

Southeast Bus Terminal Site Summary

Address	7200 Bluff Springs Road Austin, TX 78744
Number of Permanent Campus Facilities	2
Original Year of Construction	2014
Total Campus Building Area (combined)	25,314 SF



Introduction

The Southeast Bus Terminal facility is located at 7200 Bluff Springs Road, Austin, TX. Southeast Bus Terminal was established in 2014, and consists of a facility that supports offices, [with one bus maintenance and washing facility](#). These permanent facilities include the Main Building (BLDG-955A), that supports administration offices and training room. The second building (BLDG-955B) supports bus bay service shop operations. The buildings are connected by a small metal-covered section of concrete walkway.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/17/16	Interview	00	9/30/16	Draft Issue
8/16/16	Assessment	01	12/20/16	Added comments from PM Deborah James as indicated on email dated 11/25/16. See pages 1-2 and 13.

Main Office Building – BLDG-955A

Building Purpose	Administration offices. Training room
Building Area	7,610 SF
Inspection Date	August 16, 2016
Inspection Conditions	84°F - Rain
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 split-face CMU (concrete masonry unit) facade with accent cementitious panels and a metal canopy at the main entry.</p> <p>The exterior walls were observed to be in good condition exhibiting no signs of stress cracks or deterioration. During the interview process, it was reported that the facility had no façade issues. Facility staff reported that the exterior siding and slab may not be sealed properly and allows for insect infiltration.</p>	Good
	Exterior Windows	<p>The exterior windows consisted of Single pane aluminum framed metal windows with glazing for this entire facility. The exterior windows were observed to be in good condition during visual survey. Facility staff reported that no issues have arisen regarding this window system.</p>	Good
	Exterior Doors	<p>The exterior doors consist of paired hollow metal doors with glazing and metal frames for the entrance and single hollow metal doors with glazing for exit doors around the facility. It was observed during survey that two exterior doors to room 112 and room 117 are hollow metal doors with no glazing and metal frames.</p> <p>The exterior door units were observed to be in good condition at the time of visual survey. It was reported that there were no known issues with any exterior doors in this facility. Facility staff have reported that the motorized gates are malfunctioning and have been an ongoing issue since the terminal was built.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing		<p>This roofing system consists of three separate roofing types for this structure and supporting systems. The majority of the roofing system consists of metal roofing. The next type of roof material where rooftop HVAC equipment is stationed consists of TPO (thermoplastic polyolefin membrane) roofing. A very small segment of covered walkways consists of a more robust metal paneling. The gutters and downspouts were observed to be in good condition during this survey and functioning as intended. It was reported by facility staff that they witnessed gutters function properly during rain events.</p> <p>The roofing system as a whole was observed to be in good condition. The exception to this system are isolated areas where evident ponding on TPO portion had occurred and left evaporated residual evidence. There was no leakage to report under areas where TPO surfaces existed. The metal roofing over the walkways also appeared to be in good condition with no signs of any deterioration.</p>	Good
Interior Construction	Interior Walls	<p>The administration offices, training rooms, and restroom areas are original to the building and are constructed of stud construction and gypsum board. In the main break room, walls consist of gypsum board and an acoustical finish panelized wall system. Restrooms also have ceramic tile applied to wall surfaces.</p> <p>The interior walls were observed to be in good condition. It was reported that there were no known issues to address at this time.</p>	Good
	Interior Doors	<p>The interior doors to office areas and training rooms consist of hollow wood doors with glazing and metal frames. The interior restrooms and storage rooms consist of hollow wood doors and metal frames.</p> <p>The interior doors were observed to be in good condition with no deficiencies. It was reported that there were no known issues about this system.</p>	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 facility's wall finishes were observed to be in good condition during visual survey. It was reported that the wall finishes were in good condition and there were no known issues with wall finishes throughout this facility.	Good
	Interior Floor Finishes	<p>Vinyl floor tile is present in 80% of this facility (corridors, lounge areas, and training room); 5% of floor system is ceramic floor tile present in the male and female restrooms; 15% of the floor system (administration offices and dispatch areas) is industrial carpeted flooring.</p> <p>The interior floor system was observed to be in good condition throughout this facility. During the interview</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		process, facility staff reported that this floor system did not having any issues.	
