Pease Elementary School Site Summary

Address	1106 Rio Grande Street Austin, Texas 78701
Number of Permanent Campus Facilities	2
Original Year of Construction	1876
Total Campus Building Area (combined)	35,705 SF

Introduction

Pease Elementary School is one of the earliest built schools in Austin. Situated at 1106 Rio Grande Street in Austin, the Main School Building (BLDG-128A) was built in 1876. A freezer addition was added in the following years, and in 1998 the Gymnasium (BLDG-128B) was constructed. The Main Building has three floors the lowest of which has a portion of the building on the east side partially below grade. The Gymnasium is limited to one story of occupancy but is approximately two stories tall. The buildings are connected via a covered walk way. On the day of the assessment there was construction taking place in both buildings. This appeared to be limited to mechanical systems.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
8/9/16	Interview	00	9/23/16	Draft Issue
8/12/16	Assessment	01	1/3/17	Added comments from PE Rumman Zamir as indicated on email dated 10/28/16 and comments from PM Andrew Miller as indicated on email dated 10/31/16. See pages 23 and 25.
9/27/16	Cluster Meeting (Attended)			
11/1/17	Follow-Up			

Main School Building – BLDG-128A

Building Purpose	Administration, Classrooms
Building Area	30,835 SF
Inspection Date	August 12, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are comprised of load bearing masonry with stucco coating the outside face and plaster on the inside face. The exterior wall is in average condition. The stucco in areas was observed to be cracking in locations and steel lintels were observed to be separated or rusting in locations. The paint system appeared to be blistered and peeling in places. This may be the result of moisture issues in the envelope or a buildup of coatings that are delaminating. One window sill was spalling. At the kitchen, the connection between the main building and the freezer addition showed evidence of continuous water infiltration in corridor C4, and pest activity while other areas of the kitchen had unsealed openings in the metal infill panel at the windows. It was reported that the wall system on the first floor in rooms 108 and 109 which is partially below grade leaks during rain events. It was also reported that termites are present in these rooms along with 110.	Average
	Exterior Windows	The exterior windows are single hung metal framed units with single pane glazing with metal panel transoms. The window systems are in average condition. The window systems appeared to have been painted. The paint system was observed to be faded and was peeling in places. Throughout the building, the sealants	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		appeared aged and cracking. This was typical for all windows in the building.	
	Exterior Doors	The exterior doors are hollow metal door panels hung in hollow metal frames. The exterior doors are in average condition. All of the hinges observed had minor corrosion developing on them. Sealants applied to door systems and jamb extensions appeared cracked and faded. Corrosion was observed on multiple door panels or frames. Gaskets and seals at the exterior doors were observed to be inadequate or missing.	Average
Roofing	The roofing system is a modified bitumen type roof that was installed approximately a year for the main structure. There are smaller sections of roofing that are over the freezer and over a vestibule on the east side of the building. Access to the roof is via an interior fixed ladder located in the corridor on the third floor that is interrupted by the ceiling finish system. The roofing system was observed to be in good condition it was recently installed. However, several deficiencies were noted during the assessment. Minor ponding was evident in or two areas, other areas had debris left on the roof surface. The cap sheet of the northwest corner of the roof area was observed to be blistered. The interior roof access ladder was installed in a manner that created an unsafe condition when climbing the ladder itself as the ladder sections were inconsistently mounted. The roofing section over the freezer and cooler addition was in poor condition due to the degradation of the membrane do to aging.		Good
