

## Rosedale School Site Summary

<b>Address</b>	2117 West 49th Street Austin, TX 78756
<b>Number of Permanent Campus Facilities</b>	2
<b>Original Year of Construction</b>	1939
<b>Total Campus Building Area (combined)</b>	36,501 SF



### Introduction

The Rosedale School campus is located at 2117 West 49th Street in Austin, Texas. Rosedale School was established in 1939, and consists of the primary school along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-251A) and the Mechanical Building (BLDG-251B). The two buildings are connected by a series of exterior uncovered concrete sidewalks. The east classroom wing, new main entrance, administration, gymnasium, and cafeteria were added in 1948.

## Main School Building – BLDG-251A

Building Purpose	Administration Offices, Classrooms, Cafeteria, & Gymnasium
Building Area	36,041 SF
Inspection Date	July 28-29, 2016
Inspection Conditions	90° Sunny and hot
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
<b>Exterior</b>	Exterior Walls	<p>The original building exterior facade is brick with decorative brick coursing. The exterior walls incorporate glass block above the exterior windows that have cut limestone sills. The subsequent building additions incorporate rough-faced ashlar stone into the brick facade.</p> <p>The exterior masonry facade was observed to have organic growth on its surface. Sealants and glass block mortar joints were dry and cracked. The exterior masonry walls are showing age and appeared to be in poor condition. It was reported by campus staff that there is a problem with rodents throughout the facility.</p>	Poor
	Exterior Windows	<p>The exterior windows are mostly original to the building dates of construction. The exterior windows are metal with single pane glazing.</p> <p>The building's exterior windows were observed to have severely deteriorated paint and areas of corrosion visible. Sealants and glazing caulk were dry and cracked. Windows were reported to not open properly. Windows were observed to be in poor condition and most likely are not weathertight. Due to student specific population, glass may not be a suitable glazing material.</p>	Poor
	Exterior Doors	<p>The exterior doors and frames are of both metal and wood construction. Building entry doors have full lite vision panels and are part of a larger hollow metal storefront system. Some doors have been replaced but</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>many appear original.</p> <p>The exterior doors and frames were observed to be in average condition. Painted surfaces appeared oxidized and sealants were dry and cracked. Doors were observed to function adequately. The exterior doors at individual classrooms are used as a means of egress and do not meet the requirements for use by the special needs student population, many of which are mobility impaired.</p>	
<b>Roofing</b>		<p>The roof consists of both built-up and modified bitumen with a reflective coating. Portions of the building have internal roof drains and other areas have a continuous perimeter gutter system with downspouts. The building has numerous small projecting concrete canopy roofs with no roofing membrane. There are three small roofs at the west classroom wing over building entries.</p> <p>The built-up roof over the original building (west classroom wing) was observed to be past its typical design service life and had numerous areas of ponding. The building's modified bitumen roofs range from average to poor. The reflective coating has cracked and is peeling and ponding was visible in areas. The three small roofs at the west classroom wing over building entries have no visible means of drainage and were observed to be holding water. It was reported that roof leaks, since the re-roof project, have considerably declined. There was a roof leak reported in classroom 14. Tree limbs were touching the roof over the west classroom wing.</p>	Poor
<b>Interior Construction</b>	Interior Walls	<p>The original building (west classroom wing) has solid masonry interior walls with plaster finish. The remainder of the building's interior walls are predominantly glazed masonry units that are partially painted. Ashlar stone is at both the north and south building entrances. There are metal framed interior windows.</p> <p>The building's interior walls were observed to be in average condition. The interior walls with natural finishes have endured relatively well. Plastered masonry wall surfaces were observed to have areas of spalling.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	<p>The interior doors are both solid core wood and stile and rail type in both wood and metal frames. There are three pairs of doors in a wood-framed storefront system at the north entrance of corridor C2 that create an entry vestibule. One pair of doors is automatic sensing. The interior doors to classrooms and common spaces have large vision panels.</p> <p>The interior doors were observed to be in average condition. The door hardware was observed to be in poor to average condition relative to their age. It is reported that door hardware does not meet the requirements of the special needs and mobility impaired student population.</p>	Average
	Interior Specialties	System not present.	N/A
