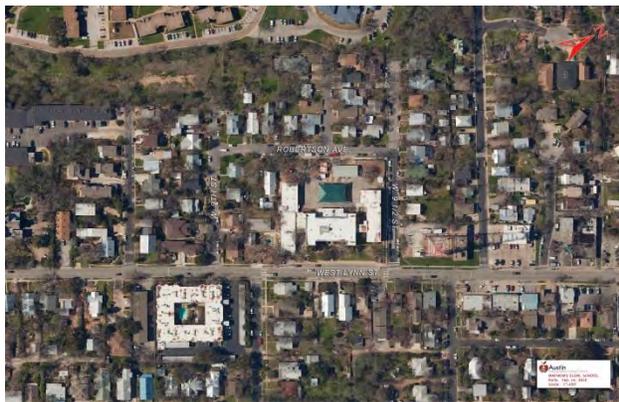


Mathews Elementary School Site Summary

| | |
|--|--|
| Address | 906 West Lynn Street Austin, TX 78703 |
| Number of Permanent Campus Facilities | 4 |
| Original Year of Construction | 1916 |
| Total Campus Building Area (combined) | 42,123 SF |



Introduction

The Mathews Elementary School campus is located at 906 West Lynn Street in Austin, Texas. Mathews Elementary School was established in 1916, and is registered as a Historical Landmark. The campus consists of four permanent buildings, being the Main School Building (BLDG-123A), Boiler House (BLDG-123B), Storage Building (CMU) (BLDG-123C), and Storage Building (Metal) (BLDG-123D). The buildings are connected by exterior uncovered sidewalks.

| Meeting Log | | Revision Log | | |
|-------------|----------------------------|--------------|----------|---|
| Date | Meeting | Revision | Date | Summary of Content |
| 7/28/16 | Interview | 00 | 9/9/16 | Draft Issue |
| 7/28/16 | Assessment | 01 | 12/22/16 | Added comments from PM Andrew Miller as indicated on email dated 10/31/16. See pages 4, 25, and 26. |
| 9/27/16 | Cluster Meeting (Attended) | 02 | 4/12/17 | Removed comments regarding a gas leak, this issue was addressed at time of assessment. See pages 5 and 26. |