	Interior Ceiling Finishes	<p>The interior ceiling consists of standard 2'x2' acoustical fiberglass ceiling panels throughout 90% of the facility. The remaining 10% of this system in the large break room has an elevated exposed ceiling with painted metal trusses and metal decking. Noise control is implemented by suspended acoustical panels.</p> <p>The interior ceiling finishes for this facility were observed to be in good condition at the time of the survey. It was reported by staff that no known issues were present at this time.</p>	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The plumbing fixtures in this building support male and female restrooms, breakroom, janitorial closet, and public water fountain. Restrooms consist of vitreous china vanity mounted hand sinks with manual faucets, along with vitreous china floor-mounted toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There is a service sink in the janitorial closet.</p> <p>The building has double-bowl sinks with manual faucet fixtures located in break room 120 and wall-mounted water coolers in the middle of corridor 100, which are functioning as intended.</p> <p>This system was observed to be in good condition at the time of the survey. In male restroom 105, it was observed that a toilet's flushing handle would leak water every time it was engaged.</p>	Good
	Domestic Water Distribution	<p>Hot and cold water is supplied to restrooms, break room, janitorial closet, and public water fountains and was reported by facility staff to have no known issues with this system. The domestic water distribution was observed to be in good operating condition. It was reported that the domestic water distribution system was functioning as intended with no deficiencies to report. During the interview process, we were asked by current staff to report issues with an irrigation system that is in place around the northwest side of this facility and described as problematic with control issues. It was reported that several work orders have been called in on it in the past.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Plumbing	Facility restrooms had a floor drain system and was observed as in good condition.	Good
Mechanical/ HVAC		<p>The major mechanical equipment consists of an outdoor (package unit) labeled RTU-1A and located on the TPO section of the roof. Supplemental supportive mechanical equipment for the HVAC (heating, ventilating, and air conditioning) system includes an air return unit, fresh air intake powered units, three exhaust fans, and a fan coil unit. Other mechanical equipment in this facility is a single electric hot water heater located in room 109, janitorial closet.</p> <p>The mechanical equipment supporting this facility was observed to be in good condition during visual survey. It was reported by facility staff that there were no known issues.</p>	Good
Fire Protection	Fire Alarm	<p>The fire alarm system consists of alarm (annunciators) and signaling devices such as horn/strobe combinations, pull stations, emergency lighting, and smoke detectors.</p> <p>The fire alarm system was observed to be in good condition and functioning as intended. It was reported by facility staff that there were no known issues with the fire alarm system in this facility.</p>	Good
	Fire Protection/ Suppression	<p>This facility does have a fire protection and suppression system. The system consists of a wet system. Portable fire extinguishers are also located mounted on interior wall areas and proportionally placed within this facility.</p> <p>This fire protection and suppression system was observed to be up to date with inspections of equipment and in good condition at the time of this survey. It was also reported by facility staff that there were no known issues with this suppression system within this facility.</p>	Good
Electrical	Electrical Distribution	<p>The electrical system services BLDG-955A with a 2,000-amp 480/277-volt main switchboard located in electrical room 117. The service feeds two transformers, a 70-kVA and a 45-kVA, rated at 480-volt primary that step-down to 120/208-volt secondary 4-wire, 3-phase system to include high-voltage sub-panelboards. The building has a lightning protection system.</p> <p>The electrical distribution system was observed to be in good condition during the visual survey.</p>	Good
	Lighting	<p>The building's exterior lighting consists of downlights (HID [high-intensity discharge]) luminaires and exterior downlights that have been upgraded to a LED (light-emitting diode) type luminaries. Exterior luminaries attached to exterior walls consist of wall-pack HID luminaries. This system also has very few LED replacement wall packs installed on this perimeter. The</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>interior lighting primarily consists of T8 fluorescent luminaires set in troffers common to offices, corridors, and restroom environments. Break room lighting consists of pendant-suspended fluorescent luminaires all observed to be operational and functioning as intended.</p> <p>The lighting for this facility was observed to be in good condition. It was reported that some exterior downlights as well as wall-pack luminaires had been upgraded to a LED application. Break room lighting was observed to be operational and functioning as intended. Building staff requested that the ongoing replacement of HID luminaires continue.</p>	
	Communications & Security	<p>The communications and security systems consist of telephones, Wi-Fi, PA (public address) system, alarms, card readers, and surveillance cameras.</p> <p>The communications and security system was observed to be functional and in good operating condition at the time of the survey. It was reported that this facility did not have any problems to report on this system. The current cameras were reported as stationary units and potentially could be upgraded to cameras that had a little more flexibility and maneuverability. The PA system was observed to be functioning and in good condition in this facility. It was reported that Wi-Fi was working well and the PA system was sufficient. It was reported that card readers work properly now but issues with card readers to bus entrance and egress gates were troublesome in the past. These issues have since been corrected.</p>	Good