<b>Stairs</b>	Exterior Stairs	<p>There are numerous exterior concrete stairs on the south side of the building. At both the east and west classroom wings there are concrete stairs and a ramp. There is an extensive system of metal ramps and guardrails serving the individual classrooms at the south side of the east classroom wing.</p> <p>The exterior stairs and ramps were observed to be in good to average condition depending upon their age.</p>	Average
	Interior Stairs	<p>The interior steps at the stage are wood. There are no other interior stairs or ramps in the building other than a slight finish floor grade change along corridor 1.</p> <p>The interior steps were observed to be in average condition.</p>	Average
<b>Interior Finishes</b>	Interior Wall Finishes	<p>The building interior wall finishes are natural material finish (i.e., brick, ashlar stone, glazed masonry units) and painted surfaces.</p> <p>The natural material finishes appeared in good condition. The painted surfaces were observed to have general scuffing and wear. The plaster finish is spalling in various locations and painted surfaces are peeling in various locations.</p>	Average
	Interior Floor Finishes	<p>The interior floors vary throughout the building. The original west classroom wing has terrazzo in the corridor, laundry, and restrooms, and both carpet and vinyl flooring in classrooms. A special soft-impact resilient flooring is in classroom 1. The 1948-era building spaces have predominantly vinyl tile flooring throughout. Ceramic tile that is original to the building is in restrooms. Carpet is in some administration and</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>classroom spaces. The cafeteria has its original vinyl tile and quarry tile is in the kitchen areas. The gymnasium has its original wood athletic flooring.</p> <p>The building's interior flooring was observed to be in various conditions from good to poor depending on age and type. The original terrazzo, although it has minor cracks, was in good and functional condition. The vinyl tile ranged from relatively new to severely worn in a few areas. The vinyl tile in the cafeteria appears to be original and over 60 years of age. The quarry tile was in average condition. Creaking was quite noticeable in the gymnasium, but the finish was good. The carpet in the administration areas was worn.</p>	
	Interior Ceiling Finishes	<p>Both suspended lay-in acoustical tile and surface attached acoustical tile are throughout most of the building. The original plaster ceiling is in utility spaces and restrooms.</p> <p>Interior acoustical tile varies in condition from good to poor depending on age. Painted plaster ceilings were observed to be peeling. The suspended ceiling grid and tile are reported to not be in good condition.</p>	Average
<b>Conveying</b>	System not present.		N/A
<b>Plumbing</b>	Plumbing Fixtures	<p>The building has shared public restrooms for students and staff located throughout the facility. The classrooms are equipped with stainless steel sinks mounted in laminate counters with faucets and bubblers. The restrooms have vitreous china hand sinks with manual faucets, along with vitreous china toilets with manual flushing mechanisms. There are service sinks in the janitorial closets and water coolers located throughout the facility, typically near the public restrooms. The kitchen includes additional plumbing fixtures such as stainless steel wash sinks and a small restroom equipped with a vitreous china floor-mounted toilet and sink.</p> <p>The restroom plumbing fixtures were observed to be in average condition as the fixtures were aged but still operational with noticeable wear. Rust was observed on several service sinks in the janitorial closets. The water coolers in the corridors throughout the facility appeared to have been installed in the last 3 years and were observed to operate properly. The water fountain located in the gymnasium did not operate. Building staff requested hot water be provided to all sinks throughout</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>the facility. Building staff reported that the existing restrooms are too small for the student population and that the existing showers are too small to accommodate students needing assistance. Building staff reported that the sanitary sewer needs to be replaced and that the water supply needs to be inspected. Building staff reported that the Health Department cited the campus for not having a hand wash sink in the APT kitchen.</p> <p>The plumbing fixtures were observed to be in poor condition due to the age of the fixtures and the deficiencies mentioned above.</p>	
	Domestic Water Distribution	<p>Hot water is provided to the kitchen by GWH (gas water heater)-1 located in the kitchen mechanical room.</p> <p>The kitchen water heater was observed to be functioning, but nearing the end of its typical design service life. The hot water piping lacked insulation.</p> <p>The water distribution equipment was observed to be in average condition primarily due to age.</p>	Average
	Other Plumbing	<p>The roof drainage system consists of scuppers and gutters with downspouts as well as roof drains.</p> <p>The roof drains were observed to be in poor condition due to their age and corrosion. Several roof drains were not properly seated, and multiple drains were observed to be partially clogged with debris.</p>	Poor