Main School Building – BLDG-123A

| | |
|--------------------------|--|
| Building Purpose | Administration, Classrooms, Cafeteria, Gymnasium |
| Building Area | 41,585 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 97°F - Partly cloudy |
| 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 original exterior walls are faced with tumbled brick both interior and exterior. The addition to the school is face with sharp edged brick.</p> <p>On the original portion of the building, the mortar was observed to be worn on the interior side of the exterior walls. Some of the classroom walls were so worn that rebar was observed protruding into the classroom. The newer walls were observed to be in good condition with some discoloration.</p> | Average |
| | Exterior Windows | <p>The exterior windows include wood framed, single-hung windows and metal framed, single-hung windows. The single-pane wood windows are original to the building. Some of the first floor windows are updated double-pane windows in matching wood frames.</p> <p>The windows were observed to be in average condition with worn, damaged finishes expected of their age. No broken panes or screens were observed, nor did the wood of the frames appear excessively damaged. Any damage was confined to the window sills and paint of the frames. The FRP (fiber-reinforced plastic) panels at the bottoms of many of the metal frame windows were observed to be deteriorating. The painted metal window frames in the cafeteria were observed to be excessively dirty. It was reported that the feature window in the south stairwell of the building is in need of repair. The bottom of the window frame was observed to have splintered wood and possible water damage.</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|------------------------------|--|---|-------------------------|
| | Exterior Doors | <p>There is one main public entryway located at the southeast side of the building; these doors are wood French doors with divided side lites. The remaining service doors around the facility are wood or metal.</p> <p>The exterior doors were observed to be in average condition due to age and use. The main entry exterior doors were observed to have worn door bases, and the metal doors and frames were observed to be scratched.</p> | Average |
| Roofing | <p>The entirety of the building is covered with a modified bitumen roof system with a white reflective coating. There are four skylights over the gymnasium area.</p> <p>It was reported that the roof leaks at the seams, and much ponding was observed on the roof. Spots of rusty discoloration were also observed. The membrane was observed to be cracking and spotting as typical for its age, and portions were observed to be thickened. The roof appeared to be in poor condition as water damage was observed on the original ceiling of the building. Access ladders were insufficient to reach most portions of the roof. It was reported that the sky lights above the gymnasium were deteriorating, and from a distance, the skylights appeared to be in average condition due to the observable aging membrane.</p> | | Poor |
| Interior Construction | Interior Walls | <p>The interior walls are comprised of CMU (concrete masonry unit) construction and dry wall facing.</p> <p>The interior walls were observed to be in good condition with visible damage to the finishes but not the walls.</p> | Good |
| | Interior Doors | <p>The interior doors are wood in wood frames with narrow lites.</p> <p>The interior doors were observed to be in average condition due to age and use. The wood frames and doors were observed to be damaged and worn with chipped paint, dented frames and splitting wood.</p> | Average |
| | Interior Specialties | System not present. | N/A |
| Stairs | Exterior Stairs | <p>There is one exterior stair on the northwest side of the building. It is a concrete stair with metal handrails.</p> <p>The stair was observed to be in good condition with isolated areas of deficiency. Small corners of chipped concrete and rusting handrail connections were observed.</p> | Good |
| | Interior Stairs | <p>There are two interior stairs in the building, both covered in linoleum flooring with metal handrails.</p> <p>The stairs were observed to be in average condition structurally, but the finishes were in poor condition. The stair at the south side of the building was observed to have cracked and broken linoleum, bandaged with duct tape. The handrails on both stairs were observed to have worn paint.</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|-------------------|---------------------------|---|-------------------------|
| Interior Finishes | Interior Wall Finishes | <p>Most of the walls, except the exterior brick walls, are finished with paint. The cafeteria has painted concrete masonry units and ceramic faced masonry units. There are classrooms that are divided by folding partitions.</p> <p>Finish damage was observed where the base board had been ripped from the wall. Deteriorating plaster was also observed throughout the building. Holes were reported in the walls of room 107, and the exterior wall of room 107 was furred out with drywall and was extremely water-damaged. Excessive wear and tear was observed on the wood walls near room 213. The folding partitions were observed to be discolored and were reported to be inoperable. Wall in room 107 has been repaired. Water leak from adjacent exterior downspout was corrected.</p> | Average |
| | Interior Floor Finishes | <p>The floors are finished in linoleum tile and wood. There is a six inch wood base around the perimeter of the classrooms and corridors. The main office is finished with carpet and linoleum flooring. One classroom has stained concrete. The library is finished with carpet.</p> <p>Some of the linoleum was observed to have ridges or dents. Some of the wood wall bases were observed to be very damaged, and some were missing from the classroom walls. The main office flooring was observed to be in good condition. The floor of the janitorial office was observed to be only partially covered with aged linoleum tile. The carpet in the library was observed to be in good condition.</p> | Average |
| | Interior Ceiling Finishes | <p>The majority of the school is ceiled with lay in ACT (acoustical ceiling tile), which is covering the original dry wall ceiling. The restrooms are ceiled with dry wall. The library is ceiled with ACT. The ceiling in and by the gymnasium is wood wool panels.</p> <p>The ceiling tiles appeared to be in average condition with very little water damage, but in the areas where ACT was removed for construction, water damage was observed on much of the original ceiling. One portion of the ceiling on the second floor was observed to be buckling and water damaged. The library ceiling was observed to be in good condition. No damage was observed on the wood wool ceilings.</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|-----------------------------|-----------------------------|--|-------------------------|
