

Allison Elementary School Site Summary

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| Address | 515 Vargas Road Austin, TX 78741 |
| Number of Permanent Campus Facilities | 1 |
| Original Year of Construction | 1955 |
| Total Campus Building Area (combined) | 61,426 SF |



Introduction

The Allison Elementary School campus is located at 515 Vargas Road in Austin, Texas. Allison Elementary School was established in 1955, and consists of one main permanent campus building. The Main School Building (BLDG-101A) includes administration offices, classrooms, cafeteria, and gymnasium. There are exterior covered walkways to access two of the classroom wings. There was an addition in 1975 that added the classrooms on the west side of the 100-wing.

| Meeting Log | | Revision Log | | |
|-------------|----------------------------|--------------|--------|---|
| Date | Meeting | Revision | Date | Summary of Content |
| 7/28/16 | Interview | 00 | 9/2/16 | Draft Issue |
| 7/28/16 | Assessment | 01 | 1/5/17 | Added comments from PM Chris Lewis as indicated on email dated 10/29/16. See pages 3 and 24-25. |
| 9/15/16 | Cluster Meeting (Attended) | | | |

Main School Building – BLDG-101A

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|--------------------------|--|
| Building Purpose | Administration, Classrooms, Cafeteria, and Gymnasium |
| Building Area | 61,426 SF |
| Inspection Date | July 28, 2016 |
| Inspection Conditions | 95°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 exterior walls are a brick facade and stucco mixture. There is ceramic tile and stucco on the exterior walls at covered walkway locations.</p> <p>The exterior brick and stucco were observed to be in average condition with a few areas that required repair. There were stepped cracks above the windows that had been filled but were also visible on the interior masonry joints in room 107. These are typically due to minor movement of the foundation or shrinkage.</p> <p>The ceramic tile adjacent to the exterior door on the south side of corridor C2 had fallen off. The wood fascia above the kitchen loading area and along the west side of the 100-wing was deteriorated and peeling. The exterior walls of the cooler and freezer were significantly discolored, and paint was peeling due to condensation and moisture issues. The paint was peeling on the metal conduit under the covered walkway in the 200-wing and on the concrete bench at the northwest entrance. The brick was discolored due to organic material on the north side of the kitchen, possibly due to improper roof drainage. There were sandbags and dirt piled against the door on the north end of corridor C5. There were a significant number of mosquitos between the 300- and 400-wings and a number of wasps nests under the covered walkways.</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|-----------------------|--|---|-------------------------|
| | Exterior Windows | <p>The exterior windows are single-pane aluminum-framed windows. The windows in areas with stucco on the exterior have a black anodized frame finish.</p> <p>The windows in the gymnasium and half of the windows in the administration area had been replaced. The exterior windows were observed to be in poor condition, as approximately 75% of the windows needed replacement due to cracked glazing and deteriorated seals. The clerestory windows along corridor C2 and along the 200- and 300-wings' covered walkways appeared to be original, were aged, and had deteriorated seals. Window glazing was cracked in the administration offices, art room, and lounge.</p> | Poor |
| | Exterior Doors | <p>The exterior doors are painted metal with painted metal frames. The majority of doors have half vision lites. There are painted metal-framed transom windows above the exterior doors in the 100-, 200-, and 300-wings.</p> <p>The exterior doors were observed to be in average condition due to age and paint deterioration at highly used locations, such as the main entrance, STO100 and ELEC400.</p> | Average |
| Roofing | <p>The roof covering is modified bitumen with a prefinished formed metal walkway cover on the west side entrance and a galvanized metal walkway cover along the west side of the building. The roof covering appears to have been replaced within the last ten years on areas A-02, -03, 05, -06, -08, -09, -10, -12, and -14, shown on the roof plan.</p> <p>The roof covering appeared to be in average condition. Two-thirds of the roof covering had not been replaced recently, and the newer areas A-09 and A-10 had bubbling in the membrane. These areas corresponded with rooms 204, 205, and 206, which had evidence of roof leaks on the interior ceiling tiles and wall finishes. Facility staff reported frequent leaks as well. There were a few hardened bubbles on A-08. Areas of A-16 have had previous repairs, and the pipe supports did not sit flush on the roof. There was a small area of ponding at the northwest corner of the art room. Facility staff reported leaking between the building and kitchen cooler/freezer. The wood fascia along the west side of the 100-wing was rotting and peeling. PM Chris Lewis reported that there are roof leaks in the 300-wing.</p> | | Average |
| Interior Construction | Interior Walls | <p>The interior walls are glazed masonry tile, brick, and gypsum board on metal studs.</p> <p>The interior walls were observed to be in average condition due to age and areas of cracking. There appeared to be a pest issue in the northeast corner of room 402 that was being addressed and which might affect additional non-visible areas. Additional work was</p> | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------------------------|------------------------|---|-------------------------|
| | | required to repair and finish the wall. There were cracks in the drywall above the doors in the 400-wing corridor due to possible foundation movement. There was also a crack above the door to the CAFEMECH room. The top of the masonry wall in 203COM was damaged. | |
| | Interior Doors | The interior doors consist of painted metal frames and a mixture of wood veneer and painted wood doors. There is an addition to the 100-wing estimated to have been built in 1975. The east classrooms have metal frame doors that appear to originally had been exterior doors until the addition enclosed the corridor. These doors have painted metal frames with vision lites and transom windows above. The west classrooms have painted metal frames and wood veneer doors. The interior doors were observed to be in average condition due to peeling paint and wear and tear on the wood veneer. The doors on the west side of the 100-wing have acrylic vision panels that were scuffed, and the veneer needed to be refinished. | Average |
| | Interior Specialties | System not present. | N/A |
| Stairs | Exterior Stairs | System not present. | N/A |
| | Interior Stairs | System not present. | N/A |
| Interior Finishes | Interior Wall Finishes | The interior wall finishes consist of paint, ceramic tile, exposed brick and exposed glazed masonry tile. There is wood veneer on walls and casework between classrooms and painted plaster on the masonry exterior walls. The 400-wing has wood paneling wainscoting in the corridors and full-height wood paneling around restrooms. There is also wood paneling on the walls around the stage. There are vinyl movable partitions in rooms 107 through 110 and LIBOFC2. There are painted acoustical panels in corridor C2. The grouped restrooms TOILETFGRRLIB and TOILETMBRRLIB have had a partial remodel within the past five years with new ceramic tile. The interior wall finishes were observed to be in average condition. Paint was peeling on the acoustical panels and on the electrical conduit in corridor C2. The wood paneling in the 400-wing surrounding the classroom restrooms was deteriorating due to age and moisture damage. There was peeling paint above the sink in room 206 and above the toilet in 202RR, likely due to a roof leak that had damaged the wood paneling as well. There was a patched area of drywall and wood | Average |

