

ALC Ridgeview Special Campus Site Summary

Address	901 Neil Street Austin, TX 78702
Number of Permanent Campus Facilities	3
Original Year of Construction	1953
Total Campus Building Area (combined)	88,680 SF



Introduction

The ALC (Alternative Learning Center) Ridgeview Special Campus is located at 901 Neil Street in Austin, Texas. The ALC was established in 1953 with the construction of the Main School Building (BLDG-012A), which includes administration offices, classrooms, a cafeteria, and a gymnasium. Two additional permanent buildings are on campus - the Vocational/Art/Shop Building (BLDG-012C) and the Mechanical Building (BLDG-012B). There is a single covered walkway used to access the 100-wing and the gymnasium of BLDG- 012A.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/2/16	Interview	00	9/30/16	Draft Issue
8/2/16	Assessment	01	12/15/16	Added comments from PM Rick Kaven as indicated on email dated 10/28/16. See pages 7 and 23.
		02	1/18/17	Added comments from the CAC and Principal Kathy Redondo as indicated in email dated 11/29/16 and comments from PM Andrew Miller as indicated on email dated 10/31/16. See pages 3, 6-8, and 22-23.
		03	3/7/17	System Deficiency Overview on page 2 reworded.

Main School Building – BLDG-012A

Building Purpose	Administration, Classrooms, Cafeteria, and Gymnasium
Building Area	84,312 SF
Inspection Date	August 2, 2016
Inspection Conditions	99°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.

Consequential notes for this specific facility: It was reported that the ALC main building has a wing that has been condemned by the district. This wing starts at the intersection of corridors C5 and C6 and encompasses all of the 500 rooms along corridor C3 to the gymnasium. There is no HVAC (heating, ventilating, and air conditioning) in this area and has limited electricity. The entire electrical system is in need of replacement. Room 101 encroaches into this area and has the office of the AISD (Austin Independent School District) PD (Police Department) officer and has been wired for electricity. AISD stores unused servers in room 502. There is an alarm in this area. There is no active HVAC, plumbing, and has limited power. All systems with the exception of the server room alarm are rated as "Poor" in these areas.

The vocational education and art space (BLDG-012B) was inaccessible with the district keys. The school staff neither uses nor have access to this building. It is used exclusively by AISD O&M (Operations and Maintenance) staff.

The mechanical building (BLDG-012C) was reported as being decommissioned under a current project to replace the boilers that are housed there.

The following condition assessment is for the non-condemned portion of the facility, which is currently in use.

