Akins High School Site Summary

Address	10701 S. 1st Street Austin, TX 78748
Number of Permanent Campus Facilities	7
Original Year of Construction	2000
Total Campus Building Area (combined)	346,839 SF

Introduction

The Akins High School campus is located at 10701 S. 1st Street, Austin, Texas. Akins High School was established in 2000. The permanent campus buildings include: the Main School Building containing classrooms, office space, and library, (BLDG-017A); the Theater Building containing the band hall, orchestra room, theater, dance studio, choir room, and arts rooms (BLDG-017B); the Gymnasium Building containing an indoor basketball court, weight room, locker rooms, and showers (BLDG-017C); the Cafeteria Building with a kitchen and mechanical rooms, (BLDG-017D); the Greenhouse Building with areas for plant growth and assorted mechanical spaces (BLDG-017E); the Science Room School Building, which has stand-alone science classrooms; (BLDG 017F); and the Additional Classroom School Building (BLDG-017G), which has classrooms. BLDG-017A, BLDG-017B, BLDG-017C, BLDG-017D, and BLDG-017G are connected to one another by a series of exterior breezeways with metal deck roofing and concrete sidewalks. BLDG-017F is directly connected to BLDG-017A through a first-floor breezeway and a second-floor corridor connection. BLDG-017E is a stand-alone greenhouse. All buildings are connected with metal covered walkways.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/21/16	Interview	00	9/23/16	Draft Issue
7/21/16	Assessment	01	1/5/17	Added comments from PM Chris Lewis as indicated on email dated 10/29/16. See pages 7,31, 43-44, and 47.
10/26/16	Cluster Meeting (Attended)			

Main School Building – BLDG-017A

Building Purpose	Administration Offices, Classrooms, and Library
Building Area	197,427 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a CMU (concrete masonry unit) and shotcrete panel façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility. Vertical cracks were observed in the CMU grout above the east library exit door. There were cracks in the CMU walls located in the outside mechanical equipment area adjacent to room 133. Minor wall stains were observed around the facility due to leaking gutters.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with metal frames. Classroom windows typically have an upper fixed pane and a lower casement pane. Other windows observed included a fixed pane and single pane with metal muntins. The windows are original to construction. The windows were observed to be in good condition and had normal wear due to age and use of the facility. One classroom window was observed to be shattered outside room 154. It was reported that the windows of rooms 156, 160, 162, 166, stairwell S1, the west end of the second-floor corridor C4, and the second-floor crosswalk to BLDG-017F had a history of leaking during intense rain events.	Good
	Exterior Doors	There is one main public entryway located at the west side of the building; these doors consist of three pairs of double doors that are metal with interior glazing and a	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		metal frame and glass transom. The remaining access doors around the facility are metal double doors with interior glazing and metal frames with the exception of the mechanical and electrical room service doors, which are solid single metal doors in metal frames. Mechanical open air spaces enclosed by CMU walls have a wood picket door access. There are card readers at all exterior entrances. The doors were observed to be in good condition and had normal wear due to age and use of the facility. It was observed that the wood picket door located adjacent to room 135 was severely damaged.	
Roofing	The roofing material covering the building consists of modified bitumen and a standing seam metal roof, which is original to the building. The majority of the roof is standing seam metal. The roof drainage collects in a series of gutters and downspouts and discharges to a series of at-grade splash blocks along the front of the school or a subgrade rainwater drainage system. Access to the modified bitumen portion of the roof was not available during the assessment. It was reported that the modified bitumen roofing throughout the facility was experiencing bubbling and roof leaks. The roof was observed and reported to be in average condition.		Average
Interior Construction	Interior Walls	The school entry foyer consists of CMU on the lower portion of the walls with a mixture of shotcrete and gypsum on the upper sections of the wall. Corridors consist of gypsum walls. Stairwells consist of gypsum on the upper walls and ceramic tiles finish on the lower walls. Restrooms consist of ceramic tile walls. The interior walls were observed and reported to be in good condition. Damage was observed throughout the school with minor cracks, chipping, and scraping on the gypsum walls due to normal wear and use.	Good
	Interior Doors	The portions of the building original to construction have wood doors with metal frames and metal-framed interior windows. The interior doors were observed and reported to be in good condition.	Good
	Interior Specialties	The corridors of the schools have painted metal lockers attached to the walls. The lockers were observed to be in good condition and had normal wear due to age and use of the facility.	Good
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	Interior stairs are present in the school foyer, at the end of each corridor, and on either side of the corridor mid-	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		length along each corridor. The stairs are ketal pan stairs with poured concrete steps and vinyl non-slip surfaces. The interior stairs were observed to be in good condition. The stair handrails were observed to have deteriorating paint with exposed metal railing.	
Interior Finishes	Interior Wall Finishes	The school entry foyer and corridors consists of painted interior surfaces of CMU, shotcrete, and gypsum board. The classrooms and office spaces consist of gypsum board. Restrooms consist of ceramic tile walls. The interior wall finishes were observed to be in good condition. Instances of minor cracking, chipping, and scraping were observed throughout all wall surfaces due to normal use and wear.	Good
	Interior Floor Finishes	VCT (vinyl composition tile) flooring is present throughout the common areas along common corridors, classrooms, and janitorial spaces. The VCT is original to construction. There is carpeting in the library, office spaces, conference rooms, and elevator. The restrooms have ceramic tile flooring. The floor finishes were observed and reported to be in good condition. Missing tile was observed in the male restroom adjacent to room 256.	Good
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels located throughout the classroom corridors, office spaces, and janitorial closets. Painted gypsum board is in the mechanical closets and corridors. The library ceiling consists of a mixture of exposed metal roofing and girders and 2'x4' acoustical fiberglass ceiling panels. The ceiling was reported and observed to be in good condition. Minor water damage was observed to 2'x4' acoustical ceiling tiles throughout the facility.	Good
Conveying	The building is equipped with a hydraulic passenger elevator to service two levels. The elevator was observed to be in average condition It was reported that holes were present in the elevator's interior. A recent inspection certificate issued within the last year, as required, was visible, and no operational issues were reported.		Average
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms generally have counter-mounted vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		wall-hung urinals in the male restrooms with manual flushing mechanisms. There are water coolers located throughout the facility, typically near the public restrooms. There are shower and eyewash stations located in the laboratory classrooms. Based on reports and observations, the plumbing fixtures were rated as being in good condition. It was reported that numerous toilets were leaking around their bases, as flanges were not adhering well to the bases. It was reported that the water cooler on the second floor near room 257 had inadequate water pressure. It was observed that a damaged restroom partition was located in the female restroom adjacent to room 256.	
	Domestic Water Distribution	Plumbing fixtures which are serviced with hot water use multiple water heaters located in the science rooms, nurse's office, special needs rooms, and life skills rooms. The plumbing distribution equipment was reported and observed to be in good condition based upon noted deficiencies. The electric water heaters were for localized use and of an unknown size. These were inaccessible to the assessment team. The water heaters were reported to be in good condition. It was reported that no electricity was connected to the water coolers in the building, which meant water in the coolers stayed at room temperature.	Good
	Other Plumbing	It was reported that the french drains for the HVAC (heating, ventilating, and air conditioning) system had failed around the facility. It was observed that the roof downspouts and gutters around the facility were experiencing leakage. The roof drainage plumbing was rated in average condition.	Average
Mechanical/ HVAC	The major mechanical equipment consists of eight HRUs (heat recovery units), 11 RTUs (roof top units), and 13 EFs (exhaust fans) as well as FCUs (fan coil units) located in every classroom and one CU (condenser unit) located on the roof of the school. There is a cooling tower to service the campus located on the east end of the facility outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. The system was rated as poor based on reports and observations and the overall age of the equipment. It was reported that the RTUs use R-22 coolant, which will no longer be manufactured after the year 2020. The cooling tower had a leak that was being managed and the tower was close to the end of its typical design service life. It was reported that the HVAC system was at or just over its capacity.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	It was reported that the humidity readers were not operating properly. It was reported that the classroom consul actuator motors, sensors, and thermostats had been failing and needed replacement. It was reported that the office space and library direct expansion unit will need replacement in the next ten years. These units had fire boxes that were corroding and causing odors to be released. It was reported that the HRU evaporation coils were exposed to the elements, causing cracks that needed frequent repairs. It was reported that the electrical rooms did not have adequate ventilation. Building operator (via PM Chris Lewis) reported that the closed loop water supply for the HVAC system lacks service ports to blow out or treat the water. This has resulted in organic growth in the system and reduced overall efficiency.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good
	Fire Protection/ Suppression	The building is protected by a sprinkler system in conjunction with portable fire extinguishers placed throughout the facility. It was reported that the fire protection system was in good condition. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 2500-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in average condition. It was reported that the facility lacked exterior lighting for safety and security concerns. It was reported that no more capacity was available for the existing system and expansion would be required. It was reported that the classroom lighting motion sensor power packs were not functioning properly and were not installed in a functional location in the classrooms.	Average
	Lighting	The building's exterior lighting consists of halide HID (high-intensity discharge) luminaires located along the entire perimeter. The interior lighting consists primarily of T8 1x4 and 2x4 two- and three-bulb fluorescent	Average

