units were assumed to be no longer in use and abandoned in place. The HVAC system appeared to be in average condition with wear associated with the age of the units. Roof top vents and EFs showed signs of age and deterioration. The EF-1A on the roof was making a vibrating noise. Multiple HVAC units were using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/ strobe combos, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panel. The fire alarm system was observed to be in good condition. No deficiencies were observed during the assessment.	Good
	Fire Protection/ Suppression	A fire suppression system is present for the range hood in the kitchen with a tank mounted to the wall at the ceiling. The remaining fire suppression system consists of fire extinguishers throughout the building. Visual assessment showed these are in average condition. The majority of the extinguishers were up to date with their inspections. The extinguishers in AHU1, MAINMECH, OSSTO, and the 100-wing were out of date with their inspections.	Average
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt, 1600-amp main switchboard located outside, near the MAINMECH room. The service feeds transformers and panelboards, located in various electrical rooms throughout the building. The building does not have a lightning protection system. The electrical distribution equipment appeared to be in average condition. The majority of the electrical panelboards and transformers were original to the building construction and were near their end of life expectancy. Three panelboards were missing breaker covers, and the busing was exposed behind the breaker board. This condition could be considered a life safety hazard. These panels included: LVD located in AHU3, LVA located in MAINMECH, and A located in AHU4. Panel A also had an open knock-out port that should be sealed. One transformer, located in the cooling tower area, was found to be painted, including the data tag. This transformer should have a new data plate installed. The facility staff reported that most of the electrical	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		distribution equipment was original and near their end of life expectancy. Faculty also reported that the distribution panelboard for the administration area was at full capacity and needed to be upgraded, as additional circuits were required.	
	Lighting	The building's exterior lighting consists of high pressure sodium/metal-halide, fluorescent, and LED (light-emitting diode) luminaires that are located at building egresses, covered walkways, and exterior walls. The interior lighting consists primarily of fluorescent luminaires. Emergency lighting luminaires are present in the corridors and multi-purpose rooms that connect the classrooms. The lighting for the building appeared to be in average condition. Several exterior luminaires appeared to be cracked or aged past their design life. A few exterior luminaires were on during the day. Observed interior lighting deficiencies included dim lamps, broken/missing lenses, and non-functional fixtures. These deficiencies were especially prominent within the student restrooms and administration areas. The stage has a lighting module for the stage lighting. This lighting module was found to have significant arcing when the light switches were activated. There were several issues in the branch wiring, including damaged or loose roof top conduit and missing junction box covers. Several exterior receptacles were found with broken or non-sealed covers. Several exterior and interior electrical receptacles were observed to be in poor condition. Many classrooms featured electrical outlets near sink areas that should be replaced with GFCI (ground fault circuit interrupter) receptacles. The faculty have requested additional exterior lighting at the portable buildings, playground, and the loading dock. The faculty also requested luminaire replacements for the classroom restrooms. Faculty have stated that the power packs for the luminaires are consistently failing, specifically the 277-volt luminaires.	Average
	Communications & Security	The building is equipped with telecommunications/data/cable systems with the main backbone equipment located in the MDF (main distribution frame) and IDF (intermediate distribution frame) rooms. Networking Wi-Fi access points are	Average

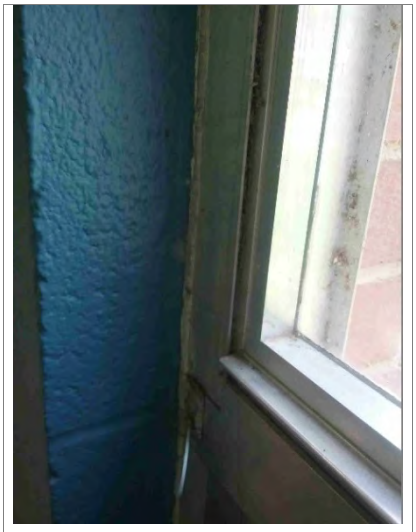
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		installed throughout the building. VOIP (voice over internet protocol) telephones are used for voice communications. Remnants of 1980s Token Ring LAN networking are still present throughout the building. The building's security consists of surveillance cameras, motion detectors, and a proximity card access system. The communications and security system were observed to be in average condition. The building had telephone distribution boards that appeared to be abandoned. Several classrooms were found with damaged telephone receptacles. The intercom system equipment was observed to be outdated past its service life expectancy. Faculty requested additional surveillance cameras for the exterior, specifically areas at or near the playground and portable buildings. Faculty also reported that the intercom system needed to be updated.	