<b>Mechanical/ HVAC</b>		<p>The major mechanical equipment consists of RTUs (roof top units) , with an estimated capacity of 15- to 20-TON, located on the roof serving the non-classroom areas of the building, four wall-mounted split system air handling units providing cooling to select areas, two central station water-source heat pumps providing cooling to the cafeteria and auditorium, and floor-mounted ground WSHPs (water source heat pumps providing cooling in the classrooms. The 29 WSHPs are located in the classrooms, corridors, and select other areas and range from an estimated 3- to 5-TON in capacity. The condensated lines are constructed of PVC (polyvinyl chloride). Additional wall-mounted split system units were observed to serve the nurse's office, lounge, and a nearby office. A building that appeared to be a roof top mechanical penthouse was observed above the west classroom wing. Additional equipment includes roof-mounted restroom and kitchen EFs. These serve the HVAC (heating, ventilating, and air conditioning) system.</p> <p>The HVAC system was observed to be in poor condition. The RTUs appeared to be aged. The RTUs were observed to have damaged or missing insulation on condensate piping and rusting on the unit housing. The disconnects also appeared to be rusted and aged. The condensate lines were observed to be unsupported and uninsulated. The RTU condenser coils appeared to be damaged. The MDF (main distribution frame) room was inaccessible for assessment but</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>appeared to be served by a wall-mounted split system unit. The interior units appeared to be aged and in poor condition. The associated condensing units appeared to be in poor condition. The two central station water-source heat pumps appeared to be past their typical design service life. The WSHP units were aged.</p> <p>An access door to the apparent mechanical penthouse was not present and the interior of the room could not be accessed for assessment. It appeared that hydronic piping penetrated the room and down the building into the ground. The piping insulation was cracked and damaged in multiple areas. The exhaust fans serving the restroom exhaust and kitchen exhaust appeared to be outdated and damage was observed on the housing of several fans.</p>	
<b>Fire Protection</b>	Fire Alarm	<p>The building has a fire alarm control panel by Silent Knight. The system consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, and pull stations.</p> <p>The system appeared to be in good condition.</p>	Good
	Fire Protection/Suppression	<p>The building does not have a fire suppression system. Fire extinguishers are located throughout the building.</p> <p>Fire extinguishers were observed to have been inspected within the last year for most of the building. The fire extinguisher located in the cafeteria was not equipped with an inspection tag. The fire extinguisher appeared to be aged and the manufacture date was not able to be determined.</p>	N/A
<b>Electrical</b>	Electrical Distribution	<p>The electrical service enters the building at the 120/208-volt 800-amp main switchboards located in building 251B. The service feeds low voltage panelboards, which are located in various electrical rooms throughout building 251A. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment appears to be in average condition. A majority of the assets appeared to be corroded and have aged. Panel A in the electrical equipment janitorial office had a missing circuit breaker cover and was considered a life safety hazard. A panel in corridor C3 was not identified.</p> <p>Facility reported that additional parking lot lights are needed and additional convenience outlets are required in the student medical equipment room.</p> <p>Facility also reported that some student act out and begin pulling on exposed electrical conduit.</p> <p>Also facility reported that the electrical panel in the administration office and panel B needed to be</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		replaced.	
	Lighting	<p>The building exterior lighting consists of downlights, HID (high-density discharge), and LED (light emitting diode) light fixtures that are located along the entire perimeter. The interior lighting consists of primarily T8 light fixtures. There are exit signs.</p> <p>The interior lighting appears to be in poor condition. Many interior and exterior light fixtures appeared to have aged past their typical design service life. Observed deficiencies include broken lenses, inconsistent color temperatures, and non-functional fixtures.</p> <p>The exit signs appeared to be functioning but are aged..</p>	Poor
	Communications & Security	<p>There is a Gemini security system including surveillance cameras in the building. There is public address system in the building. The building is equipped with telecommunications systems.</p> <p>According to facility staff, the system has had no issues.</p> <p>The public address system appeared to be in average condition; however, all the exterior horns were showing age due to the outdoor elements. All classroom still have the old Dukane paging system present but not being used.</p> <p>The telecommunications systems appeared to be in average condition.</p>	Average

