

Pecan Springs Elementary School Site Summary

Address	3100 Rogge Lane Austin, TX 78723
Number of Permanent Campus Facilities	2
Original Year of Construction	1957
Total Campus Building Area (combined)	56,992 SF



Introduction

The Pecan Springs Elementary School campus is located at 3100 Rogge Lane in Austin, Texas. Pecan Springs Elementary School was established in 1957, and consists of the Main School Building and an addition constructed in 1990. These permanent campus buildings are the Main School Building (BLDG-129A), which includes the administration offices, classrooms, cafeteria and gymnasium, and the addition Classrooms and Library (BLDG-129B). The buildings are connected to one another by an exterior covered walkway.

Main School Building – BLDG-129A

Building Purpose	Administrative, Classrooms, Cafeteria and Gymnasium
Building Area	46,209 SF
Inspection Date	June 30, 2016
Inspection Conditions	94° - 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	<p>The exterior of the building consists of a brick façade.</p> <p>The exterior walls were observed to be in average condition due to age with isolated areas in need of cleaning due to organic growth, specifically on the brick window sills. There are a few areas where mortar has been previously repaired and isolated cracks were observed in the mortar on the south side of the 300-wing. It was reported that water infiltrates the exterior wall at the foundation on the west side of corridor C2 during rain events due to parking lot flooding.</p> <p>The painted metal soffits at the entrances and painted steel columns supporting the walkways were peeling significantly.</p>	Average
	Exterior Windows	<p>The exterior windows along corridor C2 and the 300-wing are aluminum framed single-pane glazing units. The remaining windows appear to be original to the building and consist of single-pane glazing units with painted metal frames.</p> <p>The aluminum windows were observed to be in good condition. The original painted metal frame windows were in poor condition as the multiple layers of paint were peeling, and the weather seals have deteriorated. The original windows were inoperable and have visible air gaps in the office area and kitchen.</p> <p>Several screens were damaged, and the metal guards on the windows have peeling paint, rust and damaged in isolated areas.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	<p>There is one main public entryway located at the south side of the building; these doors are painted metal with a metal frame. The 100- and 200-wing classrooms are accessed by doors directly from an exterior covered walkway. The remaining service doors around the facility are painted metal.</p> <p>The exterior doors were observed to be in poor condition due to age, high usage, weather exposure, and layers of peeling paint. Various exterior doors did not open and close properly and had gaps at the weather stripping. The paint on the doors and frames was peeling, and some areas were dented or damaged. The door hardware was mismatched and antiquated. The glazing in the door to HPD1 was broken and was being held together with tape.</p>	Poor
Roofing		<p>The roof material covering the building is a modified bitumen roof system. There is a covered walkway connecting BLDG-129A and BLDG-129B with a corrugated metal roof.</p> <p>The roof surfaces were observed to be in poor condition. There were areas of ponding water over the kitchen, administration, and gymnasium. The roof material has begun to separate at the seams and roof edges, and the metal fascia has peeling paint. Facility staff reported pests entering the facility through an unknown point on the roof. Staff also reported various spot leaks in the 100-, 200-, and 300-wings. The gutters that exist at administration, kitchen, cafeteria, corridor C2, and gymnasium were in good condition. The classroom wings did not have gutters, and water appears to sheet off of the edge to grade. The low side of the classroom wings appears to remain damp after rain events as slope is insufficient. The roofing walkway access pavers do not extend to all mechanical equipment, and various areas are slick. The corrugated metal over the walkway was in average condition due to age.</p>	Poor
Interior Construction	Interior Walls	<p>The interior partitions in the 100- and 200-wings are predominantly constructed of glazed brick on the lower portion of the wall and painted above. The corridors have exposed and painted brick. The 300-wing has a mixture of exposed brick and stud and gypsum board walls.</p> <p>The interior walls appear to be in average condition due to age and minor areas that required repair. There were multiple cracks at the upper door corners in the 300-wing in the gypsum board walls, possibly due to building movement or high usage. There were missing or removed bricks in the north corner of the wall between rooms 104 and 105. It was reported that the louvered windows between the office and corridor were</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		antiquated and faculty would like them replaced.	
	Interior Doors	The building has a mixture of wood doors with metal or wood frames. The wood frames are found within the classrooms in the 100- and 200-wings. The interior doors and frames were observed to be in average condition given the age of the system and typical signs of wear and use.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There are concrete exterior stairs at the end of the 300-wing with an accessible ramp and painted metal railings. The stairs and ramp were in average condition due to age and normal use. The paint was peeling on the railings.	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes consist of painted brick, exposed brick, painted gypsum board, and wood paneling in the classrooms and administration areas. The interior wall finishes appear to be in average condition due to the building's age with paint peeling throughout the classrooms in the 100- and 200-wings. The wood paneling in isolated areas was in poor condition due to age, use and areas of damage. Building staff reported mold in rooms 304, 307, and the 100-wing closet. A strong musty odor was noticed in room 305.	Average