Exterior System Deficiency Examples

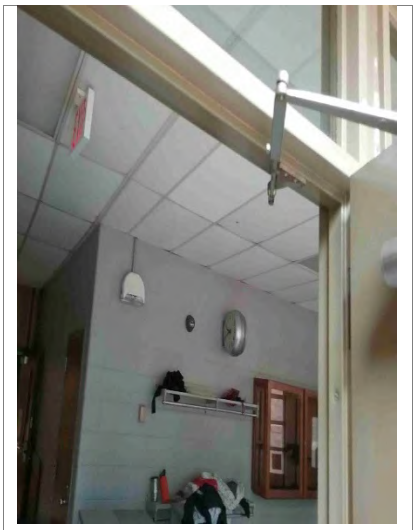
Exterior Walls



Exterior Windows



Exterior Doors



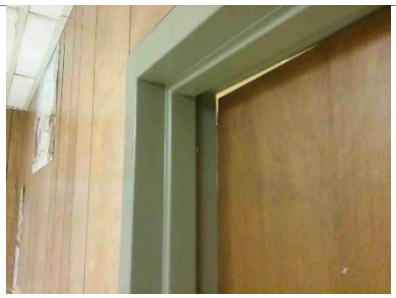
Roofing Deficiency Examples





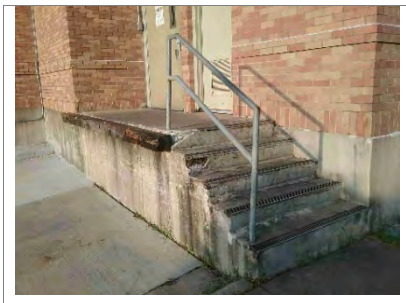
Interior Construction Deficiency Examples

Interior Doors


Stairs Deficiency Examples

Exterior Stairs




Interior Stairs

Interior Finishes Deficiency Examples

Interior Ceiling Finishes

Plumbing System Deficiency Examples

Plumbing Fixtures

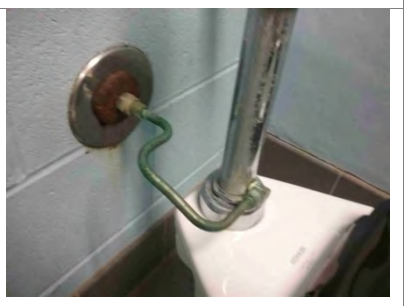










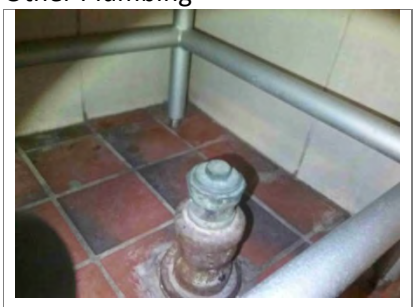


Domestic Water Distribution






Other Plumbing








Mechanical/HVAC System Deficiency Examples
















Fire Protection System Deficiency Examples

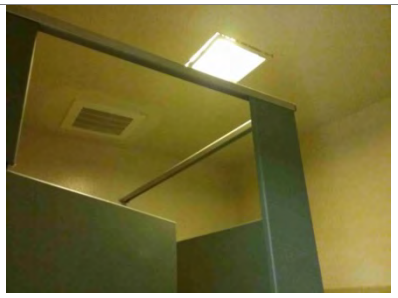
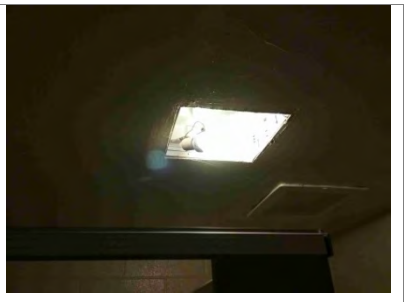
Fire Protection/Suppression