| Conveying | | The building is equipped with a traction passenger elevator to service two levels. The elevator was noted as having a maximum weight capacity of 2,500 pounds. This elevator was observed to be in good condition as a recent inspection certificate issued within the last year, as required, was visible and no operational issues were reported by the facility staff. | Good |
| Plumbing | Plumbing Fixtures | <p>This building has a male and female public restroom as well as private restrooms located in the classrooms. There is a separate faculty restroom outside of the library. The plumbing fixtures in this building are vitreous china with floor-mounted toilets and manual hand sinks. The urinals in this building are hung on the wall.</p> <p>Many of the toilets were not functioning at the time of the assessment. One of the urinals in the male public restroom on the first floor did not flush. The toilets on the second floor between classrooms 211 and 213 did not flush properly. The toilet adjacent to room 214 was out of order.</p> <p>Water would spray from the bubblers after being initially pressed down. Some of the classroom sinks and bubblers were not functioning and there was not any hot water flow in the health clinic.</p> | Poor |
| | Domestic Water Distribution | This water heater was aged and observed to be in poor condition. It was obstructed by other objects in the same area and did not look like it was being maintained properly. | Poor |
| | Other Plumbing | <p>The roof drains appear to be in good condition and new. They were not obstructed by debris and no water collection was observed on the roof.</p> <p>The floor drains in this building appeared to be in good condition. No flooding or water collection was observed on the first or second floor.</p> | Good |
| Mechanical/ HVAC | | <p>The major mechanical equipment in this building consists of split system vertical fan coils located in each classroom and roof top air handlers. The air handlers for this school are not new. The new units that are being installed are the split system vertical fan coils for the classrooms.</p> <p>There was one air handler located on the ground level of the exterior of the building that was not new and had obvious signs of wear and tear on the condenser section of the unit. There were also initial signs of corrosion on the condenser fan. Several exhaust fans on the roof looked to be abandoned, while others were new.</p> <p>The roof top unit above the gymnasium had some corrosion on the exterior and slight damage on the exterior grate. There were condensers above the library that were corroded and appeared to be past their service date. There were only a few</p> | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|------------------------|---------------------------------|--|-------------------------|
| | | condensers on the roof that were not recently installed. These were observed to be in average condition. | |
| 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 combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight IFP-1000 addressable control panel.</p> <p>The fire alarm system was observed to be in good condition, but the exterior fire alarm devices were observed to have corrosion and rust. It was also reported that dust trips the detectors in the gymnasium.</p> | Good |
| | Fire Protection/ Suppression | This building does not have a sprinkler system. Fire extinguishers are placed throughout the building protection in the event of a fire. The equipment looked to be in good condition and the tags were signed by an inspector. | N/A |
| Electrical | Electrical Distribution | <p>At the time of this assessment, the entire electrical distribution system voltage was being changed from 120/240V delta to 120/208Y. A new 1600A 120V/208Y switchboard, several new distribution panels and branch panels, and two new transformers were being installed. 85% of the existing 120/240V delta panels were scheduled to remain and be back-fed at the new 120/208Y system voltage. The new main switchboard is located in the Boiler House Building and feeds the entire facility. Approximately 10% of the electrical panels are from the original construction and are still active. The facility does not have a lightning protection system</p> <p>The electrical distribution equipment was observed to be in average condition, with the exception of the new equipment that was being installed at the time of our visit. The outdated older panels/equipment were observed with corrosion and rust and should be replaced soon.</p> <p>95% of the disconnect switches on the roof are in excellent condition, 5% are older and are corroded/rusted out.</p> | Average |
| | Lighting | <p>95% of the interior lighting at the facility consists of 2x4 fluorescent fixtures. 5% of the fixtures are outdated fixtures from 1940s. All switching and lighting controls are manual.</p> <p>Life Safety: All exit lighting appears to be outdated, worn out, and nonfunctional. There appears to be no</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------|--------------------------------------|--|-------------------------|
| | | <p>emergency lighting in the facility.</p> <p>All exterior light fixtures are outdated, worn-out, and/or non-functional.</p> <p>The interior lighting for the building appeared to be in average condition. All exterior light fixtures appeared to be aged past their design life. Observed deficiencies include: broken lenses, inconsistent color temperatures, and non-functional fixtures.</p> | |
| | <p>Communications & Security</p> | <p>There is a Gemini security system including surveillance cameras in the building and at the exterior of the building. The system is in good condition with no reported deficiencies.</p> <p>There is public address system in the building and it was observed to be in good condition with no reported deficiencies.</p> <p>The building is equipped with telecommunications systems, but the main backbone equipment is located in an inaccessible room. The facility staff reported that data bandwidth is limited. The phone system is functional but was reported to be traditional and not VOIP (Voice Over Internet Protocol).</p> | <p>Average</p> |

