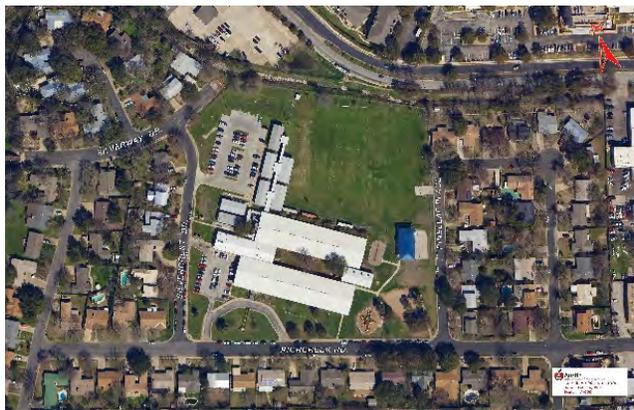


Lucy Read Pre-K School Site Summary

Address	2608 Rich Creek Austin, TX 78757
Number of Permanent Campus Facilities	2
Original Year of Construction	1961
Total Campus Building Area (combined)	37,232 SF



Introduction

The Lucy Read Pre-K School campus is located at 2608 Rich Creek in Austin, Texas. Lucy Read Pre-K School was originally established in 1961 as an elementary school, and consists of two permanent buildings: the Main School Building (BLDG-131A) and the Stand-Alone Gymnasium (BLDG-131B). The buildings are connected to one another by exterior concrete sidewalks partially covered by the Main School Building's upper roof structure.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/4/16	Interview	00	9/9/16	Draft Issue
8/12/16	Assessment	01	12/19/16	Added comments from PM Kathy Genet as indicated on email dated 10/31/16. See pages 23-24.
10/12/16	Cluster Meeting (Attended)			

