Ann Richards YWLA School Site Summary

Address	2206 Prather Lane Austin, TX 78704
Number of Permanent Campus Facilities	3
Original Year of Construction	1958
Total Campus Building Area (combined)	123,686 SF

Introduction

The Ann Richards School YWLA (Young Women's Leadership Academy) campus (grades 6-12) is located at 2206 Prather Lane in Austin, Texas. Ann Richards School (originally named Porter Middle School) was constructed in 1958 and consists of the primary school along with two additional campus buildings. These permanent campus buildings include the Main School Building (BLDG-028A), the Mechanical Building (BLDG-028B), and the Stand-Alone Band Hall (BLDG-028C). The buildings are connected to one another by an exterior covered concrete sidewalk.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/25/16	Interview	00	9/22/16	Draft Issue
7/13/16-7/15/16	Assessment	01	1/6/17	Added comments received from Drew Johnson 11/2/16. See pages 2, 4, 6, 8, and 35-36.
10/12/16	Cluster Meeting (Not Attended)			
10/11/16	Follow-Up			

Main School Building – BLDG-028A

Building Purpose	Administration Offices, Classrooms, Cafeteria, and Gymnasium
Building Area	119,101 SF
Inspection Date	July 13-15, 2016
Inspection Conditions	90°F - Sunny and hot
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls of the original building are brick. There are glazed masonry units set within the exposed concrete building structure. The building's original exterior covered walkways have been enclosed and now serve as interior corridors from the Main School Building to the cafeteria and the two gymnasiums. These newer walkway enclosure walls are covered with painted metal panels. The large gymnasium's more recently constructed pre-engineered building walls are clad with brick and pre-finished metal panels. The 600-wing appears to have been abandoned, and will need to be assessed in more detail to determine how it could be renovated. The exterior walls were observed to be in average condition due to their age. Paint and sealants were observed to be in various stages of deterioration. Painted surfaces of metal panels, trim, and exposed concrete structure have failed and were peeling. The exterior walls of the newer gymnasium addition appeared to be in good condition. It is reported that water enters the 600-wing from the exterior through walls that are below grade. This has created a moisture problem and possibly the presence of mold in the abandoned 600-wing.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Windows	The exterior windows are metal with single-pane glazing. Most windows are original to the building. Older windows on the main two-story building are painted, and newer building addition windows have an anodized finish. Older windows were observed to be in average to poor condition as paint has deteriorated significantly. Windows on the north side of the original west wing of the Main School Building were severely rusting. Several windows had broken panes. Sealants at older windows were aged and cracked. Windows at the newer classroom and large gymnasium additions appeared to be in good condition.	Average
	Exterior Doors	The exterior doors are metal with hollow-metal frames. Entry doors have glazed transoms and side-lites. Some service doors have louvers. The building entry doors were observed to be in average condition depending upon their age. Some doors on west elevations were observed to have peeling paint. The kitchen door was difficult to lock. Numerous service doors were observed to have corrosion and peeling paint.	Average
Roofing	The original 1958 building's roof appeared to have been replaced in 1998 or possibly earlier. Most of the building roof sections are modified bitumen. There are sloped standing seam metal roof sections over the library and cafeteria. The newer large gymnasium has a pre-engineered building metal panel roof. The newly constructed addition at the administration area has a modified bitumen roof. The sloped roofs were not assessed. The library's metal roof and adjacent corridors' modified bitumen roofs were being replaced at the time of assessment. The remaining modified bitumen roofs on the main two-story building, classroom addition, and small gymnasium were observed to be aged past their typical design service life and in poor condition. Cracking and ponding was evident and the granular surface was eroded over much of the roofing membrane. The roof areas over the kitchen and small gymnasium were reported to leak. The new administration addition roof appeared to be in good condition but was observed to have corrosion on the parapet termination bars and counter flashing. The metal roof over the larger gymnasium appears to be in good condition.		Poor
Interior Construction	Interior Walls	The interior walls in the original building are CMU (concrete masonry unit) and exposed concrete structure. The upper portion of walls between corridors and classrooms have wood-framed fixed-glass panels and metal louvered windows. The lower half of the restroom walls have glazed masonry units. Interior walls	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		in the library are gypsum board over metal framing. Walls along enclosed walkways have their original metal windows and brick exposed. The newer classroom addition, both gymnasiums, and the shower/dressing areas have CMU walls. Newer additions have metal interior windows with fixed single glazing. Interior walls and windows appeared to be in good condition. Cracks in the brick mortar joints were observed along the corridor near the large gymnasium. The 600-wing has a moisture issue due to water entering through below grade exterior walls. This has led to the growth of what appears to be organic matter in the 600-wing.	