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|-----------|---------------------------|---|-------------------------|
| | | paneling in room 203 that required paint. The walls surrounding restrooms in the west side of the 100-wing required patching and painting. The wall base had come loose as well. | |
| | Interior Floor Finishes | <p>The interior floor finishes are mostly vinyl composition tile. The restrooms have ceramic tile flooring. There is carpet in the administration offices, rooms 107 through 110 and the library. The grouped restrooms TOILETFGRRLIB and TOILETMBRRLIB have had a partial remodel within the past five years with new ceramic tile. The gymnasium has plastic modular tiles.</p> <p>The interior floor finishes were observed to be in average condition due to age, and some areas required replacement. The vinyl composition tile in the administration area was worn and discolored. The vinyl composition tile was popping up between rooms 104 and 105 and into the adjacent corridor. It appeared to be an ongoing issue possibly due to building movement as the floor tile was recently replaced. There appeared to be a pest control issue in room 101. The transition strips from ceramic tile to carpet and vinyl composition tile were damaged in the 100 wing.</p> | Average |
| | Interior Ceiling Finishes | <p>The majority of the ceiling finishes consist of ACT (acoustic ceiling tile) and grid system in the classrooms, corridors, and administration areas. The restrooms have painted gypsum board, except the restrooms in the 100-wing classrooms which have ACT and grid.</p> <p>The ceiling finishes were observed to be in average condition with various discolored tiles. There were discolored tiles in room 109 at the lower ACT area. There appeared to be a pest control issue on the ceiling tile in BKRMLIB with mesh having been installed over holes in the tile. There was a discolored ceiling tile in the lounge near the vending machines due to moisture from a leak above the ceiling. Room 204 had various discolored tiles, likely due to roof issues noted above. There were unused heating and cooling units mounted high on the exterior walls in the 200- and 300-wings that had discolored ceiling tiles surrounding them. The ceiling over the stage was aged and discolored, and the mechanical unit and ductwork mounted overhead had peeling paint.</p> | Average |
| Conveying | System not present. | | N/A |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|----------|-----------------------------|---|-------------------------|
| Plumbing | Plumbing Fixtures | <p>BLDG-101A contains predominantly single-use restrooms throughout the facility, with multi-use restrooms found outside of the library and 300-wing. 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. Multi-use restrooms contained wall-mounted, automatic motion-activated handwashing sinks. Classrooms in the 100-, 200- and 400-wings and room 301 contain a single-basin stainless steel sink with a drinking fountain attached. Stainless steel and vitreous china drinking fountains are in the corridors of the building. Various additional vitreous china and stainless steel sinks are located throughout the building in areas such as the art room, lounge, and nurse's office. Additionally, a single-use shower stall is in the restroom off the gymnasium office.</p> <p>There is a porcelain-enameled steel handwashing basin sink outside of the cafeteria that has three faucets. 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 has service sinks located in various janitorial closets.</p> <p>The majority of plumbing fixtures were observed to be in average working condition, but were aged and showed minor signs of deterioration. The water closet in the restroom off room 105 was leaking. The faucets on the sinks in rooms 102 and 408 were leaking. There were two drinking fountains in the corridor outside the administration rooms. One had low flow, and the other had no flow. A drinking fountain outside the cafeteria was not working. The drinking fountain on the sink in room PTSA had low flow. The stainless personal sink in the kitchen was leaking. The female restroom outside the library, GRRLIB, was inaccessible due to space being used for furniture storage. The sinks in the janitorial closets were observed to be in average condition, showing signs of leaks and wear associated with age.</p> | Average |
| | Domestic Water Distribution | Domestic hot water to the kitchen is provided by a 97-gallon water heater stored in the mechanical room (CAFEMECH) located inside the cafeteria. An older unit that was no longer connected is also located in | Average |