Interior Construction	Interior Walls	The interior walls are a combination of masonry construction and gypsum board partitions finished with plaster, stucco, paint, or wood paneling. The walls were observed to be in average condition with several deficiencies noted. Termite damage was observed on the first floor in the wood paneling and also reported by facility staff in rooms 108-110, BRR100 and GRR100. Ants were also reported to be present in this area. Moisture damage was observed on the bottom portion of wall surfaces throughout the entire building. The damage could be from moisture penetration through the wall construction or from prolonged exposure to water due to mopping and cleaning procedures. A poorly fitted wall diffuser was observed in the Kitchen resulting in a large gap or opening at the wall penetration. In a closet on the first floor, CC100B the bottom portion of the gypsum board partition was completely degraded and open.	Average
	Interior Doors	The interior doors are solid wood doors hung in wood frames.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The interior doors were observed to be in average condition. All doors observed had finish issues as a result of the application of multiple coats of paint. Paint was observed to be peeling and chipping.	
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	Three stairways are present on the south side of the building and one is located on the north side. The exterior stairs providing access to the second floor of the building are metal. The exterior stairs located at grade around the facility are constructed of concrete with metal tube railings. All exterior stairs were observed to be in average condition. The exterior metal stairs were observed to be corroded in various places.	Average
	Interior Stairs	The interior stairs are constructed of cast-in-place concrete with anti-slip nosing. The interior stairs were observed to be in average condition. The anti-slip nosing appeared deteriorated and no longer able to provide sufficient friction to reduce slipping hazards.	Average
Interior Finishes	Interior Wall Finishes	The interior walls have a painted finish over various substrates. The restroom walls are finished with a combination of ceramic tile and paint. The interior paint finish throughout the entire building was observed to be in poor condition. Blistering, peeling, and cracked paint was observed on many wall surfaces. The cause of the peeling and blistering paint could possibly be a result of moisture intrusion through the wall construction, age, or poor surface preparation prior to repainting the surfaces in previous years. In the administration area, the paper of the gypsum board appeared to be torn at the head condition and unfinished. The campus staff has requested specifically that the painted base boards be refinished.	Poor
	Interior Floor Finishes	The interior floor finishes consist of ceramic tile in the restrooms, and VCT (vinyl composition tile) in most other spaces. The kitchen is finished with quarry tile while the library is finished with carpet. The interior floor finishes were observed to be in average condition with several deficiencies noted. At all of the exterior exits on the first floor, the VCT appeared cracked, blistered, or buckling away from the substrate. At several other locations throughout the building, the VCT was observed to be cracked or separating from the	Average

