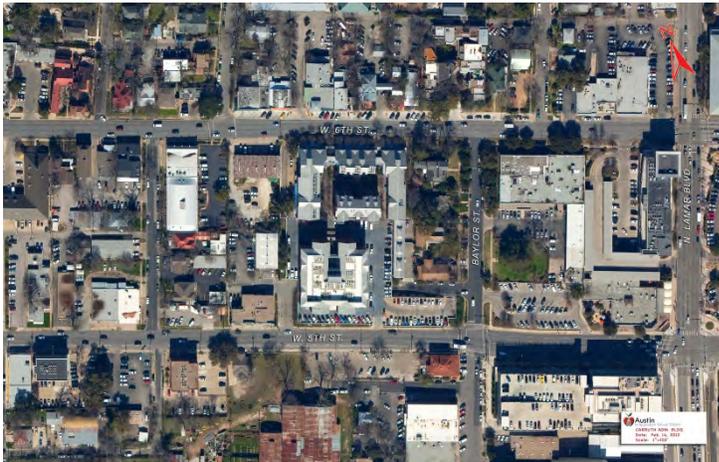


Carruth Administration Center Site Summary

Address	1111 West 6 th Street Austin, TX 78703
Number of Permanent Campus Facilities	6
Original Year of Construction	1985
Total Campus Building Area (combined)	134,403 SF



Introduction

The Carruth Administration Center campus is located at 1111 West 6th Street in Austin, Texas. The Carruth Administration Center was established in 1985 and consists of six buildings. The permanent campus buildings include the Main Administration Building (BLDG-941A), the Administration Building and Auditorium (BLDG-941B), Administration and Police Headquarters Building (BLDG-941C), two Administration Buildings (BLDG-941D and BLDG-941E), and parking structure (BLDG-941P). Buildings 941B, 941C, and 941C are connected by a series of second and third floor porches.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/17/16	Interview	00	9/30/16	Draft Issue
8/30/16	Assessment	01	11/21/16	Added comments from PM Rick Kaven as indicated on email dated 10/31/16.

Main Administration Building – BLDG-941A

Building Purpose	Administration Offices
Building Area	61,313 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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 with a lower shotcrete panel on the south side of the first floor.</p> <p>The exterior walls were in average condition. It was reported that there were cracked bricks throughout the facility. It was observed that there were micro cracks on the east side of the first floor.</p>	Average
	Exterior Windows	<p>The exterior windows consist of double pane glass in metal frames throughout the building.</p> <p>The exterior windows were reported as being in average condition. It was reported that the windows leak during wind-driven rain events. The windows on the east and west side of the third floor exhibited damage on the inside header. It was observed that there was a crack in a window on the south wall of the third floor. A gap was observed in the third floor windows on the west side of the facility.</p>	Average
	Exterior Doors	<p>There are five public entryways located around the building. These doors are glass doors in metal frames. The main entry on the north side of the facility is a double door entry into a glass storefront portico.</p> <p>The exterior doors were reported by staff to be in poor condition. It was reported that the doors are original to construction and are beginning to scrape the ground and stick in the frames.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	<p>The roof material covering the building consists solely of a white membrane EPDM (ethylene propylene diene terpolymer). The mansard roofing is a standing seam metal roof. The mechanical elevator penthouse roofing consists of a modified bitumen material.</p> <p>The roof was in average condition. It was reported that there were roof leaks. It was observed that standing water was present under the HVAC (heating, ventilating, and air conditioning) mechanical equipment on the roof; it was observed that a downspout on the northwest corner of the building was damaged by a vehicle.</p>		Average
Interior Construction	Interior Walls	<p>The interior partitions are predominately constructed of gypsum board.</p> <p>The interior partitions were reported as being in poor condition. It was reported that the walls had many cracks, holes, and unrepaired areas where equipment had been abandoned; water damage was present in the building. It was observed that water was leaking down a second floor column adjacent to the breakroom "A350BRK."</p>	Poor
	Interior Doors	<p>The interior doors consist of wood doors with glazing in metal frames. The interior doors are standard height doors. Half of the doors consisting of nine foot door openings.</p> <p>The interior doors and frames were reported and observed to be in good condition.</p>	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	<p>The exterior stairs located around the facility consist of formed concrete steps with metal handrails.</p> <p>The exterior stairs were reported and observed to be in good condition.</p>	Good
	Interior Stairs	<p>The interior stairs consist of metal pan stairs with concrete steps and metal handrails.</p> <p>The interior stairs were observed to be in good condition.</p>	Good
Interior Finishes	Interior Wall Finishes	<p>The interior partitions are predominately painted gypsum board.</p> <p>The interior partitions were reported as being in poor condition. It was reported that the walls had many small cracks, holes, water damage, and areas where abandoned equipment was not fully repaired.</p>	Poor
	Interior Floor Finishes	<p>Rolled carpet is located predominantly throughout the corridors and carpet tile is located in the office spaces. Restrooms have ceramic tile flooring. Vinyl floor tile is in the break rooms. Concrete flooring is in the mechanical</p>	Good