Electrical System Deficiency Examples

Electrical Distribution



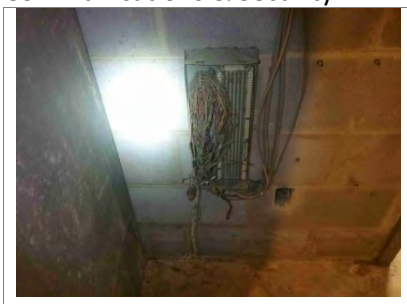
Lighting





Communications & Security



Stand-Alone Gymnasium – BLDG-154B

Building Purpose	Gymnasium
Building Area	5,002 SF
Inspection Date	July 26, 2016
Inspection Conditions	90°F, Partly cloudy
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 consist of brick from the ground up to approximately 16 feet. Pre-finished, formed metal panels approximately 8 feet high are installed above the brick. All exterior walls were observed to be in good condition.	Good
	Exterior Windows	Windows are single-glazed aluminum. The lower-mounted windows have an upper fixed light with an operable awning section below. Upper-mounted windows are fixed. All windows appeared to be in good condition, and awnings were operational.	Good
	Exterior Doors	The exterior doors are of painted hollow metal set in painted hollow metal frames. The main entrance frame includes sidelights and transoms. There is also a single 8'x8' painted, steel, sectional, overhead door. The hollow metal door assemblies appeared to be in good condition, but require proper weather stripping. The operation of the overhead door could not be assessed, but it appeared to be in good condition.	Good
Roofing	The roof is a pre-finished, standing seam metal panel system. This roof was not accessible, but visual assessment was made from BLDG-154A's roof. Gutters and downspouts were accessible and appeared to be in good condition.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	Interior walls are constructed of CMU. An interior window with a painted hollow metal frame is installed in the wall between the main gymnasium and the gymnasium office. All interior walls appeared to be in good condition.	Good
	Interior Doors	Interior doors are stained solid-core wood set in painted hollow metal frames. All doors appeared to be in good condition, but a small amount of scuffing was observed. The door to room 102 had broken closer coordinator hardware that required to be re-attached to the door so that damage does not occur to the door.	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	Tectum acoustic panels are installed in the upper areas of the gymnasium walls. Paint finish is applied to CMU elsewhere. Ceramic tile wainscots are installed in the restrooms. The coach's shower is entirely finished with ceramic tile. Finishes appeared to be in good condition.	Good
	Interior Floor Finishes	Rubber athletic floor tile is installed in the gymnasium. Vinyl tile is installed in the vestibule and office. Porcelain tile is installed in the toilet and shower room. Vinyl base is installed at the base of all walls except toilet rooms, where the floor tile is turned up the wall for one course to form the wall base.	Good
	Interior Ceiling Finishes	A 2'x4' lay-in acoustic tile and grid system is suspended in all rooms except the main gymnasium. Vinyl-faced insulation forms the ceiling in the main gymnasium and in the upper mechanical room. Both types of ceiling finishes appeared to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The gymnasium contains multi-use restrooms at the front of the building. A single-use personal restroom with a shower is in the gymnasium office. The restrooms contain floor-mounted vitreous china water closets with wall-mounted vitreous china urinals in the dedicated multiuse male restroom. Stainless steel drinking fountains are in the entry way outside the gymnasium. A janitorial mop drain is in PE106.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The majority of plumbing fixtures were observed to be in average working condition. The shower located inside the gymnasium office had items stored in it and was unable to be assessed for operation. Visual assessment showed it appeared to be in average condition. Janitorial closet PE106 had active condensate draining from mezzanine units. The female restroom PE110 had a sink missing a faucet and leaking. One of the drinking fountains had a pushbutton missing.	
	Domestic Water Distribution	A GWH is in the mezzanine area of BLDG-154B. The unit feeds the gymnasium shower and was newer and in good condition. The plumbing distribution equipment was observed to be in average condition with evidence of leaks on the connecting piping to the sink in female restroom PE110. The domestic water system appeared to be in average condition with typical wear and tear associated with the system's age and general daily use.	Average
	Other Plumbing	Floor drains in the restrooms appeared to be in good condition.	Good
Mechanical/ HVAC	The building's HVAC system is composed of packaged fresh air units found in the mezzanine of the gymnasium and two outdoor air conditioning condenser units. The majority of the units were newer, but the HVAC system appeared to be in average condition because most of the units were observed to be using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/ strobe combos, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	There is no fire suppression system. There is one fire extinguisher present. Visual assessment of the fire extinguisher determined it appeared to be in good condition, and the annual inspection was up to date.	N/A
Electrical	Electrical Distribution	Electrical distribution for the building is located in room PE108. Two panels and one transformer provide distribution for the building. The electrical distribution equipment was observed to be in good condition. No major deficiencies were found during the assessment.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The building's exterior lighting consists of high pressure sodium/metal-halide and fluorescent luminaires at the building egresses. Interior lighting is comprised of fluorescent luminaires. The lighting for the building appeared to be in good condition. Two electrical receptacles were observed with deficiencies. An interior receptacle in the vestibule was found with arc damage, and an exterior receptacle had a leaking cover causing corrosion within the receptacle.	Good
	Communications & Security	The building is equipped with telecommunications systems with the main equipment in PE107. A networking Wi-Fi access point is installed within the gymnasium. The building security consists of surveillance cameras, motion detectors, and a proximity card access system. There are two exterior surveillance cameras that overlook the campus playground and portable buildings. Interior surveillance cameras are located in the building vestibule and within the gymnasium. The communications and security systems were observed to be in good condition.	Good