**Exterior System Deficiency Examples**

Exterior Walls



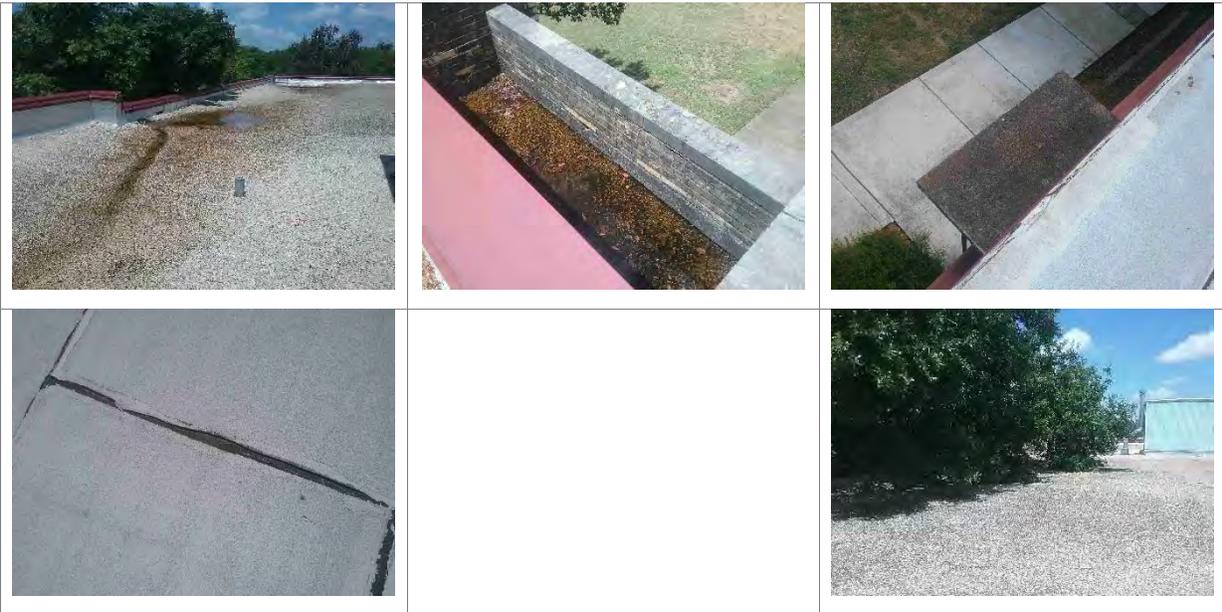
Exterior Windows



Exterior Doors



Roofing Deficiency Examples



**Interior Construction Deficiency Examples**

Interior Walls



**Interior Finishes Deficiency Examples**

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



**Plumbing System Deficiency Examples**

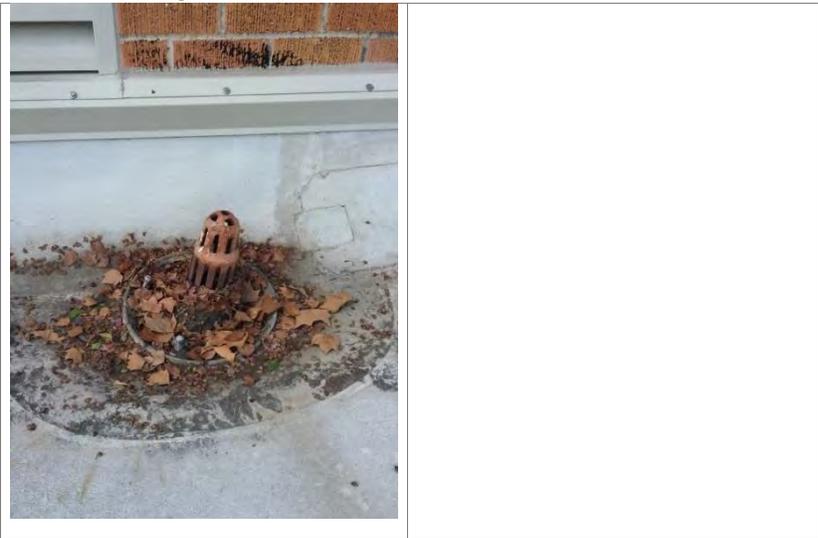
**Plumbing Fixtures**



**Domestic Water Distribution**



Other Plumbing



Mechanical/HVAC System Deficiency Examples





**Fire Protection System Deficiency Examples**

Fire Protection/Suppression

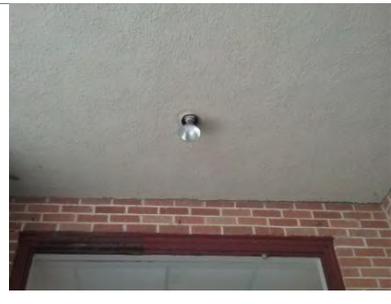


**Electrical System Deficiency Examples**

**Electrical Distribution**



**Lighting**



**Communications & Security**





## Mechanical Building (Old Boiler House) – BLDG-251B

Building Purpose	Mechanical and Electrical
Building Area	460 SF
Inspection Date	July 28-29, 2016
Inspection Conditions	90° Sunny and hot
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
<b>Exterior</b>	Exterior Walls	The exterior walls are solid brick with a limestone parapet cap and window sill and are original to the 1939 building.  The brick facade was observed to be in poor condition. There was significant organic growth visible and the brick mortar was observed to be dry and powdery.	Poor
	Exterior Windows	Exterior windows are original metal framed with original (or very old) glazing in place.  The metal frames have little to no remaining paint finish and numerous glass panes were broken. The sealant around the windows and the glazing caulk were deteriorated. The exterior windows were observed to be in poor condition.	Poor
	Exterior Doors	The exterior doors and frame are metal. The exterior doors have both a vision panel and a metal louver.  The doors were marginally functional and corroding. Their paint finish was deteriorated and heavily oxidized. The exterior doors were difficult to latch. The exterior doors and hardware were observed to be in poor condition.	Poor
<b>Roofing</b>	The roof was not accessible but was viewable from approximately 50 feet away on the adjacent building roof and appeared to be a built-up roof membrane.  The roof is observed to be ponding water. No leaks or staining was observed on the underside of the concrete roof deck. The roof appeared to be in poor condition.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Interior Construction</b>	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
<b>Stairs</b>	Exterior Stairs	There are concrete steps with no railings to a platform on the west side of the building.  The steps were observed to be in poor condition. The steps do not currently function as a means of access.	Poor
	Interior Stairs	System not present.	N/A
<b>Interior Finishes</b>	Interior Wall Finishes	The interior wall finish is the inside exposed brick surface of the exterior masonry facade.  The interior walls were dirty but observed to be in average condition given their age.	Average
	Interior Floor Finishes	The building's interior floor is unfinished concrete. The building, in addition to serving as an electrical room, is used for play equipment storage.  The interior concrete floor appeared to be in average condition. The floor was extremely dirty and cluttered and was not assessable over much of its surface.	Average
	Interior Ceiling Finishes	The interior ceiling was observed to be in average condition. No cracks or discoloration was visible on the concrete deck. The bar joist roof structure did not appear to be protected from corrosion.	Average