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| | | <p>CAFEMECH. Various smaller electric water heaters are located throughout the building to provide heated domestic water to specific locations in the school (i.e., the lounge and the gymnasium shower). Domestic hot water is not supplied to classroom plumbing fixtures.</p> <p>The primary GWH (gas water heater) feeding the kitchen was newer and appeared to be in good condition. The older GWH had been abandoned in place. Smaller water heaters were observed to be in average condition with some showing signs of age. Corrosion and rust were observed on distribution piping throughout the building. The plumbing distribution to equipment appeared to be in average condition with typical wear and tear associated with the system's age and general daily use. Roof top distribution piping was missing its insulation.</p> | |
| | Other Plumbing | <p>The majority of floor drains in average condition with some showing minor signs of corrosion and rust. The female restroom inside the gymnasium was emitting an odor, potentially coming from the floor drain.</p> | Average |
| Mechanical/ HVAC | <p>The building's HVAC (heating, ventilating, and air conditioning) system is composed of water source heat pump units, RTUs (roof top units), AHUs (air handling units), vertical heat pump systems, and through-wall air conditioner units for individual zone temperature controls. A separate water source heat pump unit is designated for each classroom. Pumps for these units were not accessible, but assumed to be stored within the unit and working properly. Multiple roof top EFs (exhaust fans) ranging in size serve the building.</p> <p>The HVAC system appeared to be in average condition; however, some pieces of equipment were past their expected design life and showed signs of degradation and minimal signs of rust and corrosion. There were multiple pieces of equipment that were part of a chiller and boiler HVAC system that were no longer in use but abandoned in place. It was reported by staff that the boiler was not operating but was still connected to its water source, which caused frequent need for maintenance. A through-wall air conditioning unit was located outside the building next to MECH AHU MUSIC, feeding the PTSA room. The unit was not on the floorplan but appeared to be in average condition.</p> <p>Some water source heat pumps were making loud vibration noises when operating. The water source heat pump (WSHP-9) in room 106 did not appear to be functioning properly. Only warm air flow was observed when turned on to the cooling setting. The female multi-use restroom outside the 300-wing was very warm, indicating its VHP (vertical heat pump) (VHP-7) was not functioning properly. Nameplate information was not visible for the water source heat pump units, but similar units have been observed to use R-22 refrigerant. Additional HVAC units were using R-22 refrigerant, which is an outdated refrigerant that is</p> | | Average |

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| | | being phased out of use. The restroom in room 107 showed leakage on the ceiling surrounding the EF. Rooms 101, 102, and 103 had loud EFs. No EFs were present in restrooms in rooms 406 and 408. Some roof top EFs and vents had corrosion and rust. | |
| Fire Protection | Fire Alarm | <p>The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panel.</p> <p>The fire alarm system appeared to be in good condition, but many of the end devices were reaching their end of life expectancy. One exterior end device, located near the kitchen unloading area, was found to be worn and discolored due to weather exposure. Faculty have reported that the fire alarm system was working properly.</p> | Good |
| | Fire Protection/Suppression | <p>A fire suppression system is present for the range hood in the kitchen with a tank mounted to the wall above head. A single sprinkler head was observed in room STO300 but did not appear to be functional. The remaining fire suppression system consists of fire extinguishers throughout the building.</p> <p>Visual assessment showed the fire extinguishers were observed to be in average condition. The majority were up to date with annual inspections but the extinguishers in room 203, AHU2, ELEC400, ELEC100, and STO200 were past due on their annual inspections. Additionally, there was a second fire extinguisher in ELEC400 that did not have an inspection tag on it.</p> | Average |
| Electrical | Electrical Distribution | <p>The building utilizes two electrical service feeds. The first electrical service feed enters the building on the southwest side of the campus outside the administration area and feeds the 250-volt rated, 800-amp switchboard located in ELEC100. The second electrical feed is enters the building on the northeast side outside of room ELEC400 at a 277/480-volt, 450-amp single enclosed breaker panelboard. It appears to feed a single, large 300-kVA transformer, located in ELEC400, which steps the voltage down to 120/208Y-volts for panelboard distribution. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment appeared to be in average condition. The building had a large number of original panelboards which were dated to the 1960s or</p> | Average |

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| | | <p>1970s. These panelboards have exceeded their life expectancy. There were a number of electrical safety switches and motor control panels that were severely dated and in need of replacement. Several roof top electrical safety switches for HVAC equipment were worn or dated. Several electrical panelboards were missing breaker slot covers or missing cabinet covers, which are considered a life safety issue. This condition was observed in panelboards in rooms ELEC100, AHULOU CUST, KITLOCRM, and CC100.</p> <p>The building has several Wilson Electric, ITE, and Federal Pacific panelboards still in service. The Wilson Electric panels (located in ELEC100, corridor C1, 105RR, and 205RR) appeared to be original to the school construction in 1955 and are obsolete. ITE panels (located in ELEC400 and KITLOCRM) were dated from the 1960s and should be considered obsolete. The Federal Pacific panels (located in rooms CC100 and KILN) appeared to be the 'Stab-Lok' design, which has the potential to cause fires and are obsolete. The Federal Pacific panel located in room KILN also had corrosion present on the panel cabinet and breaker covers. Several panelboards located in ELEC400 had their access blocked by stored items and should be considered a life safety issue in an emergency situation. The faculty reported concerns over the age of the panelboards listed above. Faculty also reported that additional circuits are required for the classrooms.</p> | |
| | Lighting | <p>The building's exterior lighting consists of high pressure sodium/metal-halide, LED (light-emitting diode), and screw-in type flood luminaires that are located at building egresses, parking lots, and on the building exterior. Exterior luminaires were typically found wall, canopy, or pole mounted. Interior lighting consists primarily of recessed troffer or ceiling mounted strip fluorescent luminaires, although downlights (recessed and non-recessed) are present in a number of storage and bathrooms.</p> <p>The lighting for the building appeared to be in average condition. Many exterior luminaires were screw-in type flood luminaires that were aged beyond their life expectancy. Several of the exterior high pressure sodium/metal-halide luminaires were on during the daytime. These luminaires had worn lamps, indicated by their orange hue. Observed interior lighting deficiencies</p> | Average |