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 the upper portions of the southwest wall of the cafeteria, the library walls, and the courtyard walls southeast of the gymnasium, consisting of glass blocks. The walls for the wing for rooms 411-414 consist of wood paneling. The roof top penthouses consist of corrugated metal panels.</p> <p>The exterior walls were observed and reported to be in poor condition. It was reported that there was rotting wood in the rear canopy adjacent to the 100-wing. It was observed that there were angled cracks in a crawlspace vent on the southeast side of the 400-wing, as well as along the entire northeast end of the facility from room 534 to the gymnasium. Also observed was damage to the wall panel connection strip and corrosion</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		on the eaves, both on the northeast side of room 413. It was also reported that the wing that starts at the intersection of corridors C5 and C6 and encompassing all the 500-wing rooms along corridor C3 to the gymnasium have been condemned by the district.	
	Exterior Windows	<p>The exterior windows consist of single pane acrylic, corrugated plastic, and glass in metal frames throughout the facility. The bottom window panel is a casement window on the classrooms.</p> <p>The exterior windows were observed to be in poor condition. It was observed that the majority of acrylic windows were broken and cracked where openings to the facility were present. There was also damage to the corrugated plastic window frame in the gymnasium courtyard.</p>	Poor
	Exterior Doors	<p>The exterior doors consist of six public entryways located around the building. These entryways consist of metal doors with glass with glazing in metal frames, glass transoms, and storefronts. The access doors to the mechanical spaces are solid metal doors in metal frames. The exterior office spaces in the 400-wing have a solid metal door with glazing in metal frames.</p> <p>The exterior doors were observed to be in poor condition. The exit doors on the northwest end of the 100-wing and the northeast exit doors to the gymnasium have large gaps with visible daylight. It was reported that the exit doors on the northeast end of the 100-wing do not lock properly. The staff would like all exterior doors replaced.</p>	Poor
Roofing	<p>The roof material covering the building consists of the following: a mix of built-up roof with a medium granular surface, primarily in the center of the facility; a modified bitumen roof on the southeast end and gymnasium and over a portion of the 100-wing and 400-wing; a metal roof on all mechanical penthouses located on the roof; and asphalt shingles on rooms 411 through 414.</p> <p>The roof was reported and observed to be in poor condition. It was reported that there were soft areas of roof above rooms 110 and 116. It was observed that the roof on the northeast side of the facility had many soft spots. There was evidence of ponding water on the majority of the roof where modified bitumen was present. The southeast side of the building had modified bitumen that was observed to be peeling. The gutters and down spouts have significant corrosion. The CAC and Principal Kathy Redondo have also reported that there are a number of roof leaks throughout the building.</p>		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	<p>The interior partitions are predominately constructed of clay fired brick with gypsum board on the upper portions throughout the majority of the corridors and classrooms. The southeast and northwest ends of the 400-wing consist of wood paneling.</p> <p>The interior partitions were observed to be in average condition. It was observed that there were large holes in the walls in the northeast walls of the stage behind the gymnasium. A crack running along the ceiling and wall joint in the room GYMSTO5 was also observed.</p>	Average
	Interior Doors	<p>The building interior doors consist of wood doors and frames. There are metal doors in metal frames in the southeast 400-wing.</p> <p>The interior doors and frames were reported and observed to be in poor condition. It was observed that there were damaged double doors that access a storage room in the gymnasium. Damage to the door to room 413 was also observed.</p>	Poor
	Interior Specialties	<p>There are metal lockers set in the walls along the corridors in the 100-wing.</p> <p>It was observed that the lockers were in average condition due to age.</p>	Average
Stairs	Exterior Stairs	<p>The exterior stairs located around the facility consisted of formed concrete steps with metal tube 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 wood stairs which are present in this facility to access the school stage in the gymnasium. There are concrete formed stairs with vinyl topped steps located in the corridor adjacent to the gymnasium.</p> <p>The interior stairs were reported and observed to be in average condition.</p>	Average
Interior Finishes	Interior Wall Finishes	<p>The interior partitions are predominately constructed of glossy clay fired brick with painted gypsum board on the upper portions through the majority of the corridors and classrooms. The southeast and northwest ends of the 400-wing consist of wood paneling.</p> <p>The interior partitions were observed to be in poor condition. It was observed that the wood paneling in the southeast end of the 400-wing and all the classrooms in this area had peeling wood paneling. In the library, an unpainted wall patch, as well as exposed plywood was</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		also observed. Water damage to the wall in the room GYMSTO4 was evident.	
	Interior Floor Finishes	<p>Vinyl floor tile is found throughout the classrooms, janitorial closets, southeast and northwest corridors, and cafeteria. The office space has carpeted flooring. Ceramic tile floor is present in the restrooms and old kitchen area. There is a wood stage located at the front of the cafeteria.</p> <p>It was observed that the flooring in all areas was in average condition. It was reported that there were soft spots in the gymnasium flooring. The kitchen floor un-level in places. It was reported and observed that the flooring had a slight drop along the corridor near the northwest end of the 400-wing. This was causing tiles to crack and floors to buckle. There was also chipped tile observed throughout the gymnasium locker room.</p>	Average
	Interior Ceiling Finishes	<p>The ceiling consists predominantly of 2'x2' acoustic ceiling tiles throughout the classrooms, office spaces, restroom, and kitchen. The gymnasium has 2'x4' acoustic ceiling tiles. The gymnasium stage has exposed roofing and girders. The storage spaces have gypsum board.</p> <p>The ceiling finishes were observed to be in average condition. It was observed that the gymnasium stage ceiling is exhibiting signs of corrosion. There were missing and water damaged ceiling tiles throughout the facility.</p>	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The building has public male and female restrooms located throughout the facility. The male and female restrooms in public areas typically have triple basin acrylic polymer hand sinks in counters with automatic faucets for the students, along with vitreous china, floor-mount toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are pedestal mounted drain service sinks in the janitorial closets. Water coolers are located throughout the facility, typically near the public restrooms.</p> <p>The plumbing fixtures were observed to be in average condition. It was observed that the water fountain in room 413 was not functioning. The following deficiencies were also reported by facility staff: toilets and urinals throughout the facility were in need of</p>	Average