<b>Conveying</b>	System not present.		N/A
<b>Plumbing</b>	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	The roof drainage system consists primarily of scuppers and gutters with down spouts. See architectural assessment for condition of gutters and down spouts. There were no plumbing systems observed in the interior of the building. Abandoned piping was observed penetrating from the ground through the exterior of the building.	Poor
<b>Mechanical/ HVAC</b>	System not present.		N/A
<b>Fire Protection</b>	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	<b>The building does not have a fire suppression system.</b> A fire extinguisher is located on the interior of the building near the entrance.  The fire extinguisher was observed to have been inspected within the last year.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Electrical</b>	Electrical Distribution	The electrical service enters the building at the 120/240-volt 1200-amp main switchboards located in this building. The service feeds step down transformer and low voltage panelboards, which are located in various electrical rooms throughout the building. The building does not have a lightning protection system.  The electrical distribution equipment appears to be in poor condition. A majority of the assets appear to be corroded and have aged.	Poor
	Lighting	The building has no exterior lighting. The interior lighting is primarily incandescent.  The lighting for the building appeared to be in poor condition.	Poor
	Communications & Security	System not present.	N/A

**Exterior System Deficiency Examples**

Exterior Walls



Exterior Windows



Exterior Doors



**Roofing Deficiency Examples**



**Interior Finish Deficiency Examples**

Interior Ceiling Finishes



**Plumbing System Deficiency Examples**

Other Plumbing



**Electrical System Deficiency Examples**

Electrical Distribution



Lighting



## Rosedale Elementary School Campus Summary of Recommendations

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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. Replace leaking exterior windows. Consider and minimize the impact of changing the building's historic character. Consider safety glazing given the unique make-up of the student population.
2. Remove organic growth from masonry surfaces.
3. Re-point masonry mortar and replace sealants as needed.

#### Roofing

1. Investigate all roof areas with standing water and re-slope to proper drainage points.

#### Fire Protection

1. Continue annual inspections of the fire alarm system and replace any aged fire alarm devices throughout the building.

#### Electrical

1. Replace all aged and outdated switchgear and panels with new.
2. Replace all outdated interior lighting with LED light fixtures and dimming capabilities.
3. Replace all exterior lighting with LED light fixtures.
4. Replace all exit signs with LED fixtures.

### **Main School Building Recommendations**

#### Exterior

1. Replace exterior classroom doors and hardware to make functional and accessible.
2. Investigate and block access points for rodents through the crawlspace or exterior walls.
3. Re-point glass block mortar and replace sealant as required to achieve a weather-tight condition.

#### Roofing

1. Further investigate the cause of the three small roofs with ponding water at the west classroom wing.
2. Further investigate the cause and extent of the peeling and cracking of the reflective coating on the modified bitumen roofs.
3. Trim tree limbs to prevent contact with roof.

