

Pleasant Hill Annex Special Campus Site Summary

Address	305 North Bluff Drive Austin, TX 78745
Number of Permanent Campus Facilities	3
Original Year of Construction	1936
Total Campus Building Area (combined)	25,758 SF



Introduction

The Pleasant Hill Annex Special Campus is located at 305 North Bluff Drive in Austin, Texas. The Pleasant Hill Annex was established in 1936 and consists of the main building, office space and storage building, and a greenhouse. These permanent campus buildings include the Main School Building (BLDG-942A) which is used for professional development and live animal storage for the district, the additional building (BLDG-942B) is used for storage and office space, and a separate building (BLDG-942C) is used as a greenhouse. BLDG-942A is connected to BLDG-942B with a paved walkway and metal frame and metal roof deck.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
9/1/16	Interview	00	9/30/16	Draft Issue
9/1/16	Assessment	01	1/5/17	Added comments from PM Andrew Miller as indicated on email dated 10/31/16. See pages 5-6 and 22.

Main School Building – BLDG-942A

Building Purpose	Administration, Professional Development Classrooms, and Storage
Building Area	22,310 SF
Inspection Date	September 1, 2016
Inspection Conditions	93°F - Sunny
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	<p>The exterior of the building consists of a brick façade around the entire perimeter with a shotcrete panel on the south side of the gymnasium. The north wall of the cafeteria has some fiberglass paneling and the east wall of the kitchen is corrugated metal siding.</p> <p>The exterior walls were in poor condition. Micro cracks were observed in the brick façade around the entire building. A colony of bees was located on the west side of the building adjacent to the lounge. All eaves around the building were experiencing water damage.</p>	Poor
	Exterior Windows	<p>The exterior windows consist of single-pane windows in metal frames with casement windows in the lower windows throughout the building.</p> <p>The exterior windows were in poor condition. It was reported and observed that the windows around the building were experiencing corrosion and deteriorating caulking. Room 102 had a cracked window.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	<p>There are three public entryways located around the building. These doors are metal doors with glass with glazing in metal frames and glass transoms. The access doors to the mechanical spaces are solid metal doors in metal frames. The classrooms of the 200-wing have exterior metal doors with glazing in metal frames.</p> <p>The exterior doors were observed to be in poor condition due to age. The south entry doors adjacent to the gymnasium did not lock properly. The exterior doors around the building had corrosion due to water damage.</p>	Poor
Roofing		<p>The roof material covering the building consists of a built-up roof with a medium granular surface and modified bitumen patchwork.</p> <p>The roof was reported and observed to be in poor condition. It was reported that the building had a new roof scheduled for construction in the current bond program. There was widespread deterioration observed in the awnings and covered walkways. All gutters were observed to be corroded. Water was leaking through the roof throughout the building. The office space had a major leak whenever there was a rain event. HVAC (heating, ventilating, and air conditioning) condensation was observed ponded on the roof above the corridor C1.</p>	Poor
Interior Construction	Interior Walls	<p>The interior partitions are predominantly constructed of brick with the office space walls consisting of gypsum board and wood paneling.</p> <p>The interior partitions were in average condition. There was extensive damage to the window frames in the lounge room due to termites.</p>	Average
	Interior Doors	<p>The building's interior doors consist of wood doors and frames.</p> <p>The interior doors and frames were reported and observed to be in average condition. It was observed that the interior doors are experiencing minor damage due to extended use.</p>	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	<p>The exterior stairs located around the building consist of formed concrete steps.</p> <p>The exterior stairs were reported and observed to be in good condition.</p>	Good
	Interior Stairs	<p>The interior stairs consist of wood stairs and are used to access the school stage in the cafeteria.</p> <p>The interior stairs were reported and observed to be in average condition. It was observed that the stairs have scuffing and scrapes due to age and usage.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	<p>The interior partitions are predominantly constructed of painted brick with the office space walls consisting of painted gypsum board and wood paneling.</p> <p>The interior wall finishes were reported and observed to be in poor condition. It was reported and observed that paint was peeling in all classrooms and storage rooms in the 100- and 200-wings. Wall tile was missing in the female restroom in the 100-wing. There was damage to the wall behind the water cooler in the 100-wing.</p>	Poor
	Interior Floor Finishes	<p>Vinyl tile flooring is found throughout the classrooms, janitorial closets, east and north west corridors, and cafeteria. Ceramic tile flooring is present in the restrooms and old kitchen area. There is a wood stage located at the front of the cafeteria.</p> <p>It was observed that the flooring in all areas was in average condition. A crack was reported and observed running through the 200-wing classrooms.</p>	Average
	Interior Ceiling Finishes	<p>The ceiling consists predominantly of acoustic ceiling tiles throughout the classrooms, office spaces, restroom, and kitchen. The storage spaces have painted gypsum board.</p> <p>The ceiling finishes were observed to be in poor condition. All rooms and corridors exhibited water damage from roof leaks.</p>	Poor