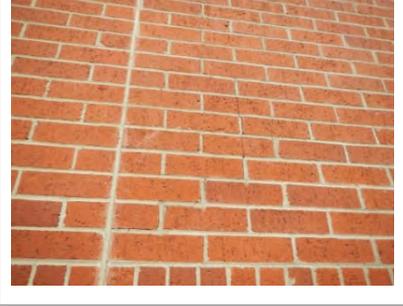
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		and janitorial closets. It was reported and observed that the flooring in all areas was in good condition.	
	Interior Ceiling Finishes	The ceiling consists predominantly of 2'x4' acoustic ceiling tiles throughout the building. There are 2'x2' ceiling tiles in the lobby area. Mechanical and janitorial spaces have gypsum board ceilings. The ceiling finishes were observed to be in average condition. It was reported and observed that there were a small amount of cracked or water stained ceiling tiles in the building.	Average
Conveying		The building is equipped with an electric passenger elevator to service five levels. This elevator was installed a year and a half ago. This elevator was reported and observed to be in excellent condition as a recent inspection certificate issued within the last year, as required, was visible and no operational issues were reported by the facility staff.	Excellent
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females located throughout the facility. The male and female restrooms in public areas have vitreous china hand sinks in linoleum counters 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 remaining janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms. The plumbing fixtures were in average condition. The restroom and breakroom fixtures were in poor condition with frequent repairs; the flush valves, diaphragms, and seats were in poor condition.	Average
	Domestic Water Distribution	There are small 30-gallon electric water heaters located throughout the building in addition to the water distribution lines. There is a water heater for the kitchen. The distribution for this system was in average condition. It was reported that isolation valves are needed between floors as they are not in the existing system. The water heaters were reaching the end of typical design service life.	Average
	Other Plumbing	There are roof drains, downspouts, and gutters on this facility. The other plumbing was in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC		<p>The major mechanical equipment consists of 74 CUs (condenser units) located on the roof of the facility. Two FCUs (fan coil units) are located in the open courtyard. These serve the HVAC system. Supplemental mechanical equipment for the HVAC system also includes one EF (exhaust fan) 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 the CUs have will be reaching the end of their typical design service life in the next five years. It was observed that there is damage to the HVAC ductwork located in the janitorial closed on the second floor adjacent to the elevator.</p>	Poor
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators pull stations, and detectors. The fire alarm system is controlled by a control panel.</p> <p>The fire alarm system was reported and observed to be in average condition. The smoke detectors on the second, third, and fourth floors are not tied into the building's overall fire alarm system</p>	Average
	Fire Protection/ Suppression	<p>The building has a wet standpipe system for fire protection. The fire protection system is serviced by fire risers and a connection to hose cabinets on the second, third, and fourth floors.</p> <p>This fire protection system was reported in poor condition. It was reported that the stand pipe system needs valve is malfunctioning. It was observed that the extinguishers on the facility were out of date with inspection.</p>	Poor
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 1200 amps 600-volt panel to main switchboards located in the parking structure. This service feeds from 5th street. The service steps down to a 277V/120 system of secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There are 21 original panels to the facility from 1985 and many panels from the 1991 renovation.</p> <p>The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity. It was observed that there is abandoned wiring located in the third floor electrical room.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	<p>The building's exterior lighting is automatically controlled on a timer and consists of wall pack halide HID (high-intensity discharge). The interior lighting consists of primarily T8 2'x4' fluorescent luminaires in troffers.</p> <p>The lighting for the building was reported to be in average condition. It was observed that the metal halide exterior lighting was not clear and outdated. The interior lighting was in a good condition.</p>	Average
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is public address system in the building. The main backbone equipment is located in an inaccessible room.</p> <p>The communications system was reported as being in poor condition. It was reported that the panels and key pads are outdated.</p>	Poor