	Interior Floor Finishes	VCT (vinyl composition tile) is found throughout the building that appears to be original construction. There is ceramic tile in the restrooms and kitchen. The administration areas are a mixture of vinyl composition tile and carpet. The stage is wood. The flooring appears to be in poor condition as the vinyl composition tile in the 100-, 200-, and 300-wings and adjacent to the office area has deteriorated due to age, specifically at the tile seams. There were reports of asbestos being present.	Poor
	Interior Ceiling Finishes	Acoustic ceiling tile is found throughout the building. An acoustic spray finish is present in the classrooms in the 100- and 200-wings. Vinyl ceiling tile is in the kitchen. The high ceiling tile in the cafeteria appears to be original. It was reported that the ceilings in corridors C1 and C2 and in the 100- and 200-wings are original and contain asbestos.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>The interior ceiling finish appears to be in poor condition. There were multiple leaks causing discolored tiles in the 300-wing due to condensation from equipment or possibly roof leaks. The acoustic spray finish in the classrooms of the 100- and 200-wings was damaged and peeling at various locations. The lowered acoustical tile ceiling in the cafeteria was damaged and out of alignment, possibly due to the reported pest issue at this area. Pests were visible in the corridors and administration areas.</p>	
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>BLDG-129A contains predominantly single-use restrooms throughout the facility, with multi-use restrooms outside the gymnasium. Typical restrooms have floor-mounted vitreous china water closets with manual flush valves. Additionally, wall-hung vitreous china urinals with manual flush valves are located in the dedicated multi-use male restrooms. Typical classrooms contain a single-basin stainless steel or vitreous china sink with a drinking fountain attached. Stainless steel drinking fountains can be found in the corridors throughout the building.</p> <p>The majority of plumbing fixtures are in average working condition but are aged and show minor signs of deterioration. room 104 was observed to have a leaking faucet on the sink. room 202 was observed to have a loose faucet on the sink. rooms 101 and 313 were observed to have little or no flow to the drinking fountains. The female restroom in room 103 was marked with a "Do Not Use" sign, but there was no visual evidence of any deficiency.</p> <p>A commercial kitchen is located in the school's cafeteria in BLDG-129A. The kitchen contains stainless steel kitchen equipment, including a three-basin prep sink. It also has various wall-mounted vitreous china and stainless sinks for personal use. The building also has service sinks located in various janitorial closets. These were in average to poor condition, with signs of leaks and corrosion around the base.</p>	Average
	Domestic Water Distribution	<p>Domestic hot water to the kitchen is provided by a 99-gallon, 0.199 MBH gas water heater stored in the mechanical room (KITMECH) located on the outside of the building just outside the kitchen. Various smaller electric hot water heaters are located throughout the</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>building to provide heated domestic water to specific locations in the school (i.e., the Nurse's office and gymnasium shower). Domestic hot water is not supplied to the classroom plumbing fixtures.</p> <p>The plumbing distribution equipment was observed to be in average condition with damaged insulation and corrosion and rust observed on piping throughout the building. Several sinks in the 100-wing were observed to have corrosion and rust in the connecting piping to the sink. The sinks in rooms 101, 203, 206, 302, 313 and 310 were observed to have a musty smell coming from beneath them and signs of leaks. room 303 was observed to be missing the connecting piping from the drain on the sink. It was reported in the facility interview that this classroom recently had a pipe burst, but repairs had already been completed.</p> <p>The EWH (electric water heater) in CC300 Unit shows signs of fire damage and smells charred. The building staff later noted that the unit caught fire earlier in the day. The unit has been disconnected and is not operational. Smaller EWHs in the administration office and nurse's office are aged and out of date. Corrosion was noticed on piping running along the ceiling in the kitchen storage. The domestic water system is in average condition with typical wear and tear associated with the system's age and general daily use.</p>	
	Other Plumbing	<p>The male restrooms off the gymnasium as well as multiple classrooms in the 300-wing, male restrooms in rooms 101, 201, and 205, and the female restroom in room 101 were observed to be emitting an unpleasant odor. The floor drains were observed to be in average condition. Visual assessment did not show any obvious clogs. Corrosion was noticed on piping running along the ceiling in the kitchen storage.</p>	Poor