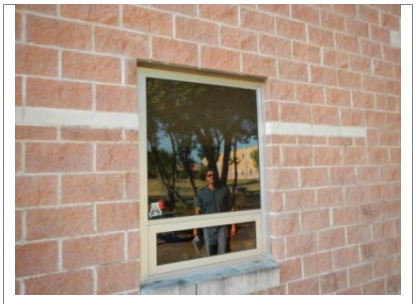
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		luminaire troffers. The lighting for the building was reported and observed to be in average condition. Many interior and exterior luminaires appeared to be aged. It was reported that the exit lights in the building were outdated and needed replacements. It was reported that pole lighting was needed in the front parking area for security concerns. It was reported that the electrical equipment rooms were inadequately ventilated, causing them to be warmer than desired. It was reported that the lighting motion sensor power packs in the classrooms were not surge protected and would require replacement in the next ten years. It was reported that the exterior metal 400-watt lamps' f-can ballasts were difficult to obtain. Staff would like more readily available alternative ballasts.	
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system for the school that consists of an intercom system. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. It was reported that there were no noticeable problems with the telecommunications systems. Communication and security systems were reported as being in good condition.	Good

Exterior System Deficiency Examples

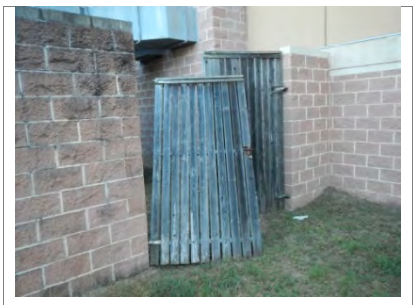
Exterior Walls



Exterior Windows



Exterior Doors



Interior Construction Deficiency Examples

Interior Walls

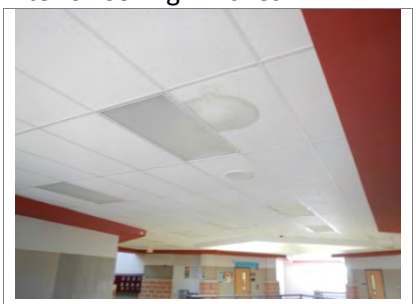
Stair Deficiency Examples

Interior Stairs

Interior Finishes Deficiency Examples

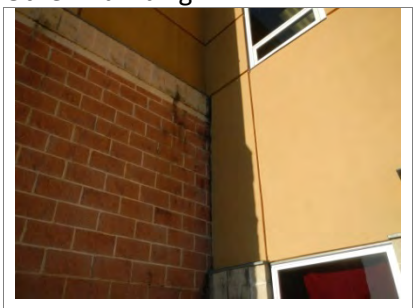
Interior Floor Finishes

Interior Ceiling Finishes



Plumbing System Deficiency Examples

Other Plumbing



Theater Building – BLDG-017B

Building Purpose	Theater, Band Hall, Orchestra Room, Dance Studio, Choir Room, and Arts Rooms
Building Area	39,881 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a CMU and shotcrete panel façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility. Minor wall stains were observed around the facility.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with metal frames. Classroom windows typically have an upper fixed pane and a lower casement pane. Other windows observed include fixed pane and single pane with metal muntins. The windows are original to construction. The windows were observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Doors	There is one main public entryway located at the west side of the building. These doors consist of two pairs of double doors that are metal with interior glazing and a metal frame and glass transom. The remaining access doors are metal double doors with interior glazing and metal frames with the exception of the mechanical and electrical room service doors, which are solid single metal doors in metal frames. Mechanical open-air spaces enclosed by CMU walls have a wood picket door access. The doors were observed to be in good condition and had normal wear due to age and use of the facility.	Good
Roofing	The roofing material covering the building consists of modified bitumen and standing seam metal, which is original to the facility. The majority of the roof is standing seam metal. The roof is serviced by a series of downspouts and gutters that discharge to at-		Average

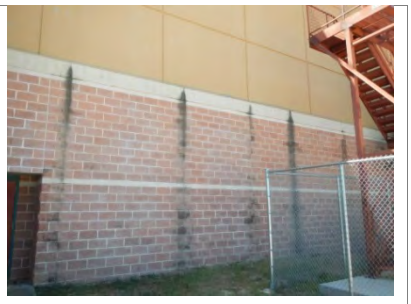
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	grade splash blocks. Based on reports and observations, the roof condition was rated as average. Water leaks were reported in the ceiling above the Band Hall. The sheetrock above the ceiling tiles in these locations had not been replaced. It was observed that the roof downspouts and gutters around the facility were experiencing leakage. It was observed that the modified bitumen roofing throughout the facility was experiencing bubbling.		
Interior Construction	Interior Walls	The walls consist of CMU on the lower portion of the walls and gypsum board on the upper sections of the wall. Corridors consist of gypsum walls. Theater space has gypsum board walls Restrooms consist of ceramic tile walls. Music rooms contain gypsum and acoustic fiber wall tiles. Based on reports and observations, the interior walls were rated as average. Damage was observed throughout the school with minor cracks, chipping, and scraping in the walls due to normal wear and use.	Average
	Interior Doors	The portions of the building original to construction have wood doors with metal frames and metal-framed interior windows. Based on reports and observations, the interior doors were rated as good.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Corridors consist of painted gypsum and CMU walls. Restrooms consist of ceramic tile walls. The interior wall finishes were observed to be in average condition. Instances of minor cracking, chipping, and scraping were observed on all wall surfaces due to normal use and wear.	Average
	Interior Floor Finishes	VCT flooring is present throughout common areas along the common corridors, classrooms, and janitorial spaces. The VCT is original to construction. There is carpeting in the choir, music spaces, and theater. The dance rooms and theater stage have hardwood flooring. The restrooms have a floor tile. The floors in the art rooms and directly under the theater seating are polished concrete. The floor finishes were in good condition based on reporting and observation. It was reported and observed that there were minor chips in the VCT.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels throughout the corridors, office space, and janitorial closets. Painted gypsum board is located in the mechanical closets. The ceiling overall was reported and observed to be in average condition. It was observed that 5% of the ceiling tile was exhibiting water damage. Insulation was missing behind the right hand of the stage.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms generally have counter-mounted vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are water coolers located throughout the facility, typically near the public restrooms. Based on reports and observations, the plumbing fixtures were rated in good condition. It was reported that toilets in this facility were loose fitting and required new flanges. It was reported that no hot water was installed in this facility. It was observed that the water cooler adjacent to room 105 was making a loud rattling noise.	Good
	Domestic Water Distribution	All of the plumbing fixtures are original to the facility. The plumbing distribution equipment was reported and observed to be in good condition.	Good
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of nine AHUs (air handling units) and five EFs located on the roof. There is a cooling tower to service the campus located on the east end of the facility outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. The system was rated as poor based on reported and observed conditions and overall age of the equipment. It was reported that the RTUs use R-22 coolant, which will no longer be manufactured after the year 2020. The cooling tower had a leak that was being managed and the tower was close to the end of its typical design service life. It was reported that the HVAC system for this building would need replacement in the next ten years.		Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good

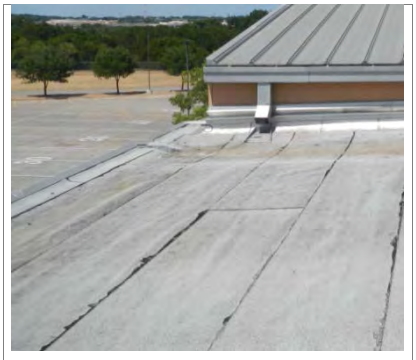
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Fire Protection/ Suppression	The building is protected by a sprinkler system in the theater stage area and a fire curtain release along with portable fire extinguishers placed throughout the facility. It was reported that the fire protection system was in good condition. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 2500-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in average condition. It was reported that no more capacity was available for the existing system and expansion would be required. It was reported that the air conditioning breaker was bypassed, tripping the main breaker for the building instead.	Average
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 1x4 fixtures in the music rooms and 2x4 two- and three-bulb fluorescent luminaire troffers in the corridors and remaining classroom spaces. There are recessed fluorescent and hanging fluorescent fixtures in the corridors adjacent to the theater and inside the theater space. The lighting for the building was reported and observed to be in average condition. Many interior and exterior luminaires appeared to be aged from normal use. It was reported that exterior lighting was inadequate on the north side of the building. It was reported that the dimming panel and lighting control panel for the incandescent lighting for the theater were not functioning properly and required replacement.	Average
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system that consists of an intercom system. There are card readers at all exterior entrances. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. The communication and security systems were reported as being in good condition. It was reported that there were no noticeable problems with the telecommunications systems.	Good