#### Interior Construction

1. Repair damaged and spalling plaster on walls and ceilings and paint as needed.
2. Replace interior door hardware that is not functioning properly and does not meet the accessibility needs of the student population.
- 3.

#### Interior Finishes

1. Repair and repaint interior walls with scuffs, wear, and peeling paint.
2. Replace damaged vinyl flooring as needed throughout the building.
3. Replace worn carpet in administration areas.

4. Investigate the reported condition of deteriorated ceiling grid and tiles. Repair as needed.

#### Plumbing

1. Track installation years of water heaters and plan for replacement as the typical design service life for a water heater is 10 to 15 years.
2. Continue preventive maintenance on aged plumbing fixtures and/or plan for replacement in the future as fixtures continue to age.
3. Replace rusted and broken fixtures as needed.
4. Replace rusted roof drains as needed.
5. Repair or replace any damaged or missing piping insulation as needed.
6. Paint/protect gas lines from further rusting as needed.
7. Replace rusted service sinks.
8. Replace or repair nonfunctioning water coolers.
9. Repair or replace damaged and cracked piping insulation.

#### Mechanical/HVAC

1. Plan for replacement of the ground source fan coil units as these units appear to be past their typical design service life.
2. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facility's spaces.
3. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, and/or repairing by any means to prevent further deterioration.
4. Repair or replace any damaged or missing piping insulation as needed at all facilities.
5. Plan for replacement of the RTUs as these units appear to be past their typical design service life.
6. Replace window unit serving MDF room.

#### Fire Protection

1. Inspect fire extinguishers to bring them up to date and replace aged fire extinguishers.

#### Electrical

1. Immediately provide circuit breaker plates to panel 'A' in the electrical equipment janitorial office.
2. Provide additional outlets in student medical equipment room as noted in the facility interview.
3. Provide additional parking lot lighting as noted in the facility interview notes.
4. Replace any aged panels and provide blank circuit breaker covers to panel A.
5. Identify any panels not labeled.
6. Provide protection for conduit that is exposed to prevent student abuse as noted in the facility interview notes.
7. Remove nonfunctioning Dukane page system in classrooms.
8. The building telephone/data system was reported to be not functioning properly. Inspect and repair as necessary.

### **Mechanical Building (Old Boiler House) Recommendations**

#### Exterior

1. Repair or replace exterior doors and hardware to function properly.
2. Replace broken glazing and repair and repaint metal windows.
3. Replace sealant around doors and windows.

#### Interior Finishes

1. Investigate condition of roof joists and possibly paint to protect from corrosion.

### Plumbing

1. Remove abandoned piping.

### Electrical

1. Provide exterior light fixtures with LED light fixtures.
2. Replace all outdated interior light fixtures with LED light fixture.
3. Replace all aged and outdated main switchgear and distribution panels.

## CRAWL SPACE – Rosedale School – Main School Building (BLDG-251A)

Building Purpose	Administrative, Classrooms, Gym, and Cafeteria
Inspection Date	September 1, 2016, Morning
Inspection Conditions	88° - Cloudy

### Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: Pipe/ wire congestion and deep beams with limited void space below prevented observation of much of the crawl space. The original building could not be observed at all because the access hatch grate was screwed closed. Age of existing plans and poor quality of scans made them very difficult to decipher.

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
<b>Soil, Drainage, Ventilation &amp; Access</b>	Soil Below Building, Site Drainage in Crawl Space	No drainage system was observed under this building. The soil was damp in the crawl space near the cafeteria. The source of water is likely water infiltration from around the perimeter of the building and, perhaps to a lesser degree, condensation from pipes.  Soil/Drainage deficiencies: <ul style="list-style-type: none"> <li>• Damp soil</li> <li>• Mold on ground below east classroom wing</li> </ul>	Average
	Soil Retainers	N/A – No soil retainers were observed in the crawl space nor were they found detailed in the existing plans.	N/A
	Areaways/Ventilation	Ventilation in the crawl space was provided by multiple vents around the building. Overall, ventilation seemed adequate but likely does not meet current standards.  Areaway/ventilation deficiencies: <ul style="list-style-type: none"> <li>• Likely insufficient ventilation</li> </ul>	Average
	Access Hatches	The crawl space was observed via access at three locations. One hatch is located north of the cafeteria, near the ice machine; one is located in the custodian's office; one is an exterior access door on the southeast corner of the east classroom wing. Exterior grates/screens on the west classroom wing (original building) were screwed shut and could not be removed.	Poor

