

Bryker Woods Elementary School Site Summary

Address	3309 Kerbey Lane Austin, TX 78703
Number of Permanent Campus Facilities	4
Original Year of Construction	1939
Total Campus Building Area (combined)	37,512 SF



Introduction

The Bryker Woods Elementary School campus is located at 3309 Kerbey Lane, Austin, Texas. Bryker Woods Elementary School was built in 1939. It consists of a one-story building with additional classrooms and restrooms on a basement level. The Main School Building (BLDG-110A) houses the administration offices, classrooms, cafeteria, and library. The Gymnasium Building is BLDG-110B. The Mechanical Building (BLDG-110C) houses the mechanical and electrical equipment serving the campus. A fourth building, BLDG-PS038, is used by the Boy Scouts. The main school building and the gymnasium are connected by a covered walkway.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/9/16	Interview	00	9/23/16	Draft Issue
8/15/16 and 8/25/16	Assessment	01	12/14/16	Added comments from PM Kathy Genet as indicated on email dated 10/31/16. See pages 24-25.
9/27/16	Cluster Meeting (Not Attended)			
10/20/16	Follow-Up			
10/28/16	Follow-Up			
10/28/16	Follow-Up			
11/2/16	Follow-Up			
11/7/16	Follow-Up			

Main School Building – BLDG-110A

Building Purpose	Administration Offices, Classrooms, Cafeteria, and Library
Building Area	30,985 SF
Inspection Date	August 15 and 25, 2016
Inspection Conditions	August 15 - 85°F - Raining August 25 - 85°F- 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	The exterior of the building consists of a brick façade. The exterior of the building appeared to be in good condition. The area on the north side of the building had a metal panel under the windows that was rusted and the paint was peeling.	Good
	Exterior Windows	The exterior windows are single-pane metal-framed windows inset into the brick façade. The windows appeared to be in average condition. The restroom windows had chipped paint on the inside. There was one window that was reported and observed to be broken. A number of the single-pane windows were fogged.	Average
	Exterior Doors	There are many double exterior metal doors with lites throughout the building. Some exterior doors are solid metal with no lites. The exterior doors appeared to be in good condition.	Good
Roofing	The roofing consists of a modified bitumen roof covering on the main part of the building. A small part of the roof, covering the administration offices, is a built-up roofing system. There was no evidence that trees were crushing and damaging a parapet wall or flashing as reported by staff. The roof appeared to be in average condition. The roof showed signs of wear with ponding, blistering and splitting in many areas. - Facility staff reported security and access concerns relative to the location of the existing roof access ladder.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are gypsum board in the classrooms and administration area. There is CMU (concrete masonry unit) in the gymnasium and cafeteria areas. The corridors are brick, glazed ceramic tile, and gypsum board. The walls appeared to be in good condition.	Good
	Interior Doors	The interior doors are wood veneer, each with a lite, in metal frames. A number of the doors are solid wood doors without side lites. The doors appeared to be in average condition. Most of the doors were worn, and the veneer was splitting.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs are concrete with metal handrails. The exterior stairs appeared to be in good condition.	Good
	Interior Stairs	The interior stairs leading to the music classrooms are concrete with metal non-slip edging and metal handrails. The stairs leading to the other basement classrooms are concrete covered with rubber treads, also with metal handrails. The interior stairs appeared to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior walls are painted and glazed ceramic tile in the classrooms, administration area, restrooms, and lobby. There is painted CMU and glazed tile in the gymnasium and cafeteria areas. There are painted gypsum board walls in the classrooms and administration areas. The wall finishes appeared to be in good condition. During a rain storm, the female restroom had water pouring down the wall from that corner. It appeared that this had been patched but was still leaking badly. The walls appeared to be in good condition. There was a crack observed in the ceramic tile restroom walls in	Good
	Interior Floor Finishes	The interior floor finishes are VCT (vinyl composition tile) in the corridors, cafeteria, and classrooms. Ceramic tile is in the restrooms and kitchen. The flooring is carpet in the library and administration offices and wood on the stage and some classrooms. Additionally, there is terrazzo flooring in the main corridor wing. There is rubber non-slip flooring on the ramp adjacent to a corridor with concrete stairs adjacent to the exit doors. All flooring appeared to be in good condition. Although the staff interview notes indicated damaged tile flooring in the art room and cafeteria, as well as unraveling	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		carpet in the library, there was no evidence of such damage during the assessment. The administration offices' carpet appeared to be in average condition. There was no evidence of a need to replace the carpet in the teachers lounge as reported by staff.	
	Interior Ceiling Finishes	The interior ceilings are ACT (acoustical ceiling tile) in metal grid in the classrooms, corridors, cafeteria, kitchen, basement, and library. There are 2'x2' perforated tiles on the ceiling in the administration area, stairs, and rooms 10 and 12. There are 12"x12" perforated tiles in the lobby and corridors. The restrooms have gypsum board ceilings. The ceiling systems appeared to be in good condition.	Good
Conveying	A Garventa vertical lift is located on the east-side entrance of corridor 3. The lift is capable of carrying 495 pounds. It is powered with a 120 VAC single-phase motor, and the electrical controls are located on the wall near the top and bottom landing. The lift was observed to be in good condition.		Good