Main School Building – BLDG-131A

Building Purpose	Administration Offices, Classrooms, and Cafeteria
Building Area	34,164 SF
Inspection Date	August 12, 2016
Inspection Conditions	90°F Sunny and 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	<p>The 100-wing and 200-wing classroom exterior walls have an exposed steel structure with painted cement-stucco panels. There is an upper secondary rigid-frame metal roof structure with exposed columns covering the classroom wings that provides shade and some weather protection to the classroom buildings below. The cafeteria, kitchen, administration, and library walls are metal framed with cement-stucco finish.</p> <p>The exterior building stucco walls were observed to be in average condition. Some portions of the exterior walls were reported to have been repaired or rebuilt due to problems with leaks. There were no cracks observed, nor was organic growth visible that would suggest a moisture problem at this time. The exterior rigid-frame structure had many surfaces where nesting birds were observed. The exposed steel structure on both the upper roof and the main building walls had begun to oxidize and there was peeling paint observed on the metal structure and on downspouts in a few areas. The conditions that support nesting birds are likely to promote pests and an unhealthy environment. Noxious odor was evident along the open-air walkways.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Windows	<p>The exterior windows are metal frame with single-pane glazing. The exterior windows at the restrooms have an operable sash. There are newer fixed metal-framed windows in the library.</p> <p>The exterior windows in restrooms were reportedly no longer operational. The classroom restrooms (where most exterior windows are located) did not have mechanical ventilation. The windows, therefore, provided that function, although not effectively. With a properly functioning exhaust system, the windows are not required to be operable. The sealant around the window frames was visibly aged and dry.</p>	Average
	Exterior Doors	<p>The exterior doors are steel with hollow metal frames. The main entry doors have side-lites and vision panels. There are no interior corridors in the classroom wings; therefore, classrooms are accessed from the exterior covered walkway. In addition to individual entry doors, classrooms have two 6-foot-wide metal, horizontal sliding, and commercial-grade patio doors. There are two metal sliding/folding gates that provide security to the courtyard between the classroom wings and the Stand-Alone Gymnasium.</p> <p>The exterior steel doors and frames were observed to be in average condition. The exterior sliding patio doors were not operational. Many patio doors had furniture blocking access or objects mounted across them. Door hardware was aged, worn, and appeared to be in poor condition. The folding gates were difficult to operate, and the lockset was marginally functional.</p>	Average
Roofing	<p>The main building roof is mostly covered with a modified bitumen membrane. There is a small area of built-up roof over the kitchen. The 100- and 200-wing classrooms have an additional rigid-frame metal roof structure, approximately 4 feet above the primary building roof that provides weather protection to the roof below. The upper roof creates a covered walkway for access to individual classrooms. Mechanical equipment is located within this interstitial space. The library, administration areas, and cafeteria are not covered by the upper roof structure. There are metal gutters and downspouts along the upper roof edge and along some edges of the lower roof.</p> <p>The main building roof was not accessible and was viewed by the assessor from a ladder at a single point along the lower roof's edge. The modified bitumen roof above the cafeteria appeared to be in good condition. The built-up roof at the kitchen appeared to be aged with cracks and fibers exposed. The modified bitumen roof above both classroom wings were likely aged beyond their service lives. The metal upper roof was likely original to the building construction. The</p>		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		upper roofs condition could not be determined. There were birds roosting in the interstitial space between the roofs creating an offensive odor and an unhealthy condition. Rodents were reported to inhabit this space. The gutters and downspouts were observed to be in good condition.	
Interior Construction	Interior Walls	The interior walls are metal framed with gypsum board panels. There are both wood and metal-framed interior windows with single-pane glazing. The interior windows at administration have a metal-framed jalousie window insert. The interior walls were observed to be in average condition. Some wear and scuffing were visible.	Average
	Interior Doors	The interior doors are solid core wood with both wood and metal frames. The doors from the cafeteria to the kitchen have been replaced and have aluminum commercial-grade frames. The interior door hardware was aged and difficult to operate. The interior doors, frames, and hardware were observed to be in average condition. Doors had visible scuffs, chips, and peeling veneer.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	There are wood steps that provide access to the stage in the cafeteria. The interior wood steps were observed to be in average condition with some visible wear and deteriorated finish.	Average