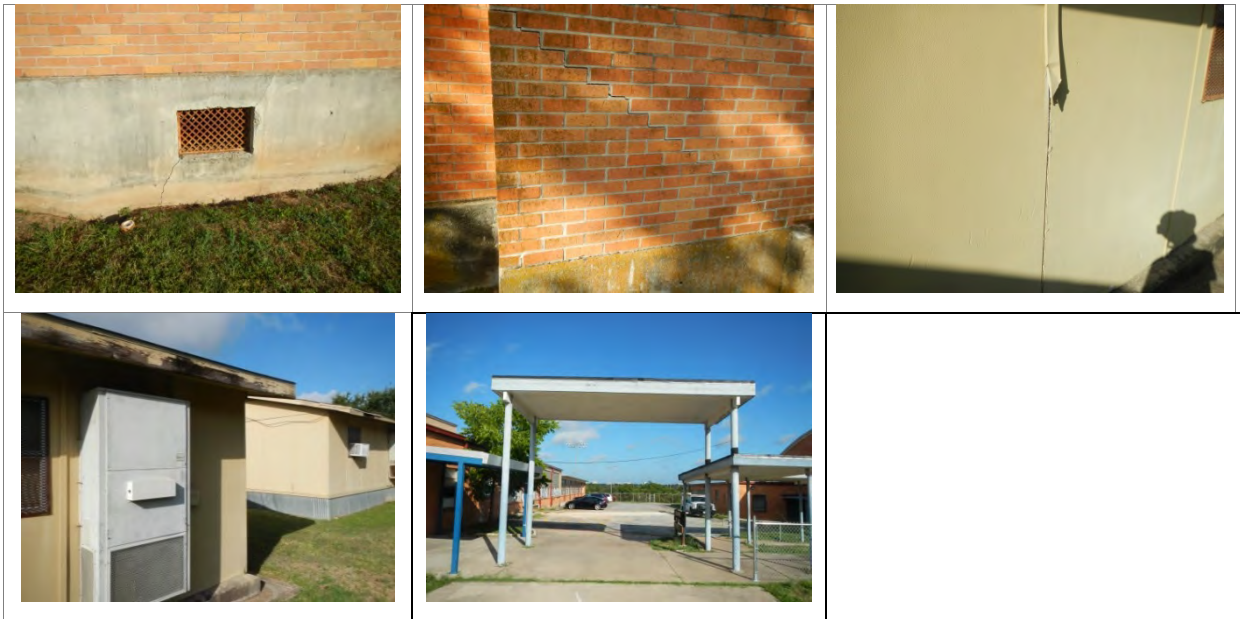
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		replacement, with the exception of the gymnasium; fixtures in rooms 107 and 109 had frequent drain clogs; the kitchen grease trap and grease line were in need replacement.	
	Domestic Water Distribution	There are two boilers and a distribution network for the school. There is a gas water heater for the kitchen. The distribution for this system was observed to be in average condition. The water heater for the kitchen was reported to be too small for full time use. The sewer line to the street was also reported to be in need of replacement as it was beyond its design service life.	Average
	Other Plumbing	The other plumbing systems on this building consist of roof drains. The condition of the roof drains was observed and reported to be poor. It was reported that the roof drains had frequent clogs because of pea gravel from the roof, including the AC (air conditioning) roof drains above room 107 and 109. Roof drain filters were observed to be missing on the northeast side of the roof.	Poor
Mechanical/ HVAC	<p>The major mechanical equipment consists of seven AHUs (air handling units), three condenser units, and one heat pump) located on the roof of the facility. Eight AHUs are located throughout the inside of the facility. FCUs (fan coil units) are located in each classroom. These serve the HVAC system for the Main School Building. Supplemental mechanical equipment for the HVAC system also includes 23 EFs (exhaust fans) located on the roof of the building. The mechanical/HVAC system was reported and observed to be in poor condition. It was reported that the classroom FCUs will be reaching the end of their design service life in the next ten years. The humidity was inconsistent as the FCUs did not have climate controls. There was damage to the ceiling fans in rooms 110 – 116. The boiler hot water pipes branch lines had heave corrosion and leaks in the crawl space. The school hot water pipes were in need of replacement. The EFs for the restrooms were not functioning properly. The roof top EFs will need to be replaced in the next ten years. It was observed and reported that the 400-wing does not have a fully functioning air conditioning system. It was observed that there was corrosion on the mechanical equipment cover in the east corner of the roof section A-35. There was abandoned mechanical equipment located adjacent to the room GYMSTO5. The AHU11 and AHU12 were at the end of their design service life.</p> <p>It was reported that a current project is in place to repair existing problems. The scope of work includes: a new mechanical/electrical plant building; two new 180-TON air cooled chillers and chiller yard; replacement of two boilers with new piping and venting; controls for new equipment and the five existing AHUs; a new chilled water system, including cold water pumps, chillers and motors; a new heating system, including boilers, hot water pumps and motors; and replacement of the electrical system. PM Rick Kaven reported that during Summer 2016</p>		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		installation of two air cooled chillers, two boilers, hot and chilled water pumps with corresponding pipe was completed. The CAC and Principal Kathy Redondo reported that there are still ongoing heating, cooling, and humidity issues with the HVAC system.	
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 average condition. It was reported that the fire alarm in the gymnasium was not loud enough.	Average
	Fire Protection/ Suppression	The building has a series of fire extinguishers for fire protection. There were no reported or observed concerns with the fire protection system.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 480V/277-volt 3 phase 4 wire to main switchboards located in the main electrical room. 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. The electrical distribution equipment was reported to be in average condition. It was reported that the sub panels in the 100-wing adjacent to the janitorial closet were in need of replacement. It was observed that there was exposed wiring that was not properly capped and removed adjacent to the cafeteria. There was exposed and unkempt wiring located in penthouse A-07. PM Andrew Miller reported that the electrical distribution at the stage in the 500-wing should be considered for replacement.	Average
	Lighting	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. The lighting for the building was reported to be in average condition. It was reported that there were some T-12 lights in the library, mechanical rooms and janitorial closets. Very poor illumination from the pole lighting in the parking areas and around the school was also reported. PM Andrew Miller reported that the	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		lighting and electrical receptacles within the 500-wing should be considered for replacement/renovation.	
	Communications & Security	<p>There is an existing security system including surveillance cameras in the building. There is public address system in the building.</p> <p>The facility staff reported that all of the communications and security systems were in poor condition. It was reported that the telecommunications system only operated in the 100- and 400-wing and was not working well in these areas. The following were missing from the facility's security system: a building alarm panel in the 100-wing adjacent to the office; card readers for gymnasium access; and functioning entry buzzers. The facility staff requested an alarm panel on the northeast entry of the 100-wing. The main backbone equipment was located in an inaccessible room.</p>	Poor