		<p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> <li>• Unable to open access grates/screens on west classroom wing (original building)</li> <li>• Rusted floor hatch frame/door in custodian's room</li> <li>• Access/movement in the crawl space was limited by pipes, low beams, wires</li> </ul>	
<b>Exposed Structure</b>	Exposed Columns & Tops of Foundations	All columns observed were generally in good condition. No deficiencies were observed	Good
	Exposed Faces of Perimeter Walls / Beams	The building contained grade beams at its perimeter. All observed perimeter beams were generally in good condition. No deficiencies were observed	Good
	Exposed Portions of Interior Floor Beams Above	<p>Interior suspended floor beams spanned between columns. Minor honeycombing was observed on some interior beams. Spalling at the top of an interior beam was also observed.</p> <p>Beam deficiencies:</p> <ul style="list-style-type: none"> <li>• Minor honeycombing</li> <li>• Spalling at the top of one interior beam</li> </ul>	Good
	Underside of Suspended Floor Slabs Above	<p>The floor slab system supporting the administration and cafeteria areas of the building consisted of interlocking masonry units with mortar. Spalling at the top of an interior beam caused a floor system brick to drop a couple of inches. The floor system supporting the east classroom wing consisted of a cast-in-place flat slab. Minor spalling and exposed/corroded reinforcement was observed on the underside of the flat slab.</p> <p>Slab deficiencies:</p> <ul style="list-style-type: none"> <li>• Localized damage in brick/mortar floor system</li> <li>• Spalling in flat slab</li> <li>• Exposed/corroded reinforcement under flat slab</li> </ul>	Average
<b>Pipes, Ducts, Equipment &amp; Fireproofing</b>	Suspended Pipes & Hangers	<p>Observed pipes consisted of cast iron, PVC, and other materials. Most pipes were suspended, except a few pipes were bearing directly on the ground. Some pipes and pipe hangers were rusted. Deteriorating insulation was also observed on some pipes.</p> <p>Pipe deficiencies:</p> <ul style="list-style-type: none"> <li>• Rusted pipes and pipe hangers</li> <li>• Pipes in contact with ground</li> <li>• Deteriorating pipe insulation</li> </ul>	Average

	Exposed Ductwork	N/A – No exposed ductwork was present in the crawl space area observed.	N/A
	MEP Equipment	N/A – No MEP equipment was present in the crawl space area observed.	N/A
	Spray Fireproofing/ Insulation	N/A – No spray fireproofing or insulation was present in the crawl space area observed.	N/A

**Crawl Space Deficiency Examples**

**Soil, Drainage, Ventilation & Access**

 <p>Damp soil at access point near cafeteria</p>	 <p>Mold on ground at east classroom wing</p>	 <p>Access/movement inhibited by pipes, wires, low clearance</p>
 <p>Screen over exterior access to original building was screwed &amp; could not be removed</p>	 <p>Rusted access floor hatch in custodian's room</p>	

### Exposed Structure

 <p>Interlocking masonry floor system near cafeteria</p>	 <p>Loss of mortar, failing floor system units</p>	
 <p>Honeycombing at interior beam</p>	 <p>Exposed reinforcement under slab in east classroom wing</p>	 <p>Spalling under slab at east classroom wing</p>

### Pipes, Ducts, Equipment & Fireproofing

 <p>Rusted Pipes and Hangers</p>	 <p>Pipe supported on the ground</p>	 <p>Deteriorating pipe insulation</p>
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## Rosedale School – Campus Summary of Crawl Space Recommendations

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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**

### Soil, Drainage, Ventilation & Access

1. Replace screwed on grates/screens with operable access doors at west classroom wing
2. Investigate source of damp soil near cafeteria and mitigate
3. Investigate need for additional ventilation

### Exposed Structure

4. Repair concrete at exposed/corroded reinforcement
5. Repair spalling on beam and around slab penetrations
6. Repair interlocking masonry slab at one location

### Pipes, Ducts, Equipment & Fireproofing

1. Clean rusted pipes and protect from further corrosion; replace badly rusted pipes as needed
2. Replace rusted hangers
3. Replace degraded pipe insulation