Interior Finishes	Interior Wall Finishes	The predominant interior wall finish is painted gypsum board with accent walls of wood paneling and brick. The kitchen walls and all restrooms walls have ceramic tile surfaces. The interior wall finishes were visibly scuffed and had surface damage common to their age. The interior walls were observed to be in average condition.	Average
	Interior Floor Finishes	The interior floors are predominantly vinyl tile with a 4-inch base throughout the building. Carpet is found in administration and the library. Classroom, restrooms, and common restrooms have ceramic tile floors. The flooring in the kitchen is quarry tile. The vinyl tile flooring appeared to be in poor condition with general wear and tear. The vinyl flooring in the 200-wing had small blisters and discoloration, evidence of slab moisture problems. The vinyl tile in the cafeteria was covered with tiny indents, presumably from chair legs, which made cleaning the floor difficult. The carpet	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>in the library appeared to be relatively new. The carpet in administration appeared to be in average condition. The ceramic tile and vinyl flooring throughout the building was at the end of its service life. The wood stage floor was visibly scratched, and the finish was deteriorated.</p>	
	Interior Ceiling Finishes	<p>The interior ceilings are the exposed underside of the building's structure and cement-fiber roof deck. The administration spaces and main corridor have a suspended acoustical tile ceiling. Restroom ceilings have gypsum board surfaces. The kitchen has a lay-in ceiling with a non-porous washable finish.</p> <p>The exposed structure and deck were observed to be in good condition. There were numerous stained ceiling tiles from roof leaks or mechanical equipment in corridor C1. The interior ceilings were observed to be in average condition.</p>	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The building has public male and female restrooms for students between each classroom located throughout the facility and separate staff restrooms located near the cafeteria. These restrooms typically have vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are no service sinks in the janitorial closets. Water coolers are located in the corridors. There are no staff restrooms in the kitchen.</p> <p>Rust and corrosion were noticed on select fixtures, primarily classroom sinks and bubblers. Select water coolers did not appear to be cooling at the time of the assessment. Building staff reported that the water fountain lines would clog and water did not flow. This was observed at several fountains at the time of assessment. The trough-style fixture in the cafeteria had a hose bib as a faucet. Building staff reported that RR321 clogged frequently. Building staff requested hose bibs at the front of the facility.</p> <p>The restroom plumbing fixtures were observed to be in poor condition, primarily due to the age of the fixtures and the deficiencies mentioned above.</p>	Poor
	Domestic Water Distribution	The sinks located throughout the facility are not equipped with hot water with the exception of the	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>kitchen, nurse's office, and staff restrooms. The primary hot water service for the building is provided by GWH (gas water heater)-1 located in the kitchen mechanical room. The hot water in the nurse's office is provided by EWH (electric water heater)-1. The hot water in the staff restrooms is provided by two small infrared water heaters, both labeled IFEWH-1.</p> <p>Rust and corrosion were observed at the piping connections to the water heaters. Building staff requested hot water service to the teacher's workroom sink.</p> <p>The water heaters serving the building were observed to be in poor condition. They appeared aged and past their service life. The piping insulation associated with EWH-1 was missing.</p> <p>The plumbing distribution equipment serving the facility appeared to be in poor condition, primarily due to the age of the equipment.</p>	
	Other Plumbing	<p>The roof is equipped with gutters and downspouts (see Roofing for condition). The roof is not equipped with roof drains.</p> <p>The floor drains associated with the AHUs (air handling units) located on the northern side of the 200-wing were partially blocked, rusted and corroded in some areas. Condensate drain piping near the floor drains was corroded in several areas. Several condensate drains were observed to terminate through the exterior wall onto walkways and grassy areas, creating ponding issues. Piping was observed to penetrate through the classroom ceilings in many classrooms. The plumbing system was equipped with a backflow preventer. Building staff reported grease trap odors outside of RR321 and room 324.</p> <p>The plumbing equipment serving the facility appeared to be in poor condition, primarily due to the age of the equipment and the deficiencies mentioned above.</p>	Poor