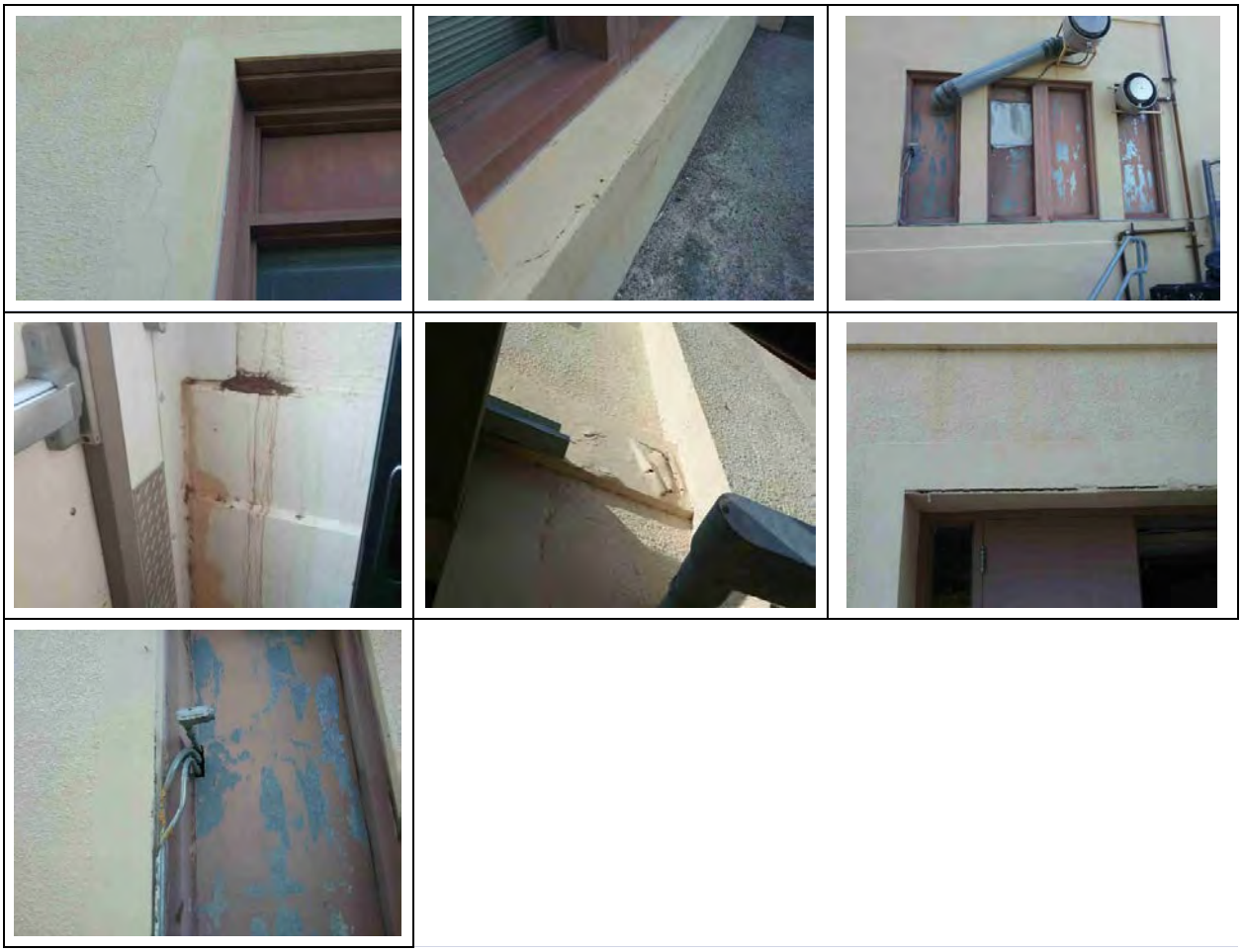
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		substrate. The third floor female's restroom was noted as not sloped to drain to the floor drain. Softness in the flooring was reported by staff. Staff also requested that the carpet in the library be replaced.	
	Interior Ceiling Finishes	The interior ceiling finishes at the facility consists of a 2'x4' suspended ceiling system in most areas. The exception is a 2'x2' suspended ceiling system, installed in the kitchen. The interior ceiling finishes were observed to be in average condition with several deficiencies noted. The first floor tile observed had humidity and physical damage. Water damage was noted on ceiling tiles on all three floors. The kitchen ceiling system had physical damage that detracted from its ability to function as a washable and maintainable surface as required. Staff requested that the ceiling tile on the third floor be replaced, as well.	Average
Conveying	This building has an elevator that serves three floors. The elevator appeared to be in good working condition; however, no inspection certificate was posted or found during the assessment.		Good
Plumbing	Plumbing Fixtures	The building has public restrooms for men and women. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount, or wall-mount toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the men's restrooms with manual flushing mechanisms. There are service sinks found in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. The restroom plumbing fixtures were observed to be in average condition as the fixtures were typically aged. The water coolers were observed to be serviceable. The lavatories in the restrooms are individually mounted and have different faucets on each of them. It was reported that there are not enough faculty restrooms within the facility. The trough sink in C1 corridor appear to clog often. It was also reported that grease piping needs to be replaced. In the kitchen, it is reported floor sink does not capture all the drainage. It is reported the floor drains in the restrooms drain slowly and had been replaced in 2009.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	All of the plumbing fixtures are serviced with domestic cold water. There is a GWH (gas water heater) located in a mechanical room near the cafeteria. The GWH is in excess of 20 years old and is showing signs of aging and corrosion. Due to the identified corrosion issues and age of equipment, the system is rated as average.	Average
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system. Vent piping is re-routed to the roof to accommodate outside air clearances. The roof drains appeared to be in good condition. The re-routed vent piping was not supported correctly and was degrading due to solar exposure.	Poor