Mechanical/ HVAC		<p>The building's HVAC (heating, ventilating, and air conditioning) system is composed of geothermal water pump units, RTUs (roof top units), roof top AHUs (air handling units), heat pump systems and in-wall package units for individual zone temperature controls. The original building containing the administration office, gymnasium, and cafeteria and 300-wing classrooms is controlled using RTUs that distribute air through in-ceiling source vents. Classrooms in the 100- and 200-wings are temperature controlled using a geothermal water pump system designated for each classroom. Water source heat pumps in each classroom were not accessible, but assumed to be stored within the unit and working properly. Multiple roof top exhaust fans ranging in size serve the building.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>RTUs feeding the 300-wing were in average condition with signs of deterioration due to exposure to the elements. RTU-310 was observed to have its condensate line cut and leaking across the roof. RTU-313 was observed to also have a condensation drip coming off the back of the unit. RTU-311 was observed to be making a rattling noise. The 300-wing has been noted to have excessive condensation in the rooms associated with the RTUs.</p> <p>RTUs for the administration office and cafeteria areas ranged in installation date from 1995 to 2010, with supporting AHUs as old as 1990. RTU-1 over the stage and RTU-4 were observed to be making a rattling noise when operating. RTU-1 over the kitchen had a condensate line that was draining onto the roof. A packaged AC system in the corridor outside the cafeteria is old and out of date and does not appear to be operational. When the unit is turned on, it makes a loud humming noise, and then shuts off. A thunderous sound was observed in the cafeteria when the air conditioning unit started. The source vent in the ceiling over room ADMIN2 was noisy.</p> <p>The geothermal water pump units are approaching end of useful life and have been reported to leak. The unit in the corridor between the 200- and 300-wings is not operational, resulting in the surrounding corridor being very warm. Heat pump systems observed in the gymnasium are aged and out of date and show signs of significant condensation or leakage around the associated AHUs. They were also reported in the facility interview to need frequent maintenance. Multiple HVAC units were observed to be using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. Exhaust fans on rooms 305, 308, 311 and over the gymnasium corridor were observed to be loud. The exhaust fan for the male restroom outside the gymnasium did not work. Aged vents were found on top of the roof with excessive wear and tear and signs of corrosion and rust. The HVAC system is in poor condition due to the number of repairs that need to be completed; the majority of the equipment is past expected design life and show signs of degradation, rust, and corrosion.</p>	
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combos, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel.</p> <p>The fire alarm system was observed to be in average condition due to some of the fire alarm end devices approaching the end of service life. It should be noted that there are no pull stations installed for the externally accessed classrooms in the 100- and 200-wings, but detection and indication are present. The building staff reported that the fire alarm randomly trips for the building suggesting a possible wiring or control issue.</p>	Average
	Fire Protection/ Suppression	The fire suppression system is present for the range hood in the kitchen with a tank mounted to the wall at	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>the ceiling. The remaining fire suppression system consists of fire extinguishers throughout the building. Visual assessment showed these are in average condition and up to date on their annual inspections.</p>	
<p>Electrical</p>	<p>Electrical Distribution</p>	<p>The electrical service enters the building at the 208Y/120-volt 1600-amp main switchboard located at the northwest corner of the building. The main switchboard feeds several main panelboards, which distribute to smaller panelboards. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment was observed to be in average condition. The majority of the building's panelboards have been replaced or added since the 1990s. There are several panels that have exceeded their life expectancy. The first is Panel B, a 100-amp GE (General Electric) panel in the GYMMECH room. The second is Panel C, a 225-amp Federal Pacific panel, located in the GYMMECH room. The third is also a 225-amp Federal Pacific panel located in the GYMMECH room. It should be noted that Federal Pacific panels are obsolete and typically considered code violations. The fourth is a large 400-amp switchboard manufactured by ITE. This switchboard is located within room CUSTSTO. Some of the switches have been replaced with Siemen models, but the panel should be considered deficient due to its age. The fifth is an additional ITE switchboard located within the exterior room OSSTO200. This panel was not accessible due to the room being used for storage. The sixth is a 400-amp Wilson Electric switchboard located in the KITMECH room. This panel has excessive corrosion and appears to have fire damage from a previous fire in the room. This panel is obsolete due to the age and overall poor condition. The seventh is a 200-amp Wilson Electric panel located in the stage area. The eighth is a 225-amp GE panel in the CCADM room. The ninth is a single 200-amp Square D panel located in the KITMECH room.</p> <p>Several panels in BLDG-129A were found to have blocked access and are considered deficiencies. As mentioned earlier, room OSSTO200 was inaccessible due to items being stored throughout the room. Two panels were present in the room, and due to the lack of access, should be considered a life safety issue. The Wilson Electric panel located in the stage area was blocked by a refrigerator that had to be moved to gain</p>	<p>Average</p>