Exterior System Deficiency Examples

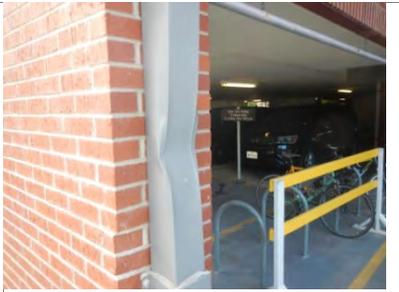
Exterior Walls



Exterior Windows



Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls

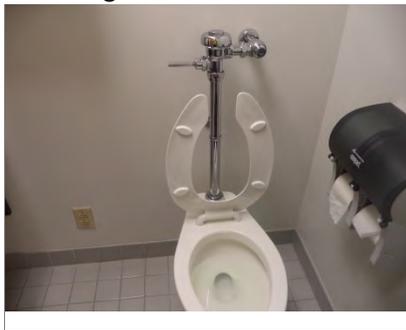


Interior Ceiling



Plumbing System Deficiency Examples

Plumbing Fixtures



Mechanical/HVAC System Deficiency Examples



Fire Protection System Deficiency Examples

Fire Protection/Suppression



Electrical System Deficiency Examples

Electrical Distribution



Lighting



Administration Building and Auditorium – BLDG-941B

Building Purpose	Administration Offices and Auditorium
Building Area	21,687 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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 building with shotcrete panels and vinyl siding.</p> <p>The exterior walls were in average condition. It was reported that there are cracked bricks throughout the facility. The vinyl siding needs replacement as it is showing cracks and holes around the facility. It was observed that there were micro cracks on the east side of the first floor. There were abandoned electrical components on the exterior of the facility that have not been properly contained. There were stains on the exterior brick façade.</p>	Average
	Exterior Windows	<p>The exterior windows consist of double pane glass in metal frames throughout the building.</p> <p>The exterior windows were in good condition.</p>	Good
	Exterior Doors	<p>There are 21 public entryways located around the building. Two doors are double metal doors with glazing in metal frames. The remaining entryways consist of 19 metal doors with glazing in metal frames. The mechanical and electrical doors are solid metal doors in metal frames.</p> <p>The exterior doors were reported to be in poor condition. It was reported that the doors are original to construction and are beginning to scrape the ground and stick in the frames.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing		The roof material covering the building consists solely of a white membrane EPDM roof covering. The mansard roofing is a standing seam metal roof. The roof was in poor condition. It was reported that there are multiple roof leaks from this roof.	Poor
Interior Construction	Interior Walls	The interior partitions are predominately constructed of gypsum board. The interior partitions were reported as being in poor condition. It was reported that the walls have many cracks, holes, and unrepaired areas where equipment has been abandoned; water damage was present in the building. It was observed that a hole was in the CMU (concrete masonry unit) in room "ELECB100."	Poor
	Interior Doors	The building interior doors consist of solid wood doors in metal frames. The interior doors are standard height doors with half of the doors consisting of nine foot door openings. 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	The exterior stairs located around the facility consisted of formed concrete steps. The exterior stairs were reported and observed to be in poor condition with recent repairs. It was observed that the metal of the exterior stairs is corroding.	Poor
	Interior Stairs	System not present	N/A
Interior Finishes	Interior Wall Finishes	The interior partitions are predominately constructed of painted gypsum board. The interior partitions were reported as being in poor condition. It was reported that the walls have many small cracks, holes, water damage, and areas where abandoned equipment was not fully repaired.	Poor
	Interior Floor Finishes	Carpet tile is located predominantly in the office spaces. Vinyl floor tile is in the janitorial closets and break rooms. There is a false floor in room B150 to accommodate network equipment. The auditorium has vinyl tile and a carpeted stage. It was reported and observed that the flooring in all areas was in average condition.	Average
	Interior Ceiling Finishes	The ceiling consists predominantly of 4'x2' in the office space and open ceiling with exposed wood joists. The board room has 2'x2' acoustical ceiling tiles. Mechanical and janitorial spaces have gypsum board	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>ceiling material.</p> <p>The ceiling finishes were observed to be in average condition. It was reported and observed that there are approximately ten damaged ceiling tiles in the building.</p>	
Conveying		<p>The building is equipped with a hydraulic passenger elevator to service two levels. This elevator was reported and observed to be in average condition as the elevators are original to the building construction with parts that are difficult to find for maintenance. There were no visible and no operational issues reported by the facility staff.</p>	Average
Plumbing	Plumbing Fixtures	<p>The building has public restrooms for males and females located throughout the facility. The male and female restrooms in public areas have vitreous china hand sinks in linoleum counters 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 remaining janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms.</p> <p>The plumbing fixtures were in average condition. The restroom and breakroom fixtures were in poor condition with frequent repairs. The flush valves, diaphragms, and seats were in poor condition.</p>	Average
	Domestic Water Distribution	<p>There are small 30-gallon electric water heaters located throughout the building in addition to the water distribution lines. There is a water heater for the kitchen.</p> <p>The distribution for this system was in average condition. The water heaters are reaching the end of their typical design service life.</p>	Average
	Other Plumbing	System not present	N/A
Mechanical/ HVAC		<p>The major mechanical equipment consists of 31 CUs located on the roof of the facility. These serve the HVAC system. Supplemental mechanical equipment for the HVAC system also includes one EF located on the roof of the building.</p> <p>The mechanical/HVAC system was reported to be in poor condition. It was reported that the CUs will be reaching the end of their typical design service life in the next five years. There was very limited space for maintenance staff to access the roof and no way for new units to be installed on the roof other than using a crane. It was observed that the exterior mechanical vents were experiencing corrosion.</p>	Poor
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators pull stations, and detectors. The fire alarm system is</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>controlled by a control panel.</p> <p>The fire alarm system was reported and observed to be in good condition.</p>	
	Fire Protection/Suppression	<p>The building has a wet standpipe system for fire protection. The fire protection system is serviced by fire risers.</p> <p>This fire protection system was reported and observed to be in good condition.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 1,200-amps 600-volt panel to main switchboards located on the west wall. This service feeds from 6th Street. The service steps down to 277V/120 system secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There are 21 original panels to the facility from 1985 and many panels from the 1991 renovation.</p> <p>The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity.</p>	Poor
	Lighting	<p>The building's exterior lighting is automatically controlled on a timer and consists of wall pack halide HID. The interior lighting consists of primarily T8 2'x4' fluorescent luminaires in troffers.</p> <p>The lighting for the building was reported to be in average condition. The staff requested the exterior lighting to be replaced with LED lighting.</p>	Average
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is public address system in the building. The main backbone equipment is located in an inaccessible room.</p> <p>The communications system was reported as being in poor condition. It was reported that the panels and key pads are outdated.</p>	Poor