Roofing Deficiency Examples



Bus Service Shop - BLDG-955B

Building Purpose	Bus Service Bays, Parts Storage, Offices
Building Area	17,704 SF
Inspection Date	August 16, 2016
Inspection Conditions	84°F - Rain
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	<p>The exterior of the building consists of a metal panelized wall system. The west side of this facility is constructed of CMU.</p> <p>The entire exterior of this facility was observed to be in good condition during visual survey. There were no known major issues to report with this system according to facility staff. Facility staff escort pointed out some vegetation growing within the walls at the east entrance area of this facility photo in deficiency section depicts areas of concern.</p>	Good
	Exterior Windows	<p>The exterior windows consist of single-pane glazing units with aluminum frames in the offices, and casement windows with frosted glass mounted on higher levels above service bay doors. The windows were functioning as intended.</p> <p>The exterior windows were observed to be in good condition. There were no known issues to report from facility staff.</p>	Good
	Exterior Doors	<p>The exterior doors consist of hollow metal doors with glazing (some doors without glazing) and metal frames primarily used for entrance and egress to this facility. There are manual operated rollup doors with metal tracks and rollers. These doors support bus service bays. All doors are functioning.</p> <p>The exterior doors were observed to be in good condition at the time of this survey. Facility staff reported that there were no known problems with the door system at this facility.</p>	Good
Roofing	<p>The roof material covering the building consists of metal wide-seam roofing for a sloped application. The roof draining consists of gutters and downspouts that discharge to open air splash blocks and appear to be functioning as intended with no deficiencies. The roof system was observed to be in good condition at the time of this visual survey. There were no known issues reported from facility staff.</p>		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior partitions of this facility are located mostly in the east side of this structure and are predominantly constructed of CMU. The majority of completed walls within this facility's offices, break rooms, restrooms, and part storage areas have a gypsum board finish. The service bay area has exposed poly coated -insulated material under metal covered exteriors common for high ceiling shop and service bay environments. The interior partitions were observed to be in good condition facility-wide. It was reported that there were no known issues with the interior wall finishes of this facility.	Good
	Interior Doors	The doors of this facility leading from the main service bay area to the inner offices and storage areas consist of hollow metal doors and metal frames. The remaining doors consist of hollow wood doors with metal frames. All doors are functioning as intended. The interior doors and frames were observed to be in good condition during visual survey. There were no known issues reported by facility staff.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	A section of concrete-filled metal pan stairs with metal hand rails is located in the main bay area leading to a storage mezzanine. The section of stairs was observed to be in good condition at the time of this survey. No deficiencies to this system were reported by facility staff.	Good
Interior Finishes	Interior Wall Finishes	All interior wall finishes at this facility were painted. The interior wall finishes of this facility were observed to be in good condition at the time of this survey. No deficiencies to this system were reported at the time of the interview process.	Good
	Interior Floor Finishes	The floor finishes within this structure consist of sealed concrete, vinyl flooring, and ceramic tile in the restrooms. All are functioning as intended. The interior floor finishes facility-wide were found to be in good condition at the time of visual survey.	Good
	Interior Ceiling Finishes	The interior ceilings consist of 2'x2' fiberglass acoustic panels in the east side lower section of this facility. The ceiling system in the service bay and wash rack areas is open to the structure above.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility has public male and female restrooms. These restrooms have standard floor-mount/wall toilets with manual flushing mechanisms, including a standard, wall-hung urinal in the male restroom with manual flushing mechanisms. There are two sinks in the break room area, a multi-person industrial hand wash sink, and emergency eye wash which	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>are all located adjacent to each other. Water fountains are located in the shop area.</p> <p>The plumbing fixtures in this facility were observed to be in good condition and functioning as intended at the time of this visual survey. There were no reports by facility staff regarding any deficiencies of this system during the interview process.</p>	
	Domestic Water Distribution	<p>Specific plumbing fixtures are serviced with cold and hot water. An electric hot water heater located in the mezzanine area supplies break room restrooms, and handwash station located in shop service areas with hot water. The water fountains and wash rack areas are supplied with cold water only.</p> <p>The plumbing distribution equipment was observed to be in good condition with no evident signs of malfunction or deteriorated components.</p>	Good
	Other Plumbing	<p>The bus wash rack and the facility male and female restrooms did have floor drains. This system was observed to be in good condition. No abnormal conditions were reported during the interview process.</p>	Good
Mechanical/ HVAC		<p>The major mechanical equipment in this facility consists of 17 GIH Gas infrared heaters (propane-supported) suspended from ceiling locations in the bus bay service area, two electric unit heaters located in the service bay area, two fan coil units located in the mezzanine area, and a small electric water heater also in the mezzanine area and eight electric fans supporting ventilation within the bay areas. This system also includes two high-pressure air conditioning compressors on the southeast-side exterior of this facility.</p> <p>The mechanical equipment to this facility was observed to be in good condition at the time of the visual survey. This equipment was reported to be in good condition by facility staff.</p>	Good
Fire Protection	Fire Alarm	<p>The fire alarm system consists of alarm and signaling devices including horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system was observed to be in good condition. It was reported as not being loud enough in Bay service areas.</p>	Good
	Fire Protection/ Suppression	<p>Fire suppression is established in the form of a wet piped sprinkler system. This facility also has portable fire extinguishers placed throughout the facility.</p> <p>All observed portable fire extinguishers had inspection tags dated within the last year as required and were in proper working order.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	<p>The electrical service enters the building at 2000 amps, 480/277-volt main, 3-phase, 4-wire switchboard located in electrical room 124. There is an ability to expand this system. The service feeds smaller transformers and distribution subpanel boards. The distribution transformers are rated at 480-volt primary that step-down to 120/208-volt secondary.</p> <p>The electrical equipment was observed to be in good condition at the time of visual survey. It was reported that there were no known issues.</p>	Good
	Lighting	<p>The building's exterior lighting consists of downlights, HID, and some recently replaced lights on poles with LED luminaires that are located around the perimeter and parking lots. The exterior walls of this facility consist of HID wall-pack units with some recently replaced LED wall-pack luminaires. The interior lighting primarily consists of 2x4 T8 four-bulb fluorescent luminaires set in troffers in office areas and low bay fluorescent applications suspended in the service bay areas. Emergency lighting was present at this facility in bus service bay area only. The lighting for this facility was observed to be in good condition during visual survey. There were no known issues reported by facility staff.</p>	Good
	Communications & Security	<p>The security system includes alarms, card readers, and surveillance cameras in and around the interior and exterior of this building. There is a public address system in the building that was observed to be functioning properly.</p> <p>The security system was observed to be in good condition at the time of visual survey. According to facility staff, the alarm system is functioning properly but is not loud enough with equipment running within the bay service area.</p>	Good