Exterior System Deficiency Examples

Exterior Doors

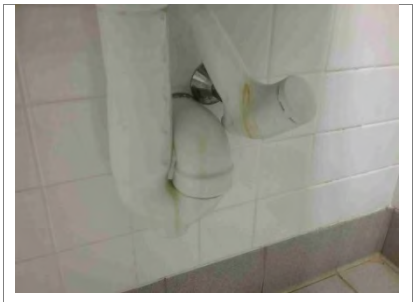
Interior Construction Deficiency Examples

Interior Doors

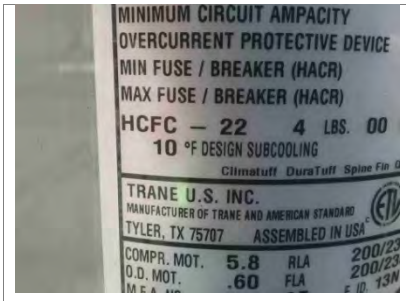
Plumbing System Deficiency Examples

Plumbing Fixtures

Domestic Water Distribution



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Lighting

Doss 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. Examine all exterior doors and install weather stripping where required.

Plumbing

1. Repair faucets that were leaking.
2. Repair sinks that were not functioning properly.
3. Repair or replace drinking fountains that were broken or not functioning properly.

Mechanical/HVAC

1. Replace HVAC units that use R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. These HVAC units may need to be replaced prior to the life cycle expiration, due to refrigeration restrictions.

Electrical

1. Replace interior and exterior electrical receptacles that were worn or damaged.
2. Replace leaking exterior electrical receptacle covers.
3. Install additional exterior surveillance cameras for additional coverage of the portable building and playground area, as requested by faculty.
4. Install additional exterior luminaires for the portable building, playground, and unloading dock areas, as requested by faculty.
5. Update the campus intercom system, as requested by faculty.