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>access to the panel. Lastly, panels located within the GYMSTO were partially blocked by gymnasium equipment. There are also several dated electrical shutoff switches serving BLDG-129A that have exceeded their life expectancy.</p>	
	Lighting	<p>Exterior lighting is comprised of metal-halide and LED (light-emitting diode) luminaires. LED luminaires are mainly installed in the major exterior areas of the building: the main entrances, kitchen loading area, the north side of the building near the playscape, the 200-wing covered walkway, and the ends of the 200/300-wings for portable building lighting. Interior lighting predominantly consists of fluorescent luminaires.</p> <p>The building has battery-operated emergency lighting luminaires throughout that were in good condition.</p> <p>The lighting for BLDG-129A was observed to be in average condition. Interior lighting deficiencies typically included burned-out lamps, non-functional luminaries, or missing/ damaged lens covers. This was observed in in several student bathrooms, GYMELEC, BKRM, and SUPPLYADM. Several exit sign luminaires were found to dim or partially visible. Many exterior metal-halide luminaires were found to be aged and may be reaching their end of life expectancy.</p> <p>BLDG-129A had a number branch wiring deficiencies. Several areas were found to have dated or poor condition conduit. In particular, the roof has a significant amount of corroded conduit. Several interior conduit junction boxes were exposed due to missing knockout plugs, missing covers, or broken covers. Many of the light switches throughout the building are severely dated and have exceeded their life expectancy. There are also older electrical receptacles in the classrooms that are worn and have exceeded their useful life. Worn light switches and electrical receptacles can create life safety issues due to internal arcing when used. Faculty has reported that several rooms in the 300-wing have electrical receptacles that spark when plugging in devices. It was also reported that the building has areas where the original braided wiring is still in use.</p> <p>An additional deficiency was found with an AC adapter used to power unknown panels within room SUPPLYADM, over the door entrance. The adapter appears to be aged and is discolored from possible</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	<p>overheating.</p> <p>The building is equipped with telecommunication systems, but the main backbone equipment is located in an inaccessible room. Several networking cabinets were found in rooms CC300 and LOUSTO. SS300 also houses some hardwired telephone distribution equipment. All classrooms have hardwired telephone fixtures. There are also hardwired telephone receptacles near the integrated phone fixtures. The building now utilizes VOIP (Voice over IP) through the network.</p> <p>The building security system includes surveillance cameras throughout the interior and exterior of the building, along with motion detectors within the classrooms. Interior security cameras are located at all corridor ends, the cafeteria, and gymnasium. Exterior security cameras are located at the front main entrance, the kitchen unloading area, and all major corners of the building. There is an additional exterior security camera near the outdoor playscape. BLDG-129A utilizes a Continental Instruments card reader system for most building entrances.</p> <p>The public address system and timekeeping system both appear to be working properly.</p> <p>BLDG-129A's communications and security system was found to be in average condition. room KITMECH houses dated and poor condition telephone distribution equipment. Several classrooms were found with telephone receiver wiring removed. Building staff reported that the playscape surveillance coverage is adequate. Staff also reported that the 300-wing surveillance cameras are not functioning properly. Building staff also reported that there are issues with the card readers on the north and south portions of the campus.</p>	Average