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|--------|---------------------------|--|-------------------------|
| | | <p>included broken and missing lenses, non-functional fixtures, and burned-out lamps. It is worth noting that the interior lighting for the 100-wing and 200-wing classrooms appeared to have recently renovated luminaires and light switches. Several exit sign luminaires were dim due to burned-out lamps.</p> <p>There were several issues in the branch wiring, including damaged or loose roof top conduit and missing junction box covers. Several exterior receptacles located near the building roofline were found with open covers, which could allow for water infiltration. The building light switches, excluding the 100-wing and 200-wing, were worn and past their life expectancy.</p> <p>Faculty reported that there was no centralized exterior lighting system. The current system utilizes photocell switches. Faculty reported that the majority of the exterior lighting was insufficient. The faculty suspected luminaires with greater lumen output would provide better illumination, but this could not be determined by visual inspection during daylight hours. Faculty also reported that the gymnasium lighting had reached the end of its useful life and was in need of replacement. Additional lighting has been requested for the playscape and rear parking lot.</p> | |
| | Communications & Security | <p>The building is equipped with telecommunications/data/cable systems with the main backbone equipment located in the MDF (main distribution frame), IDF (intermediate distribution frame), and STO200 rooms. Networking Wi-Fi access points are installed throughout the building. VOIP (voice over internet protocol) telephones are used for voice communications.</p> <p>The building security consists of surveillance cameras, motion detectors, and a proximity card access system. Exterior surveillance cameras overlook the playscape, parking lots, the building's main entrance, kitchen unloading area, and the southeast side of the building. Interior surveillance cameras overlook building egresses, corridor intersections, and the administration area. Motion detectors are installed throughout the building for the security system.</p> <p>The communications and security system appeared to be in good condition. Older networking/data equipment was found throughout the building. There were</p> | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|--------|-----------|--|-------------------------|
| | | <p>remnants of the 1980s Token Ring networking system installed in some classrooms. Room CO300 had dated data equipment that appeared to no longer be in service. Several classrooms were found with damaged networking receptacles.</p> <p>Faculty reported that the Wi-Fi system was in proper working condition. Faculty reported several issues with the security system. There was no security for the pre-kindergarten area. There was a lack of interior coverage at the entrance to the facility, within the cafeteria, and within the kitchen area. Faculty also reported a lack of surveillance coverage for the portable building area.</p> | |