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>Public restrooms for males and females are located throughout the building. The male and female restrooms have vitreous china wall-hung hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are pedestal-mounted drain service sinks in the janitorial closets. Water coolers are located throughout the building, typically near the public restrooms.</p> <p>The plumbing fixtures were in poor condition. It was reported that the building's sinks were not functioning properly. The fixtures throughout the building have deteriorated with the exception of the toilets in the male restroom in the 100-wing as these were new. A toilet was disconnected in the 200-wing. The cafeteria appliances and plumbing had been disconnected by staff to create storage space. The water cooler in the 100-wing was observed to have a poor connection.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	<p>There are two water heaters in this building located in the library and the 200-wing.</p> <p>The distribution for this system was rated as poor. It was reported that the water heater in the library was not connected to the building. The water coolers did not function in all of the rooms, and corrosion in the water lines made the water unappealing to drink.</p>	Poor
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC		<p>The major mechanical equipment consists of four RTUs (roof top units). There are two boilers located in the mechanical room and mechanical storage room on the west side of the building. The classrooms are serviced by HPs (heat pumps). These serve the HVAC system. Supplemental mechanical equipment for the HVAC system includes eight exhaust fans located on the roof of the building.</p> <p>The mechanical/HVAC system was reported and observed to be in poor condition. It was reported that many work orders had been generated for the school's window units. The air conditioning went out frequently in the living animal area (200-wing). The AC (air conditioning) HP units located in the 100-wing classrooms were too loud to operate when classrooms were in use. All classroom heat pumps will reach the end of their useful life in in the next ten years. All AC equipment used R-22 refrigerant, which is being phased out of use. It was reported that the boiler in the library was functional but not connected. It was observed that RTU ductwork on the roof was deteriorated and collapsing. Punctured condensation drain lines were located above corridor C1. Damaged HVAC ductwork was located in roof section A-03. PM Andrew Miller reported that the current HVAC in the 200-wing frequently malfunctions and this area is used for animal storage.</p>	Poor
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as annunciator panel, horns, strobes, horn and strobe combination devices pull stations, and detectors. These devices are controlled by a central FACP (fire alarm control panel).</p> <p>The fire alarm system was reported and observed to be in good condition.</p>	Good
	Fire Protection/ Suppression	<p>The building is not protected by an automatic fire suppression system. The building has a series of portable fire extinguishers for fire protection.</p> <p>There were no reported or observed concerns with the fire extinguishers as they inspected in January 2016.</p>	N/A
Electrical	Electrical Distribution	<p>The electrical service that enters the building at the 480/277-volt, 3-phase, 4-wire; 600-amp main panel supports BLDG-942A, BLDG-942B, and BLDG-942C. The service feeds 208/120-volt sub panelboards, located in various electrical rooms throughout the building. These branch circuit panelboards feed the buildings various branch circuits. The 480/277-volt,</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>1 phase, 3-wire, 400 amp panel supports the roof top HVAC equipment. These panelboards are located in the main electrical room on the north side of the building. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment was reported to be in poor condition. It was reported that the quantity of classroom electrical receptacles was inadequate. There were older receptacles that were not functioning properly. The building has some Federal Pacific panelboards which staff has requested be removed as they are a safety concern. PM Andrew Miller reported that the panelboards located in the book room and mechanical storage room are obsolete. In addition, several old and partially used panelboards located within the mechanical storage room need to be consolidated.</p>	
	Lighting	<p>The building's exterior lighting is automatically controlled by a timer. The fixtures consists of wall pack metal halide HID (high-intensity discharge) fixtures, one LED (light-emitting diode) fixture in the gymnasium courtyard, and ceiling-mounted hanging fluorescent luminaires under entryway canopies. The interior lighting consists of primarily T8, 2'x4' recessed fluorescent troffer luminaires with manual controls.</p> <p>The lighting for the building was reported to be in average condition. There is limited and outdated lighting around the exterior of the building.</p>	Average
	Communications & Security	<p>There is a security system which consists of surveillance cameras in the building. There is a public address system in the building. Telephones are operated using the VOIP (voice over internet protocol). The internet connection at the facility is a wireless internet connection. Exterior doors have card readers for access.</p> <p>The facility staff reported that the communications systems were in average condition. The main backbone equipment was located in an inaccessible room. The 100-wing did not have card reader access. There were no motion sensors in the 200-wing.</p>	Average