Plumbing	Plumbing Fixtures	The facility contains multiple plumbing applications that service one floor level, consisting of student restrooms, staff restrooms, janitorial closets with service sinks, and one commercial kitchen. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and urinals with manually operated flushing valves. There are also wall-mounted service sinks in the janitorial closets. The building's plumbing fixtures were observed to be in average condition. The age of the fixtures varied throughout the building, and some were observed to be fairly aged, but all fixtures were observed to be functional. Many of the plumbing fixtures had similar deficiencies, such as, inefficiently flushing/draining, being constructed of porcelain, and not being operable. Specifically, male restrooms BHRRLB & BRR10, both had urinals that flushed and drained slowly and BCC10 had an aged and outdated wall mount service sink. Additionally, classroom 11 had an outdated porcelain water fountain that was inoperable and porcelain restroom plumbing fixtures. The facility staff reported that several toilets clogged easily and that urinals were slow to flush. The staff also stated that many of faucets were aged and outdated. Lastly, staff reported that there were no floor sinks installed in the janitorial closets throughout the building	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		and that there was not a janitorial closet located in the basement.	
	Domestic Water Distribution	<p>The majority of the plumbing fixtures observed in this facility are not serviced by any domestic water distribution equipment, such as large vertical water heaters (greater than 30-gallon capacity).</p> <p>The plumbing fixtures that are serviced by domestic water distribution equipment are located in the commercial kitchen. The fixtures in this kitchen appear to be serviced by one GWH (gas water heater) located in the kitchen mechanical room. The water heater has the ability to produce 200 MBH and hold 99 gallons.</p> <p>The domestic distribution system was observed to be in average condition. The GWH near the kitchen had no reported deficiencies at the time of assessment; however, it was observed to have reached the end of its typical design service life, due to an estimated manufacturing and installation date of 1999. The facility staff also reported that the water pressure at the facility was low and that the domestic hot water piping that services the kitchen was aged and outdated.</p>	Average
	Other Plumbing	<p>The facility is equipped with an external-type roof drainage system. The other plumbing system appeared to be in good condition at the time of assessment. There were no specific deficiencies observed for other plumbing. However, it was reported by facility staff that some floor drains were slow to drain and clogged easily. Additionally, the staff stated GHRRART TOILETFH and BHRRART TOILETMH have existing area floor drains that are inadequate. The staff also stated that the amount of hose bib installations for the following locations were inadequate, GHRRART TOILETFH and BHRRART TOILETMH (the basement restrooms); room 10; the stairs outside room 9; the kitchen; and near the south portables.</p>	Average
Mechanical/ HVAC	<p>This building has multiple HVAC (heating, ventilating, and air conditioning) applications that service one floor level. The major mechanical equipment consists of RTUs (roof top units), split system heat pump/air conditioning units, and horizontal floor-mounted packaged unit ventilator systems. The estimated capacities of the roof-mounted exhaust fans range from 200 to 1,800 CFM (cubic feet per minute). The refrigeration capacities of the HVAC units range from 1.5- to 5-TON.</p> <p>The mechanical/HVAC system for this building was observed to be in average condition at the time of the assessment. All of the HVAC equipment servicing the</p>		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		indoor classrooms was in average condition based on the equipment's expected typical design service life and the use of outdated R-22 refrigerant. Additionally, eight RTUs were observed to be past their expected design service life date, utilizing outdated R-22 refrigerant, or having damage to compressor fins. The facility staff reported that the HVAC system would be upgraded in 2017. The upgrades reportedly will include replacement of the existing ground well HVAC system with a closed-loop water source cooling tower system and replacement of AHUs (air handling units) and water source heat pumps. It was also reported by staff that the administration area did not maintain consistent temperatures throughout the offices. In addition, the staff stated that there was a condensation leak at the KITCOM door potentially from HVAC equipment that services that area. Lastly, it was reported that RTUs 1, 2, 3, and ADMIN were aged and outdated.	
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panel.</p> <p>The fire alarm system was observed to be in good condition. At the time of the assessment, the main electronic control panel indicated all systems were normal; however, the facility staff reported that the fire alarm randomly activated and could not be silenced.</p>	Good
	Fire Protection/Suppression	<p>The building is not equipped with a fire sprinkler/suppression system; however, it is protected by portable fire extinguishers stationed throughout the building.</p> <p>All portable fire extinguishers observed were inspected within the last year.</p>	N/A
Electrical	Electrical Distribution	<p>The electrical distribution equipment supplies power to the building's end devices through panelboards in the kitchen, library, electrical rooms, and corridors.</p> <p>The electrical distribution equipment was observed to be in average condition. Panelboard 1PZC, located in the kitchen storage closet, and panelboard 1PZB, located in administration room 5, appeared to be past their typical expected design service lives. The female restroom in room 9 had an opening in the light switch cover. An electrical cable was exposed from the ceiling in room 10. An unmarked 100-amp electrical panel, located in the administration electrical room, had a breaker filler plate missing. This is a life safety issue. An electrical receptacle on the roof was observed with broken conduit, leaving the internal equipment exposed to the elements.</p>	Average