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows





Exterior Doors

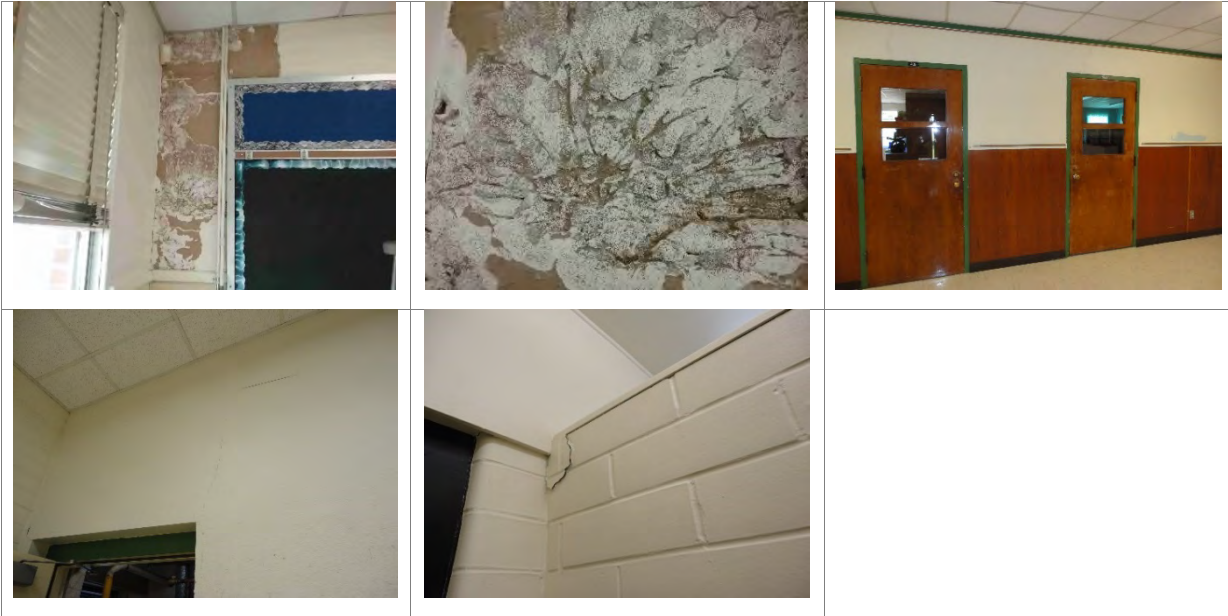


Roofing Deficiency Examples

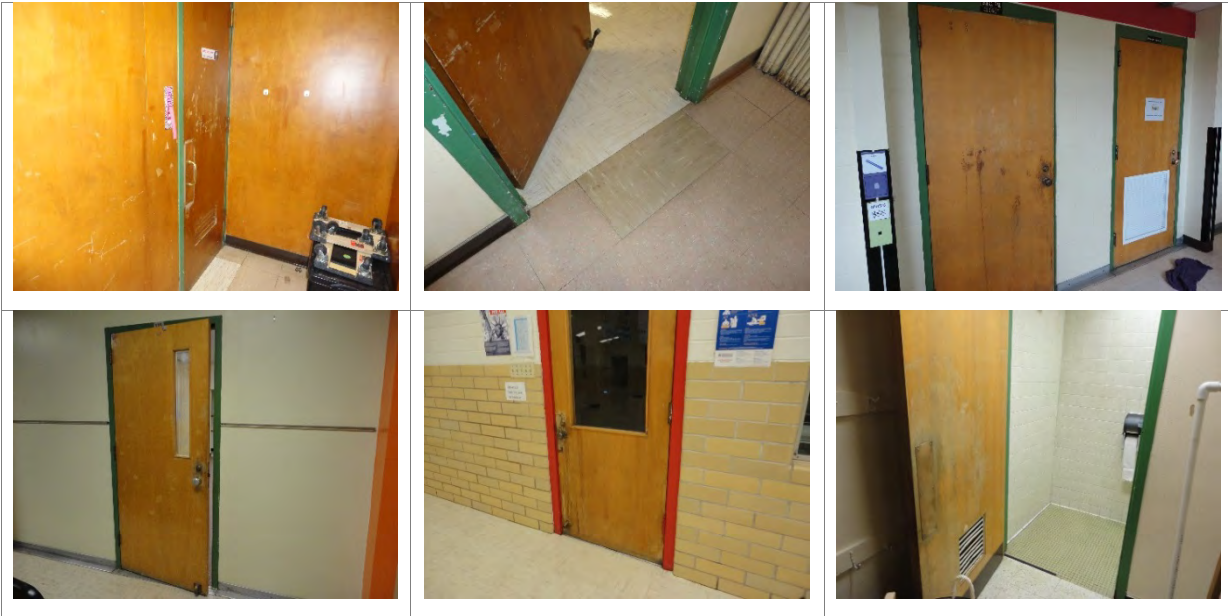


Interior Construction Deficiency Examples

Interior Walls



Interior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes





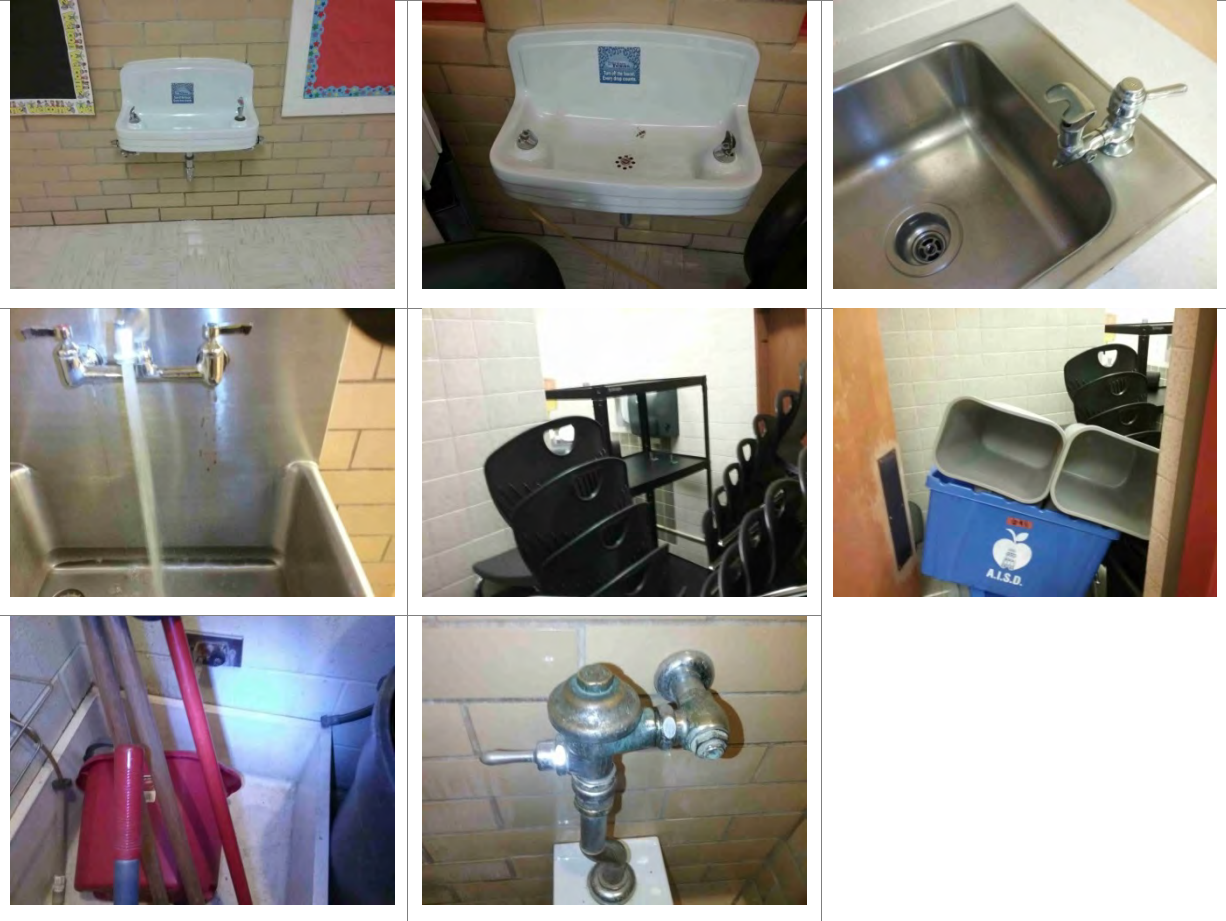
Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures





Domestic Water Distribution





Mechanical/HVAC System Deficiency Examples



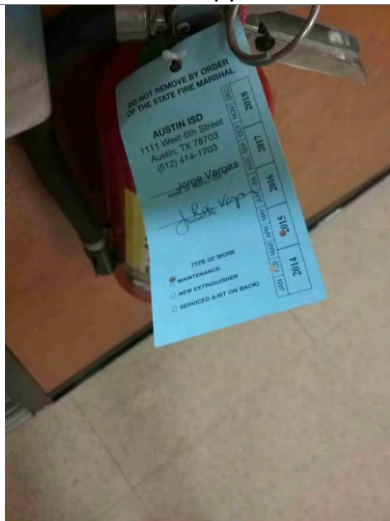


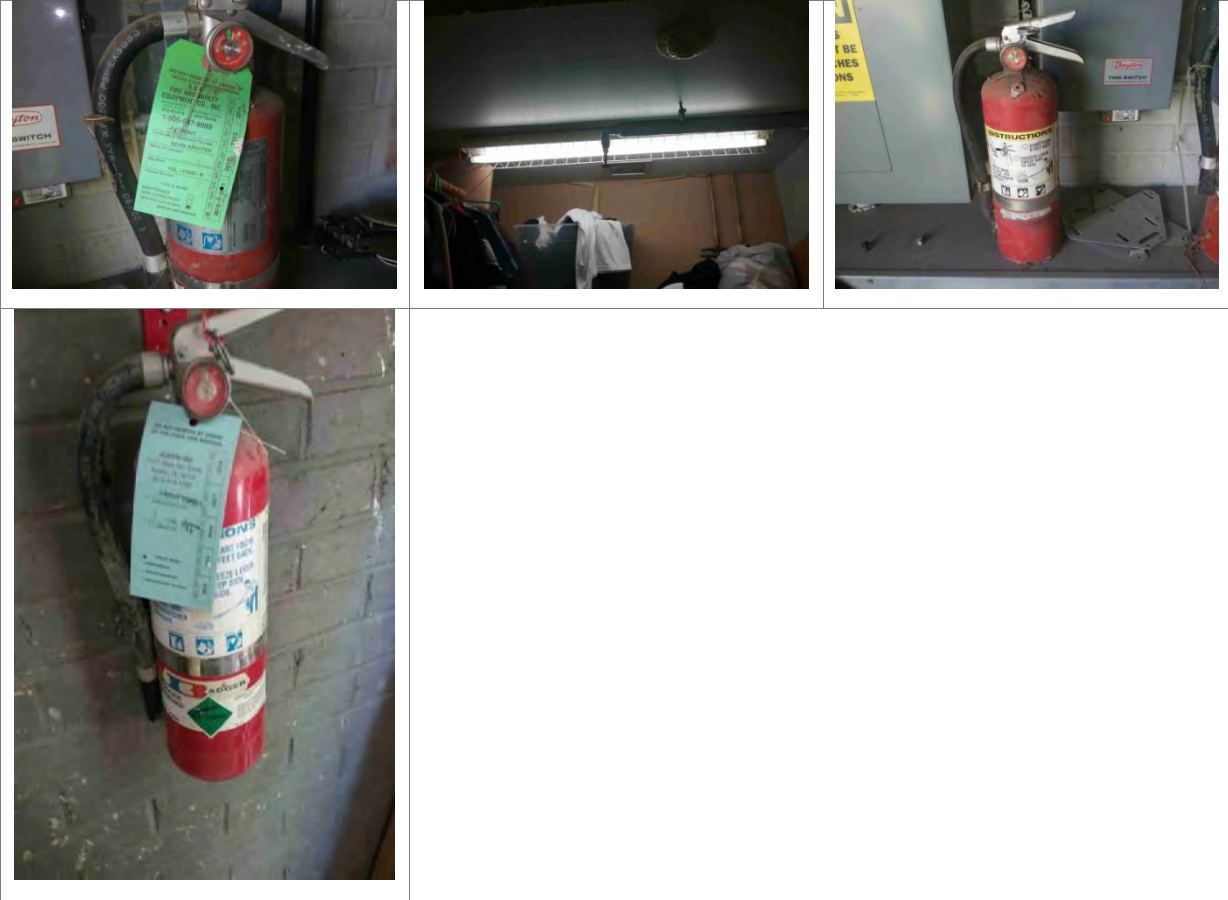
Fire Protection System Deficiency Examples