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors

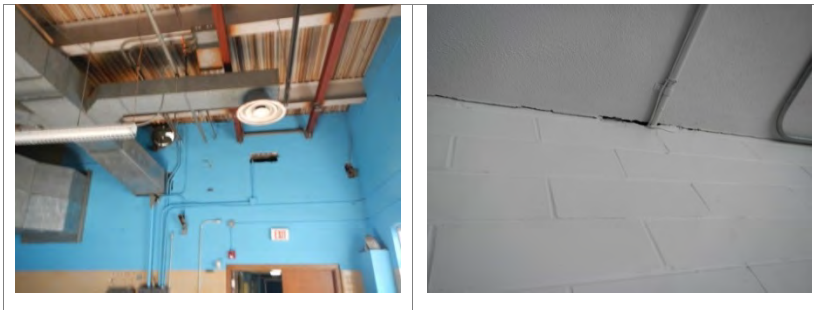


Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



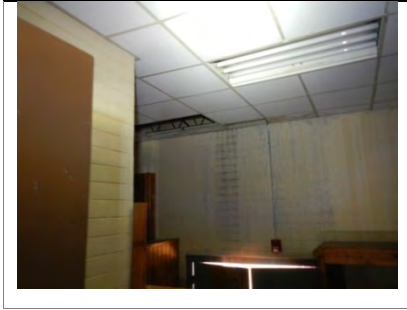
Interior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes





Interior Floor Finishes

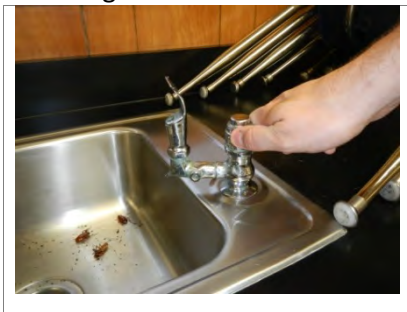


Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



Other Plumbing



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution



Mechanical Building – BLDG-012B

Building Purpose	Mechanical Building
Building Area	1,168 SF
Inspection Date	August 2, 2016
Inspection Conditions	99°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.