Main School Building Recommendations

Exterior

1. Investigate the foundation wall cracked below room 105 for structural damage. Current floor plans do not indicate the newer concrete ramp construction that is installed adjacent to the crack. The ramp was installed directly against this wall and possible lateral pressure from the ramp could be a factor in the failure of the original foundation wall.
2. Refinish areas below the brick façade with cementitious finish where spalling has occurred. This operation is only required for aesthetic purpose.
3. Repaint wall-mounted metal louvers. The metal is not degraded so this operation is only required for aesthetic purpose.
4. Straighten and refinish stair rails.
5. Investigate the possibility of weather stripping the operable, single-hung portion of the exterior window units.

Roofing

1. Investigate the possibility of designing slope into future reroofing of the existing areas now covered with the built-up roof system. Slope is currently built into the north built-up system above the music areas.
2. Trim existing trees away from contact with roof edges.
3. Inspect the roof for areas for premature degradation due to condensate drainage. Patch areas where required.
4. Replace or re-align gutter guards at the roof above the cafeteria exterior exit.
5. Re-establish splash blocks and other erosion control measures around downspout discharges.

Interior Construction

1. Survey/evaluate doors requiring replacement or refurbishment.

Stairs

1. Repaint the corridor ramp metal pipe guard/handrails.

Interior Finishes

1. Prioritize areas for suspended lay-in tile system replacement.

Plumbing

1. Inspect, clean and repair plumbing in multiple restrooms that were emitting an unpleasant odor.
2. Replace plumbing fixtures that were beyond their expected design life before failure occurs.
3. Repair or replace drinking fountains that were broken or not functioning properly.
4. Repair water closets that were leaking.
5. Clean and flush all plumbing fixtures to remove and prevent odors and pests.
6. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.
7. Replace water heaters that were showing signs of deterioration and beyond their expected design life before failure occurs.
8. Clean and flush out all floor drains to ensure adequate drainage; it was reported these were not draining properly.
9. Remove debris from around roof drains that could cause clogging.
10. Repair or replace exterior spicket that was leaking.
11. Repair or replace any damaged or missing piping insulation as needed.

Mechanical/HVAC

1. Repair any equipment that was noted with excessive noise/vibration.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.
3. Replace HVAC equipment that is beyond its expected design life before failure occurs.
4. Repair HVAC equipment noted to have evidence of leaks.
5. Replace the pressure gauge to chilled water pump (CWP-2).
6. Remove all HVAC equipment that is no longer in use and has been abandoned in place.
7. Add ventilation to the conference room off of the main office (requested by facility staff).

Fire Protection

1. Inspect fire extinguishers that are out of date for annual inspections, and replace if necessary.

Electrical

1. Immediately provide missing breaker cover plates and knockout plugs for all panels with open slots, as these instances should be considered life safety hazards.
2. Install a data tag for the exterior transformer in the cooling tower area.
3. Replace the stage lighting breaker module due to significant internal arcing.
4. Replace student restroom luminaires.
5. Develop a plan to replace all original panelboards and transformers in the next five years.
6. Replace or install an additional panelboard within the administration area to provide additional circuits, as requested by faculty.
7. Replace or repair damaged roof top conduit for HVAC and ventilation equipment.
8. Remove abandoned Token Ring receptacles that remain within the building.
9. Replace all exterior luminaires with LED luminaires.

10. Investigate and repair consistent power pack failure on 277-volt luminaires.
11. Replace bulbs in luminaires throughout campus that have burned out.

Stand-Alone Gymnasium Recommendations

Interior Construction

1. Repair or replace the door closing coordinator hardware for the interior doors to room PE-102.

Plumbing

1. Remove items for shower in Gym Office

CRAWL SPACr – r r S – Main Schr l Building (BLr G-154A)r

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Crawl Space Syr tem r eficiency Overview r

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Crawl Space r eficiency r xampler g

Soil, Drainage, Ventilation & Access

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Exposed Structure

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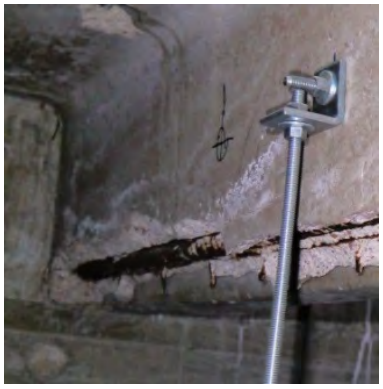