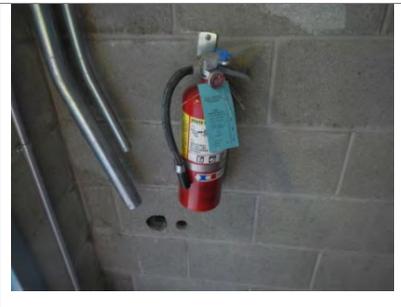
Exterior System Deficiency Examples

Exterior Walls



Interior Construction Deficiency Examples

Interior Walls



Interior Ceiling



Stairs Deficiency Examples

Exterior Stairs

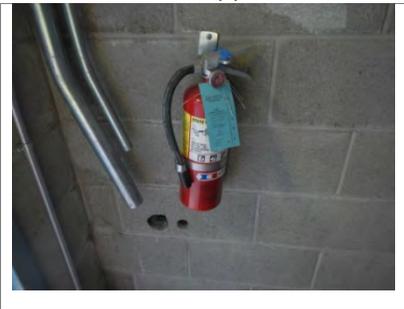


Mechanical/HVAC System Deficiency Examples



Fire Protection System Deficiency Examples

Fire Protection/Suppression



Administration and Police Headquarters Building – BLDG-941C

Building Purpose	Administration Offices and Police Department Headquarters
Building Area	12,232 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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 building with shotcrete panels and vinyl siding.</p> <p>The exterior walls were in poor condition. It was reported that there are cracked bricks throughout the facility. The vinyl siding had many cracks and holes around the exterior. It was observed that the awning on the north side of the building is dirty. There was sagging roofing material on the east side of the second floor covered walkway caused by water improperly draining from the third floor. There was damage to the vinyl siding on the east side of the second floor. There were micro cracks in the brick façade. There was sagging from water intrusion to the exterior gypsum roofing.</p>	Poor
	Exterior Windows	<p>The exterior windows consist of double pane glass in metal frames throughout the building.</p> <p>The exterior windows were in average condition. There was a crack in the window on the southeast side of the building.</p>	Average
	Exterior Doors	<p>There are 21 public entryways located around the building. Two doors are double metal doors with glazing in metal frames. The remaining entryways consist of 19 metal doors with glazing in metal frames. The mechanical and electrical doors are solid metal doors in metal frames.</p> <p>The exterior doors were observed to be in poor</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		condition. It was reported that the doors are original to construction and are beginning to scrape the ground and stick in the frames.	
Roofing	The roof material covering the building consists solely of a white membrane EPDM roof covering. The mansard roofing is a standing seam metal roof. The roof was in poor condition. It was reported that there are many leaks from this roof. It was observed that the third floor open air deck was ponding and damaging the floors beneath it and seeping into the second floor of the building.		Poor
Interior Construction	Interior Walls	The interior partitions are predominately constructed of gypsum board. The interior partitions were reported as being in poor condition. It was reported that the walls have many cracks, holes, and unrepaired areas where equipment has been abandoned. Water damage was present at the east entrance to the second floor of the building.	Poor
	Interior Doors	The building interior doors consist of solid wood doors in metal frames. The interior doors are standard height doors with half of the doors consisting of nine foot door openings. 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	There are wooden stairs from the second floor to the third floor. It was observed that these stairs are abandoned in place and the space is used for storage.	N/A
Interior Finishes	Interior Wall Finishes	The interior partitions are predominately constructed of painted gypsum board. The interior partitions were reported as being in poor condition. It was reported that the walls have many small cracks, holes, water damage, and areas where abandoned equipment was not fully repaired. It was observed that the entryway into room C230 had water damage originating from poor drainage of the third floor patio.	Poor
	Interior Floor Finishes	Rolled carpet is located predominantly throughout the corridors and carpet tile is located in the office spaces. Vinyl floor tile is in the janitorial closets and break rooms. It was reported and observed that the flooring in all areas was in poor condition. It was observed that carpet	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		tile was damaged at the east entrance to the second floor of the building.	
	Interior Ceiling Finishes	The ceiling consists of 2'x4' acoustical ceiling tiles. The ceiling finishes were observed to be in average condition. It was observed that there is water damage to many tiles particularly in the police station and the east end of the second floor of the building.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females located throughout the facility. The male and female restrooms in public areas have vitreous china hand sinks in linoleum counters 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 remaining janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms. The plumbing fixtures were in average condition. The restroom and breakroom fixtures were in poor condition, requiring frequent repairs. The flush valves, diaphragms, and seats were in poor condition.	Average
	Domestic Water Distribution	There are small 30-gallon electric water heaters located throughout the building in addition to the water distribution lines. There is a water heater for the kitchen. The distribution for this system was in average condition. The water heaters are reaching the end of their typical design service life.	Average
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of 16 CUs located on the roof of the facility. These serve the HVAC system. The mechanical/HVAC system was reported to be in poor condition. It was reported that the CUs will be reaching the end of their typical design service life in the next five years. There is very limited space for maintenance staff to access the roof and no way for new units to be installed on the roof other than using a crane. It was observed that there is corrosion on the CUs on the southeast end of the roof.		Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, pull stations, and detectors. The fire alarm system is controlled by a control panel.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The fire alarm system was reported and observed to be in good condition.	
	Fire Protection/ Suppression	The building has a wet standpipe system for fire protection. The fire protection system is serviced by fire risers. This fire protection system was reported and observed to be in good condition.	Good
Electrical	Electrical Distribution	The electrical service enters the building at the 1200 amps 600-volt panel to main switchboards located on the west wall. This service feeds from 6 th Street. The service steps down to 277V/120 system secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There is a backup generator west of building A used to support the police station, battery room, and switch room. There are 21 original panels to the facility from 1985 and many panels from the 1991 renovation. The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity. It was observed that electrical equipment has unorganized electrical conduit.	Poor
	Lighting	The building's exterior lighting is automatically controlled on a timer and consists of wall pack halide HID. The interior lighting consists of primarily T8 2'x4' fluorescent luminaires in troffers. The lighting for the building was reported to be in average condition. The staff requested the exterior lighting to be replaced with LED lighting.	Average
	Communications & Security	There is an existing security system including surveillance cameras in the building. There is public address system in the building. The main backbone equipment is located in an inaccessible room. The communications system was reported as being in poor condition. It was reported that the panels and key pads are outdated.	Poor