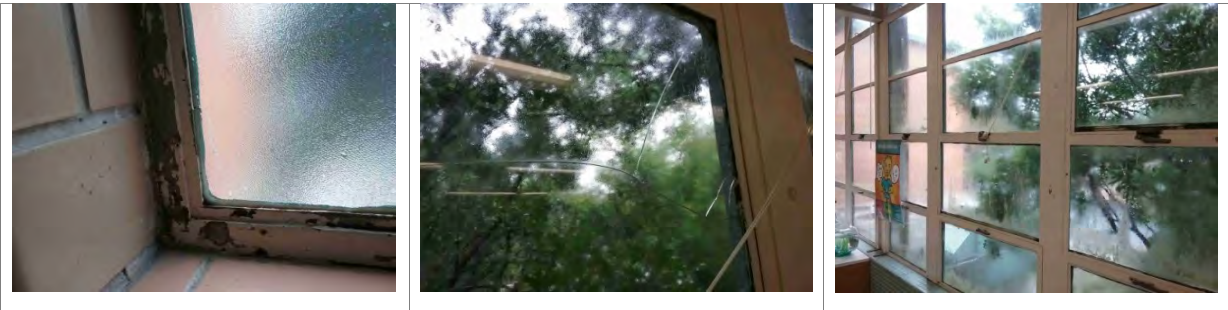
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	<p>The exterior of the building is outfitted with what appears to be wall-mount HID (high-intensity discharge) fixtures located near the roofline of the building. Covered walkways are illuminated by surface-mounted ceiling fixtures. The parking lot and property areas are illuminated with pole lights. The interior lighting consists of fluorescent troffer fixtures in corridors and classrooms. The cafeteria and certain classrooms are equipped with hanging fluorescent fixtures, and there are ceiling mounted porcelain lampholders in electrical rooms and classrooms. The stage is equipped with specialty lighting to support stage productions.</p> <p>There are exit signs at every exit.</p> <p>The lighting was observed to be in good condition. However, there were several exit signs that were not illuminated at the time of the assessment. The facility requested additional lighting in BRR10 and GRR10. They also requested additional pole lighting at the front driveway, the drive entering from 34th Street, between the building and the play slab, and at the portables.</p>	Good
	Communications & Security	<p>There is a Gemini security system currently installed with multiple keypads at various entrances. Motion detectors are installed in interior areas, and security cameras are installed throughout the interior of the building and strategically on exterior corners and walls. There are also doorframe-mount proximity card readers for access into certain entrances. A callbox and a doorbell are located at the front entrance. Multiple communication closets exist housing network switches, hubs, and routers in a rack-style configuration. The facility appears to have wireless routers installed in classroom ceilings, strategically throughout the building.</p> <p>The communications and security equipment was observed to be in good condition. There were no damaged security panels or cameras observed at the time of the assessment.</p> <p>A large conduit carrying networking cables was located on the roof at the access ladder and was observed to have a broken union. The facility staff requested a security assessment to determine where to place additional cameras.</p>	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Roofing Deficiency Examples