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 Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes

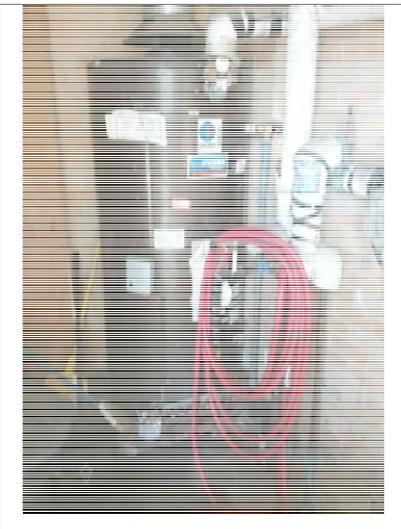


Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution



Mechanical/HVAC System Deficiency Examples



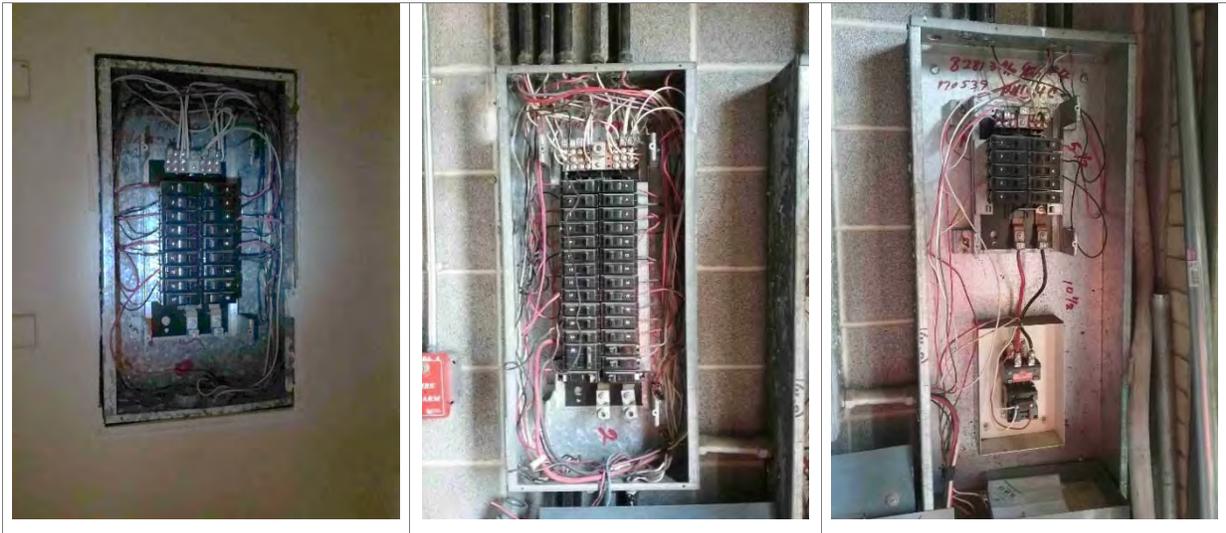
Fire Protection System Deficiency Examples