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors





Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



Stairs Deficiency Examples

Exterior Stairs



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes





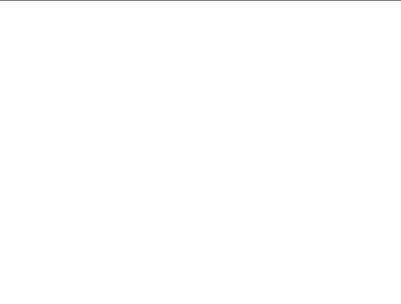
Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution





Other Plumbing



Mechanical/HVAC System Deficiency Examples





Electrical System Deficiency Examples

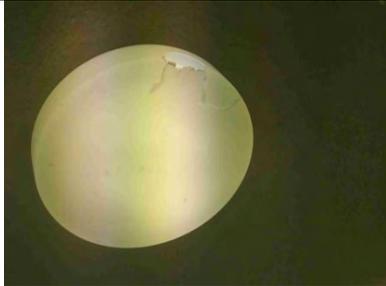
Electrical Distribution

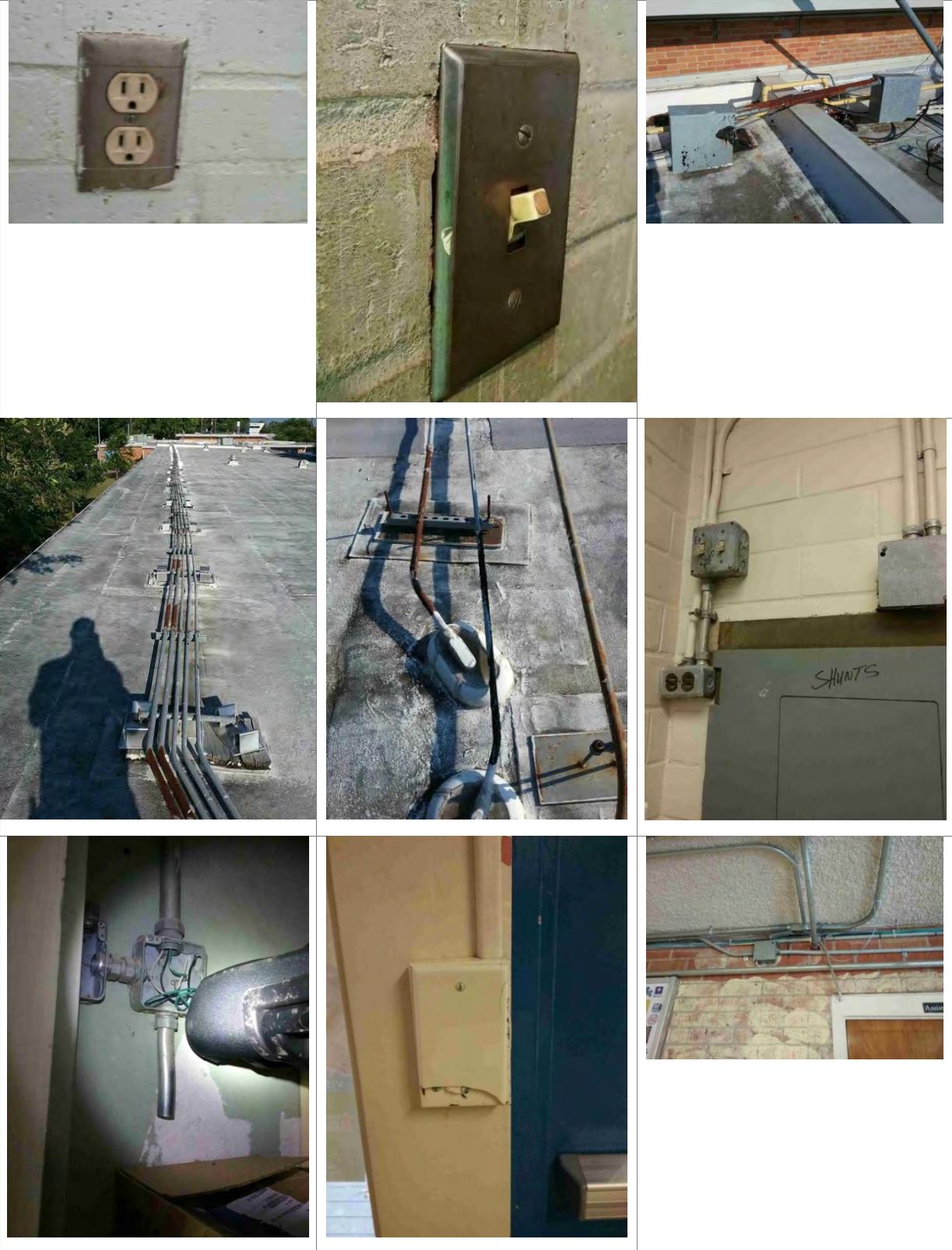






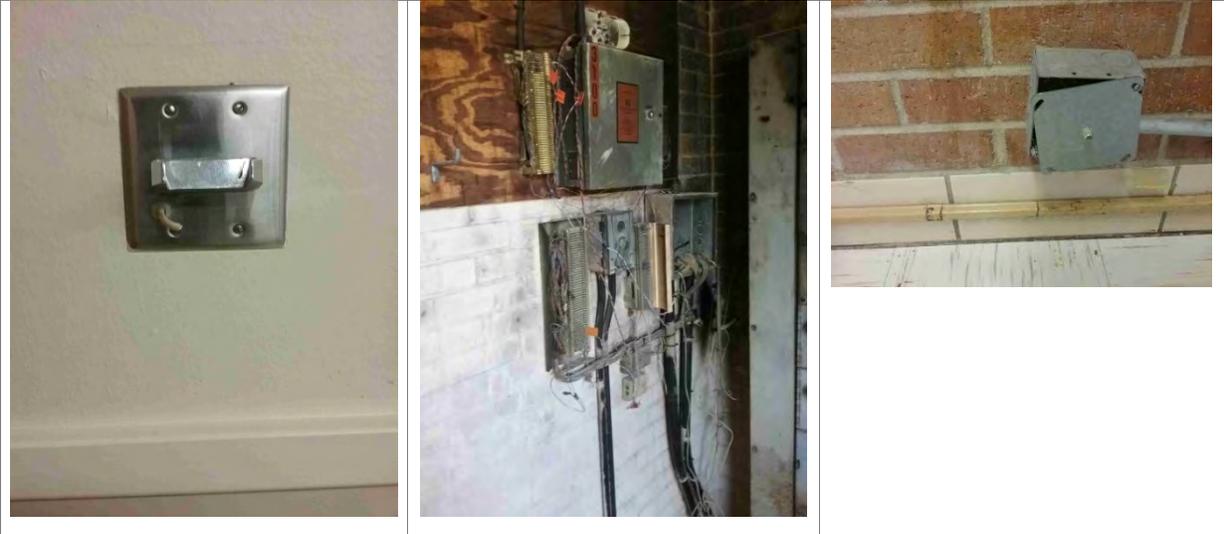
Lighting







Communications & Security



Classrooms and Library – BLDG-129B

Building Purpose	Classrooms and Library
Building Area	10,783 SF
Inspection Date	June 30, 2016
Inspection Conditions	94° - 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 of BLDG-129B consists of a brick façade with painted metal sun shades over windows and doors. The exterior walls were observed to be in good condition, with isolated areas in need of cleaning due to organic growth, specifically on the brick at window sills on the north side. The painted awnings and painted steel columns supporting the door cover were peeling significantly.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with painted metal frames. The classroom windows have frosted glazing panels on the lower portion of the double-hung windows. The classroom windows were observed to be in average condition. Water damage was evident on the interior and exterior sills of the windows in the classrooms. The wood sills and surrounding painted gypsum walls were deteriorating, possibly due to issues with installation or failed sealant.	Average
	Exterior Doors	The main entrance to the building has a card reader on the exterior. The doors around the exterior are painted metal with half glazing lites in metal frames. The doors appear to be in good working condition with a few areas of peeling paint on the exterior.	Good
Roofing	The roof of BLDG-129B does not have a roof access ladder or roof hatch. This area was not assessed as it was inaccessible. The building has a parapet wall at the perimeter and clerestory windows in the library. There is no mechanical		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	equipment reported or visible on the roof.		
Interior Construction	Interior Walls	The interior partitions are constructed of studs and gypsum board throughout the annex building. The interior partitions appear to be in good condition with no visible cracks or damage.	Good
	Interior Doors	The interior doors are wood panel doors with wire glass lites, metal kick plates, and painted metal frames. The interior doors appear to be in good condition with no visible issues. The classroom doors had knob hardware that is difficult to operate.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There are concrete exterior stairs at the southeast end of the building. There is an accessible ramp and landing. The ramp has galvanized railings; the landing and stairs have painted metal railings. The stairs and ramp were in good condition The paint was peeling on the stair railings.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes are plastic laminate wainscoting with wood trim and painted gypsum board above in the corridors. The classrooms are painted gypsum board throughout with tack boards surrounding the chalkboard and other locations along the walls. The library has painted gypsum board with strips of acoustic panels along the ceiling. The restrooms have ceramic tile wainscot and gypsum board above. The interior wall finishes were observed to be in good condition with a few isolated areas of deterioration, specifically around the windows.	Good