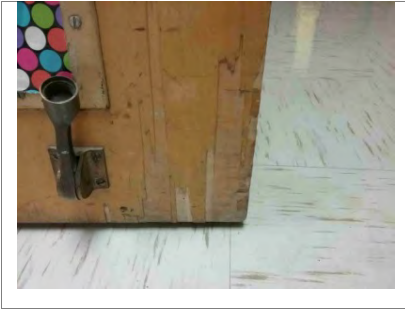


Interior Construction Deficiency Examples

Interior Wall Finishes



Interior Doors



Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution





Communications & Security



Gymnasium Building – BLDG-110B

Building Purpose	Gymnasium
Building Area	4,874 SF
Inspection Date	August 15 and 25, 2016
Inspection Conditions	August 15 - 85°F - Raining August 25 - 85°F- Cloudy
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The building is a two-story open structure with the exterior walls consisting of a brick and metal siding façade. The exterior of the building appeared to be in good condition.	Good
	Exterior Windows	The exterior windows are double paned metal -framed and set high up near the ceiling in the metal siding panels. There are a few double-pane windows that are at ground level. The exterior windows appeared to be in good condition.	Good
	Exterior Doors	The building has double exterior metal doors with lites, and with the exception of one double door without lites. The exterior doors appeared to be in good condition. The exterior entry doors were scratched on the inside.	Good
Roofing	The building's roof is standing seam metal. The roof could not safely be assessed and was assessed from the main building roof. The roof appeared to be in good condition.		Good
Interior Construction	Interior Walls	The interior walls are gypsum board in the lobby and restrooms, while the gymnasium walls are gypsum board and CMU. The walls appeared to be in good condition.	Good
	Interior Doors	The interior doors are wood veneer with a lite in metal frames. Some are solid wood doors without side lites. The interior doors appeared to be in good condition.	Good
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are painted CMU to basketball backboard height, and painted gypsum board above to ceiling height. The corridors are painted gypsum board. The restrooms have ceramic tile walls and gypsum board walls. The wall finishes appeared to be in good condition. However, there was one gypsum board corner that was chipped.	Good
	Interior Floor Finishes	The interior floor finish is a sport court in the gymnasium. There is VCT in the lobby and storage area. Ceramic tile is in the restrooms. The floors appeared to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceilings are vinyl-covered insulation hanging between metal beams and joists. There is ACT in metal grid in the restrooms. The ceiling finishes appeared to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains multiple plumbing applications that service one floor level, consisting of student restrooms and staff restrooms. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and urinals with manually operated flushing valves. This building's plumbing fixtures were observed to be in good condition.	Good
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	The facility is equipped with an external-type roof drainage system. Additionally, area floor drains were observed in the custodial closet and restroom. The other plumbing system was observed to be in good condition at the time of assessment.	Good
Mechanical/ HVAC	This building has multiple HVAC applications that service one floor level. The major mechanical equipment consists of split-system heat pump/air conditioning units and central station AHUs. The refrigeration capacities of the HVAC units range from 5- to 20-TON. The estimated capacities of the central air handling stations are 2,500 to 5,000 CFM. The mechanical/HVAC system for this building was observed to be in average condition. The HVAC equipment servicing this building was observed and reported		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		by staff to be past its expected design service life, and utilizing outdated R-22 refrigerant. Additionally, the staff reported that the large suspended unit heaters located in the gymnasium were also aged and outdated.	
Fire Protection	Fire Alarm	The building contains a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. An electronic fire alarm control panel was not located in the building, and it is believed the system communicates back with a main control panel in BLDG-110A. The fire alarm system was observed to be in good condition.	Good
	Fire Protection/Suppression	The building is not equipped with a fire sprinkler/suppression system; however, it is protected by portable fire extinguishers stationed throughout the building. All portable fire extinguishers were observed to have been inspected within the last year.	N/A
Electrical	Electrical Distribution	The electrical room GYM ELEC is located on the north corner of the building. There are also numerous conduits routed under the covered walkway that feed part of the gymnasium's distribution. The GYM ELEC room houses a 480/277VAC 400-amp panel feeding the majority of the building's load. The electrical distribution equipment was observed to be in good condition.	Good
	Lighting	The exterior of the building is outfitted with what appears to be wall-mount HID fixtures located on the exterior wall halfway up to the roofline of the building. Covered walkways are illuminated by surface-mounted ceiling fixtures, and the entrance contains a recessed fixture. The interior lighting in the entrance consists of fluorescent troffer fixtures with hanging fluorescent fixtures in the gymnasium area. An occasional ceiling mounted porcelain lampholder exists in closets and mechanical rooms. There are exit signs at every exit that were illuminated. The lighting was observed to be in good condition. Four of the emergency backup fixtures were observed to be dislodged from its housing.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	<p>The gymnasium has interior surveillance cameras for security without a security alarm. A communication closet exists in the gymnasium storage closet housing network switches, hubs, and routers in a rack-style configuration. The facility appears to have wireless routers installed.</p> <p>The equipment was observed to be in good condition.</p>	Good