Fire Alarm

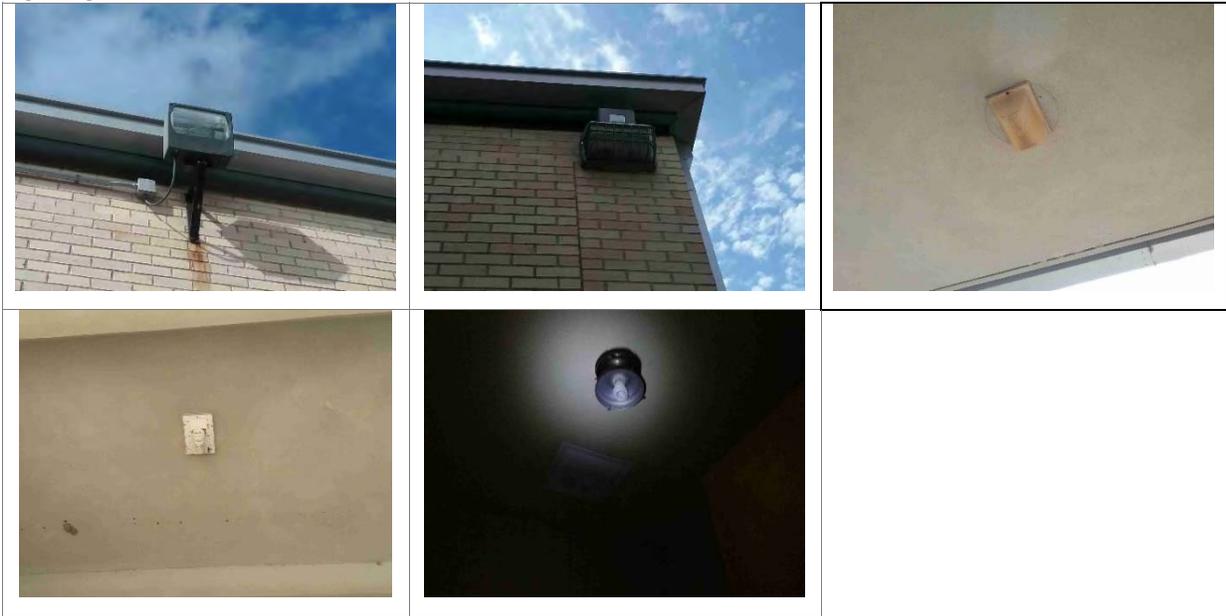


Electrical System Deficiency Examples

Electrical Distribution



Lighting



Boiler House – BLDG-123B

| | |
|--------------------------|----------------------|
| Building Purpose | Kiln |
| Building Area | 390 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 97°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 of the building consists of a brick façade. The exterior walls were observed to be in average condition; discoloration and unsealed penetrations were observed. | Average |
| | Exterior Windows | There are two steel frame windows on opposite sides of the building. They have single pane glazing with metal safety screens. The exterior windows were observed to be in poor condition. The window frames and screens were observed to be rusted, and the sealant was observed to be deteriorated on the interior of the building. | Poor |
| | Exterior Doors | There is one set of exterior double doors located at the northeast side of the building; these doors are painted metal with a painted metal frame. The exterior doors were observed to be in poor condition due to age. The paint was observed to be thick and peeling, and the hinges were observed to be bent and rusting. | Poor |
| Roofing | System not assessed. | | N/A |
| Interior Construction | Interior Walls | There is one interior wall inside the building. It is constructed of exposed, honed CMU. The wall was observed to be in good condition and appeared newly installed. | Good |
| | Interior Doors | System not present. | N/A |
| | Interior Specialties | System not present. | N/A |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------------------------|------------------------------|--|-------------------------|
| Stairs | Exterior Stairs | System not present. | N/A |
| | Interior Stairs | System not present. | N/A |
| Interior Finishes | Interior Wall Finishes | System not present. | N/A |
| | Interior Floor Finishes | The interior floors are sealed concrete. The concrete was observed to be in good condition with no visible damage. | Good |
| | Interior Ceiling Finishes | The interior ceiling consists of exposed wood roof sheathing and rafters. The wood was observed to be in good condition with one disconnected bracing member. | Good |
| Conveying | System not present. | | N/A |
| Plumbing | Plumbing Fixtures | System not present. | N/A |
| | Domestic Water Distribution | System not present. | N/A |
| | Other Plumbing | System not present. | N/A |
| Mechanical/ HVAC | System not present. | | N/A |
| Fire Protection | Fire Alarm | System not present. | N/A |
| | Fire Protection/ Suppression | System not present. | N/A |
| Electrical | Electrical Distribution | At the time of the assessment, the entire electrical distribution system voltage was being changed from 120/240V delta to 120/208Y. The new 1600A 120V/208Y switchboard was being installed in the Boiler House Building. There is one branch circuit panel 'F' present in this building and it is active and appears to be from the original building construction. There is a 75KVAR power factor correction capacitor bank installed outside this building. The electrical distribution equipment in this building was observed to be in excellent condition, with the exception of panel 'F' which was observed to be in poor condition. Panel 'F' was observed to be outdated and with lot of corrosion and rust and should be replaced immediately. | Good |