Exterior System Deficiency Examples

Exterior Walls

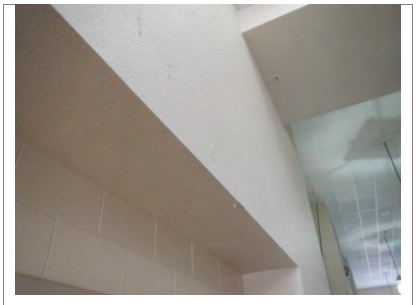


Roofing Deficiency Examples

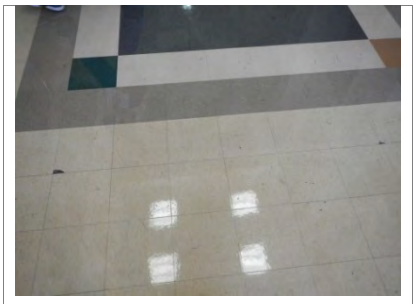


Interior Finishes Deficiency Examples

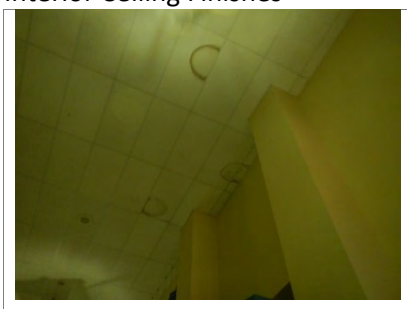
Interior Wall Finishes

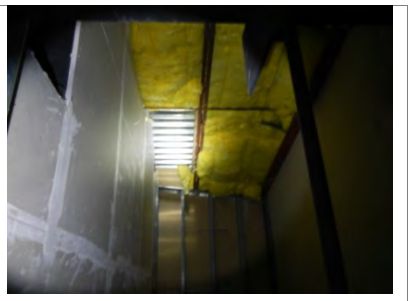


Interior Floor Finishes



Interior Ceiling Finishes





Gymnasium Building – BLDG-017C

Building Purpose	Gymnasium, Locker Rooms, and Weight Room
Building Area	48,566 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a CMU and shotcrete panel façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility. Minor wall stains were observed around the facility due to leaking gutters.	Good
	Exterior Windows	The exterior window consists of a single-pane glazing ticket window with a metal frame. The window was observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Doors	There is one main public entryway located at the west side of the building; these doors consist of three pairs of double doors that are metal with interior glazing and a metal frame. The remaining access doors around the facility are metal double doors with interior glazing and metal frames and solid single metal doors in metal frames. The doors were observed to be in average condition and had normal wear due to age and use of the facility.	Average
Roofing	The roofing material covering the building consists of modified bitumen and standing seam metal, which is original to the facility. The majority of the roof is modified bitumen. The roof is serviced by a series of downspouts and gutters that discharge to at-grade splash blocks. Based on reports and observations, the roof condition was rated as being poor. It was observed that the roof downspouts and gutters around the facility were experiencing leakage. The roof drainage plumbing was in average condition. It was observed that		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	the modified bitumen roofing was experiencing bubbling and ponding from HVAC condensation discharge.		
Interior Construction	Interior Walls	The gymnasium walls consist of CMU on the lower portion of the walls with shotcrete on the upper sections of the wall. Corridors consist of CMU walls. Based on reports and observations, the interior walls were rated as good.	Good
	Interior Doors	The interior doors consist of wood doors with metal frames and metal-framed interior windows. It was reported that the interior door handles were in need of replacement. Based on reports and observations, the interior doors were rated as good.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The gymnasium walls consist of painted CMU on the lower portion of the walls with shotcrete on the upper sections of the wall. Corridors consist of painted CMU walls. Instances of minor cracking, chipping, and scraping in the paint were observed throughout all wall surfaces due to normal use and wear. The interior wall finishes were observed to be in average condition.	Average
	Interior Floor Finishes	VCT flooring is present throughout common areas along the common corridors and janitorial spaces. Ceramic floor tiles are present in the restrooms. Painted concrete floors are in the locker rooms and office spaces. The gymnasium used for basketball has hardwood. The gymnasium used for weight training has rubber flooring. The floor finishes were observed to be in average condition based on reporting and observation. It was observed that the painted concrete floors had wear and tear removing the protective paint layer in the male and female locker rooms.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels located throughout corridors, office space, and janitorial closets. Painted gypsum board is located in the mechanical closets. The gymnasium has exposed metal roof decking material and girders. The ceiling was reported and observed to be in average condition. It was observed that ceiling tiles in the gymnasium mechanical room were exhibiting water damage.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms generally have counter-mounted vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are water coolers located throughout, typically near public restrooms. Based on reports, the plumbing fixtures were rated as being in good condition. It was reported that toilets in this facility were loose fitting and required new flanges.	Good
	Domestic Water Distribution	All of the plumbing fixtures are original to the facility. The plumbing distribution equipment was reported and observed to be in good condition.	Good
	Other Plumbing	System not present.	Average
Mechanical/ HVAC	The major mechanical equipment consists of 15 RTUs and nine EFs located on the roof. There is a cooling tower to service the campus located on the east end of the facility outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. It was reported and observed that the gas-fired boilers located in the gymnasium mechanical room were in poor condition due to wear and tear. It was reported that the RTUs use R-22 coolant, which will no longer be manufactured after the year 2020. The gymnasium HVAC system would reach the end of its typical design service life in the next ten years. It was reported that the gymnasium's HVAC system was over capacity with the existing system. It was reported that storage closets were not properly ventilated. The system was rated as poor based on the reported and observed condition and overall age of the equipment.		Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	N/A
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 3000-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in average condition. It was reported that the existing system had no more capacity and expansion would be required. It was reported that the electrical system that operates the bleachers was in need of replacement. It was reported that the lighting in the gymnasium was inadequate for the needs of the space and it was difficult for staff to access for maintenance.	Average
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 2x4 three-bulb fluorescent luminaire troffers in the corridors. There are hanging fluorescent fixtures with six bulbs in the gymnasium. The lighting for the building was reported and observed to be in average condition. Most interior and exterior luminaires appeared to be functional and experiencing normal use. It was reported that the facility lacked exterior lighting for safety and security concerns.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system that consists of an intercom system. The doors have card readers for access. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. The communication and security systems were reported as being in average condition. It was reported that there were no noticeable problems with the telecommunications systems. It was reported that the exterior door key car readers did not function consistently.	Average

Exterior System Deficiency Examples

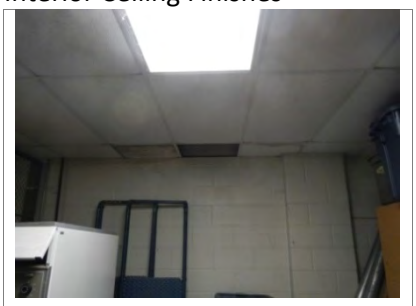
Exterior Walls

Roofing Deficiency Examples

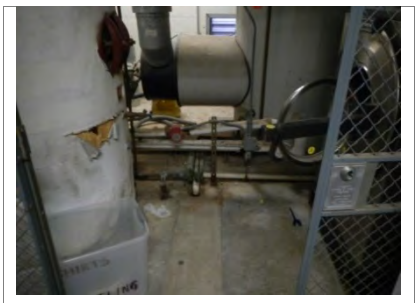
Interior Finishes Deficiency Examples

Interior Floor Finishes

Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples



Cafeteria Building – BLDG-017D

Building Purpose	Cafeteria, Kitchen, and Mechanical Rooms
Building Area	21,733 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a CMU and shotcrete panel façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility. Minor wall stains were observed around the facility due to splash back.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with metal frames. Classroom windows typically have an upper fixed pane and a lower casement pane. Other windows observed include fixed pane and single pane with metal muntins. The windows are original to construction. The windows were observed to be in average condition and had normal wear due to age and use of the facility. It was reported that the windows along the north side of the cafeteria were experiencing leaking during rain events. It was reported that acrylic windows were in place along the north side of the cafeteria.	Average
	Exterior Doors	There is one main public entryway located at the west side of the building. These doors consist of two pairs of double doors that are metal with interior glazing and a metal frame and glass transom. The remaining access doors around the facility are metal double doors with interior glazing and metal frames with the exception of the mechanical and electrical room service doors, which are solid single metal doors in metal frames.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The doors were observed to be in average condition and had normal wear due to age and use of the facility.	
Roofing	The roofing material covering the building consists of modified bitumen. The roof is serviced by a series of downspouts and gutters that discharge to a below-grade drainage system. Based on reports and observations, the roof condition was rated as poor. It was observed that the roof downspouts and gutters around the facility were experiencing leakage. It was observed that the modified bitumen roofing throughout the facility was experiencing bubbling.		Poor
Interior Construction	Interior Walls	The cafeteria walls consist of CMU on the lower portion of the walls with gypsum board on the upper sections of the wall. The kitchen walls consist of ceramic tile and CMU. The mechanical and electrical rooms have CMU walls. Based on reports and observations, the interior walls were rated as good.	Good
	Interior Doors	The building contains wood doors with metal frames. Based on reports and observations, the interior doors were rated as good.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The cafeteria walls consist of painted CMU on the lower portion of the walls with painted gypsum board on the upper sections of the wall. The kitchen walls consist of painted ceramic tile and painted CMU. The electrical and mechanical rooms have painted CMU walls. The interior wall finishes were observed to be in average condition. There was observed damage throughout the cafeteria and kitchen with minor cracks, chipping, and scraping in the walls due to normal wear and use.	Average
	Interior Floor Finishes	VCT flooring is present throughout the cafeteria areas. Ceramic floor tiles are present in the kitchen and restrooms. The mechanical and electrical spaces contain concrete flooring. The floor finishes were rated in average condition based on reports and observation.	Average
	Interior Ceiling Finishes	The interior ceiling of the cafeteria consists of exposed metal roof decking material and girders. The serving line and kitchen ceilings consist of standard 2'x4' acoustical fiberglass ceiling panels and gypsum board. Painted gypsum board is present in the mechanical and electrical rooms.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The ceiling was reported and observed to be in average condition. It was observed that ceiling gypsum board above the serving line exhibited minor water damage from an unknown source.	
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms generally have counter-mounted vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are water coolers located throughout the facility, typically near the public restrooms. The kitchen contains various stainless steel faucets, sinks, and dishwashers. Based on reports, the plumbing fixtures were rated as being in average condition. It was reported that toilets were loose fitting and required new flanges. It was reported that the restrooms were not large enough to handle the volume of students during lunch hours. It was observed that a kitchen drain discharge line was dislodged from its mounting.	Average
	Domestic Water Distribution	All of the plumbing fixtures and piping is original to the facility. The plumbing distribution equipment was reported and observed to be in good condition.	Good
	Other Plumbing	HVAC condensation lines drain condensate from the RTUs to a discharge point outside the building. It was reported and observed that the lines discharged adjacent to a sidewalk where the water caused ponding.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of five RTUs and five EFs located on the roof. There is a cooling tower to service the campus located on the east end of the facility outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. It was reported that the direct expansion (DX) units for this building were at or just over capacity due to their age. It was reported that three HVAC VFDs (variable frequency drives) in this building required replacement as they were non-functional and had reached the end of their design service life. It was reported that the kitchen EFs were experiencing corrosion and would require replacement. It was reported that the boiler pump was not fully operational because a drive was damaged. The boilers were approximately six years old and required maintenance staff to reset them often. It was reported that the chill water pumps were functional but would require replacement within the next ten years. The system was rated poor based on reported and observed conditions and overall		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	age of the equipment. It was reported that the RTUs use R-22 coolant, which will no longer be manufactured after the year 2020. The walk-in cooler and freezer had uneven flooring and separating panels in the ceiling. It was observed that RTU-28 had damage to the exhaust and condenser. It was observed that the associated kitchen exhaust vent mechanical equipment had damaged intake protection. It was observed that the cooling towers were exhibiting corrosion due to use and age.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility. The kitchen contains a chemical suppression system located underneath the vent hood. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	N/A
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 3000-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in average condition. It was reported that the power capacity for the existing kitchen system was running low. Any additional equipment would require an expansion of the electrical system. It was reported that athletic staff stored equipment in the electrical room as there was a lack of storage for all the equipment on site. It was reported that the GFCI (ground fault circuit interrupter) located outside the building in the courtyard malfunctioned often.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of T5 2'x4' three-bulb fluorescent luminaire troffers in the kitchen, u-bent fluorescent fixtures in troffers in the restroom, and wall sconces located around the interior perimeter of the cafeteria. There are hanging fluorescent fixtures with six bulbs in the cafeteria. There is no lightning protection for this building. The lighting for the building was reported and observed to be in average condition. Most interior and exterior luminaires appeared to be functioning and experiencing normal use. It was reported that there was a lack of lighting in the mechanical storage and courtyard.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system that consists of an intercom system. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. It was reported that there were no noticeable problems with the telecommunications systems. The communication and security systems were reported as being in average condition. It was reported that the main front cafeteria door card readers were not functioning properly.	Average