	Interior Floor Finishes	The interior floors are VCT throughout the corridor and classrooms. The library has carpet throughout, and the restrooms have ceramic tile. The floor finishes were in good condition. A few areas in the entrance corridor have been replaced, possibly due to high traffic to and from the library.	Good
	Interior Ceiling Finishes	The interior ceiling finish is acoustic ceiling tile throughout the corridors and classrooms. The library ceiling is painted gypsum board. The ceiling finishes appear to be in good condition with the exception of the acoustic ceiling tile in room 404. There were numerous discolored ceiling tiles, possibly due to condensation from equipment or roof leaks.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>Typical classrooms in BLDG-129B contain a single-basin stainless steel sink with a drinking fountain attached. Each pair of classrooms has two single-use restrooms containing floor-mounted vitreous china water closets in the connection between the classrooms. The library office contains a stainless steel basin sink. The corridor contains two single-use restrooms with floor-mounted vitreous china water closets and vitreous china wall-mounted sinks. A single stainless steel drinking fountain was observed in the corridor. A janitorial mop drain was located in CC400.</p> <p>The majority of plumbing fixtures are in good working condition with some showing minor signs of deterioration but still operational. The mop drain in CC400 was in average working condition with signs of corrosion and rust on the metal grate. It was reported during the facility interview that water closets in this building occasionally overflow; this was not observed during the assessment.</p>	Good
	Domestic Water Distribution	<p>A small EWH, approximately 19 gallons, was found in the janitorial closet (CC400). The heater was mounted above head, making it difficult to inspect. It is estimated to be original to this building (1990) and showed signs of being aged and out of date.</p> <p>The plumbing distribution equipment was observed to be in average condition with minor corrosion and rust observed on piping throughout the building. The domestic water system is in average condition with typical wear and tear associated with the system's age and general daily use.</p>	Average
	Other Plumbing	<p>Exterior rain water drains appeared to have minor debris that could cause blockage. The male restroom in room 404 and the female restroom in room 401 were observed to be emitting a foul smell. Other plumbing was observed to be in average condition.</p>	Average