| | Lighting | At the interior of the building, there are fluorescent strip lights with wire guard. The Contractor informed us that there will be a new gypsum board ceiling in the area where the new main switchboard is located; however, there will be no new lights and the existing fluorescent strip lights will now be surface-mounted on the new ceiling. The remaining space (including Kiln Room) has | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------|---------------------------|--|-------------------------|
| | | <p>suspended fluorescent strip lights. All lighting controls are manual. There are no exterior building-mounted lights.</p> <p>Life Safety: There is no emergency lighting or exit lights in this building.</p> <p>The lighting for the building appeared to be in good condition.</p> | |
| | Communications & Security | System not present. | N/A |

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors

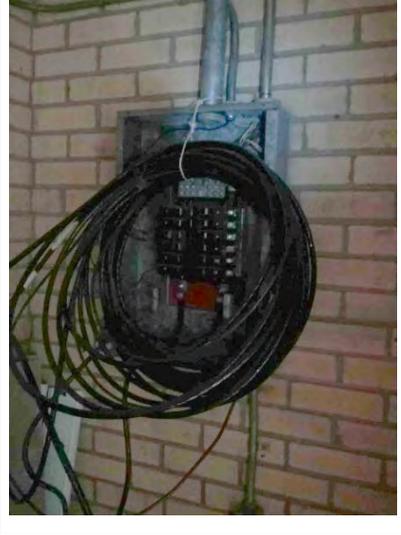


Interior Ceiling Finishes



Electrical System Deficiency Examples

Electrical Distribution



Storage Building (CMU) – BLDG-123C

| | |
|--------------------------|----------------------|
| Building Purpose | Storage |
| Building Area | 48 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 97°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 of the building consist of CMU walls, painted on the exterior and unfinished on the interior. There are two grated openings in the wall for ventilation. The walls were observed to be in average condition with prevalent discoloration and chipped pieces of CMU observed on the exterior. | Average |
| | Exterior Windows | System not present. | N/A |
| | Exterior Doors | There is one exterior door located on the southwest side of the building. The door is painted hollow metal in a painted metal frame. The door and frame were observed to be in poor condition. Rust was observed on the doorframe, and excessively chipped paint was observed on the door itself. | Poor |
| Roofing | The roof was not accessible at the time of assessment, but no evidence of leaking or water damage was observed on the interior ceiling. | | Good |
| Interior Construction | Interior Walls | System not present. | N/A |
| | Interior Doors | System not present. | N/A |
| | 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 of the CMU walls are clear-coated. The finish was observed to be in poor condition with excessive streaking from rust and water runoff. | N/A |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|-------------------------|------------------------------|---|-------------------------|
| | Interior Floor Finishes | The floor is unfinished concrete. The floor was observed to be in good condition with no visible damage. | Good |
| | Interior Ceiling Finishes | The interior ceiling is finished with painted plaster. The plaster finished was observed to be in good condition with no visible damage. | Good |
| Conveying | System not present. | | N/A |
| Plumbing | Plumbing Fixtures | System not present. | N/A |
| | Domestic Water Distribution | System not present. | N/A |
| | Other Plumbing | System not present. | N/A |
| Mechanical/ HVAC | System not present. | | N/A |
| Fire Protection | Fire Alarm | System not present. | N/A |
| | Fire Protection/ Suppression | System not present. | N/A |
| Electrical | Electrical Distribution | System not present. | N/A |
| | Lighting | System not present. | N/A |
| | Communications & Security | System not present. | N/A |