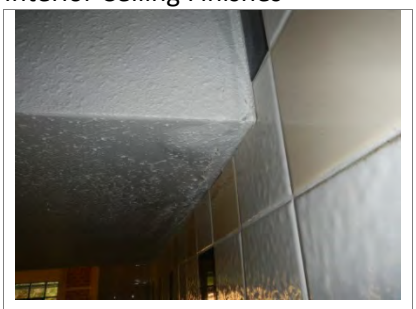
Exterior System Deficiency Examples

Exterior Walls

Roofing Deficiency Examples

Interior Finishes Deficiency Examples

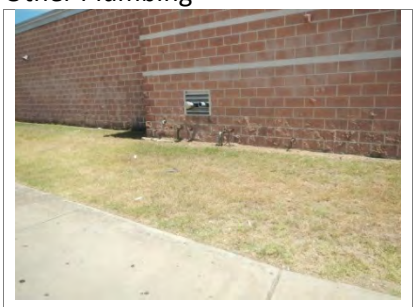
Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures

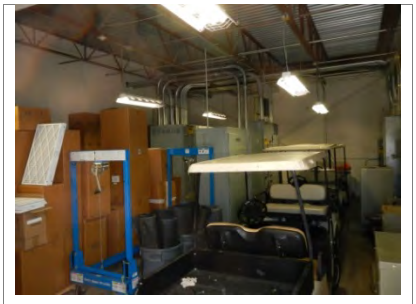
Other Plumbing



Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Electrical Distribution



Greenhouse Building – BLDG-017E

Building Purpose	Greenhouse
Building Area	3,078 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of clear corrugated fiberglass. The exterior walls were observed to be in average condition and had normal wear due to age and use of the facility.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	There is one main public entryway located at the west side of the building; this door is a metal door with interior glazing and metal frame. The side entrance is a metal door with interior glazing and metal frame. The doors were observed to be in average condition and had normal wear due to age and use of the facility.	Average
Roofing	The roofing material covering the building consists of clear corrugated fiberglass. Based on reports and observations, the roof was rated as being in good condition.		Good
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	The building has one water service line used to water plants. Based on reports, the plumbing fixtures were rated as being in poor condition. It was reported and observed that the plumbing in the greenhouse was deteriorated and needed reconstruction.	Poor
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of two gas-fired hanging heaters, a waterfall swamp cooler, and EFs. The system was rated as poor based on reported and observed conditions and overall age of the equipment. It was reported that the EFs were operational with one being installed backwards. It was reported that the gas-fired heaters would reach the end of their design service life in the next ten years. It was reported that the swamp cooler controls were malfunctioning and needed replacement. It was reported and observed that the swamp cooler media was missing and deteriorated. The waterfall swamp cooler was also reported to leak around electrical elements and should be considered a safety hazard.		Poor
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers. The observed fire extinguishers had inspection tags dated April 2016, within the last year as required.	N/A
Electrical	Electrical Distribution	The electrical service feeds the school from the 480Y/277-volt 3-phase, 4-wire, 3000-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms on campus. The greenhouse has an electrical feed from the main school building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in average condition. It was reported that the electrical equipment in the greenhouse was severely corroded and required replacement. It was reported that the lighting controller in the greenhouse needs replacement.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of two-bulb, 6-foot fluorescent luminaires. There is no lightning protection for this building. The lighting for the building was reported and observed to be in average condition. It was reported that the facility lacked exterior lighting for safety and security concerns.	Average
	Communications & Security	System not present.	N/A

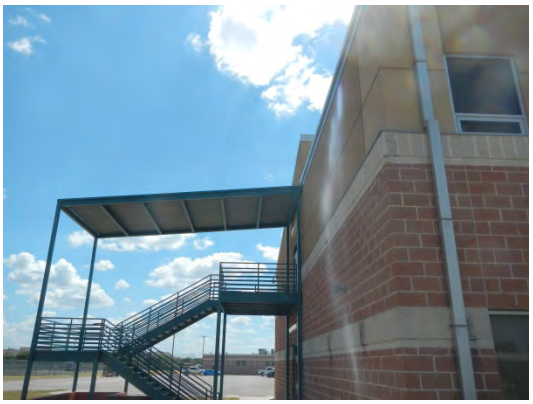
Plumbing System Deficiency Examples

Domestic Water Distribution

Mechanical/HVAC System Deficiency Examples

Science Room School Building – BLDG-017F

Building Purpose	Classrooms
Building Area	18,612 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of CMU and shotcrete panel façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with metal frames. Classroom windows typically have an upper fixed pane and a lower casement pane. Other windows observed include fixed pane and single pane with metal muntins. The windows are original to construction. The windows were observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Doors	There are three public entryways located at the south and north sides of the building. These doors consist of pairs of double doors that are metal with interior glazing and a metal frame and glass transom. The doors were observed to be in good condition and had normal wear due to age and use of the facility.	Good
Roofing	The roofing material covering the building consists of one-third white membrane EPDM (ethylene propylene diene terpolymer) and two-thirds standing seam metal. Based on reports and observations, the roof condition was rated as being good.		Good
Interior Construction	Interior Walls	The interior walls are gypsum board. The interior walls were reported and observed as being in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	The portions of the building original to construction have wood doors with metal frames and metal framed interior windows. Based on reports and observations, the interior doors were rated as good.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs consist of metal pan stairs with concrete steps. The exterior stairs were reported and observed to be in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The wall finishes consist of painted gypsum board in the corridors and classrooms. Restrooms have ceramic tile. The interior wall finishes were observed to be in good condition.	Good
	Interior Floor Finishes	VCT flooring is present throughout common areas along the common corridors, classrooms, and janitorial spaces. The restrooms have a floor tile. The floor finishes were rated in good condition based on reporting and observation.	Good
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x2' acoustical fiberglass ceiling panels located throughout classrooms, corridors, and janitorial closets. Painted gypsum board is present in the mechanical closets. The ceiling was reported and observed to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms typically have counter-mounted vitreous china hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual and automatic flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are water coolers located throughout the facility, typically near the public restrooms. There are shower and eyewash stations and laboratory desk-mounted sinks in the laboratory classrooms. Based on reports, the plumbing fixtures were rated in average condition. It was reported that the automatic flushing mechanisms were not functioning properly.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	Plumbing fixtures which are serviced with hot water use multiple electric water heaters located in the science rooms. The plumbing distribution equipment was reported and observed to be in good condition.	Good
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of one HRU, one AHU, and three EFs. The EFs are located on the roof, and the AHU and HRU are located on the northeast end of the building outside in a fenced courtyard. There are small VAVs (variable air volume) units located in each classroom. There is a cooling tower to service the campus located on the east end outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. The system was rated as poor based on reported and observed conditions and the overall age of the equipment. It was reported that the RTUs use R-22 coolant, which will no longer be manufactured after the year 2020. Three HVAC motor drives in this building were non-functional and had reached the end of their typical design service life.		Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good
	Fire Protection/ Suppression	The building is protected by a sprinkler system in conjunction with portable fire extinguishers placed throughout the facility. It was reported that the fire protection system was in good condition. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 2500-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in good condition.	Good
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 2x4 two- and three-bulb fluorescent luminaire troffers.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The lighting for the building was reported and observed to be in average condition. It was reported that the facility lacked exterior lighting for safety and security concerns. The wall downlights were inadequate.	
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system that consists of an intercom system. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. The communication and security systems were reported as being in good condition. It was reported that there were no noticeable problems with the telecommunications systems.	Good