Mechanical/ HVAC	The major mechanical equipment consists of indoor water source heat pumps (WSHPs), one RTU (roof top unit), and several DX (direct-expansion) split systems. The loop water temperature is controlled with a cooling tower and boiler located at the central plant. The outside air for the classrooms is understood to be served from a DX RTU. The mechanical system was undergoing a major renovation that did not include the replacement of the WSHPs. The WSHPs in the classrooms were observed to be in excess of their service dates. Several of the WSHPs were located in mechanical rooms accessible from the exterior. The WSHPs in these rooms were also in excess of their service dates. Due the age of the WSHPs, the system was rated average.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices, such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	The building has a sprinkler system with zone valves located at each floor. In addition to the sprinkler system, there are portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service enters the building from the 120/208-volt 1600-amp main switchboard “MSB” located on the exterior near the service transformer. The service then feeds a 1600-amp distribution switchboard “SWBD” in the “MECH BOILER” room that distributes service to branch panelboards which are located in various electrical rooms throughout the	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		building. The electrical distribution equipment appeared to be in poor condition. The AISD Service Center staff reported that conduits are not properly secured and abandoned wiring is present. They also reported that the original cloth insulated wiring is in use and is not grounded. The Interview Notes reported that panelboards next to room "CC200A" and electrical room "ELEC300" need to be replaced. The Campus staff requested additional convenience outlets throughout the facility. The building does not have a lightning protection system although the AISD Service Center has requested that it be installed.	
	Lighting	The building's exterior lighting consists of HID (high intensity discharge) light fixtures that are located along the entire perimeter. The interior lighting consists of 2'x4' fluorescent recessed troffers. The interior and exterior lighting appeared to be in good condition. There were exit signs present in the building that appeared to be in good working condition. The Interview Notes reported that the interior light fixtures need to be replaced due to age and the lenses were falling out. It was also reported that the emergency lighting needs to be replaced.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There is a public address system and telecommunications systems in the building. The systems appeared to be in good condition.	Good