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



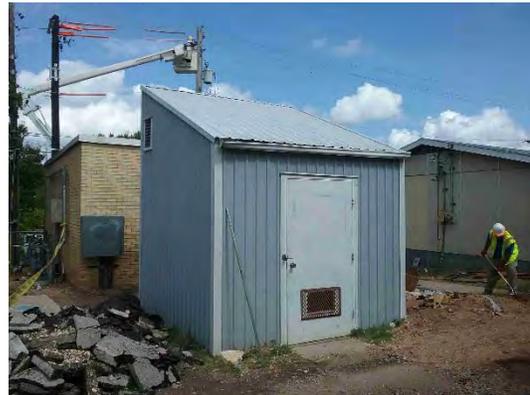
Interior Finish Deficiency Examples

Interior Wall Finishes



Storage Building (Metal) – BLDG-123D

| | |
|--------------------------|----------------------|
| Building Purpose | Storage |
| Building Area | 100 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 97°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 of the building is constructed with prefinished corrugated sheet metal overlain on interior wood sheathing. The exterior walls were observed to be in good condition with only small dents expected of use. | Good |
| | Exterior Windows | System not present. | N/A |
| | Exterior Doors | There is one exterior door located at the southeast side of the building; this door is hollow metal with a metal frame. The exterior doors were observed to be in average condition with some rust spots observed on the door. The hinges were also observed to be rusting. | Average |
| Roofing | The roof is constructed of standing seam metal supported by interior wood framing. The exterior of the roof was observed to be in good condition, but some water damage was observed on the interior wood framing. | | Good |
| Interior Construction | Interior Walls | System not present. | N/A |
| | Interior Doors | System not present. | N/A |
| | Interior Specialties | System not present. | N/A |
| Stairs | Exterior Stairs | System not present. | N/A |
| | Interior Stairs | System not present. | N/A |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------------------------|------------------------------|--|-------------------------|
| Interior Finishes | Interior Wall Finishes | System not present. | N/A |
| | Interior Floor Finishes | The interior floor is unfinished concrete. The floor was observed to be in good condition with no visible damage. | Good |
| | Interior Ceiling Finishes | System not present. | N/A |
| Conveying | System not present. | | N/A |
| Plumbing | Plumbing Fixtures | System not present. | N/A |
| | Domestic Water Distribution | System not present. | N/A |
| | Other Plumbing | System not present. | N/A |
| Mechanical/ HVAC | System not present. | | N/A |
| Fire Protection | Fire Alarm | System not present. | N/A |
| | Fire Protection/ Suppression | System not present. | N/A |
| Electrical | Electrical Distribution | System not present. | N/A |
| | Lighting | System not present. | N/A |
| | Communications & Security | System not present. | N/A |

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Roofing Deficiency Examples



Mathews 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

Plumbing

1. Continue preventative maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age.
2. Consider installing more roof in order to prevent ponding from rainfall.

Mechanical/HVAC

1. Address any rust or corrosion observed to the outdoor air handlers by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Repair or replace any damaged or missing piping insulation as needed.

Fire Protection

1. Continue annual inspections of the portable fire extinguishers.
2. Continue annual assessments of the fire protection system and the portable fire extinguishers (at all facilities).
3. Replace aged fire alarm devices at the exterior of the building.