Fire Alarm



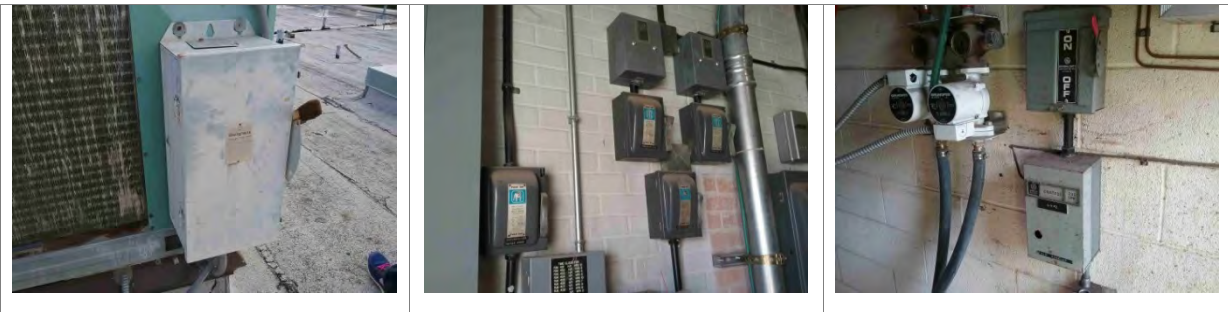
Fire Protection/Suppression





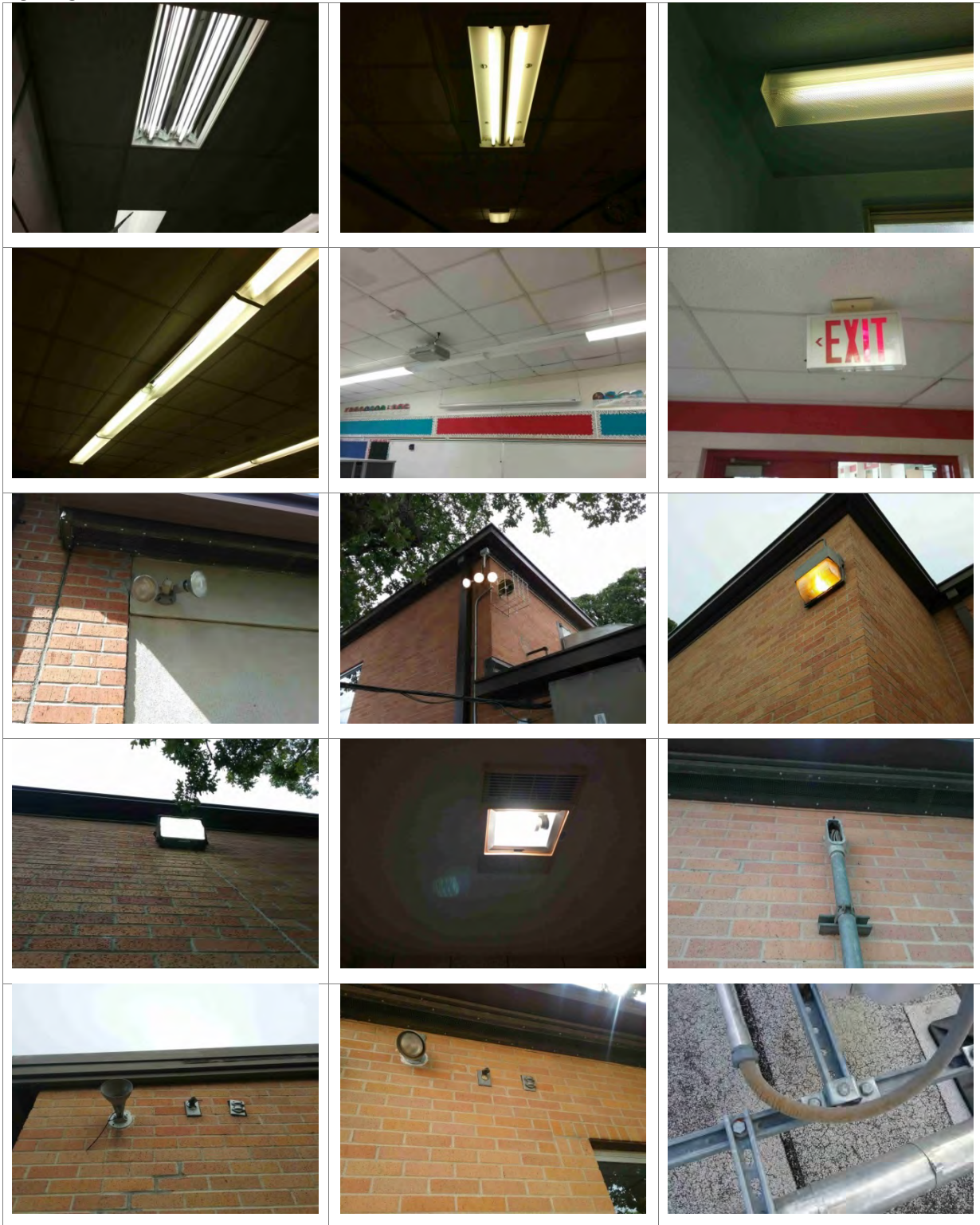
Electrical System Deficiency Examples

Electrical Distribution





Lighting



Communications & Security



Allison 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.