Mechanical/ HVAC		<p>The major mechanical equipment consists of exterior ground-mounted chilled water AHUs with associated VAV (variable air volume) terminal units, packaged RTUs (roof top units), interior central station AHUs, split system AHUs with associated air-cooled condensers, scroll chillers with air-cooled condensers, the boiler with associated the distribution pump, and radiators located within the administration areas and corridors. These serve the HVAC (heating, ventilating, and air conditioning) system along with roof-mounted EFs (exhaust fans).</p> <p>The exterior ground-mounted AHUs were observed to be aged and in average</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>condition. The roof was inaccessible at the time of assessment, but the associated VAVs were observed to be in average condition based on inspection from the ground. Building staff reported that AHUs and VAVs were undersized for the building and that changes in the temperature set point within classrooms served by these units affected the temperature of other classrooms associated with the system, indicating the possibility of an undersized system.</p> <p>The RTUs were observed by inspection from the ground to be in average condition. Building staff indicated that classrooms served by these units also had temperature control issues. Building staff reported that the RTUs froze during the winter and had to be manually restarted.</p> <p>The interior ground-mounted AHUs were observed to be aged and in average condition. The interior split system AHUs were observed to be aged and in average condition. The associated air-cooled condensers were observed to be aged and in average condition with damage to the refrigerant piping insulation. Condensate piping insulation was damaged or missing throughout the facility. The scroll chillers were observed to be aged and in average condition. The chilled water piping insulation was stained and discolored. Building staff reported that the AISD Service Center had determined that the chillers were undersized. The boiler appeared to be in good condition, while the associated distribution pump was aged and in poor condition. The radiators within the space appeared to be original to the building and were aged and in poor condition.</p> <p>Supplemental mechanical equipment for the HVAC system includes EFs serving the kitchen and restroom exhaust. Roof top EFs appeared to be aged and in poor condition. The classroom student restrooms were not equipped with EFs.</p> <p>The HVAC system appeared to be in poor condition, primarily due to the deficiencies mentioned above and the age of the equipment.</p>	
Fire Protection	Fire Alarm	<p>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 control panel is manufactured by Silent Knight.</p> <p>In the interview notes, the facility reported that the fire alarm system periodically goes off.</p> <p>The fire alarm system appeared to be in average condition with exterior devices showing deterioration due to exposure to outdoor elements.</p>	Average
	Fire Protection/Suppression	<p>The building is protected by portable fire extinguishers placed throughout the facility.</p> <p>All observed portable fire extinguishers had inspection tags dated within the last year with the exception of one located in the mechanical room containing AHU-3 and another located in the cafeteria.</p> <p>A fire suppression system associated with the kitchen exhaust hoods is present.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The building's fire protection systems were observed to be in average condition.	
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 120/240-volt 1600-amp main exterior switchboard. The service feeds panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment appeared to be in average condition. The exterior housing door to the main switchboard was deteriorating due to exposure to outdoor elements. Panel PA in the main electrical equipment room and Panel K in the kitchen appeared to be aged and past their design life.</p>	Average
	Lighting	<p>The building's exterior lighting consists of HID (high-intensity discharge) light fixtures located along the entire perimeter and canopies.</p> <p>Observed deficiencies included discolored lenses and deteriorating light fixture housings. Lighting for the exterior of the building appeared to be in average condition.</p> <p>The interior lighting consists primarily of T8 fluorescent light fixtures.</p> <p>About 80% of the interior lights appeared to be aged and past their design life. Observed deficiencies included inconsistent lamp color temperatures, non-functional fixtures, and broken light fixture lenses. Lighting for the interior of the building appeared to be in poor condition.</p> <p>There are exit light signs present in the building, secured to the ceiling, but they appeared to be aged.</p>	Poor
	Security & Communications	<p>There is a Gemini security system including surveillance cameras in the building's interior and exterior.</p> <p>The security system appears to be in average condition.</p> <p>In the interview notes, facility staff requested additional cameras at the south bus stop, north parking lot, and the cafeteria. Facility staff also stated that the current camera resolution was poor.</p> <p>There is a public address system in the building, and it appeared to be in average condition.</p>	Average