Additional Classroom School Building – BLDG-017G

Building Purpose	Classrooms
Building Area	17,541 SF
Inspection Date	July 21, 2016
Inspection Conditions	100°F and Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a CMU and brick trim façade. The exterior walls were observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with metal frames. Classroom windows typically have an upper fixed pane and a lower casement pane. Other windows observed include fixed pane and single pane with metal muntins. The windows are original to construction. The windows were observed to be in good condition and had normal wear due to age and use of the facility.	Good
	Exterior Doors	There are three public entryways located at the south, north, and west sides of the building. These doors consist of pairs of double doors that are metal with interior glazing and a metal frame, glass transom, and glass storefronts. It was observed that the mullion on the north exit door had paint peeling from the metal. The doors were observed to be in good condition and had normal wear due to age and use of the facility.	Good
Roofing	The roofing material covering the building consists of a white membrane EPDM. Based on reports and observations, the roof condition was rated as being good. Minor ponding areas were observed around the perimeter of the building.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls consist of gypsum board in the corridors and classrooms. Restrooms have CMU walls. The interior walls were reported and observed as being in good condition.	Good
	Interior Doors	The portions of the building original to construction have wood doors with metal frames and metal-framed interior windows. Based on reports and observations, the interior doors were rated as good. It was observed that the janitorial closet in the north corridor had a door that was not closing properly.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The wall finishes consist of painted gypsum board in the corridors and classrooms. Restrooms have painted CMU. The interior wall finishes were observed to be in good condition. There was observed damage throughout the building with minor cracks, chipping, and scraping in the walls due to normal wear and use.	Good
	Interior Floor Finishes	Large-aggregate polished concrete flooring is found throughout the building. Ceramic tile floor is present in the restrooms. The floor finishes were observed to be in good condition based on reporting and observation.	Good
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x2' acoustical fiberglass ceiling panels located in the classrooms and 2'x4' acoustical fiberglass ceiling tiles in the corridors and janitorial closets. Painted gypsum board is located in the mechanical closets. The ceiling was reported and observed to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout. These restrooms generally have triple-basin acrylic polymer hand sinks in counters with automatic faucets for the students, along with vitreous china floor-mount toilets with manual and automatic flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		There are water coolers located throughout the facility, typically near the public restrooms. There are shower and eyewash stations and laboratory desk-mounted sinks located in the laboratory classrooms. Based on reports, the plumbing fixtures were rated as being in good condition.	
	Domestic Water Distribution	Plumbing fixtures which are serviced with hot water use an electric water heater located in the science room. The plumbing distribution equipment was reported and observed to be in good condition.	Good
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of 13 HPs (heat pumps), one outside AHU, and eight EFs. All of the equipment is located on the roof. There is a cooling tower to service the campus located on the east end outside the kitchen. These serve the HVAC system. The boilers that service the school are gas-fired. The system was rated as average based on reported and observed conditions and the overall age of the equipment. It was reported that one of the fresh air units in this building was having unresolved control issues.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was reported to be in good condition.	Good
	Fire Protection/ Suppression	The building is protected by a sprinkler system in conjunction with portable fire extinguishers placed throughout the facility. It was reported that the fire protection system was in good condition. All observed portable fire extinguishers had inspection tags dated April 2016, within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service enters the school at the 480Y/277-volt 3-phase, 4-wire, 2500-amp main switchboards located in the main electrical room adjacent to the kitchen. The service feeds transformers to 208/120V 3-phase, 4-wire panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The existing electrical distribution equipment was reported to be in good condition.	Good
	Lighting	The building's exterior lighting consists of halide HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 2'x4' two-bulb	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		fluorescent luminaire troffers. The lighting for the building was reported and observed to be in average condition. It was reported that the facility lacked exterior lighting for safety and security concerns. The wall downlights were inadequate. It was reported that the hall key switches were of poor quality and needed frequent replacement.	
	Communications & Security	There is a security system including surveillance cameras in the building. There is a communications system that consists of an intercom system. The building is equipped with telecommunications systems with the main backbone equipment located in an inaccessible room. The communication and security systems were reported as being in good condition. It was reported that there were no noticeable problems with the telecommunications systems.	Good

Exterior System Deficiency Examples

Exterior Doors

Roofing Deficiency Examples

Interior Construction Deficiency Examples

Interior Doors

Akins High School 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. Locate and repair any areas of the facility where water has intruded behind the shotcrete panelboards. Seal repairs to abate any future water intrusion. The exception to this recommendation would be BLDG-017G, as it does not have any shotcrete panels.
2. Clean stained walls on all CMU facilities.
3. Investigate exterior windows for flashing that may have failed and replace as necessary (requested by PM Chris Lewis).
4. Investigate and correct gutter leaks at the exterior covered walkways around the campus (requested by PM Chris Lewis).

Roofing

1. Perform a roofing assessment to investigate damage. Replace roofing where required.

Interior Finishes

1. Repair damage to the vinyl flooring and ceramic tile flooring.
2. Repair damage to the painted walls with new protective paint throughout the facility.
3. Locate sources of water damage to acoustical ceiling tiles. Repair leaks and replace acoustical ceiling tile as needed.
4. Locate and seal the building to discourage pest infestation.

Plumbing

1. Clean and assess the HVAC french drains around the campus to determine if replacement is needed.

Mechanical/HVAC

1. Assess existing campus-wide HVAC equipment for parts replacement. Identify parts in need of replacement and the difficulty and expense of the parts. Replace as necessary. Plan for all aged and antiquated HVAC equipment to be replaced.
2. Identify the humidity readers that are not operating properly and supply a suitable replacement meter. Replace meters as necessary.

Electrical

1. Replace motion sensors as needed throughout the classroom spaces.
2. Provide additional LED exterior lighting for the school for adequate security illumination.
3. Provide additional pole lighting in the parking area in front of the school.
4. Analog clocks should be replaced with a digital, centrally managed time keeping system.

Communications and Security

1. Security cameras should be evaluated and upgraded to provide clear and adequate campus coverage.

Main School Building Recommendations

Exterior

1. Locate and seal the cracks adjacent to room 133 and the vertical crack on the east exit door of the library.

2. Replace the shattered window outside room 154.
3. Repair or replace the mechanical areas' wood fence doors.
4. Locate window leaks around the facility. Reseal windows that show signs of leaking to prevent further leakage.

Roofing

1. Assess and repair roofing where modified bitumen is bubbling or not adhering to the roof surface. Modify roofing to reduce water ponding.
2. Repair gutter and downspout leaks to abate further staining on the exterior façade.

Interior Construction

1. Repaint handrails of all interior stairwells.

Interior Finishes

1. Apply paint and wall repair to any chipped or damaged wall surface.
2. Replace missing floor tiles in the male restroom adjacent to room 256.
3. Repair chipped floor and tile gaps as needed.

Conveying

1. Repair the holes located in the elevator's interior.

Plumbing

1. Re-seat toilets that are not seating properly.
2. Replace or repair water coolers that are not functioning properly.
3. Connect existing electric water cooler compressors to the electrical system to provide full functionality.

Mechanical/HVAC

1. Replace all HVAC equipment that used R-22 for a coolant as this coolant will no longer be manufactured after the year 2020.
2. Repair cooling tower leaks and assess replacement needs. Repair cooling tower leaks and assess replacement needs.
3. Monitor classroom unit HVAC equipment and repair as needed. Plan for long-term HVAC replacement options, including additional HVAC capacity for the facility.
4. Identify HRUs needing protective enclosures. Provide enclosures to protect long-term assets.
5.
6. Provide adequate electrical room ventilation.
7. Replace the DX units for the library and office spaces.
8. Replace the HRU coils and contain in an enclosed space to prevent future damage.
9. Install a treatment/blow out port to allow the service of the closed loop water system (requested by PM Chris Lewis).

Electrical

1. Replace exit lighting with updated signs with readily available parts.
2. Provide additional capacity in the main facility with ampacity for future expansion needs.
3. Replace motion sensors as needed throughout the classroom space.
4. Identify f-can ballasts that are a readily available and appropriate fit for the current exterior metal 400-watt lamps.

Theater Building Recommendations

Roofing

1. Assess and repair roofing where modified bitumen is bubbling or not adhering to the roof surface. Modify roofing to reduce water ponding.
2. Repair leaks above the band hall and replace damaged sheet rock in these locations.
3. Repair gutter and down spout leaks to abate further staining on exterior façade.