Main School Building Recommendations

Exterior

1. Repair cracks in brick and masonry at windows along the west side of the 100-wing.
2. Repair the exterior tile adjacent to the south exit of corridor C2.
3. Replace the wood fascia at the kitchen loading area.
4. Replace the wood fascia along the west side of the 100-wing.
5. Refinish the cooler and freezer exterior.
6. Repaint conduit in the exterior walkway of the 200-wing.
7. Clean the exterior brick on the north side of the kitchen.
8. Provide pest control in exterior courtyard/walkway areas.
9. Replace approximately 75% of the exterior windows; including cracked glazing areas and failing seals.
10. Repaint exterior doors at the main entrance, STO100 and ELEC400.

Roofing

1. Replace the roof covering over rooms 204, 205, and 206.
2. Continue to monitor ponding water at the northwest corner of the art room.
3. Reflash the roofing connection between the cooler/freezer and the main building.
4. Investigate 300-wing roof that is leaking and bubbling up, repair as necessary, and if roof is still under warranty (requested by PM Chris Lewis).

Interior Construction

1. Repair damaged walls associated with pest control issues in room 402.
2. Provide pest control monitoring and treatment to prevent further damage to structures.
3. Patch/repair gypsum board above doors in the 400-wing. Consider providing drywall control joints at the door corners.
4. Refinish veneer doors.

Interior Finishes

1. Repaint acoustic panels in corridor C2.
2. Replace wood paneling that surrounds classroom restrooms in the 400-wing.
3. Repaint and replace wood paneling in room 206 and restroom 202RR. Ensure the roof leak has been remedied prior to replacing finishes.
4. Paint patched drywall in room 203.
5. Repair/repaint walls surrounding classroom restrooms on the west side of the 100-wing. Replace associated wall bases.
6. Replace vinyl composition tile in the administration areas.
7. Replace vinyl composition tile between rooms 104 and 105.
8. Further investigate possible foundation movement along a line separating rooms 104 and 105.
9. Replace transition strips in 100-wing classroom restrooms.
10. Replace ceiling tile in room 204 after roof leaks have been remedied.
11. Provide pest control and monitoring in BKRMLIB.
12. Replace approximately 25% of the ceiling tile in room 109.

13. Replace approximately 25% of the ceiling tile in the 200- and 300-wings.
14. Provide new ACT above the stage, and repaint the mechanical unit and ductwork.

Plumbing

1. Repair faucets on sinks that are not functioning properly.
2. Replace aged plumbing fixtures to maintain a functioning system.
3. Repair water closets observed to have evidence of leaks.
4. Repair drinking fountains that are not functioning properly.
5. Remove the water heater that has been abandoned in place in CAFEMECH.
6. Repair or replace any damaged or missing piping insulation as needed.
7. 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.
8. Replace water heaters that are beyond their expected design life before failure occurs.
9. Inspect, clean and repair plumbing in multiple restrooms that are emitting an unpleasant odor.
10. Clean and flush out all floor drains to ensure adequate drainage; it was reported these are not draining properly.

Mechanical/HVAC

1. Replace HVAC units that use R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. These systems may need to be replaced before they meet their design life due to refrigeration restrictions.
2. Replace HVAC equipment that is beyond its expected design life need before failure occurs.
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. 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.
6. Repair HVAC units with equipment that was noted to not be functioning properly.
7. [Replace restroom EFs \(requested by PM Chris Lewis\).](#)

Fire Protection/Suppression

1. Inspect fire extinguishers that are past due on their annual inspections, and replace if necessary
2. Remove sprinkler heads that are no longer in use.
3. Replace worn fire alarm horns/strobe combination end device at the kitchen unloading area.

Electrical

1. Replace all original or dated panelboards/switchboards listed in the Condition and Deficiency Overview.
2. Investigate the function of dated or worn electrical safety switches and motor controller panels throughout the facility and replace as needed.
3. Immediately provide missing breaker cover plates and cabinet access covers for all panels listed in the Condition and Deficiency Overview, as these instances should be considered life safety hazards.
4. Relocate storage items in room ELEC400 to allow for proper access to electrical panelboards.
5. Install additional circuits for the classrooms, as requested by faculty.
6. Replace screw-in type flood exterior luminaires with more efficient LED luminaires.
7. Replace lamps in exterior and interior luminaires throughout the facility that have burned out or are near end of life (metal-halide lamps that are glowing orange).
8. Repair or replace missing or damaged luminaire lenses/covers throughout the facility.
9. Replace or repair damaged roof top conduit for HVAC and ventilation equipment.
10. Install junction box covers on exposed conduit throughout the facility to prevent water infiltration.
11. Replace exterior receptacle covers that are not functioning properly. This can lead to water and insect infiltration.
12. Replace dated light switches throughout the facility.

13. Upgrade or repair exterior lighting to ensure proper operation. Exterior lighting should not be on during the day unless otherwise needed.
14. Install exterior lighting (or upgrade existing) for the playscape, rear parking lot, and portable building areas (as requested by faculty).
15. Replace gymnasium luminaires, as requested by faculty.
16. Remove abandoned Token Ring receptacles and associated networking equipment that still remain within the building.
17. Repair or replace damaged networking receptacles throughout the facility.
18. Install security measures to protect the pre-kindergarten area of the facility, as requested by faculty.
19. Investigate ways to improve surveillance coverage at the main entrance, within the cafeteria, within the kitchen, and for the portable building area.