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Doors



Stairs Deficiency Examples

Interior Stairs



Interior Finishes Deficiency Examples

Interior Floor Finishes

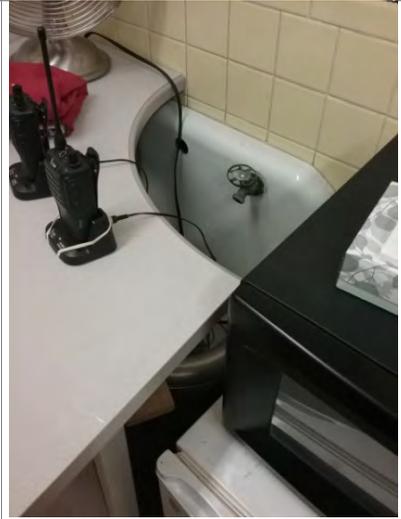


Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures

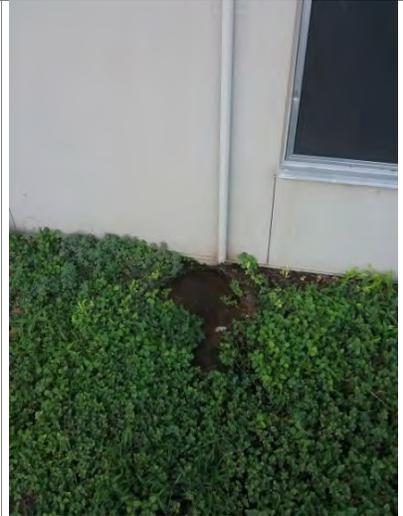


Domestic Water Distribution

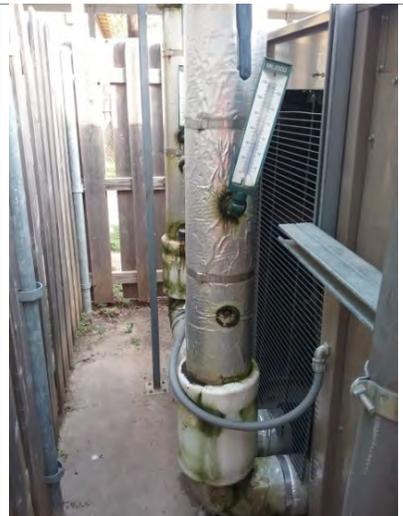


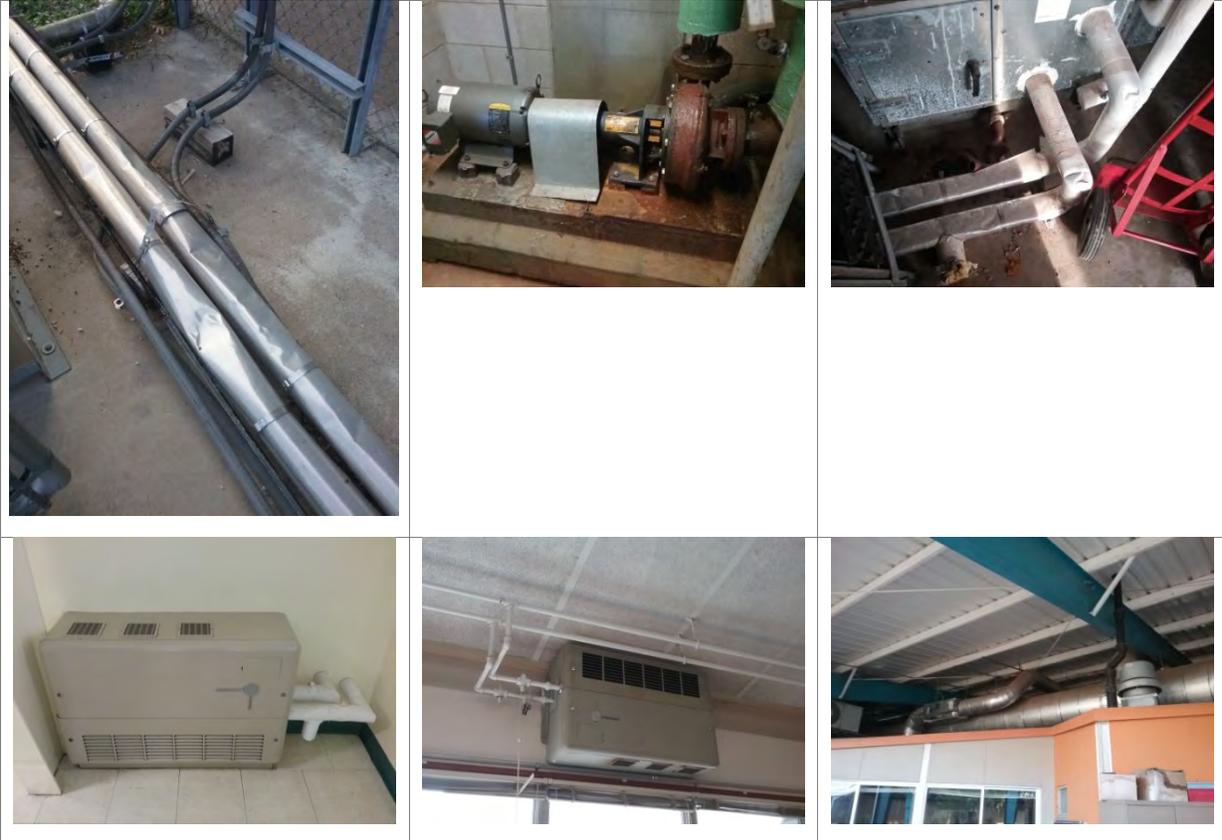
Other Plumbing





Mechanical/HVAC System Deficiency Examples





Fire Protection System Deficiency Examples

Fire Alarm

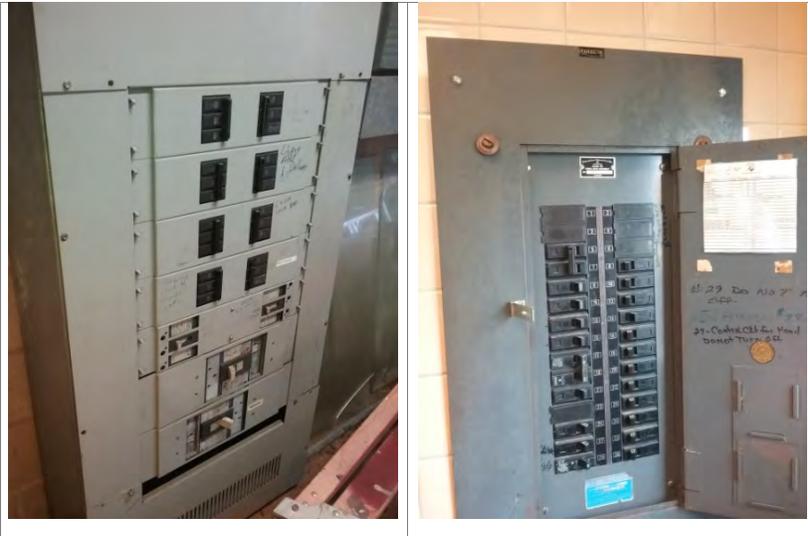


Fire Protection/Suppression



Electrical System Deficiency Examples

Electrical Distribution



Lighting



Stand-Alone Gymnasium – BLDG-131B

Building Purpose	Gymnasium
Building Area	3,069 SF
Inspection Date	August 12, 2016
Inspection Conditions	90°F Sunny and hot
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	<p>The stand-alone gymnasium has an exposed painted steel structure, and the building's exterior walls are painted cement stucco. A small area of decorative masonry is found near the south entrance.</p> <p>The exterior walls were observed to be in average condition. Leaking was reported to occur through either the wall or roof, at the east end of the building. No defects were visible, nor were they evident from the interior. Sealants joints between the steel structure and the stucco wall panels were aged and created potential for water intrusion.</p>	Average
	Exterior Windows	<p>There are two metal-framed windows with single-pane glazing in the stand-alone gymnasium building.</p> <p>The exterior windows were observed to be in average condition. Sealants around the windows appeared aged and were visibly dry and cracked.</p>	Average
	Exterior Doors	<p>The building's exterior doors are steel with hollow metal frames. The building entry doors have vision panels and panic hardware.</p> <p>The exterior doors were observed to be in average condition. The door hardware was aged and reported to be a frequent maintenance issue.</p>	Average
Roofing	<p>The roof is steep-sloped with a modified bitumen membrane. There are continuous gutters and downspouts along the north and south roof edge.</p> <p>The roof was not accessible and was viewed by the assessor from the ground. There was no evidence of roof leaks and no visible staining on the ceiling. The roof, gutters, and downspouts appeared to be in good condition.</p>		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are framed with cement plaster finish. There are no interior windows or movable partitions. The interior wall finishes were observed to be in good condition.	Good