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Roofing Deficiency Examples



Interior Construction Deficiency Examples

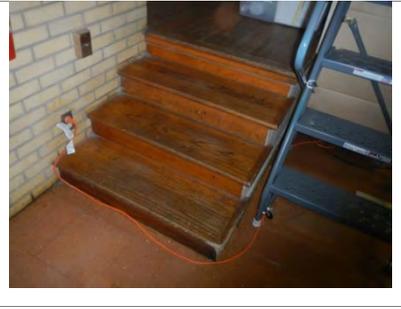
Interior Walls



Interior Doors



Interior Stairs



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floors



Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



Mechanical/HVAC Deficiency Examples



Electrical Deficiency Examples

Lighting



Communications and Security



Office Building – BLDG-942B

Building Purpose	Offices
Building Area	3,290 SF
Inspection Date	September 1, 2016
Inspection Conditions	93°F - Sunny
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	<p>The exterior consists of a brick façade around the entire building.</p> <p>The exterior walls were reported and observed as being in average condition. A micro crack was observed in the brick façade adjacent to room 301. The eaves had evidence of corrosion. It was also reported that water intruded at the base of the wall on the north side of the building.</p>	Average
	Exterior Windows	<p>The exterior windows consist of single-pane windows in metal frames with casement windows in the lower windows throughout the building.</p> <p>The exterior windows were observed and reported as being in poor condition. It was reported that there was a cracked window on the north side of room 301. It was reported and observed that the windows around the building were experiencing corrosion and deteriorating caulking.</p>	Poor
	Exterior Doors	<p>There are four public entryways located on the south side of the building; These doors are metal doors with glass with glazing in metal frames.</p> <p>The exterior doors were observed to be in poor condition due to age. It was reported that the doors were difficult to open when the sun heated the doors, causing them to swell in their frames.</p>	Poor
Roofing	<p>The roof material covering BLDG-942B consists of a built-up roof with a medium granular surface and modified bitumen patchwork.</p> <p>The roof was reported and observed to be in poor condition. It was reported that the</p>		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		building had a new roof scheduled for construction in the current bond program. There was widespread deterioration observed in the awnings and covered walkways. All gutters were observed to be corroded.	
Interior Construction	Interior Walls	The interior partitions are constructed of brick. The interior partitions were in good condition.	Good
	Interior Doors	The building's interior doors consist of wood doors and frames. The interior doors and frames were reported and observed to be in good condition.	Good
	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 partitions are constructed of painted brick. The interior wall finishes were in poor condition. Paint was observed to be peeling from all interior wall surfaces.	Poor
	Interior Floor Finishes	The flooring consists of vinyl tile and concrete flooring. It was observed that the flooring in all areas was in good condition.	Good
	Interior Ceiling Finishes	The ceiling finish consists of sprayed insulation on roof joists. The ceiling finishes were observed to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has class restrooms for male and female staff. The staff restrooms have vitreous china wall hung hand sinks with manual faucets, along with vitreous china floor-mounted toilets with a manual flushing mechanism and vitreous wall inset urinals. The plumbing fixtures were in poor condition. It was reported that the toilets and urinals were not functioning well. The fixtures throughout the building are outdated. Water coolers are located in all rooms and did not function. A leak was observed in the urinal in room 302. The toilet in room 304 was observed to not be connected.	Poor
	Domestic Water Distribution	There is no hot water in the building. The distribution was reported and observed to be in poor condition. It was reported that there was corrosion in the water lines, which made the water unappealing to drink.	Poor
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of three energy recovery ventilators are located in rooms 301, 302, on the roof. There are four HPs located in the classrooms. These serve the HVAC system.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The mechanical/HVAC system was reported and observed to be in poor condition. It was reported that the AC unit in room 301 did not function consistently. All HP's will have reached the end of their useful life in the next ten years. All AC equipment used R-22 refrigerant, which 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, strobes, horn and strobe combination devices pull stations, and detectors. These devices are controlled by a FACP. The fire alarm system was reported and observed to be in good condition.	Good