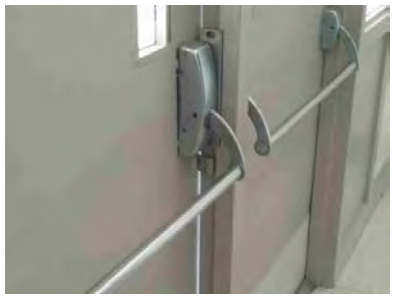
Exterior System Deficiency Examples

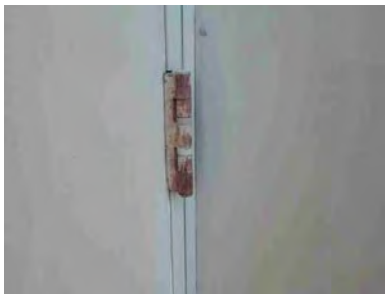
Exterior Walls



Exterior Windows

Exterior Doors






Roofing Deficiency Examples

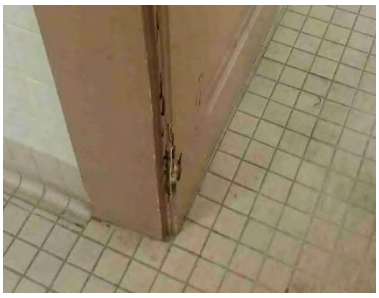





Interior Construction Deficiency Examples

Interior Walls

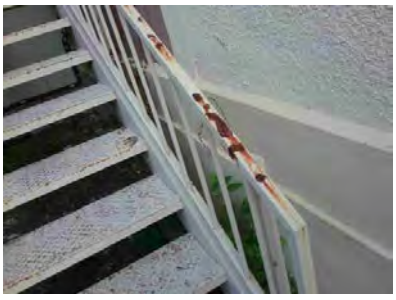





Interior Doors

Stairs Deficiency Examples

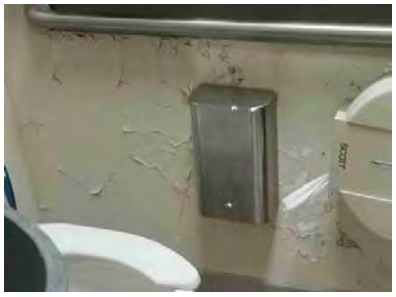
Exterior Stairs



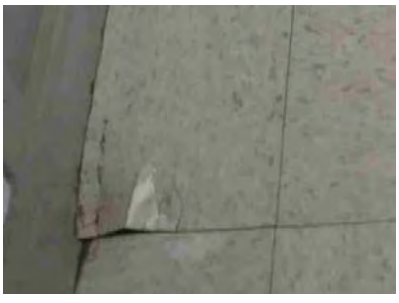
Interior Stairs

Interior Finishes Deficiency Examples

Interior Wall Finishes

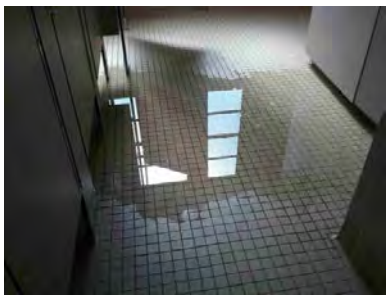




Interior Floor Finishes



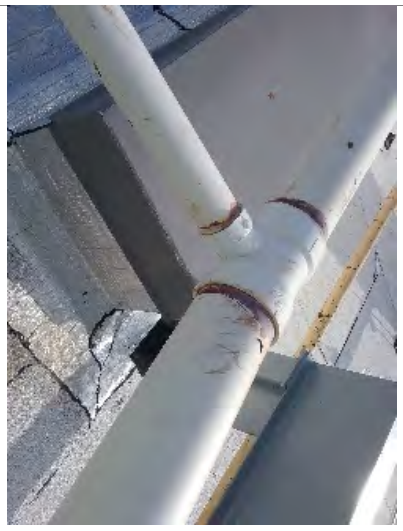


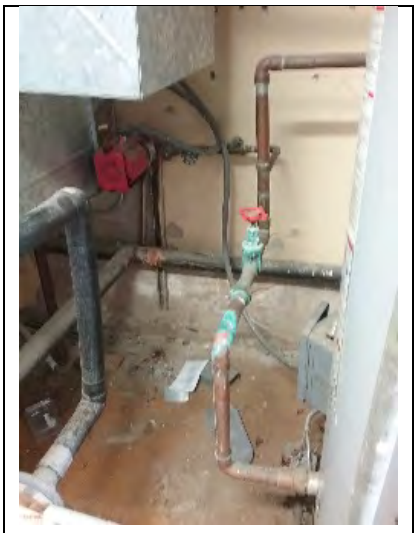


Interior Ceiling Finishes


Plumbing System Deficiency Examples

Domestic Water Distribution

Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Gymnasium – BLDG-128B

Building Purpose	Gymnasium
Building Area	4,870 SF
Inspection Date	August 12, 2016
Inspection Conditions	100°F - Sunny.
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior wall systems include CMU (concrete masonry unit) and an EIFS (exterior insulated finish system) or, possibly, stucco installed on upper portions of the wall. At the main entry, there are exposed metal beams supporting the southeast corner of the lower roof section. The exterior walls are in good condition. Conditions of concern on the exterior wall were the failing of the paint system, staining on the exterior wall surfaces, and damage at the EIFS/Stucco system. The paint system on the exposed steel structure was observed to be peeling. In various locations uncontrolled run-off from the roof and water ejecting from the rain water collection system were noted to be staining the exterior wall. At the joint between the EIFS/Stucco and the CMU, the sill of the EIFS/Stucco was observed to be damaged. Given the height of this joint, it was unclear what might be the cause of the damage.	Good
	Exterior Windows	The exterior windows are fixed and single hung with the fixed units installed in the gymnasium while the single hung unit is in the office. The exterior windows are in good condition. The window sill at the single hung window in the office showed signs of water damage suggesting the wall or window unit is leaking.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	The exterior doors are hollow metal units hung in hollow metal frames and one roll-up door at the outside storage room. The exterior doors are in average condition. During the assessment the panic hardware at the main entrance was observed to be damaged and hanging from the door. The rollup door had rust developing on the bottom angle of the unit and the unit did not appear to be water tight.	Average
Roofing	The roof area is inaccessible due to the lack of a roof ladder. Observed from the adjacent building's roof, the roof system on the building appeared to be standing seam metal. The other roof surfaces associated with this building make up the covered walkway between the two buildings. This is a formed metal panel that spans between supporting beams. The roofing appeared to be in good condition. The edge of the panels at the gutter on the east side of section B02 appeared discolored which might indicate rust developing. One panel on the same roof section appeared damaged. Gutters on the walkway canopy appeared to have leaves and debris in them.		Good