	Interior Doors	The interior doors are steel with hollow-metal frames. The interior doors were observed to be in good condition.	Good
	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 interior walls have a cement plaster finish. The gymnasium walls have a painted plywood wainscot on the lower 6-feet for safety. The restrooms have ceramic tile wainscoting with painted surfaces above. The interior wall finishes were observed to be in good condition.	Good
	Interior Floor Finishes	The building has vinyl tile with a 4-inch base. There is an athletic play surface in the gymnasium and ceramic tile flooring in the restrooms. The interior flooring appeared to be in average condition. The vinyl and ceramic tile flooring was aged and visibly worn.	Average
	Interior Ceiling Finishes	The building's interior ceiling is a painted metal structure with its cement-fiber roof deck exposed to view. The restrooms have a painted gypsum board ceiling finish. The interior ceiling finishes were observed to be in good condition.	Good
Conveying	System not present		N/A
Plumbing	Plumbing Fixtures	The building has public male and female restrooms for students. These restrooms have vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and a vitreous china wall-hung urinal in the male restroom with manual flushing mechanism. There are no service sinks in the janitorial closet. A water cooler is located in the corridor. The fixtures appeared to be aged and in average condition. Hose bibs were observed in the male and female restrooms. The restroom plumbing fixtures were observed to be in average condition, primarily due to the age of the fixtures.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	<p>The roof is equipped with gutters and downspouts (see Roofing for condition). The roof is not equipped with roof drains.</p> <p>The floor drains located in the restrooms were observed to be in average condition.</p> <p>The plumbing equipment serving the facility appeared to be in average condition, primarily due to the age of the equipment.</p>	Average
Mechanical/ HVAC	<p>The major mechanical equipment consists of split system AHUs with associated air-cooled condensers, a through-wall air conditioning unit, and a roof-mounted EF. These serve the HVAC system.</p> <p>The interior split system AHUs were observed to be aged and in poor condition. The condensate piping was not insulated. A garden hose was serving as the condensate drain piping for one of the units. Condensate piping insulation was damaged or missing for each unit. The associated air-cooled condensing units were observed to be aged and in poor condition. The through-wall air conditioning unit appeared to be aged and in poor condition.</p> <p>Supplemental mechanical equipment for the HVAC system includes an EF serving the restroom. The EF appeared to be aged and in poor condition.</p> <p>The HVAC system appeared to be in poor condition, primarily due to the deficiencies mentioned above and the age of the equipment.</p>		Poor