	Interior Doors	Areas original to construction have solid core wood doors with wood frames. The newer classroom addition, gymnasiums, and associated shower/locker areas have solid core wood doors with metal frames. In areas that have been remodeled, wood-framed doors have been replaced with metal frames. The doors and frames were observed to be in average condition. There were instances where individual doors had been damaged. Hardware on older doors has aged and was difficult to lock.	Average
	Interior Specialties	There are painted metal lockers of various ages located along corridors. The majority of the lockers appeared to be in good condition. The lockers were observed to function adequately.	Good
Stairs	Exterior Stairs	There are concrete stairs at the east entrance of the main two-story building that are original to construction and a new metal ramp that is a more recent addition. The new gymnasium has two sets of exterior concrete stairs and a ramp with metal railings at its east entrance. There are concrete stairs to the basement mechanical space. There are abandoned wood stairs on the northeast corner of the two-story Main School Building classroom wing. Stairs and ramps were observed to be in good condition. The abandoned wood stairs appeared to be deteriorating and without a purpose.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Stairs	The circulation stairs are concrete with metal non-slip nosing. Stairs in the library are steel with carpet covering treads and risers. The stage access steps are wood. Interior stairs were observed to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior wall finishes are primarily exposed concrete structure, CMU, and gypsum board, and are painted. Restrooms have a combination of painted CMU, glazed masonry units, and ceramic tile wall finishes. The main entry corridors and cafeteria have wood paneling and brick on select walls. The kitchen walls are glazed masonry units and painted CMU. Both gymnasiums have painted CMU. Interior wall finishes appeared to be in good condition. Minor scuffing and wear in high use areas was observed.	Good
	Interior Floor Finishes	The predominant flooring throughout the building is vinyl tile with 4-inch floor cove base. Tiles in the corridors and assembly spaces are relatively new; some classrooms' vinyl floors are older, possibly original to the building. Administration offices and library floors are carpet, and both gymnasiums have hardwood athletic floors. The kitchen has quarry tile and base. Restrooms, locker rooms, and shower area floors are ceramic tile. The stage floor is wood. Corridor and assembly areas' vinyl flooring appears to be in good condition. Classrooms and spaces with older VCT are in average condition. Kitchen quarry tile and gymnasium athletic flooring appeared to be in good condition. The carpet in the library was observed to be heavily worn with seams unraveling. Ceramic tile throughout the building appeared to be in good condition. The flooring in the maker room (woodshop) is reported to be slippery, and the wood stage floor is reported to be worn.	Average
	Interior Ceiling Finishes	The interior ceiling is predominantly suspended 2x4 or 2x2 lay-in acoustical tile. Ceilings in both gymnasiums and some classrooms in the science-wing are exposed structure. Ceilings in locker rooms and shower areas are painted plaster. Ceiling conditions vary throughout the building, but much of the lay-in ceiling has been added or replaced in recent years. Ceiling tiles in the original building corridors have large gaps around conduit penetrations	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		and have unsupported tile edges that are cracked or missing. Ceilings in classrooms and larger spaces are in good condition. There was minor staining from roof leaks observed. The library and some classrooms on the second floor were observed to have damage from mechanical equipment leaks.	
Conveying	The building is equipped with a hydraulic passenger elevator to service two levels. The elevator was noted as having a maximum weight capacity of 2100 lbs. There is a lift in the 600-wing that is abandoned. The elevator appeared to be in good condition. The required elevator inspection certificate, issued within the last year, was visible, and no operational issues were reported by the facility staff.		Good
Plumbing	Plumbing Fixtures	The building has public restrooms for men women, and students, and separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks found in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. The kitchen was equipped with stainless steel compartment sinks and vitreous china sinks. Stand-alone and counter-mounted eyewash stations were observed in the science classrooms. The facility's plumbing fixtures were observed to be in poor condition. Sink drain piping covers were missing or damaged in areas. Rust and corrosion were observed on select fixtures, primarily mop sinks. A leak was noticed at the manual flush valve on the toilet serving the gymnasium. Select sinks were observed to drain into local basins and not into the building's drainage system. Select stand-alone and counter-mounted eyewash stations were not operational. Several faucets were observed to be loose. The water coolers did not appear to be cooling at the time of the assessment. It was reported that the showers do not drain well; this was observed and confirmed during the assessment.	Poor
	Domestic Water Distribution	The sinks located throughout the facility are equipped with hot water. The primary hot water service for the building is provided by five gas water heaters (GWH), located as follows: two in a mechanical room near the kitchen, one in a closet in room 135, one in an exterior	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		mechanical room, and one in the gymnasium basement. The hot water in the library sink is provided by a small EWH (electric water heater). The plumbing distribution equipment serving the facility was in poor condition, primarily due to the condition of the GWH serving the building. The heaters appeared to be aged and past their typical design service life. The hot water piping insulation associated with the water heaters was either missing or damaged. The EWH in the library was in average condition.	