Interior Construction	Interior Walls	The interior walls are construction of gypsum wall board systems or exposed CMU. The interior walls are in good condition. In GYMOSTO there appeared to be a growth on the wall system.	Good
	Interior Doors	The interior doors are hollow metal or solid core wood door units hung in hollow metal frames. The interior doors are in good condition. A door stop was noted as missing at the doors between the GYM and GYMVEST.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs consist of cast-in-place concrete stairs with pipe railings on site between the two buildings. The exterior stairs are in good condition and no deficiencies were noted.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls finishes were paint systems applied to gypsum board wall or CMU construction. The interior wall finishes are in good condition. Two deficiencies were noted during the assessment: Damage to the wall finishes as a result of the missing door stop noted above and the gypsum board window sill in the office. Gypsum board wall systems are not a durable material for horizontal surfaces were constant contact with objects or people is highly likely. This is	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		likely to lead to continuous maintenance the surface of the window sill.	
	Interior Floor Finishes	The building contains a variety of floor finishes, including sheet vinyl flooring in the gymnasium area, ceramic tile in the restrooms, and VCT or exposed concrete in other areas. The interior floor finishes are in average condition. One deficiency noted was a damage tile in the vestibule.	Average
	Interior Ceiling Finishes	The ceilings are painted gypsum board, 2'x2' suspended ceiling tiles, or vinyl faced insulation batts, used in the gymnasium. The interior ceilings are in average condition. Paint system deficiencies were noted in the outside storage room, a water-damaged ceiling tile was noted in the office, and damage was observed to the insulation system in the gymnasium. At least one area of the physical damage to the insulation in the gymnasium appeared to have staining suggestive of water infiltration.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for men and women. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount, or wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the men's restrooms with manual flushing mechanisms. There are no service sinks and water coolers located at the public restrooms. The system is rated as good.	Good
	Domestic Water Distribution	The domestic water system is served from the main building. The make-up water for the WSHP system is served from the main building. This system appeared to be in good condition.	Good
	Other Plumbing	System not present. There were no roof drains to be observed, the building has a scupper system.	N/A
Mechanical/ HVAC	The major mechanical equipment consisted of WSHPs, AHUs (air handling units), two boilers, loop pumps, and a closed circuit cooling tower. All equipment was being replaced at the time of observation. Due to the equipment being new the system is rated as excellent.		Excellent