Mechanical/ HVAC	<p>BLDG-129B's HVAC system is composed of geothermal water pump units in the individual classrooms and heat pump systems to feed the library. The restrooms also contained exhaust fans.</p> <p>The HVAC system is in average condition; however, the majority of the equipment is original to the building and is past its expected design life. Some units show signs of degradation and signs of rust and corrosion. The geothermal water pump units are approaching end of useful life and have been reported to leak. Heat pump systems for the library are aged and out of date. Multiple HVAC units were</p>		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		observed to be using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use.	
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combos, pull stations, and detectors. The fire alarm system was observed to be in good condition.	Good
	Fire Protection/Suppression	A single sprinkler head was found in CC400 on the ceiling above the water heater. Visual assessment of the fire extinguishers determined they were in good condition and up to date on their annual inspections.	Good
Electrical	Electrical Distribution	The electrical service enters the building on the southeast side from a pole-mounted transformer. All electrical distribution panels are located within an interior room, ELEC400. The electrical distribution system was found to be in good condition with no major deficiencies found during the assessment.	Good
	Lighting	The building's exterior lighting consists of metal-halide and LED luminaires. The interior lighting primarily consists of fluorescent luminaires flush mounted in the ceiling. The building has battery-operated emergency lighting luminaires throughout which were found to be in good condition. BLDG-129B's lighting system was found to be in good condition. One deficiency was noted due to a strobing luminaire in the female restroom that connects rooms 400 and 401. The building exit luminaires were found to be dim and appeared discolored. No deficiencies were found with the branch wiring.	Good
	Communications & Security	BLDG-129B is equipped with telecommunication systems. room LIBAVSTO houses server equipment for building distribution. The classrooms and library also have Wi-Fi modules present. Each classroom has a hardwired telephone fixture and receptacle. Interior security cameras are located in the building corridors, and the classrooms have motion detectors. The timeclock system appears to be in good condition. BLDG-129B's communications and security system was found to be in good condition. The north entrance that connects to the C5 corridor was found to have networking cable (assumed) running through a hole in	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		the wall. Although this is not a communications deficiency, it should be corrected for aesthetic reasons.	

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Interior Construction Deficiency Examples

Interior Walls



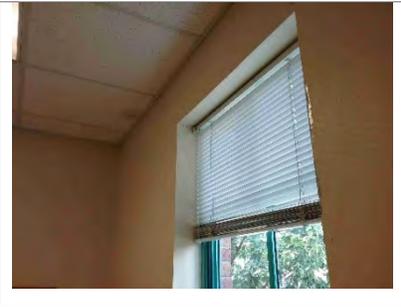
Stairs Deficiency Examples

Exterior Stairs



Interior Finish Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes

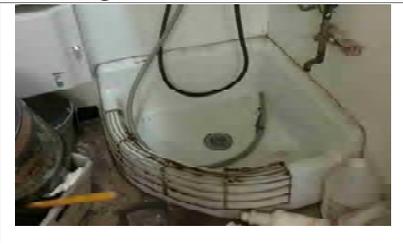


Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution



Other Plumbing



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Lighting



Communications & Security



Pecan Springs Elementary School Campus Summary of Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Campus Recommendations

Exterior

1. Refinish and repaint all painted metal railings, columns, awnings and window covers.
2. Clean organic material from brick window sills and surrounding areas.