Exterior System Deficiency Examples

Exterior Doors



Interior Construction Deficiency Examples

Interior Walls



Mechanical/HVAC System Deficiency Examples



Fire Protection

Fire Alarm



Mechanical Building - BLDG-110C

Building Purpose	Mechanical/Electrical Equipment
Building Area	451 SF
Inspection Date	August 15 and 25, 2016
Inspection Conditions	August 15 - 85°F - Raining August 25 - 85°F- Cloudy
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a brick façade with a metal siding on the gable end. The exterior of the building was observed to be in average condition. There was some stained brick on all sides of the building. The louver screen on the side of the wall was torn.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	There is one set of double exterior metal doors with glass panels. The doors appeared to be in poor condition. They were very rusted and pitted.	Poor
Roofing	The building's roof is standing seam metal. The roof was not accessed due to its material and slope but was observed from the main building roof. The roof appeared to be in average condition.		Average
Interior Construction	Interior Walls	The interior walls are brick. These walls showed wear and tear and appeared to be in average condition.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	The interior floor finish is unsealed concrete slab on grade. The concrete flooring appeared to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceilings are concrete panels with open beam and bar joists. The ceilings appeared to be in poor condition. Most of the joists were rusted and pitted.	Poor
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service utility transformer for the facility is located on the south side of the building and feeds a 208/120 VAC, 1,600-amp switchboard. The switchboard appears to feed numerous other panelboards throughout the campus. The equipment was observed to be in good condition.	Good
	Lighting	The exterior of the building is outfitted with wall-mount fixtures located near the roofline of the building. The interior lighting consists of ceiling mounted porcelain lampholders. The lighting was observed to be in average condition. The exterior fixtures were observed to be nearing the end of their typical design service life.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Interior Finishes Deficiency Examples

Interior Ceiling Finishes



Boy Scout Building - BLDG-PS038

Building Purpose	Boy Scouts
Building Area	1,201 SF
Inspection Date	August 15 and 25, 2016
Inspection Conditions	August 15 - 85°F - Raining August 25 - 85°F - Cloudy
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a brick façade with some CMU additions. The exterior of the building appeared to be in average condition. There was a wooden soffit beginning to rot in corner locations. In addition, there were holes drilled into the soffit on the east side.	Average
	Exterior Windows	The building has one exterior window which is a single-pane casement painted metal-framed inset into the brick façade. The window appeared to be in average condition.	Average
	Exterior Doors	There are two single exterior metal doors and one double door to the building. These doors appeared to be in average condition.	Average
Roofing	The building has a corrugated metal roof. The roof was not accessed due to material and roof slope. It was observed from the main building roof. The roof appeared to be in average condition, as it was observed to be rusting along the edges and some tree limbs were resting on the roof.		Average
Interior Construction	Interior Walls	The interior walls are CMU and brick. The inside of this building was inaccessible, but as was observable from the exterior window, it appeared to be in average condition.	Average
	Interior Doors	The one interior door that was observable from the exterior window is a wooden double door to a storage area. This door appeared to be in good condition.	Good