	Fire Protection/ Suppression	The building is not protected by an automatic fire suppression system. The building has a series of portable fire extinguishers for fire protection. There were no reported or observed concerns with the fire extinguishers as they were last inspected January 2016.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 480/277-volt, 3-phase, 4-wire; 600-amp main panel supports BLDG942A, BLDG-942B, and BLDG-942C. The service feeds 208/120-volt sub panelboards, located in various electrical rooms throughout the building. The building does not have a lightning protection system. The electrical distribution equipment was reported to be in poor condition. It was reported that there was a lack of classroom outlets. There were older outlets that were not reliable. There was no concern with the interior lighting.	Poor
	Lighting	The building's exterior lighting is automatically controlled by a timer and consists of wall pack metal halide HID luminaires located around the building. The interior lighting consists primarily of 1'x4' fluorescent luminaires that are ceiling mounted. The lighting for the building was reported to be in average condition. It was reported that the wall packs provided poor illumination and it was requested by building staff that they be upgraded to LED.	Average
	Communications & Security	There is a security system which consists of surveillance cameras in the building. There is a public address system in the building. Telephones are operated using the VOIP. The internet connection at the facility is a wireless internet connection. Exterior doors have card readers for access. The facility staff reported that the communications systems were in average condition. The main backbone equipment was located in an inaccessible room. There are no card readers on the doors of this building.	Average

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Interior Construction Deficiency Examples

Interior Walls



Plumbing Deficiency Examples

Plumbing Fixtures



Greenhouse – BLDG-945C

Building Purpose	Greenhouse
Building Area	159 SF
Inspection Date	September 1, 2016
Inspection Conditions	93°F - Sunny
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of clear fiberglass. The exterior walls were observed as being in good condition.	Good
	Exterior Windows	There is one single-pane metal-framed window located on the west side of the building. The window was observed to be in average condition. The window was experiencing corrosion on the exterior cover.	Average
	Exterior Doors	There is one aluminum door in a metal frame located on the east side of the building. The door was observed to be in average condition. There was corrosion on the exterior of the door.	Average
Roofing	System not present.		N/A
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	The flooring is a concrete foundation surface. It was observed that the flooring was in good condition.	Good
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	There is a single hose bib on the exterior of this building. This system was failing. It was reported that the hose bib was not functioning.	Fail
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The mechanical system in this building consists of a window unit located on the west wall of the building. The mechanical/HVAC system was failing. This unit was reported and observed as not functioning.		Fail
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service to this building originates at the Main School Building from a small unknown electrical panelboard to provide service to a single receptacle, a ceiling-mounted fluorescent light fixture, and a window unit air conditioner. The electrical distribution system was failing. The electrical distribution equipment was observed as not energized or functioning.	Fail
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Windows



Exterior Doors



Plumbing System Deficiency Examples

Plumbing Fixtures



Mechanical/HVAC Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution



Pleasant Hill Annex Special 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. Repair the water damage and corrosion under the eaves around the buildings.
2. Replace the caulking for all windows around the buildings.