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations pull station, and smoke detectors. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	The building is protected by portable fire extinguishers placed throughout the facility. The system is rated as good.	Good
Electrical	Electrical Distribution	The electrical service enters the building through a 400-amp disconnect on the exterior. The service then feeds a 120/208-volt, 400-amp panelboard “APG” in the HVAC room. The electrical distribution equipment appeared to be in good condition. The building does not have a lightning protection system.	Good
	Lighting	The building exterior lighting consists of HID light fixtures that are located along the entire perimeter. The interior lighting consists of 2’x4’ fluorescent recessed troffer, and high bay light fixtures. The lighting for the building appeared to be in good condition.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There is a public address system and telecommunications systems in the building. The systems appeared to be in good condition.	Good

Exterior System Deficiency Examples

Exterior Walls




Exterior Windows

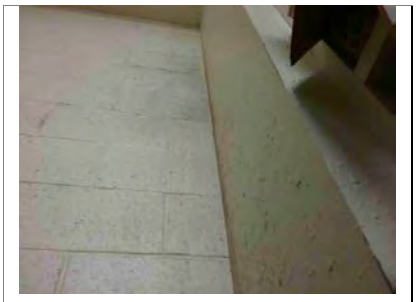
Exterior Doors



Roofing Deficiency Examples

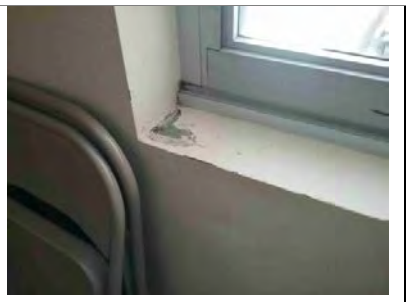

Interior Construction Deficiency Examples

Interior Walls



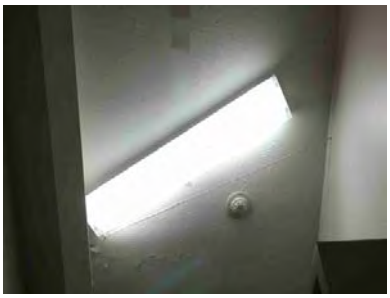
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

Interior Ceiling Finishes



Pease 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/or plan for replacement in the future as fixtures continue to age at all associated campus facilities.
2. Repair or replace any damaged or missing piping insulation as needed at all facilities.
3. Clean and flush out all of the roof and interior floor drainage piping at all facilities.

Mechanical/HVAC

1. Adjust HVAC controls or other equipment, such as dehumidifiers, installed to assist the HVAC equipment in mitigating the humidity observed in all facilities. If any of the HVAC equipment is planned to be replaced, such as any of the AHUs or package units, it should be replaced with an updated asset that includes an integral dehumidification that will assist with humidity issues.
2. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
3. Repair any observed leaks to prevent water damage to the asset, its piping, support beams, or any other sub-assets. Once leaks are addressed in all facilities, repair or replace any water-damaged components as needed.
4. Plan and track for equipment that uses R-22 refrigerant in all facilities. The refrigerant is being phased out of manufacturing and construction use in the near future, and thus will make all equipment obsolete.
5. Ensure routine preventative maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
6. Create a test and balance as well as a commissioning plan for any newly replaced equipment including their support systems such as chilled water or heating water as well. New equipment may have different performance compared to the old.

Fire Protection

1. Continue annual inspections of the fire protection system (at the Main School Building) and the portable fire extinguishers (at all facilities).

Electrical

1. Review the exterior lighting levels and repair/replace as needed to insure security and safety.
2. Provide egress lighting where required for all buildings.

Main School Building Recommendations

Exterior

1. Patch and repair stucco systems where cracking.
2. Assess condition of lintels, address separation from masonry and rusting.
3. Repair spalling masonry sill.
4. Investigate connection between freezer addition and main building.
5. Address degradation of building envelope.
6. Remove old sealant and apply new sealant to all windows.
7. Remove exterior window finish and apply new.

8. Seal holes in exterior systems at Kitchen.
9. Replace rusted hinges and other rusting elements at exterior doors.
10. Survey exterior doors for missing gaskets and seals. Install as required.
11. Investigate subgrade water infiltration in rooms 108 and 109.