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



Interior Ceiling



Interior Floor



Interior Finishes Deficiency Examples

Interior Wall Finishes



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution



Administration Building – BLDG-941D

Building Purpose	Administration Building
Building Area	15,948 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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 building with shotcrete panels and vinyl siding.</p> <p>The exterior walls were in average condition. It was reported that there are cracked bricks throughout the facility. The vinyl siding is damaged with cracks and small holes. It was observed that there were micro cracks on the east side of the first floor.</p>	Average
	Exterior Windows	<p>The exterior windows consist of double pane glass in metal frames throughout the building.</p> <p>The exterior windows were in good condition.</p>	Good
	Exterior Doors	<p>There are 21 public entryways located around the building. Two doors are double metal doors with glazing in metal frames. The remaining entryways consist of 19 metal doors with glazing in metal frames. The mechanical and electrical doors are solid metal doors in metal frames.</p> <p>The exterior doors were observed to be in poor condition. It was reported that the doors are original to construction and are beginning to scrape the ground and stick in the frames.</p>	Poor
Roofing	<p>The roof material covering the building consists solely of a white membrane EPDM roof covering. The mansard roofing is a standing seam metal roof.</p> <p>The roof was in average condition. It was reported that there are multiple roof leaks. It was reported that there are roof leaks present above room D-350.</p>		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	<p>The interior partitions are predominately constructed of gypsum board.</p> <p>The interior partitions were reported as being in poor condition. It was reported that the walls have many cracks, holes, and unrepaired areas where equipment has been abandoned. Water damage was present in the 20% of the building. It was observed that a vertical crack was in room D130 where a door was removed from the space.</p>	Poor
	Interior Doors	<p>The building interior doors consist of solid wood doors in metal frames. The interior doors are standard height doors with half of the doors consisting of nine foot door openings.</p> <p>The interior doors and frames were reported and observed to be in average condition. It was observed that an interior door was removed in room D250 and a frame was not replaced, leaving exposed wood framing.</p>	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	<p>The exterior stairs located around the facility consist of formed concrete steps.</p> <p>The exterior stairs were reported and observed to be in poor condition with recent repairs. It was observed that the metal of the exterior stairs is corroding.</p>	Poor
	Interior Stairs	System not present	N/A
Interior Finishes	Interior Wall Finishes	<p>The interior partitions are predominately constructed of painted gypsum board.</p> <p>The interior partitions were reported as being in poor condition. It was reported that the walls have many small cracks, holes, water damage, and areas where abandoned equipment was not fully repaired.</p>	Poor
	Interior Floor Finishes	<p>Rolled carpet is located predominantly throughout the corridors and carpet tile is located in the office spaces. Vinyl floor tile is in the janitorial closets and break rooms.</p> <p>It was reported and observed that the flooring in all areas was in average condition.</p>	Average
	Interior Ceiling Finishes	<p>The ceiling consists of 2'x4' acoustical ceiling tiles.</p> <p>The ceiling finishes were observed to be in average condition. It was observed that there is water damage to many tiles particularly in the north wing of the building. There is missing ceiling tile in room "D250ELEC."</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Conveying		The building is equipped with a hydraulic passenger elevator to service two levels. This elevator was reported and observed to be in average condition as the elevators are original to the building construction with parts that are difficult to find for maintenance. There were no visible and no operational issues were reported by the facility staff.	Average
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females located throughout the facility. The male and female restrooms in public areas have vitreous china hand sinks in linoleum counters 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 remaining janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms. The plumbing fixtures were in average condition. The restroom and breakroom fixtures were in poor condition, requiring frequent repairs. The flush valves, diaphragms, and seats were in poor condition.	Average
	Domestic Water Distribution	There are small 30-gallon electric water heaters located throughout the building in addition to the water distribution lines. There is a water heater for the kitchen. The distribution for this system was in average condition. The water heaters are reaching the end of their typical design service life.	Average
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC		The major mechanical equipment consists of four CUs located on the roof of the facility and 18 CUs on the east side of the facility on the ground floor. These serve the HVAC system. Supplemental mechanical equipment for the HVAC system also includes three EFs located on the roof of the building. The mechanical/HVAC system was reported to be in poor condition. It was reported that the CUs will be reaching the end of their typical design service life in the next five years. There is very limited space for maintenance staff to access the roof and no way for new units to be installed on the roof other than using a crane.	Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, pull stations, and detectors. The fire alarm system is controlled by a control panel. The fire alarm system was reported and observed to be in good condition.	Good
	Fire Protection/ Suppression	The building has a wet standpipe system for fire protection. The fire protection system is serviced by fire	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>risers.</p> <p>This fire protection system was reported and observed to be in good condition. A fire extinguisher was observed as being out of date for inspection.</p>	
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 1200 amps 600-volt panel to main switchboards located on the west wall. This service feeds from 6th Street. The service steps down to 277V/120 system secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There are 21 original panels to the facility from 1985 and many panels from the 1991 renovation.</p> <p>The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity. It was observed that there is untidy electrical wiring in room D230.</p>	Poor
	Lighting	<p>The building's exterior lighting is automatically controlled on a timer and consists of wall pack halide HID. The interior lighting consists of primarily T8 2'x4' fluorescent luminaires in troffers.</p> <p>The lighting for the building was reported to be in average condition. The staff requested the exterior lighting to be replaced with LED lighting.</p>	Average
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is public address system in the building. The main backbone equipment is located in an inaccessible room.</p> <p>The communications system was reported as being in poor condition. It was reported that the panels and key pads are outdated.</p>	Poor

Exterior System Deficiency Examples

Exterior Walls



Interior Construction Deficiency Examples

Interior Walls

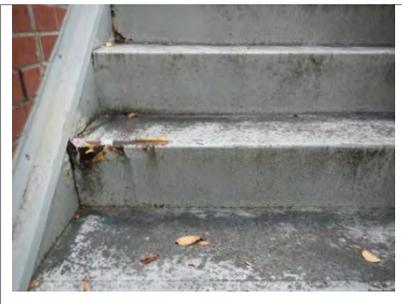


Interior Doors



Stair Deficiency Examples

Exterior Stairs



Interior Finishes Deficiency Examples

Interior Ceiling Finishes



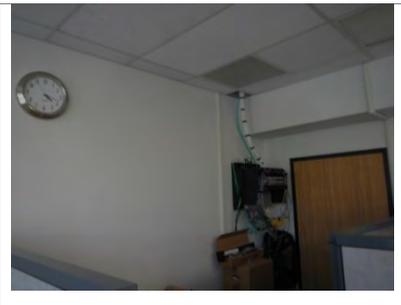
Fire Protection System Deficiency Examples

Fire Protection/Suppression



Electrical System Deficiency Examples

Electrical Distribution



Administration Building – BLDG-941E

Building Purpose	Administration Building
Building Area	17,216 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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 building with a lower shotcrete panel on the south side of the first floor.</p> <p>The exterior walls were in average condition. It was reported that there are cracked bricks throughout the facility. The staff has been patching cracks as they are reported with caulk and sand material. There were leaks through the brick walls in building E.</p>	Average
	Exterior Windows	<p>The exterior windows consist of double pane glass in metal frames throughout the building.</p> <p>The exterior windows were in poor condition. It was reported that the windows leak during wind driven rain events.</p>	Poor
	Exterior Doors	<p>There are two public entryways located around the building. The doors are metal doors with glazing in metal frames. The mailroom has a solid metal double door in a metal frame.</p> <p>The exterior doors were observed to be in poor condition. It was reported that the doors are original to construction and are beginning to scrape the ground and stick in the frames.</p>	Poor
Roofing	<p>The roof material covering the building consists solely of a standing seam metal roof.</p> <p>The roof was in average condition.</p>		Average
Interior Construction	Interior Walls	The interior partitions are predominately constructed of gypsum board.	Poor