Interior Construction

1. Repair damaged vinyl floor tile in the corridors.

Interior Finishes

1. Replace vinyl tile where tiles are damaged.
2. Repaint handrails of all interior stairwells.
3. Locate sources of water damage to acoustical ceiling tiles. Repair leaks and replace acoustical ceiling tile as needed.
4. Repair dislodged ceiling insulation behind the stage.

Plumbing

1. Replace all toilet flanges.
2. Replace or repair water cooler adjacent to room 105.
3. Re-seat toilets that are not seating properly.

Mechanical/HVAC

1. Replace all HVAC equipment that used R-22 for a coolant as this coolant will no longer be manufactured after the year 2020.
2. Repair cooling tower leaks and assess replacement needs Repair cooling tower leak and assess replacement needs.
3. Monitor classroom unit HVAC equipment for the theater and repair as needed. Plan for long-term HVAC replacement options.
4. Identify HRUs needing protective enclosure. Provide enclosure to protect long-term assets.

Electrical

1. Provide additional electrical capacity.
2. Provide air conditioning breaker that works properly with the entire electrical system.
3. Replace the dimmer panel and lighting control panel for the incandescent lighting in the theater.
4. Replace the breaker for the air conditioner to properly function.

Gymnasium Building Recommendations

Roofing

1. Assess and repair roofing where modified bitumen is bubbling or not adhering to the roof surface. Modify roofing to reduce water ponding from rain water or HVAC condensation discharge.
2. Repair gutter and down spout leaks to abate further staining on exterior façade.

Interior Finishes

1. Locate sources of water damage to acoustical ceiling tiles. Repair leaks and replace acoustical ceiling tile as needed.
2. Replace all non-functioning door handles where required.
3. Repaint concrete flooring in the male and female locker rooms with protective coating.

Plumbing

1. Re-seat toilets that are not seating properly.

Mechanical/HVAC

1. Replace existing DX units in this building with new updated units with the appropriate unit for building capacity.
2. Repair cooling tower leak and assess replacement needs.
3. Replace the gas-fired boilers with new updated boilers.
4. Provide proper ventilation in the storage closets.

Electrical

1. The electrical distribution system is at its capacity and will need additional panels.
2. Replace the electrical system used to operate the school bleachers.
3. Provide gymnasium lighting that is more durable and requires less access for maintenance.
4. Repair malfunctioning door card readers to the facility.

Cafeteria Building Recommendations

Roofing

1. Assess and repair roofing where modified bitumen is bubbling or not adhering to the roof surface. Modify roofing to reduce water ponding.

Interior Construction

1. Locate window leaks around the facility. Re-seal windows that show signs of leaking to prevent further leakage.
2. Locate and replace all Plexiglas windows with double-pane windows.

Interior Finishes

1. Apply paint and wall repair to any chipped or damaged wall surface.
2. Locate the source of the roof leak causing damage to the gypsum board in the serving line. Repair the leak to ensure the building is water tight and replace damaged ceiling gypsum board.

Plumbing

1. Replace all toilet flanges.
2. Repair the damaged kitchen discharge line.
3. Review long-term restroom capacity and provide additional capacity required by code if necessary.
4. Modify HVAC discharge away from the sidewalks to avoid future ponding.

Mechanical/HVAC

1. Replace all HVAC equipment that used R-22 for a coolant as this coolant will no longer be manufactured after the year 2020.
2. Repair cooling tower leaks and assess replacement needs Repair gaps in freezer and cooler walls. Re-level the floor for an even walking surface.
3. Replace existing DX units in this building with new updated units.
4. Repair boiler pumps and associated boiler malfunctioning parts.
5. Replace the HVAC motor drives that are non-functional.
6. Replace corroded EFs used for the kitchen.
7. Repair damage to RTU-28 housing located on the roof.
8. Repair damage to exhaust equipment intake screen located on the roof.
9. Replace chill water pumps that are not functioning properly.

Electrical

1. Add additional amperage to the facility by upgrading the service panel.
2. Clear the electrical room of items being stored. This space should be reserved for electrical equipment only as it is a safety hazard to store any equipment adjacent to electrical panels.
3. Locate and replace the problematic GFCI. Determine if the problem is isolated to the outlet or part of a larger electrical problem.
4. Add lighting to the courtyard for security and safety.
5. Repair malfunctioning door card readers to the facility.

Greenhouse Building Recommendations

Plumbing

1. Replace all plumbing for the greenhouse with plumbing suitable for a greenhouse environment.

Mechanical/HVAC

1. Reposition EF to function properly.
2. Replace gas fired heaters with heaters that are suitable for the greenhouse environment.
3. Replace swamp cooler controls with controls that are suitable for a greenhouse environment.
4. Replace swamp cooler media with a suitable media for the greenhouse environment.
5. Repair leaks in the swamp cooler to prevent water contact with electrical elements (requested by PM Chris Lewis).

Electrical

1. Replace corroded electrical equipment with equipment that is suitable for the more severe environment of a greenhouse.
2. Replace lighting controller with one that is suitable for a greenhouse environment.

Science Classroom Building Recommendations

Plumbing

1. Replace flushing mechanisms on all toilets.

Mechanical/HVAC

1. Replace all HVAC equipment that used R-22 for a coolant as this coolant will no longer be manufactured after the year 2020.
2. Replace HVAC motor drives on equipment where it is malfunctioning.

Electrical

1. Replace or add wall down-lighting where needed.

Additional Classroom Building Recommendations

Roofing

1. Regrade roofing to remove potential ponding of rain water and HVAC condensation discharge.

Interior Construction

1. Repair janitorial door that is not closing properly.

Mechanical/HVAC

1. Repair or replace fresh air unit controls to operate the unit properly.

Electrical

1. Replace electrical switches with more reliable switches.

Akins High School Site Summary

Site/Civil Assessment

Address	10701 S. 1st Street, Austin, TX 78748
Number of Permanent Campus Facilities	7
Original Year of Construction	2000
Total Campus Area	63 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	01/05/2017 / K. Long

Introduction

The Akins HS campus is located at 10701 S. 1st Street in Austin, Texas. Akins HS was established in 2000, and consist of the main campus building housing the administration offices and classrooms, a theater, gymnasium, cafeteria, greenhouse, and science classroom building. The site also includes a track, basketball court, football field, soccer field, softball and baseball fields and eight tennis courts.

Development Information

Watershed	Slaughter Creek
Total Impervious Cover	38%
Allowable Impervious Cover	50%
Barton Spring Recharge Zone	No

Data from "AISD District Wide Impervious Cover Simplified 12-1-16" spreadsheet, Prepared by Fayez Kazi/Civilitude, on December 1, 2016.

Parking and Drives

Parking and Drives	Configuration	Size (SF)
R1: Parent Drop-Off	Yes	19,300
R2: Student Drive	Yes	5,900
R3: Service/Mechanical Drive	Yes	7,300
R4: Portables Drive	Yes	3,700
R5: Gravel Drive	Yes	6,400
R6: Bus Drop-Off	Yes	14,800
R7: Staff Drive	Yes	11,000
P1: Staff Parking (south)	118 CB 3 HC	49,000
P2: Staff Parking (east)	78 CB 2 HC	46,000
P3: Staff Parking (north)	278 CB 4 HC	129,400
P4: Student Parking (west)	140 CB 2 HC	56,000
P5: Visitor Parking (along parent drop-off)	30 CB 2 HC	5,200
Loading Dock	Yes	320

HC – Accessible Parking, CB – Combined Parking

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
Site Improvements	Roadways R1 (parent drop-off) R2 (student drive)	The parent drop off (R1) is asphalt with concrete curbs and is located in the front of the school. The pavement has longitudinal and alligator cracking. The driveway (R2) from S. 1st Street to student parking lot is paved with asphalt and the pavement surface contains tight longitudinal cracks. The service/mechanical driveway (R3) is paved with asphalt, is located on the east side of campus off San Antonio Road and is in good condition. The portable access road (R4) from the	R1, Average R2, Average