The mechanical building (BLDG-012B) was reported as being decommissioned under a current project to replace the boilers that are housed there.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a metal façade around the entire building. The exterior walls were reported and observed to be in poor condition. There was corrosion observed along the bottom of the walls around the facility. A large hole was observed in the southwest wall of the facility.	Poor
	Exterior Windows	System not present	N/A
	Exterior Doors	There is one entryway located on the northeast side of the building which consists of solid metal doors in metal frames. The exterior doors were observed to be in poor condition due to age. The bottoms of the doors were observed to be corroded.	Poor
Roofing	The roof material covering the building consists of a modified bitumen roof. The roof was observed to be in poor condition. The southeast side of the building had modified bitumen that was observed to be peeling.		Poor
Interior Construction	Interior Walls	System not present	N/A
	Interior Doors	System not present	N/A
	Interior Specialties	System not present	N/A
Stairs	Exterior Stairs	System not present	N/A
	Interior Stairs	System not present	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present	N/A
	Interior Floor Finishes	The flooring consists of unfinished concrete flooring. It was observed that the flooring in all areas was in good condition.	Good
	Interior Ceiling Finishes	The ceiling consists of exposed roofing. The ceiling finishes were observed to be in poor condition. It was observed that corrosion is occurring on the exposed metal roof decking.	Poor
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	The only distribution is for chill water to the boiler system to the Main School Building. The distribution system was reported and observed to be in poor condition. This equipment was aged beyond its useful life.	Poor
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment in this building consists of chillers and two boilers. The mechanical/HVAC system was reported and observed to be in poor condition. It was reported that boilers were scheduled to be decommissioned. The chillers and boilers were aged and reaching the end of useful life.		Poor
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	The building has one fire extinguisher for fire protection. There were no reported or observed concerns with the fire protection system.	N/A
Electrical	Electrical Distribution	The electrical service enters the mechanical building on the southeast side of the facility feeding from the main school building electrical system. The power feeds through the 480V/277-volt 3 phase 4 wire to main switchboards located in the building. The building does not have a lightning protection system. The electrical distribution equipment was reported to be in average condition by staff during the interview. The electrical distribution is aged beyond its useful life.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The building's exterior lighting is automatically controlled on a timer and consists of one wall pack halide HID luminary located at the entry to the building. The interior lighting consists of primarily 1'x4' fluorescent luminaires that are ceiling mounted. The lighting for the building was reported to be in average condition. It was reported that the wall packs provide poor illumination and need to be upgraded to LED.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Ceiling Finishes



Mechanical/HVAC Deficiency Examples

Mechanical/HVAC



Vocational/Art/Shop Building– BLDG-012C

Building Purpose	Vocational / Art / Shop Building
Building Area	3,201 SF
Inspection Date	August 2, 2016
Inspection Conditions	99°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.

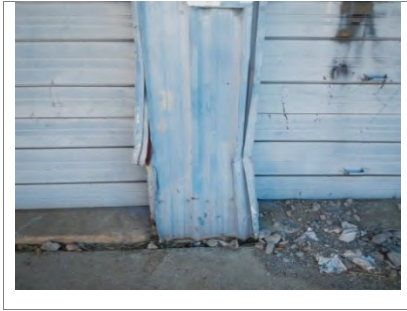
The vocational education and art space (BLDG-012C) was inaccessible with the district keys. The school staff neither uses nor have access to this building. It is used exclusively by AISD O&M staff.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of metal walls. The exterior walls were observed as being in poor condition. There were extensive signs of vehicle damage on the metal walls as deformed and dented panels were observed.	Poor
	Exterior Windows	System not present.	N/A
	Exterior Doors	The exterior doors consist of one aluminum door in a metal frame located on the northwest side of the facility, and five manual roll up doors. The doors were observed to be in poor condition. There were dents and broken windows observed in the roll up doors.	Poor
Roofing	There is a metal roof on this facility. The roof had downspouts and gutters. The roof was observed to be in poor condition. There is extensive corrosion present in the gutters.		Poor
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present	N/A
Stairs	Exterior Stairs	System not present	N/A
	Interior Stairs	System not present	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service enters the Main School Building at the 480V/277-volt 3 phase 4 wire to main switchboards located in the main electrical room, which feeds this building. 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. The electrical distribution equipment was reported to be in average condition by the staff.	Average
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Roofing System Deficiency Examples



ALC Ridgeview Campus Summary of Recommendations

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

Campus Recommendations

Exterior

1. Evaluate and upgrade security camera equipment to provide clear and adequate campus coverage.

Roofing

1. Further inspect and assess damaged sections of roofing and either repair damaged sections or replace roofing.

Mechanical/HVAC

1. Remove abandoned in place mechanical equipment.

Electrical

1. Provide additional pole lighting in the parking area in front of the school.

Main School Building Recommendations

Exterior

1. Perform a study on the school foundation under the 500-wing of the building. Make any recommended repairs to the foundation and repair all cracks in the walls.
2. Repair all damaged wall joints in the walls outside of room 413.
3. Replace corroded eaves outside of room 413.
4. Replace all acrylic glazing with suitable glazing.
5. Replace all plastic panel board windows and frames with suitable glazing and frames.
6. Replace all exterior doors that are not locking properly.
7. Replace the wooden canopy connecting the 100-wing to the gymnasium.