Roofing

1. Clear debris from the roof.
2. Address ponding and micro blisters with installer or manufacturer under warranty.
3. Provide a continuous ladder run to the roof and an appropriate hatch in the ceiling finish system.
4. Replace roofing at freezer and cooler addition.

Interior Construction

1. Close wall around the HVAC register in the kitchen.
2. Survey interior walls for loose and damaged plaster or stucco systems. Repair as required.
3. Remove and replace termite damage wood construction.
4. Replace partition in CC100B.
5. Strip doors of multiple layers of paint. Refinish and reinstall.
6. Survey millwork in classrooms for repair or replacement.

Stairs

1. Remove finish system from exterior stairs, assess extent of rust, repair and recite with rust inhibiting coating system. Alternately replace stairs with galvanized construction.
2. Evaluate code compliance of the stairs. Assess any safety concerns that arise.
3. Replace anti-slip nosings at interior stairs.

Interior Finishes

1. Investigate appropriate paint for wall system in place.
2. Remove excess layers of paint, repair substrate, and repaint interior of school.
3. Repair gypsum board in ADMIN.
4. Replace VCT on the first floor.
5. Install expansion joint cover at first floor where tile is damaged at substrate joint.
6. Seal floor around piping in ADMIN.
7. Remove VCT on wood flooring substrate. Refinish wood floors and maintain or remove wood floor and replace with substrate appropriate for VCT flooring.
8. Diagnose and repair water leak or intrusion issue at water-damaged tiles. Replace ceiling tiles.
9. Replace ceiling tiles on the first floor.

Conveying

1. Verify or conduct inspection.

Plumbing

1. Replace GWH and associated corroded piping.

Mechanical/HVAC

1. Create a replacement plan for aged WSHP classroom console units that have not been replaced or are not planned for replacement (reported by PE Rumman Zamir and PM Andrew Miller).
2. Replace existing AHUs in the main mechanical room (reported by PE Rumman Zamir and PM Andrew Miller).

Electrical

1. Replace old panelboards with new in room next to “CC200A” and “ELEC300” room.

2. Secure all conduits that are not properly secured in place.
3. Remove all abandoned conduits and wiring throughout BLDG-054A.
4. Replace old or exposed wiring as necessary to be installed in conduit for a complete and grounded system.

Lighting

1. Repair or replace light fixtures that are damaged or are not working properly.

Gymnasium Recommendations

Exterior

1. Investigate damage of EIFS/Stucco system at joint between system and CMU.
2. Strip and repaint exposed steel structure at main entry.
3. Rework rain water collection system with correctly sized intake and overflow piping.
4. Install continuous drip edge at CMU corner on the east side of the building.
5. Investigate damage at sill in GYMOFC.
6. Clean rust of the bottom of the rollup door and apply appropriate finish system.
7. Investigate water infiltration at rollup door, repair are required.
8. Repair panic hardware at GYMVEST.

Roofing

1. Investigate discoloration at panel edges of roof area B01 and B02.
2. Investigate damage to roof panel of roof area B02.
3. Maintain cleared gutters at roof areas B07 through B11.

Interior Construction

1. Investigate growth on wall of GYMOSTO. Address underlying cause.
2. Install durable material at window sill.
3. Install a door stop in GYMVEST at the double doors leading into the GYM.

Interior Finishes

1. Repair gypsum board and paint in GYMVEST
2. Repair window sill at GYMOFC and install a durable window sill material.
3. Repaint the ceiling in GYMOSTO.
4. Replace damaged tile in GYMVEST
5. Replace damaged insulation and investigate possible roof leak.

Pease Elementary School Planned Future Improvements

The following are any known planned and funded improvements scheduled to take place at this campus in the future. Their scope and schedule are subject to change.

2013 Bond Planned Improvements from PM Andrew Miller on 10/31/16.

- Add french drain system and waterproofing to east side of Main School Building.