Electrical

1. Repair or replace all electrical equipment affected by corrosion or rust. If the corrosion/rust is beyond the enclosure then replacement is suggested.
2. Remove any floor receptacles as they are being phased out of use district-wide.
3. Replace all outdated light fixtures with LED light fixtures with dimming capabilities.
4. Replace all exit signs with LED fixtures and add more exit signs where required for all buildings.
5. Provide new LED egress lighting where required for all buildings.
6. Increase bandwidth capacity of existing data facilities.
7. Upgrade the phone system to be VoIP (Voice over IP).

Main School Building Recommendations

Exterior

1. Infill deteriorated grout on interior of building.
2. Trim exposed rebar.
3. Clean discolored areas of walls.
4. Sand and paint chipped wood window frames. Repair wood where necessary.
5. Investigate reported failures of feature window in south stairwell. Repair if necessary.
6. Replace deteriorated FRP panels located beneath windows.
7. Clean exterior windows and frames.
8. Recondition wood doors and frames. Replace where necessary.

Roofing

1. Install access ladders from roof to roof where necessary.
2. Further investigate all roof areas observed with standing water in order to re-slope to proper drainage points. Replace water-damaged areas of roof membrane.
3. Further investigate membrane around skylights and repair where necessary.

Interior Construction

1. Recondition and repaint wood doors and frames.
2. Remove folding partitions and replace with permanent partition.

Stairs

1. Patch areas of chipped concrete on exterior stairs.
2. Remove rusted segments of handrails on exterior stair.
3. Replace linoleum membrane on the interior stair in the south wing of the building.
4. Repaint handrails of interior stairs.

Interior Finishes

1. Repair damaged wall base, and install base board where it has been removed.
2. Refinish walls with peeling paint.
3. Recondition wood paneling near room 213.
4. Repair damaged linoleum flooring.
5. Install complete flooring in janitorial office.
6. Investigate further the cause of the damaged wall in room 107. Mitigate cause and repair wall. [Wall in room 107 has been repaired. Water leak from adjacent exterior downspout was corrected.](#)
7. Consider removing lay-in ceiling and restoring original dry wall ceiling. If that is cost prohibitive, replace all damaged and buckling ceiling tiles.
8. Investigate further water-damaged portions of original ceiling to ensure they are not enduring active leaks. Restore damaged ceiling.

Plumbing

1. The water pressure issues in 100-wing need to be addressed.
2. Address hot water issues for the faculty restrooms. It was reported that FRR, FHRR100, and FRR200 restrooms do not have hot water.
3. Secure vent pipes so they do not fall over per the facility interview notes.
4. Repair toilets on the second floor between classrooms 211 and 213.
5. Repair toilet adjacent to room 214 on the second floor.
6. Repair the urinal in the male public restroom on the first floor.
7. Replace the gas water heater outside of the kitchen area.

Fire Protection

1. Conduct a detailed assessment to determine the cause for the gymnasium smoke detectors being set off in error to ensure it is not a result of defective controls.

Electrical

1. Replace all outdated panelboards in the building as they appear original to construction, have rust and corrosion, and are severely aged past typical design life.
2. Verify the condition of telecommunications systems equipment in the building, as it was inaccessible.

Boiler House Recommendations

Exterior

1. Clean the discolored portions of the walls.
2. Seal all penetrations.
3. Replace windows with a rust-resistant assembly.
4. Replace the entry door with a prefinished hollow metal assembly.

Interior Finishes

1. Nail loose bracing member back into proper position.

Fire Protection

1. Extend fire detection facilities to the building.

Electrical

1. Replace outdated Panel 'F'.

Storage Building (CMU) Recommendations

Exterior

1. Clean discolored areas of exterior walls.
2. Patch areas of chipped CMU on exterior walls.
3. Replace the entry door with a prefinished hollow metal assembly.

Storage Building (Metal) Recommendations

Exterior

1. Monitor metal for further denting.
2. Replace the entry door with a prefinished hollow metal assembly.

Roofing

1. Investigate further the integrity of the roof. Repair where necessary.