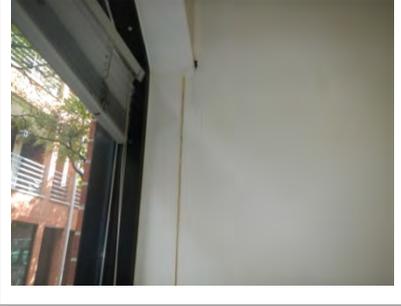
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The interior partitions were reported as being in poor condition. It was reported that the walls have many cracks, holes, and unrepaired areas where equipment has been abandoned. Water damage was present in the building. It was observed that there are vertical cracks in the walls of room "E150BRR."	
	Interior Doors	The building interior doors consist of solid wood doors in metal frames. The interior doors are standard height doors with half of the doors consisting of nine foot door openings. The interior doors and frames were reported and observed to be in poor condition. The double metal doors at the back of the mail room were observed to have corrosion due to water intrusion.	Poor
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present	N/A
	Interior Stairs	Interior stairs in this facility are not accessible as the stairs are in the apartment complex owned by AISD (Austin Independent School District) and leased to private residents. It was reported that the stairs are in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior partitions are predominately constructed of painted gypsum board. The interior partitions were reported as being in poor condition. It was reported that the walls have many small cracks, holes, water damage, and areas where abandoned equipment was not fully repaired. It was observed that the drywall is not taped and floated.	Poor
	Interior Floor Finishes	Rolled carpet is located predominantly throughout the corridors and carpet tile is located in the office spaces. Vinyl floor tile is in the janitorial closets and break rooms. It was reported and observed that the flooring in all areas was in average condition. It was observed that there was stained vinyl tiling in the mail room.	Average
	Interior Ceiling Finishes	The ceiling consists of 2'x4' acoustical ceiling tiles. The ceiling finishes were observed to be in average condition. It was observed that there is water damage and cuts to many tiles particularly in the mail room.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females located throughout the facility. The male and	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>female restrooms in public areas have vitreous china hand sinks in linoleum counters 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. Water coolers are located in the facility near the public restrooms.</p> <p>The plumbing fixtures were in average condition. The restroom and breakroom fixtures were in poor condition, requiring frequent repairs. The flush valves, diaphragms, and seats were in poor condition.</p>	
	Domestic Water Distribution	<p>There are small 30-gallon electric water heaters located throughout the building in addition to the water distribution lines. There is a water heater for the kitchen.</p> <p>The distribution for this system was in average condition. The water heaters are reaching the end of their typical design service life.</p>	Average
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC		<p>The major mechanical equipment consists of two FCUs located on the first floor of the facility. These serve the HVAC system.</p> <p>The mechanical/HVAC system was reported to be in poor condition. It was reported that the CUs will be reaching the end of their typical design service life in the next five years. There is very limited space for maintenance staff to access the roof and no way for new units to be installed on the roof other than using a crane.</p>	Poor
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, pull stations, and detectors. The fire alarm system is controlled by a 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 has a wet standpipe system for fire protection. The fire protection system is serviced by fire risers with FM200 dry chemicals.</p> <p>This fire protection system was reported and observed to be in good condition.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service enters the building at the 1200 amps 600-volt panel to main switchboards located on the west wall. This service feeds from 6th Street. The service steps down to 277V/120 system secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There are 21 original panels</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>to the facility from 1985 and many panels from the 1991 renovation.</p> <p>The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity. It was observed that there is untidy electrical wiring in room E100</p>	
	Lighting	<p>The building's exterior lighting is automatically controlled on a timer and consists of wall pack halide HID. The interior lighting consists of primarily T8 2'x4' fluorescent luminaires in troffers.</p> <p>The lighting for the building was reported to be in average condition. The staff requested the exterior lighting to be replaced with LED lighting. It was observed that there were water stained 2'x4' light fixtures in the mail room.</p>	Average
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is public address system in the building. The main backbone equipment is located in an inaccessible room.</p> <p>The communications system was reported as being in poor condition. It was reported that the panels and key pads are outdated.</p>	Poor

Interior Construction Deficiency Examples

Interior Walls



Interior Doors

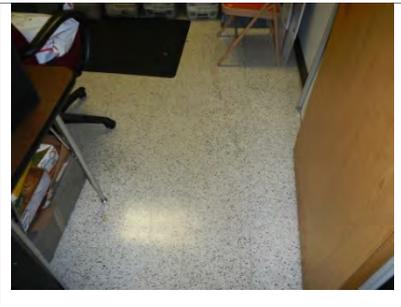


Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Electrical System Deficiency Examples

Electrical Distribution



Lighting



Parking Structure – BLDG-941P

Building Purpose	Parking
Building Area	6,007 SF
Inspection Date	August 30, 2016
Inspection Conditions	91°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.