Fire Protection	Fire Alarm	<p>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 control panel is manufactured by Silent Knight.</p> <p>The fire alarm system appeared to be in good condition.</p>	Good
	Fire Protection/Suppression	<p>The building is protected by a portable fire extinguisher placed near the exit door.</p> <p>The portable fire extinguisher had an inspection tag dated within the last year. The building's fire protection system appeared to be in good condition.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 120/240-volt 400-amp switchboard. The service feeds panelboards located in the electrical equipment room.</p> <p>The electrical distribution equipment appeared to be in poor condition. About 80% of the assets had out-of-date panels, and a panel labeled "Heater" had missing circuit breaker covers, which is considered a life safety hazard.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	<p>The building's exterior lighting consists of HID light fixtures located along the entire perimeter.</p> <p>Observed deficiencies included discolored lenses. Lighting for the exterior of the building appeared to be in average condition.</p> <p>The interior lighting consists primarily of T8 fluorescent light fixtures.</p> <p>Lighting for the interior of the building appeared to be in average condition.</p>	Average
	Security & Communications	<p>There is a Gemini security system including surveillance cameras in the building's interior and exterior.</p> <p>The system appears to be in average condition.</p> <p>There is a public address system in the building, and it appeared to be in average condition.</p>	Average

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Interior Finish Deficiency Examples

Interior Floor Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures





Other Plumbing



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution



Lighting



Lucy Reed Pre-K 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. Replace aged sealants at exterior wall joints and around windows.
2. Paint exterior metal surfaces that have peeling or deteriorated finishes.
3. Further study whether the exterior windows in restrooms are required to provide ventilation per code. If required, repair or replace exterior windows.
4. Replace exterior door hardware to ensure proper operation and building security.