Roofing

1. Assess and replace roof where modified bitumen is damaged or there are soft spots in the roof or when the roof is has known ponding.
2. Replace the gutters around the facility that have deteriorated.

Interior Construction

1. Repair holes in the walls of the stage behind the gymnasium.
2. Fill in gaps in the wall and ceiling joint in GYMSOT5.
3. Repair water damage to the walls in "GYMSTO4."
4. Replace the damaged doors in the gymnasium.
5. Replace the damaged metal door to room 413.
6. Replace ceiling tiles throughout the facility.

Interior Finishes

1. Replace peeling wood paneling in the 400-wing.
2. Repaint the repair work in the library. Install new gypsum board in the library where plywood is exposed. Tape, float, and paint the repair.
3. Repair gymnasium flooring soft spots.

4. Level the flooring in the kitchen.
5. Re-level the classrooms 411- 414 and replace the damaged vinyl tile.

Plumbing

1. Repair the non-functional water fountain in room 413.
2. Replace toilets, urinals, and appurtenances that have reached the end of their design service life.
3. Locate the reason for sewer line clogs to rooms 107 and 109. Replace line as needed to stop future clogs.
4. Replace the kitchen grease trap and grease line with an appropriately sized grease trap.
5. Replace the water heater for the kitchen with an appropriately sized water heater.
6. Replace the sewer line to the street.
- 7.
8. Replace the missing roof drain catchments.
9. Unclog all HVAC roof drains around the facility.
10. The boiler hot water pipes branch lines have heave corrosion and leaks in the crawl space.
11. The school hot water pipes are in need of replacement.

Mechanical/HVAC

1. Repair corroded mechanical cover on the roof.
2. Replace aged AHUs in the facility as needed.
3. Replace all consul units in the next ten years as they are reaching the end of their design service life.
4. Provide appropriate climate controls for the consul units.
5. Repair or replace the ceiling fan damage in rooms 110 – 116.
6. Replace the EFs for the restrooms that are not functioning properly.
7. Replace the roof top EFs in the next ten years.
8. Investigate and repair ongoing heating, cooling, and humidity issues. Pursue a warranty claim if the issues are related to the new equipment (requested by the CAC and Principal Kathy Redondo).

Fire Protection

1. Install a new fire alarm annunciator in the gymnasium.
2. Install strobe fire alarms in the building for the hearing impaired.

Electrical

1. Remove abandoned in place conduit on the southwest wall of the cafeteria.
2. Re-wire AHU controls in penthouse A-07 keeping the wiring contained and neat.
3. Replace old and outdated panels in the 100-wing.
4. Replace all T-12 lights with T-8 or LED lighting.
5. Replace the exterior halides with LEDs. Identify the telecom issues with coverage. Install appropriate telecom throughout the facility.
6. Add entry alarms as necessary to the facility.
7. Add a building alarm panel in the 100-wing adjacent to the office.
8. Add card readers for gymnasium access.
9. Add functioning entry buzzers.
10. Replace the electrical distribution for the stage in the 500-wing (requested by PM Andrew Miller).
11. Replace the lighting and electrical receptacles in the 500-wing (requested by PM Andrew Miller).

Mechanical Building Recommendations

Exterior

1. Replace exterior metal siding where damaged by water.

2. Replace exterior doors.

Roofing

1. Assess and replace roof where modified bitumen is damaged or there are soft spots in the roof.

Interior Construction

1. Repair large hole in the northwest wall.

Interior Finishes

1. Repair ceiling where corrosion is taking place. Spray insulating foam on the ceiling as a protective coating.

Mechanical/HVAC

1. Replace chill water equipment located in this building.
2. Consider demolition of cooling tower structure.

Vocational / Art / Shop Building Recommendations

Exterior

1. Replace damaged metal wall paneling.
2. Replace roll up doors.

Roofing

1. Replace downspouts and gutters.

CRAWL SPACE – Ridgeview ALC – Main School Building (BLDG-012A)

Building Purpose	Administrative, Classrooms, Gym, and Cafeteria
Inspection Date	September 30, 2016 Morning
Inspection Conditions	75° - Sunny & Dry

Crawl Space System Deficiency Overview

Prior to the site visit, the provided plans were searched for access points into the school crawl space; none were found in the plans. Upon arriving at the school, the inspectors asked the office staff if they or anyone else knew of any crawl space access points. The office staff only knew of one interior access hatch, but said there were multiple exterior access hatches. Prior to leaving the school, one of the police officers at the school contacted the inspectors to let them know of an abandoned crawl space that went under the parking lot and was only accessible from outside the school perimeter fence (shown in red in the site exploration plan). This crawl space was for part of the original school that had been demolished but the first floor and crawl space remained and was used as a parking lot. Access to this section of the crawl space was not possible due to the access hatch being welded shut by the school to prevent homeless people from sleeping under the school.