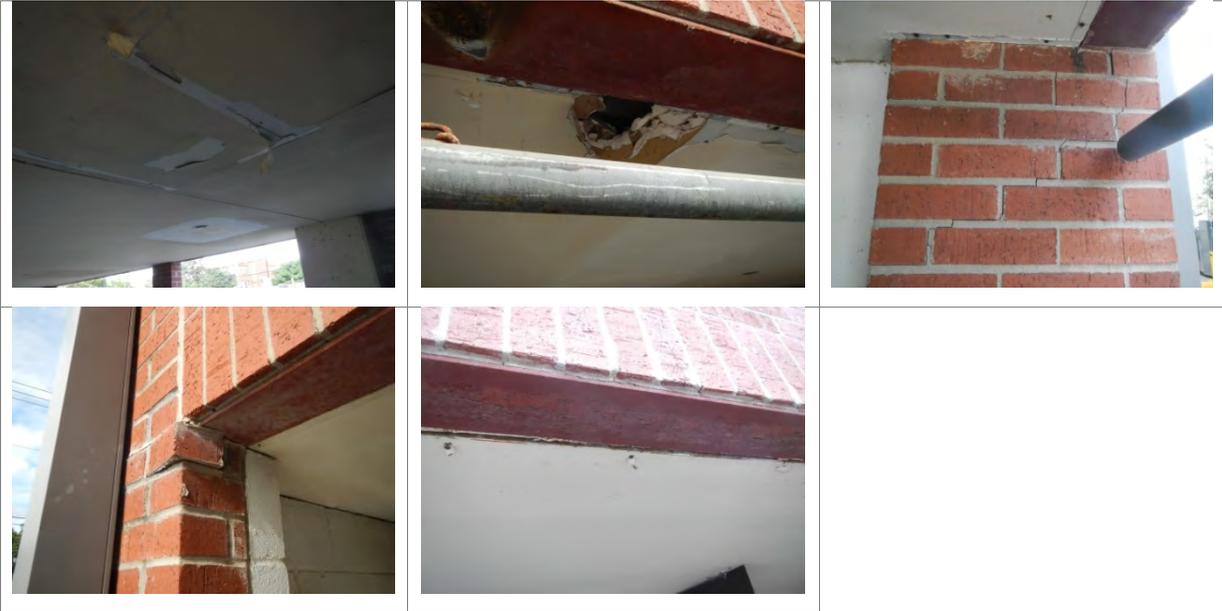
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	<p>The exterior of the building consists of a brick façade around the columns and open vehicle access bays around the first level parking garage with a lower shotcrete panel on the south side of the first floor.</p> <p>The exterior walls were in average condition. It was reported that there are cracked bricks throughout the facility. The staff has been patching cracks as they are reported with caulk and sand material. It was observed that there is damage to the gypsum ceiling board joints in the first level parking area. There are holes located in the gypsum board panels. There are cracks in the bricks surrounding the columns of the parking structure. There are bricks out of place in the corners of the vehicular entry bays. There is corrosion to a vehicular entry bay header.</p>	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	System not present.	N/A
Roofing	System not present.		N/A
Interior Construction	Interior Walls	<p>Flooring is a concrete driving surface.</p> <p>It was observed that the flooring in all areas was in good condition.</p>	Good
	Interior Doors	<p>The building interior doors consist of metal doors and frames.</p> <p>The interior doors and frames were reported and observed to be in good condition.</p>	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	System not present.	N/A
	Interior Floor Finishes	Flooring is a concrete driving surface. It was observed that the flooring in all areas was in good condition.	Good
	Interior Ceiling Finishes	System not present.	N/A
Conveying	The building is equipped with an electric passenger elevator to service five levels. This elevator was reported and observed to be in good condition as a recent inspection certificate issued within the last year, as required, was visible and no operational issues were reported by the facility staff.		Good
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	There are area drains to collect and remove water from the parking structure. The additional plumbing was reported to be in good condition.	Good
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	The building has a wet standpipe system for fire protection. The fire protection system is serviced by fire risers with FM200 dry chemicals. This fire protection system was reported and observed to be in good condition.	Good
Electrical	Electrical Distribution	The electrical service enters the building at the 1200 amps 600-volt panel to main switchboards located in the parking structure. This service feeds from 5 th street. The service steps down to 277V/120 system secondary transformers and panelboards, located in various electrical rooms throughout the building, which branches into all circuits. The building does not have a lightning protection system. There are 21 original panels to the facility from 1985 and many panels from the 1991 renovation. The electrical distribution equipment was reported to be in poor condition. It was reported that the electrical system has reached its capacity.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	<p>The interior lighting consists of primarily 1'x4' fluorescent luminaires in troffers.</p> <p>The lighting for the building was reported to be in poor condition. It was observed that many lights were not operational and many lights were not functional with broken lamps. The staff requested the exterior lighting to be replaced with LED lighting.</p>	Poor
	Communications & Security	System not present.	N/A

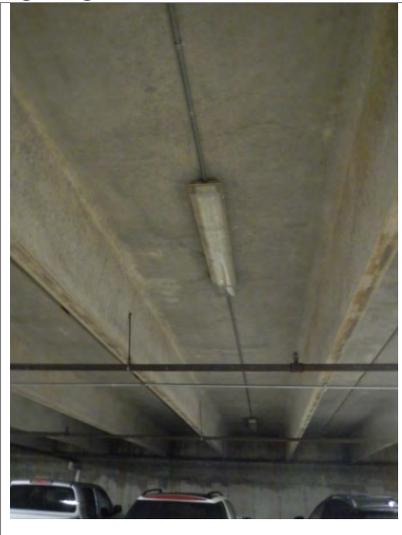
Exterior System Deficiency Examples

Exterior Walls



Electrical System Deficiency Examples

Lighting



Carruth Administration Center 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. Replace or replace all exterior doors around the facility.

Fire Protection

1. Replace the smoke detector system with a system that is tied into the overall buildings' fire alarm system.

Electrical

1. Replace alarm control panels and key pads throughout the campus.
2. Replace the original 21 electrical panels for both systems feeding the campus.
3. Replace the exterior lighting with LED lighting.

Main Administration Building - BLDG-941A Recommendations

Exterior

1. Seal the micro cracks with appropriate sealant on the east side of the building.
2. Replace the broken window on the third floor of the south side of the building.
3. Replace the windows on the third floor along the east and west sides of the building.
4. Re-caulk windows to expel driving rain.

Roofing

1. Re-grade the roofing to promote positive drainage underneath all mechanical equipment.

Interior Construction

1. Repair the leak causing water to trickle down the interior column of the second floor.

Interior Finishes

1. Repair the interior wall finishes, including seal and paint and repair the existing holes and water damage.
2. Replace all stained ceiling tiles.