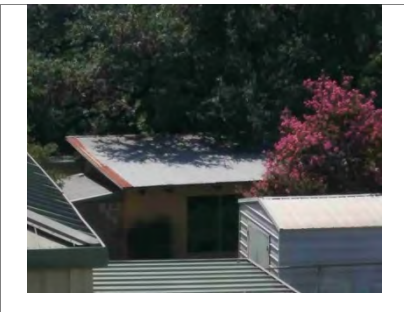
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are brick, CMU, and wood paneling. As was observable from the exterior window, the interior walls appeared to be in good condition.	Good
	Interior Floor Finishes	The interior floor finish is concrete slab. As was observable from the exterior window, the flooring appeared to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceiling is a wood plank on wood joists. As was observable from the exterior window, the ceiling appeared to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	Unable to be assessed.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	Unable to be assessed.	N/A
	Lighting	Unable to be assessed.	N/A
	Communications & Security	Unable to be assessed.	N/A

Exterior System Deficiency Examples

Exterior Walls



Roofing Deficiency Examples



Bryker Woods Elementary 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

Interior Construction

1. Investigate and repair of potential points of entry for pests, as well as pest remediation (requested by AISD Construction Management)..
2. Test for mold and remediation if necessary (requested by AISD Construction Management).

Mechanical/HVAC

1. Plan for replacement of units that use R-22 refrigerant.
2. Continue conducting preventive maintenance checks and services for HVAC systems. Plan to repair or replace all HVAC equipment that is aged and beyond its expected design service life.
3. Replace exhaust fans in the restrooms in the kindergarten corridor (requested by AISD Construction Management).

Electrical

1. Verify illumination of EXIT signs.

Main School Building Recommendations

Exterior

1. Repair panels under windows that are rusted and pitted.
2. Repair or replace single-pane fogged windows where applicable.

Roofing

1. Replace roof areas that are worn, ponding, splitting in the next few years.
2. Relocate the roof access ladder to a more secure area that is less accessible to the public.

Interior Construction

1. Repair or replace worn and delaminated doors.
2. Investigate the source of the restroom water leak.
3. Investigate crack in the glazed ceramic tile wall in restrooms of room 9.
4. Investigate cause of leak in the ceiling near the clerestory area of the kitchen and repair damages (requested by AISD Construction Management).

Interior Finishes

1. Repair and repaint the wall and ceiling in the female restroom in the basement where a leak occurred.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement of the fixtures in the future as they continue to age.
2. Investigate why the reported plumbing fixtures and floor drains are slow to flush or are clogging easily.
3. Investigate the domestic water system's reported low water pressure.
4. Replace aged and outdated hot water domestic water piping that services the kitchen.
5. Install additional hose bibs in order to adequately provide facility maintenance water.
6. Install floor drains for the GHRRART TOILETFH and BHRRART TOILETMH restrooms.

7. Install floor sinks in the janitorial closets throughout the building, and install a janitorial closet in the basement.
8. Investigate potential condensation leak at the door of the KITCOM.
9. Replace GWH in kitchen mechanical room.
10. Repair or replace broken water fountain in classroom 11.
11. Replace aged and outdated faucets.
12. [Install a janitorial mop sink near the kitchen \(request by AISD Construction Management\).](#)

Fire Protection

1. Troubleshoot the cause of staff-reported random fire alarms.

Electrical

1. Replace panels that are nearing the end of their typical expected design service life.
2. Locate exposed cables and secure.
3. Install circuit breaker covers to keep electrical branch wiring from being exposed.
4. Install correct switchplate cover in room 9.
5. Repair broken or damaged conduit.
6. Assess exterior lighting in the east parking lot for replacement.
7. Perform a lighting assessment and add additional lighting where requested if deemed necessary.