Please note that do aid in discussing the school, the access hatches have been labeled 1-8 on the "Site Exploration and Access Points" pdf, these numbers will be used in the below summary.

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
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	<p>In general, the soil under the building was damp TO saturated. The soil at Access #2 was damp at the perimeter and fungus was growing around the perimeter. At crawl space Access #1 and Access #3 there was standing water in most of the observable crawl space. At Access #1 the soil was heavily saturated and a pool of water had formed close to the access hatch. The soil in this area sloped away from the edges and would have directed water to the center of the building were the pool was. At Access #3 the ground was covered in a plastic tarp that had water standing on top of it in multiple locations. At Access #5 there was a lot of standing water on plastic that covered the ground. This water was approximately under the hallway next to room 502. The source of the water could not be identified but due to its elevation and close proximity to multiple pipes above, it is most likely due to a leaking pipe. At Access #6, #7 & #8 the soil was damp around the perimeter and drier at the interior of the crawl space. Water infiltration appeared to be from around the building perimeter. It had rained approximately 1.22 inches three days prior to the site visit.</p> <p>Soil/Drainage deficiencies:</p>	Average

		<ul style="list-style-type: none"> • Saturated soil • Standing water 	
	Soil Retainers	<p>Observed soil retainers were generally in good condition. Cracked soil retainers were observed in the 100 classroom wing at Access #7 and Access #8. Soil retainers from original construction were concrete soil retainers. In many different locations throughout the school, black plastic soil retainers were found. These plastic soil retainers appeared to be from a previous renovation. In Access #7 black soil retainers could be seen behind piles of soil under the beams. It was unclear if the soil retainers had failed or if the soil had not been cleared properly when the plastic soil retainers had replaced the concrete ones.</p> <p>Soil retainer deficiencies:</p> <ul style="list-style-type: none"> • Cracked soil retainers 	Average
	Areaways/Ventilation	<p>The crawl space is ventilated by multiple areaways around the building. Condensation on concrete structure and pipes was prevalent. Exposed rebar was observed in an areaway on the north side of the 100 classroom wing.</p> <p>Areaway/ventilation deficiencies:</p> <ul style="list-style-type: none"> • Potential insufficient ventilation due to condensation on concrete framing and pipe • Exposed rebar at north areaway opening in 100 wing 	Average
	Access Hatches	<p>Access to the building crawl space was achieved through exterior wall hatches, one interior floor hatch, and multiple areaways. The floor hatch is located in the hallway next to the cafeteria. The exterior wall doors were located on the south east corner of the 400 classroom wing and the north side of the gym. The crawl space under the parking lot was inaccessible because the access door was welded shut. Exposed/corroded rebar, spalling and honeycombing was observed in the concrete around the floor hatch. There was also cracking in the linoleum flooring around the access hatch. Diagonal cracks were observed on the corners of the wall access hatch on the south side of the 400 classroom wing. There were signs of unauthorized intrusion through the exterior access door located near the gym, Access #5. The signs of intrusion included food wrappers, graffiti, and an unpleasant smell coming from an area marked "restroom". Inspectors did not come across any intruders while in the crawl space but many of the areaways were not locked and were easily accessible.</p> <p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> • Exposed/corroded rebar 	Average