Plumbing

1. Install isolation valves between the floors.
2. Begin budgeting and planning to replace all hot water heaters in the facility nears the end of their design life.
3. Replace restroom and breakroom fixtures in the facility.
4. Replace flush valves, diaphragms, and seats in the facility.
5. Repair damaged downspouts on the northwest side of the building.

Mechanical/HVAC

1. Replace the existing CUs that are reaching the end of their typical design service life.
2. Repair the HVAC ductwork located in the second floor janitorial closet.

Fire Protection

1. Replace all the valves on the fire stand pipe system.

2. Inspect existing fire extinguishers and replace as needed.
3. Tie all smoke detectors into a centralized fire alarm system.

Electrical

1. Replace all panels that are from the 1985 construction of the facility.
2. Repair electrical connection in the third floor electrical room.
3. Replace exterior metal halide lighting with LED lighting.
4. Build a secure vestibule to control building access.
5. Consider adding additional capacity.
6. Replace the outdated security panels located in the building.

Administration Building and Auditorium Building - BLDG-941B Recommendations

Exterior

1. Seal and fill in micro cracks around the facility.
2. Properly conceal abandoned electrical equipment around the facility.
3. Replace the vinyl siding for the whole campus.
4. Clean the exterior stains on the brick façade of the building.

Roofing

1. Repair roof leaks and replace roofing if necessary.

Interior Construction

1. Fill in holes in the CMU located in the electrical room.

Stairs

1. Repair exterior pan stairs. Remove corrosion and paint with corrosion resistant material to prevent future corrosion.

Interior Finishes

1. Repair the interior wall finishes, including seal and paint and repair the existing holes and water damage.

Plumbing

1. Replace all hot water heaters in the facility.
2. Replace restroom and breakroom fixtures in the facility.
3. Replace flush valves, diaphragms, and seats in the facility.

Mechanical/HVAC

1. Replace the existing CUs that are reaching the end of their typical design service life.
2. Create a larger roof access to more easily allow for future CU installation and maintenance.
3. Replace exterior air vents.

Administration and Police Headquarters Building - BLDG-941C Recommendations

Exterior

1. Clean the exterior awnings on the north side of the building.
2. Seal micro cracks in the brick façade.
3. Replace the broken double pane windows on the southeast corner of the first floor.
4. Replace the vinyl siding for the whole campus.

Roofing

1. Repair roof leaks and replace roofing if necessary.
2. Properly collect and drain roof standing water away from the building.

Interior Construction

1. Repair the entryway wall, ceiling, and flooring at the east entry door of the second floor.
2. Replace the water damaged carpet in the east entrance of the 2nd floor of the building.
3. Replace water damaged tile in the east end of the police station on the first floor.

Interior Finishes

1. Repair the interior wall finishes, including seal and paint and repair the existing holes and water damage.
2. Replace damaged ceilings under the east covered walkway on the second floor.

Plumbing

1. Replace all hot water heaters in the facility.
2. Replace restroom and breakroom fixtures in the facility.
3. Replace flush valves, diaphragms, and seats in the facility.

Electrical

1. Reorganize untidy electrical conduit for servers in the police station.

Administration Building - BLDG-941D Recommendations

Exterior

1. Replace the vinyl siding for the whole campus.
2. Seal and fill in micro cracks in exterior walls around the facility.

Roofing

1. Repair roof leaks and replace roofing where mechanical equipment is located above room D-350.

Interior Construction

1. Repair wall surface where interior door was removed.

Stairs

1. Repair exterior pan stairs. Remove corrosion and paint with corrosion resistant material to prevent future corrosion.

Interior Finishes

1. Repair the interior wall finishes, including seal and paint and repair the existing holes and water damage.
2. Install interior space frame where the door was removed in room D250.
3. Replace water-damaged and missing ceiling tiles in the building.
4. Repair the walls with cracks, holes, and abandoned equipment.
5. Repair the vertical crack was in room D130 where a door was removed from the space.

Plumbing

1. Replace all hot water heaters in the facility.
2. Replace restroom and breakroom fixtures in the facility.
3. Replace flush valves, diaphragms, and seats in the facility.

Electrical

1. Reorganize untidy electrical conduit for equipment in room D230.

Fire Protection

1. Replace out of date fire extinguishers.

Administration Building - BLDG-941E Recommendations

Exterior

1. Repair the leaks in the brick wall.
2. Divert and collect exterior surface drainage from draining into the loading dock of the mail room.
3. Re-caulk windows to expel driving rain.

Interior Construction

1. Fill in vertical wall cracks located along the window in room E150BRR.
2. Replace the solid metal double metal doors of the mail room.
3. Replace damaged finished floor in the first floor of the mail room.

Interior Finishes

1. Replace damaged ceiling tiles.
2. Floor finish at the loading dock is damaged from water intrusion and needs to be replaced.

Plumbing

1. Replace all hot water heaters in the facility.
2. Replace restroom and breakroom fixtures in the facility.
3. Replace flush valves, diaphragms, and seats in the facility.

Electrical

1. Reorganize untidy electrical conduit for equipment in room E100.
2. Replace 2'x4' damaged light fixture.

Parking Structure - BLDG-941P Recommendations

Exterior

1. Seal the micro cracks with appropriate sealant on the east side of the building.
2. Replace the gypsum board ceiling on the first floor of the parking structure.
3. Re-set the bricks on the east side of the facility those are loose in place. Seal into place with grout.
4. Replace corroded vehicular bay header on the north side of the facility.

Electrical

1. Replace the existing lights with a more durable LED light suitable for exterior subterranean carport environments.
2. Replace electrical panels that are beyond their design life.

Carruth Administration Center Planned Future Improvements

The following are any known planned and funded improvements scheduled to take place at this campus in the future. Their scope and schedule are subject to change.

2018 Bond Planned Improvements from PM Rick Kaven on 10/31/16.

- 2018.
 - Install a fire suppression system in the Data Center located in BLDG-941B.