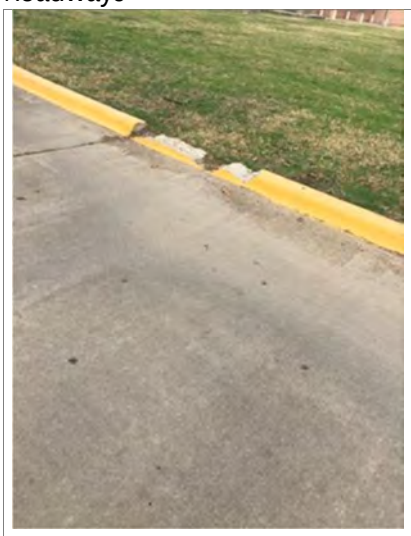
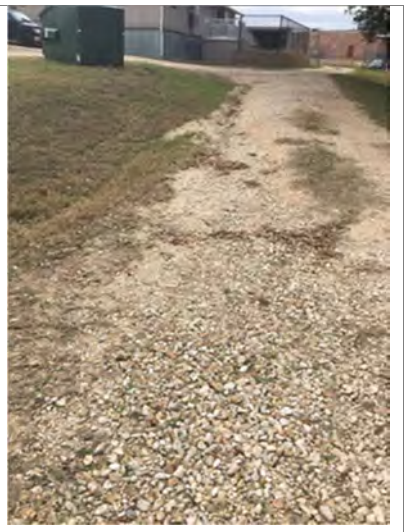
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	R3 (service/ mechanical drive) R4 (portables drive) R5 (gravel drive) R6 (bus drop-off) R7 (staff drive)	old San Antonio Road is in good condition. The gravel driveway (R5) to the portables is uneven. The bus drop-off driveway (R6) is concrete with concrete curb that is broken in some areas. It is located on the east side of the school and is in good condition. The driveway (R7) to the staff parking lot on the south side of the building is asphalt with longitudinal and alligator cracks, and is in poor condition. Roadway Deficiencies: · R1 and R2: Longitudinal and alligator cracking · R5: Uneven gravel drive · R6: Broken curbs · R7: Longitudinal and alligator cracking	R3, Good R4, Good R5, Average R6, Good R7, Poor Overall: Average
	Parking Lots P1 (staff-south) P2 (staff-east) P3 (staff-north) P4 (student) P5 (visitor)	There are three staff parking lots and one student parking lot. The Staff Parking Lot 1 (P1) next to the tennis court shows signs of aging with a few tight cracks. Staff Parking Lot 2 (P2) is next to the service yard. The pavement has wide longitudinal cracks and a utility trench and shows signs of ravel. The Staff Parking Lot 3 (P3) outside of the gymnasium is striped for vehicles and marching band practice and the pavement shows signs of longitudinal cracking and potholes. The student parking lot (P4) facing S. 1st Street is paved with asphalt. The pavement shows signs of raveling, longitudinal and alligator cracking. The visitor parking lot (P5) is located in the front of the school along the parent drop-off road. The pavement in the visitor spaces has cracks and conflicting stripes and is in poor condition. Parking Lot Deficiencies: · P1: Cracking and utility trenches · P2: Longitudinal cracking and utility trench · P3: Longitudinal cracking and potholes · P4: Alligator cracking, longitudinal cracking, raveling · P5: Raveling and cracking	P1, Average P2, Average P3, Average P4, Average P5, Poor Overall, Average
	Pedestrian Paving	The pedestrian pavement around the school is in average condition. There are some cracked panels near the portable buildings, outside of the gymnasium. Some of the sidewalk shows sign of erosion. It is reported that ramps for handicaps are needed from the student parking lot to main building. Pedestrian Paving Deficiencies: · Cracked sidewalk panels · Sidewalk erosion · Need ramps for handicaps	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Site Development	The fencing is primarily located on the east and south side of campus with the purpose of securing the sport fields. The fence is chain link and the height ranged from four to six feet for perimeter fencing, with taller fencing around the tennis courts. There is other fencing around the buildings to secure facilities. Wood fence is used on the east side of building and chain links are used at all other places. Broken fence observed around campus for either type of fence, details are shown in exhibit. The vehicle gates at the driveway to the student parking lot and the driveway to the service yard are in average condition. Site Development Deficiencies: · Broken wood fences and chain link fences	Poor
	Site Drainage	The site drainage system is in poor condition. It was reported that severe flooding occurs each time it rains at the south west building next to the marching band lot. The exterior wall is wet. Downspout paths are clogged. Most downspouts drain water directly to ground. It is reported that flooding can be seen at the west side of building. There is evidence of several clogged downspouts around the exterior of the main building and damaged back splashes. Site Drainage Deficiencies: · Wet wall around exterior buildings · Clogged or damaged downspouts and back splashes · No underground gutter drain connections	Poor
	Courtyards	There are three interior courtyards on campus. The courtyards are in average condition. The main courtyard is surrounded by main buildings in the center of the campus. The second courtyard is located west of the staff parking lot between two buildings. The third courtyard is located on the east side of the student parking lot. It is reported that flooding occurs in the yard and the walkway is broken. Two walkways in the main courtyard are uneven and have severe cracks. There are drainage issues on the lawn east side of the courtyard. At the south west corner, the exterior wall is wet and the back splash is broken, and overgrown tree needs to be trimmed. A control box was not covered in north side of the courtyard. There are low spots near the west side of the building. The small courtyard is locked and is in good condition. There is a hole in this courtyard. Courtyard Deficiencies: · Uneven/broken walkways · Poor drainage on east side lawn and west side near building · Wet exterior wall south west corner · Overgrown trees	Average

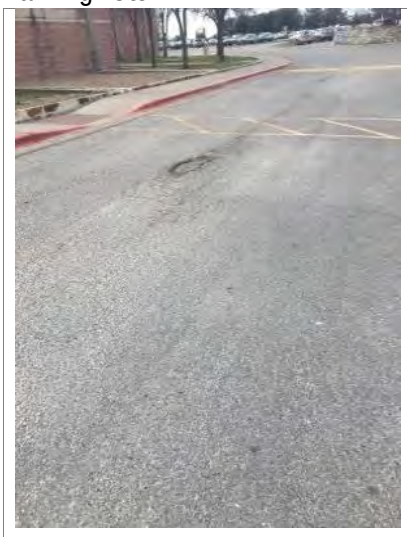
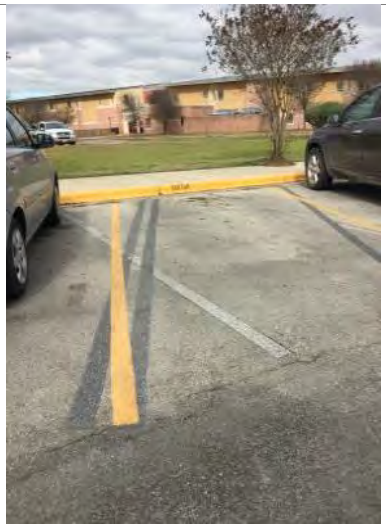
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Broken backsplash · Low spots in the courtyards	
	Landscaping	The landscaping is in average condition. There are falling branches in front of the entrance. The grass is worn outside of the north building and cafeteria. It is reported that cactus need to be removed for easier maintenance. Landscaping Deficiencies: · Worn grass · Falling branches at front of entrance · Cactus to be removed	Average
Site Utilities	Water Supply	The water supply system is in good condition. There are no reported issues.	Good
	Sanitary Sewer	The sanitary sewer system is in average condition. No Fiberglass Grease Sampling Enclosure found. There are no reported issues. Sanitary Sewer Deficiencies: · No Fiberglass Grease Sampling Enclosure	Average
	Storm Sewer	The storm sewer system is in poor condition. All storm sewer inlets at the soccer field had settling around the box. Storm Sewer Deficiencies: · Erosion adjacent to area inlet	Poor
	Detention Pond	The detention pond is located on the east side of the main campus buildings. The pond is well maintained and in good condition. The gate cannot be locked because of a rusted lock and a broken fence was seen at far east end. Detention Pond Deficiencies: · Broken fence	Good
	Other Site Mechanical Utilities	The other site mechanical utilities system is in average condition. The building has security cameras throughout the campus. There is inadequate lighting for all exterior walls. The four locations with dumpsters do not have a concrete pad or apron. The dumpsters are in poor condition. Other Site Mechanical Utilities Deficiencies: · Inadequate exterior wall lighting · Dumpsters do not have concrete pads or aprons	Average

Site Improvement Deficiency Examples

Roadways

		
R6: Broken curb	R7: longitudinal and alligator cracking	R5: Uneven gravel road to portables

Parking Lots

		
P3: cracks and pot hole	P4: Raveling	P5: Cracks and conflicting strips

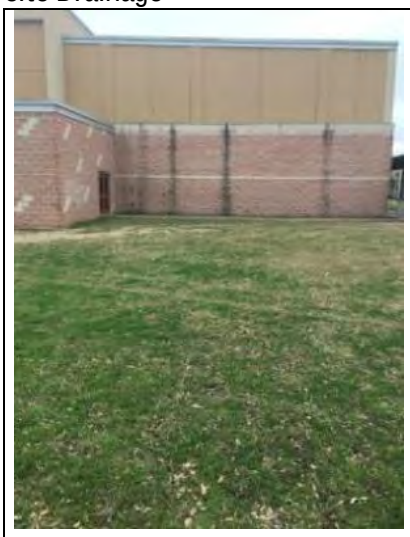
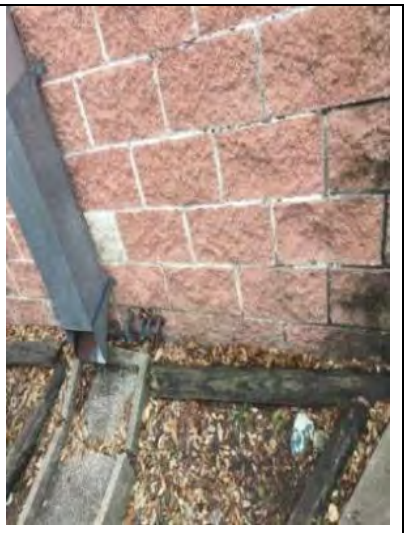
Pedestrian Paving

	
Broken sidewalk to replace	Remove wood clogged drain path

Site Development

	
Broken fencing north east building	Broken door

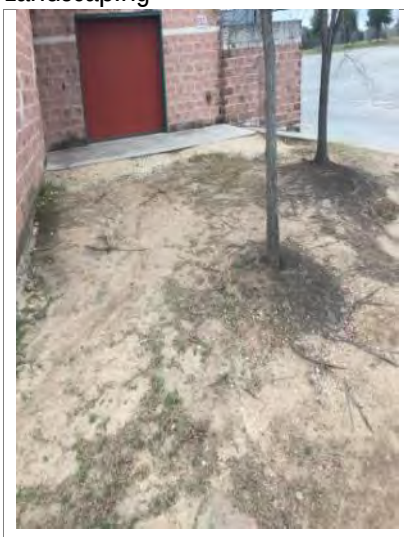
Site Drainage

		
Water Runs Down the Side of the Building	Clogged Downspout	Broken Splash Block

Courtyards

		
Uneven walkway in Courtyard 3	Sidewalk in courtyard fail	Wet exterior wall and broken back splash

Landscaping

		
Grass worn in outside gymnasium	Falling tree branch	Remove cactus for easier maintenance

Site Utilities

		
Inlet in soccer field	Broken detention pond fencing	Dumpster without concrete pad

Play Fields

Areas presented in table are approximate.