Exterior System Deficiency Examples

Exterior Walls



Southeast Bus Terminal Summary of Recommendations

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

Main Office Building Recommendations

Exterior

1. Investigate and repair the exterior wall and slab for proper sealing.
2. Install an awning outside the bus wash to create an additional bay area for upholstery workers (requested by facility staff).
3. Investigate and repair the cause of the malfunctioning gates.
4. Provide a tool shed to house the campus lawn equipment (requested by facility staff).

Interior Construction

1. Provide shelving on the 2nd floor of the shop area to organize item storage (requested by facility staff).

Plumbing

1. Repair toilet fixture in male restroom that leaks when engaged.

Mechanical/HVAC

1. Ensure routine preventive maintenance is conducted diligently and on schedule.

Fire Protection

1. Continue annual inspections of the fire protection system and the portable fire extinguishers

Electrical

1. Continue with the periodic replacement of HID luminaries to LED luminaries on exterior walls.

Bus Service Shop Recommendations

Exterior

1. Recommend having vegetation vine growth removed from the east side wall areas where facility foreman pointed out minor vine intrusion into the building. This is a minor issue that entails removing vines.

Electrical

1. Recommend replacing sound amplifying devices or apply larger speakers in the service bay area locations so personnel can hear fire alarm over running engines and daily operations.
2. Continue with the periodic replacement of HID luminaries to LED luminaries.