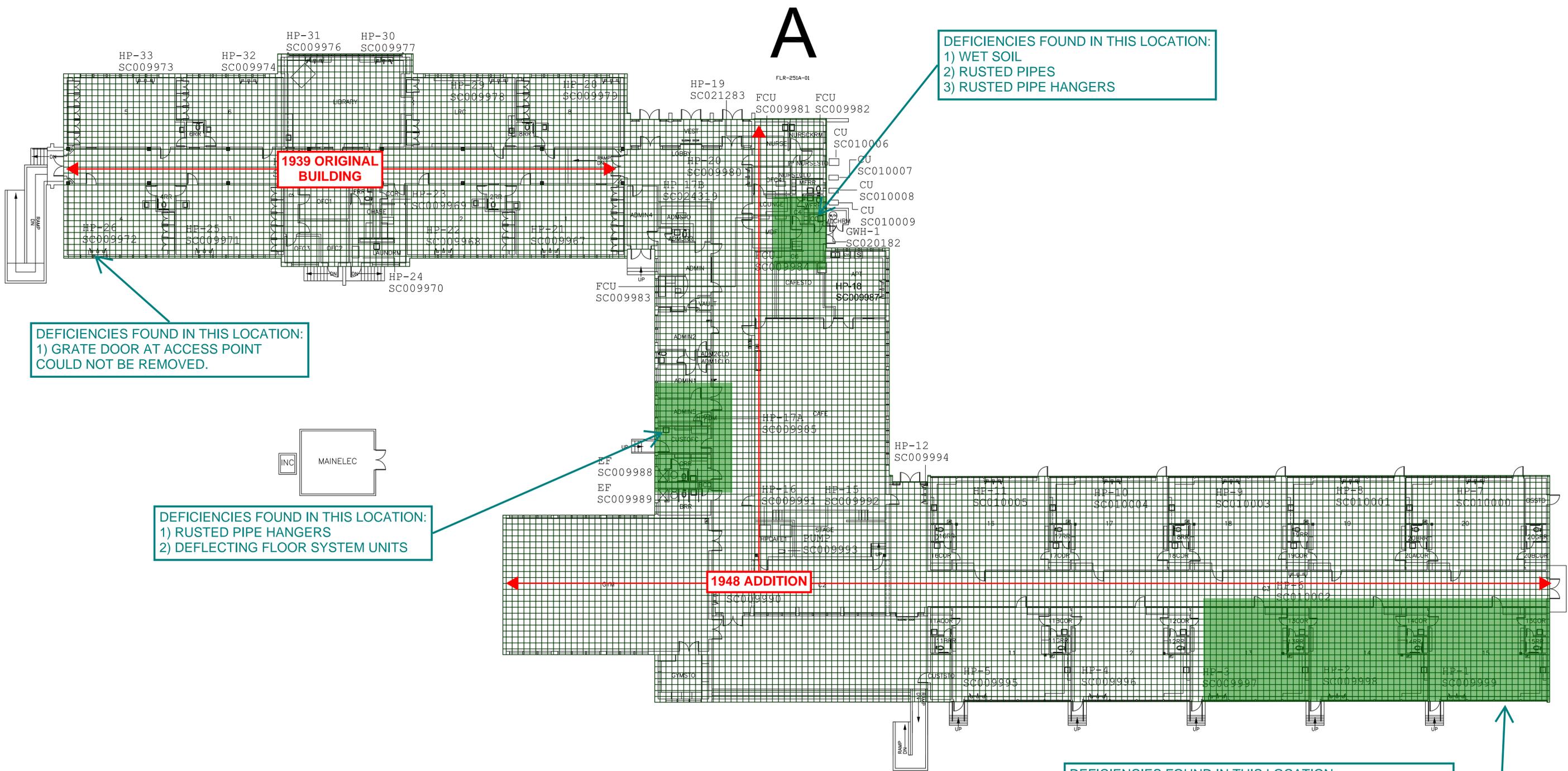
REV.	DESC.	DATE



SCALE: 1/16" = 1'-0"  
 DRAWN BY: R.A  
 APPROVED BY:  
 FILE: 251-FLR-01  
 DATE: 09/18/12  
 SHEET No.

APPROXIMATE LIMITS OF CRAWLSPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWLSPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS



DEFICIENCIES FOUND IN THIS LOCATION:  
 1) GRATE DOOR AT ACCESS POINT  
 COULD NOT BE REMOVED.

DEFICIENCIES FOUND IN THIS LOCATION:  
 1) WET SOIL  
 2) RUSTED PIPES  
 3) RUSTED PIPE HANGERS

DEFICIENCIES FOUND IN THIS LOCATION:  
 1) RUSTED PIPE HANGERS  
 2) DEFLECTING FLOOR SYSTEM UNITS

DEFICIENCIES FOUND IN THIS LOCATION:  
 1) POOR VENTILATION (HUMID AIR, MOLD ON GROUND)  
 2) DAMP SOIL  
 3) EXPOSED/CORRODED REINFORCEMENT UNDER SLAB  
 4) SPALLING UNDER SLAB  
 5) FALLING/DEGRADED PIPE INSULATION