Roofing

1. Verify size and capacity of the gutters and downspouts for upgrade or replacement as necessary (requested by AISD Construction Management).

Interior Construction

1. Test facility for mold with remediation completed if necessary (requested by AISD Construction Management).

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age in all facilities.
2. Repair or replace any damaged or missing piping insulation as needed.

Mechanical/HVAC

1. Replace split system AHUs as they appear at or past their design service life.
2. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.

Fire Protection

1. Continue annual assessments of the portable fire extinguishers.
2. Continue annual assessments of the fire alarm system.
3. Replace all damaged fire alarm devices.

Electrical

1. Replace all electrical equipment affected by age.
2. Remove and provide blank cover for any floor receptacles as they are being phased out of use district-wide.
3. Replace all outdated light fixtures with LED and dimming capabilities.
4. Replace all existing exit signs with battery powered LED fixtures.
5. Lightning Protection.

Main School Building Recommendations

Exterior

1. Further study alternatives to prevent roosting of birds and an environment that supports habitation for rodents and pests. Consider extending exterior walls or screening to create an enclosed space with proper ventilation for mechanical equipment.

2. Further study the removal of sliding glass doors in classrooms to provide better security and classroom functionality.

Roofing

1. Determine the source of roof or mechanical equipment leaks in corridor C1, and repair.
2. Replace the built-up roof area over the kitchen within the next five years.

Interior Finishes

1. Refinish the wood stage's flooring and steps.
2. Replace aged and damaged vinyl flooring throughout the main building.
3. Regrout or replace ceramic tile floors in restrooms throughout the main building.
4. Replace damaged ceiling tiles in corridor C1 once the cause of the leak is identified and repaired.

Plumbing

1. Replace fixtures where corrosion or rust exists.
2. Replace water coolers that are not cooling properly.
3. Invest and correct reported clogged water fountain lines.
4. Replace the faucet on the trough-style fixture in the cafeteria.
5. Address reported clogging of RR321.
6. Consider staff's request to install hose bibs at the front of the building.
7. [Install a janitorial mop sink \(requested by AISD Construction Management\).](#)
8. Track the installation year of the water heater and plan for replacement as the typical design service life for a water heater is 10 to 15 years.
9. Insulate the piping associated with the water heaters.
10. Clear partially blocked floor drains.
11. Replace floor drain covers where rust and corrosion exists.
12. Replace corroded condensate drain piping.
13. Reroute the condensate drain piping to eliminate discharge onto walkways or grassy areas and avoid ponding.
14. Consider rerouting plumbing so that it does not penetrate through classroom walls and is not visible to classroom occupants.
15. Investigate and correct grease trap odors occurring outside of RR321 and room 324.

Mechanical/HVAC

1. Plan for replacement of the RTUs as they appeared to be past or near the end of their design service life.
2. Plan for replacement of the AHUs as they appeared to be past or near the end of their design service life.
3. Plan for replacement of the chillers as they appeared to be past or near the end of their design service life.
4. Plan for replacement of the distribution pumps as they appeared to be past or near the end of their design service life.
5. 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.

Fire Protection

1. Inspect or replace fire extinguishers with outdated tags.

Electrical

1. Replace all electrical panels affected by age.
2. Install emergency light fixtures/emergency bug eyes throughout the building.
3. Per interview notes, staff requested cameras at the cafeteria and at the south and north parking lots for viewing student drop-off and pick-up by parents.

Stand-Alone Gymnasium Recommendations

Exterior

1. Further study the cause of reported water intrusion at the east end of the gymnasium, and repair.
2. Regrout ceramic tile floors in restrooms.

Plumbing

1. Remove hose bibs from male and female restrooms.

Mechanical/HVAC

1. Replace the through-wall air conditioning unit as it appeared at or past its design service life.