Communications & Security

1. Perform a security assessment to determine additional surveillance camera requirements and options.

Gymnasium Building Recommendations

Interior Finishes

1. Repair chipped gypsum board at wall corners.

Mechanical/HVAC

1. Replace gymnasium unit heaters.

Electrical

1. Repair and secure emergency backup lighting fixtures that have been damaged.
2. [Upgrade the security system to have an alarm \(requested by AISD Construction Management\).](#)

Mechanical Building Recommendations

Exterior

1. Replace the louver screen.
2. Replace the entry doors.

Interior Finishes

1. Investigate rusted joists and beams for structural integrity. Repaint to prevent more rusting.

Electrical

1. Replace exterior lighting with fixtures that provide more illumination around the building.

Boy Scouts Building Recommendations

Exterior

1. Repair rotting wood in the soffit and fascia board.

Roofing

1. Investigate reroofing this building. Rust is occurring on the edges.
2. Remove tree limbs from roof.

CRAWL SPACE –) Key Woods) S – Main) Building () LDG-110A)

Building Purpose 0	Administrative Offices, Gym, 0 classrooms, and cafeteria (
Inspection Date 0	August 31, 2016 0
Inspection 0 Item 0	90° - Sun & Dr 0

Crawl Space System Deficiency Overview)

NOTES 0 ON 0 ERNING 0 CRAWL SPACE 0 OBSERVATIONS: 00 Building 0A 0 was 0c0 structure 00 0four phases: 0 original 0
 c0 structure (1939), 1948 and item 0 , 1986 administrative and item 0 the 1998 library and item 0 . Both the administrative library 0
 and item 0 s are slab-on-grade c0 structure and 0 0 t have crawl spaces. Similarly, Building B is slab-on-grade c0 structure 0
 and 0 es 0 t have a crawl space. Plans for Buildings 0 and D could 0 t be located but site observations indicate both 0
 buildings are likely grade-bearing without crawl spaces. 0

The following table provides a summary of the systems and their respective condition scores for each discipline. 0

System)	Subsystem)	Condition and Deficiency) Overview)	System Condition) Rating)
Soil, Drainage,) Ventilation &) Access)	Soil Below Building, Site 0 Drainage and Crawl Space 0 0	The soil in the crawl spaces for both the original building and 0 the and item 0 range from moist to dry throughout the interior to 0 slight damp at the perimeter. An area of soil along the 0 north perimeter beam in the and item 0 was saturated. The 0 water appeared to be infiltrating into the crawl space from 0 outside the building through a visible air gap present below 0 the perimeter wall (i.e. exterior finish grade is below bottom of 0 perimeter wall at this location). No drainage system was 0 observed. 0 0 Soil/Drainage Deficiencies: 0 <ul style="list-style-type: none"> Saturated soil in limited area near air gap in perimeter 0 wall 0 Water infiltration from exterior, particularly at the 0 below the perimeter wall at the north of the building 0 0 	Average 0 0
	Soil Retainers 0	No soil retainers were visible (0 r were and 0 detailed in the 0 existing plans). 0 0	N/A 0
	Areas/Ventilation 0	Ventilation 0 is supplied through small 0 openings in the 0 perimeter walls and a screened side hatch. 0 0 ticeable 0 issues with ventilation in the original building were apparent, 0 but the and item 0 crawl space was somewhat humid and the 0 bottom of slab was damp. 0 0 Areas/Ventilation Deficiencies: 0 <ul style="list-style-type: none"> Potential poor ventilation (humid, damp concrete) 0 	Average 0

		0	
	Access Hatches 0	The access hatches were located 0 the perimeter walls and 0 appeared 0 to 0 be 0 accessible. 0 0 Access hatch deficiencies: 0 <ul style="list-style-type: none"> 0 hatch frame 0 0	Average 0
Exposed) Structural)	Exposed Columns & Top of Foundation 0	The columns and tops of foundations appeared to be in good condition. No significant deficiencies were observed. 0 0	Good 0
	Exposed Faces of Perimeter Walls / Beams 0	Overall the perimeter beams and walls appeared in good condition. At one location a large vertical crack was observed in a perimeter wall adjacent to a beam and slab that had been retrofitted to accommodate a new ramp. <i>Note that a structural assessment will be performed to investigate this area in more detail.</i> 0 0 Perimeter wall/beam deficiencies: 0 <ul style="list-style-type: none"> Large vertical crack at one location of rigidly built 0 0	Average 0
	Exposed Portions of Interior Floor Beams Above 0	The structural system is composed of cast-in-place suspected floor beams spanning between perimeter walls and supporting the columns throughout the interior. The suspected floor beams appeared in good overall condition except for some minor deterioration of concrete in the rigidly built beams throughout the rigidly built beams. A diagonal crack in the beam with exposed and corroded reinforcement was observed at the stairs leading to the 1948 addition (along the length of the rigidly built beams). The crack was near the vertical wall crack mentioned above and is likely formed by structural distress due to change in load path that occurred when the structure was retrofitted for a new ramp. <i>Note that a structural assessment will be performed to investigate this area in more detail.</i> 0 0 Beam deficiencies: 0 <ul style="list-style-type: none"> Large diagonal crack in beam supporting retrofitted slab and new ramp 0 Minor deterioration of concrete 0 0	Average 0
	Underside of Suspected Floor Slabs Above 0	Precast concrete joists form the slab system. The rigidly built beams have minor to moderate deterioration of the joist webs and flanges. The addition appeared in better condition, with minor deterioration of the joists and some exposed, corroded reinforcement. The retrofitted slab around the new ramp is cast-in-place slab and has a large crack running parallel to the cracked beam discussed above. 0	Average 0