Plumbing

1. Replace EWHs that are beyond their expected design life need to be replaced before failure occurs.
2. Clean out storm and condensate exterior drains to avoid plugging and backup.
3. Inspect, clean and repair plumbing in multiple bathrooms that are emitting an unpleasant odor.
4. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, or repairing to prevent further deterioration.

Mechanical/HVAC

1. Replace HVAC equipment that is beyond its expected design life before failure occurs.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.
3. Replace HVAC units that use R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. These systems may need to be replaced before they meet their design life due to refrigeration restrictions.

Electrical

1. Consider replacing all outdated or poor condition luminaires with LED luminaires with dimming capabilities.
2. Replace bulbs in dimly lit exit luminaires or consider replacing with LED fixtures.

Main School Building Recommendations

Exterior

1. Replace the remaining original painted metal windows. Replace screens and window guards.
2. Replace exterior doors and frames.

Roofing

1. Replace roof covering and ensure proper slope is provided to drainage points.
2. Provide concrete pavers to access all equipment areas of the roof.
3. Repaint metal fascia.
4. Replace the roof ladder with a lockable fixed access ladder.

Interior Construction

1. Repair gypsum board and repaint at upper door corners in the 300-wing. Consider installing control joints at door corners to prevent future cracking.
2. Replace missing bricks in wall at rooms 104 and 105.

Interior Finishes

1. Repaint classrooms in 100- and 200-wings.
2. Replace wood paneling in 300-wing with a more durable surface.
3. Further investigation is required of the moisture issues in 300-wing. Building staff reported mold and odors.
4. Replace discolored ceiling tile in 300-wing and further investigate cause of water damage.
5. Replace vinyl composition tile throughout classroom wings.

Plumbing

1. Replace aged plumbing fixtures to maintain a functioning system.
2. Repair faucets on sinks that are not functioning properly.
3. Repair or replace drinking fountains that have little or no flow.
4. Repair the female restroom in room 103 so it is usable.
5. Repair or replace any damaged or missing piping insulation as needed.
6. Complete repairs under classroom sinks where there is evidence of leaks.
7. Repair missing sink plumbing in room 303.
8. Replace EWH in CC300.
9. Clean and flush out all floor drains to ensure adequate drainage; it was reported these are not draining properly.

Mechanical/HVAC

1. Repair HVAC units noted to be leaking condensation.
2. Adjust HVAC controls or other equipment, such as dehumidifiers, installed to assist the HVAC equipment in mitigating the humidity and excess condensation observed.
3. Repair any equipment that was noted with excessive noise/vibration.
4. Remove any equipment that has been abandoned in place and is no longer functioning.
5. Replace aged vents on the roof top.
6. Repair or replace exhaust fans that are not working.

Fire Protection

1. Conduct a detailed inspection to determine the cause for the sprinkler system being set off in error to ensure it is not a result of defective controls.

Electrical

1. Replace all electrical panels in BLDG-129A outlined in the Condition and Deficiency Overview that have exceeded life expectancy or are in poor condition.
2. Investigate the operation of dated electrical distribution shutoff switches throughout the building and replace as required.
3. Remove obstructions blocking panel access in rooms OSSTO200, GYMSTO, and the stage area.
4. Repair or replace luminaires with missing lenses, missing bulbs, and burned-out bulbs.
5. Repair issues with electrical branch wiring conduit and communication system conduit. This includes loose conduit, exposed junction boxes, and exposed receptacles.
6. Replace dated and worn lighting switches and electrical receptacles throughout the building and classrooms.
7. Investigate arcing electrical receptacles within the 300-wing.
8. Investigate and replace original braided wiring within the building, as reported by faculty.
9. Replace exterior metal-halide luminaires that are nearing their life expectancy with LEDs.
10. Investigate the AC adapter in room SUPPLYADM for damage caused by overheating.
11. Adjust exterior security camera on north side of building to capture the playscape area.
12. Investigate the operation of the 300-wing security cameras.
13. Investigate the operation of security card access systems for the north and south portions of the building.
14. Investigate the operation of telephone equipment in the KITMECH room and consider removal if no longer in use.

Classrooms and Library Recommendations

Exterior

1. Replace classroom windows on the north side to prevent further moisture damage to interior finishes and discoloration of exterior brick. Consider installing awnings similar to the south side.
2. Repaint exterior doors.

Interior Finishes

1. Patch gypsum board and repaint at window sills.
2. Replace wood window sills in classrooms with new sills.
3. Replace damaged or discolored ceiling tile in room 404.

Electrical

1. Replace the female restroom luminaire for room 400/401.
2. Consider rerouting cabling at the north entrance to BLDG-129B or repairing the damaged wall.