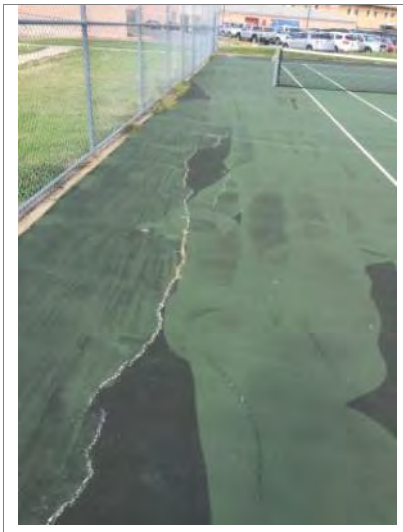
Playfields	Count	Size (SF)
Basketball Courts	1	3,500
Tennis Courts	8	53,000
Soccer/Multi-Purpose Field	1	55,400
Baseball/Softball Field	2	165,000
Bleacher Seating	-	-
Track	1	400 M
Green Space	1	530,000
Football Field	1	58,000

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Courts	There is one basketball court at bus drop off area paved with concrete. The basketball court is in good condition.	Good
	Tennis Courts	There are eight tennis courts. The tennis courts are in average condition. There are wide and longitudinal cracks in the courts and resurfacing is needed. There were overgrown vines observed on the surrounding fence that need to be maintained. Tennis Courts Deficiencies: · Wide and longitudinal cracks · Overgrowth on fence	Average
	Soccer Field/Multi-Purpose Field	There is a dedicated soccer field south of football field. The field is natural grass with worn patches. The field is irrigated. It was observed that the soccer goals were missing their nets. Soccer Field/Multi-Purpose Field Deficiencies: · Worn grass · Missing soccer nets	Average
	Baseball/Softball Field	There are two baseball fields with batting cases and pitching practice areas. One field is natural grass with a sand infield; the other has natural grass and a sand baseline. The fields are irrigated. The baseball field is in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Track	The main track is a 400 meter oval and is in good condition. The runway for the long jump needs backfill by both sides near landing sand pit. The sand pit has overgrowth and is low on sand. There is an unused long jump track that needs to be removed. The shotput fence was observed to be damaged. Track Deficiencies: · Need backfill by long jump runway · Remove unused long jump track · Low sandpit and overgrowth · Damaged shotput fence	Average
	Football Field	The football field turf is natural grass and is in average condition. There are areas of wear and depressions in the center of the field. There was an area inlet in the same area that requires some backfill or a small apron to improve drainage. Football Field Deficiencies: · Worn grass turf and holes · Depressed area around storm inlet	Average

Playfield Deficiency Examples

Tennis Courts



Wide cracks

Longitudinal crack

Soccer Field/Multi-Purpose Field

Worn grass on soccer field

Missing soccer nets

Track

Long jump runway needs back fill

Unused long rump runway

Damaged shotput fence

Football Field

Erosion around football area inlet

Hole adjacent to football field

Summary of Recommendations

This document is based on information provided by staff during interview, site visit and additional desktop measurements using Google Earth. This document provides recommendations for corrective actions. The following recommendations provide a summary of the findings.

Site/Civil Recommendations

Roadways

1. R1 and R2: Seal longitudinal cracks and mill and overlay sections of pavement with alligator cracking
2. R5: Fill and level gravel road and install barrier to prevent further washout
3. R6: Repair broken curb sections
1. R7: Seal longitudinal cracks and mill and overlay sections of pavement with alligator cracking

Parking Lots

1. P1, Apply sealcoat to extend lifetime of parking lot
2. P2, Apply sealcoat to extend lifetime of parking lot.
3. P3, Apply sealcoat to extend lifetime of parking lot and repair pothole.
4. P4, Mill and overlay any areas of alligator cracking, apply sealcoat to areas of raveling, and seal longitudinal cracks.
5. P5, Seal cracks and correct conflict striping.

Pedestrian Paving

1. Replace cracked panels.
2. Fill eroded areas adjacent to pavement
3. Add handicap ramps.

Site Development

1. Fix wooden and chain link fence/ gate sections

Site Drainage

1. Add gutter for sections leaking onto building
2. Unclog or repair damaged downspouts.
3. Connect downspouts to underground system

Courtyard

1. Reconstruct two uneven walkways.
2. Regrade for proper drain at east side lawn and west side building.
3. Repair broken gutters that are leaking onto wall
4. Maintain overgrown tree limbs
5. Fix broken backsplashes.
6. Fill low spots

Landscape

1. Restore grass.
2. Clear fallen branches.
3. Remove cactus.

Sanitary Sewer

1. Install fiberglass inspection box(es).

Storm Sewer

1. Backfill around area inlet.

Detention Pond:

1. Repair broken perimeter fence

Other Site Mechanical Utilities

1. Install light on all exterior walls.
2. Provide concrete pad at dumpster locations

Tennis Courts

1. Seal cracks in court
2. Remove overgrowth on fence

Track/Runway

1. Back fill to long jump runway
2. Remove old/unused runway
3. Maintain and fill long jump sand pit
4. Repair/replace shotput fence

Soccer/Football Field

1. Fill holes, and improve turf.
2. Regrade around inlets to provide positive drainage

DRAFT

L:\AGE\Projects\INFR\AISD_Facilities_Program\6.0 Reference Material\GIS\MXD\Map_Series\HighSchools\AISD_Akins_HS_Site_Civil.mxd

0 25 50 100 150 200
Feet

N

Legend

- (1) Recommended Improvements
- Drainage Improvement
- Pavement Improvement
- Sidewalk Improvement

NOTES:

1. REMOVE UNUSED MAIL BOX
2. REMOVE CACTUS FOR EASIER MAINTENANCE
3. NEED EXTERIOR LIGHTING. FLOODING ISSUE REPORTED. DRAIN TOWARDS BUILDING.
4. UNEVEN SIDEWALK.
5. DIRT PIT BEHIND FENCE
6. CLOGGED DOWNSPOUTS. CLOGGED DRAIN PATH. REPLACE WOODEN PIECE OF THE DRAIN PATH.
7. WET EXTERIOR WALL. REPORTED FLOODING INSIDE BUILDING.
8. BROKEN WOOD DOOR
9. WET WALL, FLOODING REPORTED INTO BUILDING. LOADING DOC NEED LEVELING
10. NEED RESTORE GRASS
11. MISSING 1 HC SIGN
12. WET EXTERIOR WALL, NEED GUTTER.
13. FOUNDATION EROSION
14. SIDEWALK PANEL EROSION
15. BROKEN FENCE
16. RUSTED LOCK.
17. DUMPSTER WITHOUT CONCRETE PAD
18. UNEVEN DRIVEWAY
19. CRACKED SIDEWALK
20. NO STRIPING FOR PARKING, POOR DRAIN.
21. DUMPSTER WITHOUT CONCRETE PAD.
22. RESTORE GRASS. CONDENSATES DRAIN DIRECTLY TO GROUND.
23. NEED REGRADE FOR PROPER DRAIN.
24. FAILED WALKWAY, NEED RECONSTRUCTION.
25. WET EXTERIOR WALL. CONDENSATES DRAIN DIRECTLY TO GROUND. SPLASH BLOCK BROKEN. OVERGROWN TREE NEED TO BE TRIMED.
26. EXPOSED PIPE. EROSION.
27. POOR DRAIN FROM DOWNSPOUTS. FIX SPLASH BLOCK
28. LOW SPOTS NEAR WALL, NEED REGRADE
29. COVER UTILITY BOX
30. BROKEN CURB.
31. DRAINAGE INLET TOO HIGH
32. ONE SIDE OF DRAINAGE INLET TOO HIGH.
33. DEEP HOLE NEXT TO SANDPIT
34. POLE VAULT STRIP NEEDS TO BE RESURFACED OR REMOVED
35. EROSION NEAR INLET. BACKFILL NEEDED.
36. FILL LOW SPOTS
37. FILL PIT AND RESTORE GRASS.
38. TENNIS COURT CRACKING. NEED RESURFACING.
39. FIX CONCRETE APRON AROUND AREA INLET.
40. HOLE NEEDS FILL
41. LONGITUDINAL CRACKING
42. CONFLICTING STRIPE AND TIGHT CRACKING
43. RUTTING AND CRACKING
44. ALLIGATOR CRACKING
45. CRACKS AND WET SURFACE.
46. POTHOLE, LONGITUDINAL CRACKING.
47. LONGITUDINAL CRACKING
48. FALLEN BRANCHES
49. ERODED SIDEWALK PANEL

Map Date: 3/7/2017

Imagery Source: Google/TNRIS 2016.

AUSTIN Independent School District

AECOM

Akins HS
10701 S 1st St