		<ul style="list-style-type: none"> • Honeycombing • Diagonal cracks at floor access opening • Welded shut access door • Unauthorized intrusion 	
Exposed Structure	Exposed Columns & Tops of Foundations	<p>Exposed columns in the 400 classroom wing addition at Access #2 had cracking on approximately 8 columns in the center of the building starting from the east end and moving west. There was also mushrooming in the tops of the piers under the 400 wing. Column retrofits were visible at Access #1 and Access #3, and all observed retrofits appeared to be in good condition. Columns from the original construction were generally in good condition. Exposed/rusting rebar due to significant honeycombing was observed on one column in the 100 classroom wing at the west wall.</p> <p>Column/Foundation deficiencies:</p> <ul style="list-style-type: none"> • Cracking in columns under 400 wing • Exposed/corroded rebar under 100 wing • Honeycombing • Concrete mushrooming at tops of piers 	Average
	Exposed Faces of Perimeter Walls / Beams	<p>Large cracks were observed on the perimeter beams in the 400 classroom wing addition. Most cracked perimeter beams were located on the east wall. Cracks appeared at openings in the beam for access hatches and vents. The worst cracking was found where the interior beams tied into the exterior beams. Exposed rebar near the bottom of perimeter beams was also observed on perimeter beams in the classroom addition. Perimeter beams in the original construction were generally in good condition with the exception of small cracks on the perimeter beams in the 100 classroom wing. Form ties were left in place on most perimeter beams in the original construction.</p> <p>Perimeter wall/beam deficiencies:</p> <ul style="list-style-type: none"> • Significant cracking • Exposed/corroded rebar 	Poor
	Exposed Portions of Interior Floor Beams Above	<p>Suspended interior floor beams are supported by columns and perimeter beams. Most observed beams in the original construction were in good condition with some having honeycombing on the face of the beams and exposed rebar.</p> <p>Beam deficiencies:</p> <ul style="list-style-type: none"> • Honeycombing • Exposed/corroded rebar 	Average

	Underside of Suspended Floor Slabs Above	<p>The suspended floor system consisted of a flat slab in both the original construction and the classroom addition. Exposed rebar in the slab was observed at access Access #4, Access #6, and Access #8. Large spalls had led to the exposed reinforcing at Access #4".</p> <p>Slab deficiencies:</p> <ul style="list-style-type: none"> • Exposed/corroded rebar • Spalls on underside of slab 	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	<p>The crawl space had many suspended pipes. Deficiencies observed included heavily rusted pipes and hangers.</p> <p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Rusted pipes & pipe hangers • Moldy/degraded pipe insulation 	Average
	Exposed Ductwork	Ductwork was only found in Access #5 under the hallway next to room 502. The duct had rusting on all visible parts of it.	Poor
	MEP Equipment	N/A – No MEP equipment was present in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	N/A – No spray fireproofing or insulation was present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access



Saturated soil



Standing water



Cracking at corner of access hatch



Honeycombing around access hatch



Exposed rebar around access hatch



Exposed rebar around areaway



Cracked soil retainers



Signs of unauthorized intrusion

Exposed Structure



Cracks in perimeter beams



Cracking at exterior and interior beam connection







Exposed rebar at bottom of perimeter beam



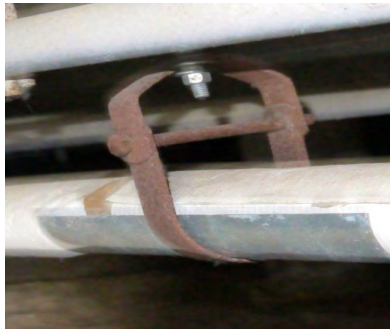


Crack on inside face of column



Honeycombing on interior beams

 <p>Exposed rebar in slab</p>	 <p>Honeycombing on column</p>	 <p>Exposed rebar on interior beam</p>
 <p>Honeycombing and exposed rebar on column</p>		

Pipes, Ducts, Equipment & Fireproofing

 <p>Rusted pipe hanger</p>	 <p>Rusted pipe</p>	 <p>Rusted ductwork, moldy pipe insulation</p>
 <p>Degraded pipe insulation</p>		



Ridgeview ALC – Campus Summary of Crawl Space 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.

Building Recommendations

Soil, Drainage, Ventilation & Access

1. Investigate need for site re-grading to promote drainage away from building & limit damp soils in crawl space.
2. Investigate need for ventilation in crawl space areas.
3. Clean rusting hatch frames and grates and protect from further corrosion
4. Secure exterior access doors with padlocks to prevent unauthorized access into the crawl space.

Exposed Structure

1. Repair badly spalled/honeycombed areas of the slab, beams and columns.
2. Clean exposed slab reinforcement and protect from corrosion.
3. Perform additional structural investigation to determine extent of damage to the 1962 classroom addition and appropriate retrofit measures.
4. Repair cracks in columns and perimeter beams in the classroom addition building pending results of structural investigation.

Pipes, Ducts, Equipment & Fireproofing

1. Repair leaking pipe.
2. Clean and protect rusted cast iron pipes from further corrosion.
3. Replace heavily corroded hangers.
4. Replace missing/degraded and wet spray-on fireproofing.
5. Replace/repair rusted ductwork