Roofing

1. Roofing is reported as having current bond funds in place for a planned replacement. The roof needs to be replaced with an EPDM (ethylene propylene diene terpolymer) roof to protect the building envelop from water intrusion.

Interior Finishes

1. Apply paint and wall repair to any chipped or damaged wall surfaces.
2. Locate openings and seal the building to discourage pest infestation.
3. Replace damaged doors in the facility.

Plumbing

1. Repair and replace water lines in the building where water lines are corroded, causing water to have an unappealing taste and odor.

Mechanical

1. Replace all HVAC units utilizing R-22 coolant.
2. Plan for all aged and antiquated HVAC equipment to be replaced in the next ten years.

Main School Building Recommendations

Exterior

1. Locate and seal all of the micro cracks around the building.
2. Remove the bee colony, and seal the building to prevent further bee infestation.
3. Replace the broken window outside room 102.
4. Repair the exterior metal doors adjacent to the gymnasium.
5. Replace doors that are suffering from corrosion or water damage.

Interior Construction

1. Remove the termites and apply termite prevention product in the lounge, and replace damaged wood elements with pest-resistant materials.
2. Repair the damage to the wall caused by water leaks from the water cooler leak.
3. Seal the crack running through the 200-wing.
4. Repair and re-finish the wooden stairs of the stage with a protective coating.

Interior Finishes

1. Replace missing floor tiles in the male restroom adjacent to room 256.
2. Repair floor chips and tile gaps as needed.

3. Locate sources of water damage to acoustical ceiling tiles. Repair leaks and replace acoustical ceiling tile as needed.
4. Repair roof material, and replace all water-damaged ceiling tiles throughout the building.
5. Replace the missing tiles in the female restroom in the 100-wing.
6. Remove old and peeling paint in all locations, and apply a new protective layer of primer and paint.

Plumbing

1. Repair or replace the building sinks that are not fully functioning.
2. Replace all plumbing fixtures with the exception of the toilets in the male restroom in the 100-wing as these are new.
3. Reconnect the water cooler in the 100-wing to provide a secure connection to the distribution system.
4. Connect the existing water heater in the library to bring it to full functionality.

Mechanical/HVAC

1. Replace the 100-wing window unit heat pumps immediately as they are aged and noisy.
2. Replace HVAC equipment for the 200-wing animal areas as they are no longer functioning properly.
3. Replace the HVAC window unit heat pumps over the next ten years.
4. Replace all of the HVAC ductwork located on the roof.
5. Connect the boiler in the library to the water distribution system to provide full functionality to the system.
6. Replace roof top HVAC casing that is damaged.
7. Replace punctured condensation drain lines located on the roof.
8. [Replace the 200-wing HVAC equipment \(requested by PM Andrew Miller\).](#)

Electrical

1. Replacement electrical receptacles that are no longer functioning properly.
2. Replace outdated Federal Pacific panelboards with modern panelboards.
3. Replace existing outdated outside lighting including fluorescent and HID lighting with LED lighting where needed to provide proper illumination for security.
4. [Replace obsolete electrical distribution panelboards in the book room and mechanical storage room. Consolidate partially used or old panelboards in the mechanical storage room.](#)

Office Building Recommendations

Exterior

1. Seal the micro cracks located outside room 301.
2. Replace the broken window reported on the north side of the building.
3. Replace exterior doors with doors that fit into their frames properly.
4. Replace the exterior windows around the facility as the caulking has deteriorated.
5. Repair the eaves outside of the exterior doors.

Plumbing

1. Replace the toilets and urinals that are not functioning well and are outdated.
2. Replace the water coolers in the classrooms with a central water cooler for staff.
3. Replace the waterline connection in the urinal in room 302.
4. Reconnect the toilet in room 304.

Electrical

1. Provide card reader access to the exterior doors in the 100-wing.

Greenhouse Recommendations

Plumbing

1. Repair the hose bib to full functionality.

Mechanical

1. Replace the AC window unit.

Electrical

1. Repair the electrical circuits to provide proper functionality. Replace all nonfunctioning electrical system with a system appropriate for a greenhouse environment.