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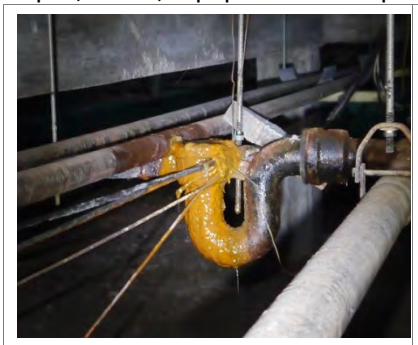
Pipes, Ducts, Equipment & Fireproofing

 Leakig pipe g	 g Rusteg pipes & pipe suppgrts g	 g Severelg rusteg pipe suppgrt, g cg egsatig g pipes g
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CRAWL SPACr – r r S – Main Schr l Building (BLr G-154B)r

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Crawl Space Syr tem r eficiency Overview r

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Main Schr l Building Recr mmendatir nr

Soil, Drainage, Ventilation & Access

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Pipes, Ducts, Equipment & Fireproofing

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3. Replace faileg hag ers g

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DRAFT

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FLR-154A-01

1970 CLASSROOM ADDITION

1969 ORIGINAL BUILDING

1987 MUSIC & ART ADDITION (SLAB-ON-GRADE)

2008 LIBRARY ADDITION

SEE NEXT PAGE FOR CRAWL SPACE NOTES

B

FLR-154B-01

2008 PHYSICAL EDUCATION ADDITION (SLAB-ON-GRADE)

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

DOSS ELEMENTARY SCHOOL

7005 Northledge
Austin, Texas

FLOOR PLAN
1ST FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
JR		
04/29/13		
DWG: 154-FLR-01		SHEET
DRAWING SCALE		
1/32" = 1'-0"		1 OF 1

DRAFT

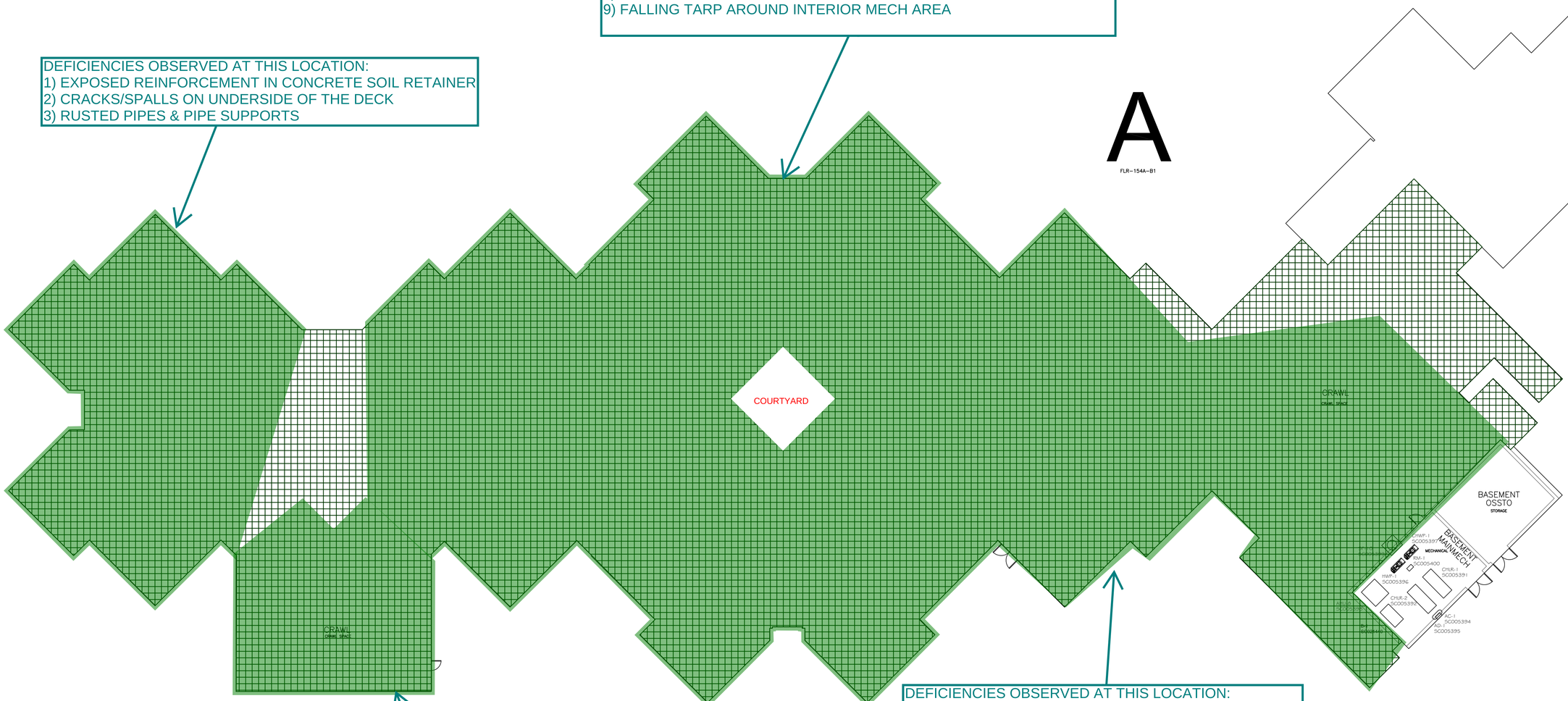
APPROXIMATE LIMITS OF CRAWLSPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWLSPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS

DEFICIENCIES OBSERVED AT THIS LOCATION:
1) WATER INFILTRATION AROUND COURTYARD
2) POOR VENTILATION, DAMP SOIL, CONDENSATION ON PIPES
3) FAILED/FRACTURED CONCRETE SOIL RETAINERS
4) HONEYCOMBING ON COLUMN
5) SPALLED SLAB AT PIPE PENETRATIONS
6) EXPOSED/CORRODED REINFORCEMENT IN PAN JOIST WEBS
7) FAILED PIPE HANGERS
8) BENT PIPES
9) FALLING TARP AROUND INTERIOR MECH AREA

DEFICIENCIES OBSERVED AT THIS LOCATION:
1) EXPOSED REINFORCEMENT IN CONCRETE SOIL RETAINER
2) CRACKS/SPALLS ON UNDERSIDE OF THE DECK
3) RUSTED PIPES & PIPE SUPPORTS

A
FLR-154A-B1



DEFICIENCIES OBSERVED AT THIS LOCATION:
1) EXPOSED REINFORCEMENT AT TOP OF COLUMN
2) HONEYCOMBING AT COLUMN
3) RUSTED EMBED PLATES & CONNECTIONS AT INTERIOR STEEL BEAMS

DEFICIENCIES OBSERVED AT THIS LOCATION:
1) POOR VENTILATION, CONDENSATION ON PIPES
2) CRACKED AND FRACTURED SOIL RETAINERS
3) HONEYCOMBING AT INTERIOR BEAMS
4) EXPOSED/CORRODED REINFORCEMENT AT BOTTOM OF JOIST WEB
5) CRACKING, SPALLING ON UNDERSIDE OF DECK
6) EXPOSED/CORRODED REINFORCEMENT ON UNDERSIDE OF DECK
7) LARGE HOLES IN THE DECK
8) RUSTED PIPES & PIPE SUPPORTS
9) LEAKING PIPE

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

DOSS ELEMENTARY SCHOOL

7005 Northledge
Austin, Texas

BASEMENT

APPROVALS		
DRAWN	CHECKED	APPROVED
J.R.		
04/29/13		
DWG: 154-FLR-B1		SHEET
DRAWING SCALE		1 OF 1
1/32" = 1'-0"		