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		0 Slab Deficiencies: <ul style="list-style-type: none"> • rack & spalling in cast-in-place slab adjacent to beam • Minor surface holes • Expansion joint reinforcement 	
Pipes, Ducts, Equipment & Fitting)	Suspected Pipes & Hangers	The pipes are rigid built over the entire length except for missing pipe insulation in a few areas. The pipes in the attic were worse condition, with some leakage insulation, one significant pipe leak, a slight to moderate corrosion on pipes and hangers. Pipe Deficiencies: <ul style="list-style-type: none"> • Missing area of pipe insulation • Rusted pipes and hangers • Broken leaking copper pipe • Expansion wiring 	Average 0
	Expansion Ductwork	Ducts were seen in the attic crawl space and were exteriorally insulated and appeared to be in good condition. No deficiencies observed.	Good
	MEP Equipment	The MEP equipment – seen in the attic – appeared to be in good condition. No deficiencies observed.	Good
	Sprinkler Fireproofing / Insulation	No fireproofing or insulation was present in the crawl space areas observed.	N/A

C)awl Space Deficienc)) xamples 0

Soil, Drainage, Ventilation & Access

 <p>Damp soil near perimeter wall 0</p>	 <p>Air gap below perimeter wall allowing water to infiltrate crawl space (cannot see crawl space) 0</p>	 <p>Rust at access hatch frame 0</p>
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Exposed Structure

<p>Crack in wall adjacent to new ramp 0</p>	 <p>Diagonal crack in beam supporting ramp 0</p>	 <p>Racked, spalled and corroded rebar 0 underside of slab near new ramp 0</p>
 <p>Honeycombing at interior beam 0</p>	 <p>Mortar honeycombing in slab joint 0</p>	 <p>Advanced honeycombing and exposed reinforcement at bottom of panel joint web 0</p>

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Pipes, Ducts, Equipment & Fireproofing



Degraded insulated & corrugated pipes



Broken leaking pipe (break circled in red)



Exposed low voltage wires

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Key Woods) S – Campus Summary of Civil Space Recommendations)

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

Building A Recommendations)

Soil, Drainage, Ventilation & Access

- 1.0 Investigate need to re-grade site around building to remove air gap and to ensure positive drainage away from building perimeter.
- 2.0 Investigate need for additional ventilation.

Exposed Structure



- 1.0 Investigate structural distress below stairs and new ramp; investigate need for additional support and/or strengthening.
- 2.0 Pending results of structural investigation, repair distressed wall, beam and slab below stairs and new ramp.
- 3.0 Seal exposed/corroded slab and parajoint reinforcement and patch surrounding concrete.

Pipes, Ducts, Equipment & Fireproofing

- 1.0 Repair leaking pipe.
- 2.0 Seal and protect rusted pipes from further corrosion; replace heavily corroded hangers.
- 3.0 Replace degraded/missing pipe insulation.

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 <p>NORTH</p>		
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<p>FLOOR PLAN</p> <p>FIRST FLOOR</p>		
<p>APPROVALS</p>		
DRAWN	CHECKED	APPROVED
J.R.		
09/21/12		
DWG:	11001	SHEET
DRAWING SCALE		1 OF 1
1/16" = 1'-0"		