	Other Plumbing	The roof is equipped with roof drains. The roof drains have metal grate covers to prevent debris from entering the drainage system. The plumbing system is equipped with a backflow preventer. The roof and floor drains serving the facility were observed to be in poor condition. Although the roof drains appeared to be in average condition; corrosion was observed in some areas. Floor drains in several areas were observed to be damaged. The sewer clean-out cap was observed to be broken on the west courtyard area of the campus.	Poor
Mechanical/ HVAC	The major mechanical equipment consists of package RTUs (roof top units) located on the roof and floor-mounted chilled water fan coil units within the classrooms and corridors to provide cooling in the building. A large roof-mounted ducted AHU (air handling unit) is located within a mechanical penthouse. This AHU provides cooling to a portion of the building. Additional ducted chilled water AHUs are located within the interior spaces in the facility, presumably to provide cooling to the corridors and select interior portions of the building. These serve the HVAC (heating, ventilating, and air conditioning) system along with roof-mounted and wall-mounted exhaust fans. The HVAC system was observed to be in poor condition primarily due to the age of the equipment. The RTUs, ground-mounted units, and AHUs within the facility appeared to be aged to past or near the end of their typical design service life and need replacement. AHUs were reported to leak and/or perform poorly throughout the building. Abandoned refrigeration equipment was observed to be left on the roof. The condensate drain piping insulation appeared to be in poor condition and was either damaged or missing. The condensate piping was observed to drain into mop sinks inside the building and onto the ground outside of the building. The condensate drain associated with FC #4 appeared to be clogged. The condensate drain pan was filling and appeared to be leaking through the ceiling into the office below. Six aged laboratory exhaust fan and hood systems were observed on the second floor of the south wings of the building. The laboratory hoods appeared to be abandoned and no longer in use. Several electrical disconnects associated with the roof top mechanical equipment were observed to be aged and rusted.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Coil fin damage was observed on select coil fins located on the roof. Aged boiler equipment was abandoned in the gymnasium basement mechanical room. The roof top exhaust fans, serving the kitchen and restroom exhaust appeared to be aged, nearing the end of their typical design service life, but in average condition. Many units are very loud and disruptive to the teaching. The 600-wing system appears to have been abandoned and is not functioning.		
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 is controlled by the Silent Knight control panel. The fire alarm system appeared to be in average condition. 5 devices were covered in paint overspray, while one fire alarm device in the gymnasium was not secured to its j-box and a 3 past their design service life.	Average
	Fire Protection/ Suppression	A fire suppression system associated with the kitchen exhaust hoods is present. The building is protected by portable fire extinguishers placed throughout the facility. The building's fire protection systems were determined to be in good condition. All observed portable fire extinguishers had inspection tags dated within the last year.	Good
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 1200-amp main switchboard with a 150KVAR Power Correction panel that is located in the Mechanical Building (discussed below). This service feeds transformers and high-voltage panelboards, which are located in various electrical rooms throughout all three buildings. There are seven distribution transformers rated at 480-volt primary that step-down to 120/208-volt secondary, which feeds power to 120/208-volt panelboards. The electrical distribution equipment in the building appeared to be in average condition. However, two panelboards were observed to be missing circuit breaker covers, and the electrical panel bus bar was visibly exposed behind the breaker board in two classrooms. These conditions could be considered life safety hazards. In addition, Wilson electrical panels were missing screws on covers and were at the end of their typical design service life and panels not properly identified. The were 3 panels with stored material in front of the electrical equipment. In particular, panelboard LDP was observed with material stored and	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		stacked against the switches that could be accidentally tripped or faulted. This condition could be considered a life safety hazard. Additionally, facility staff reported that in room 120, the panels were at full capacity, and in room 140, there were very few available spaces to add additional circuit breakers for expansion. Also, there were exterior receptacles missing the receptacle device with exposed wiring. Facility indicated in their interview notes that additional receptacle are requested at the stage and cafeteria areas. The building does not have a lightning protection system.	
	Lighting	The building's exterior lighting consists of downlights, HID (high-intensity discharge), and LED (light-emitting diode) fixtures that are located along the entire perimeter. The interior lighting primarily consists of T8 fluorescent light fixtures. The building is equipped with exit signs. The lighting for the building appeared to be in average condition. Many interior and exterior light fixtures appeared to be aged past their typical design service life, including several of the building exit signs. In addition, broken lenses and non-functional fixtures were observed.	Average
	Communications & Security	There is a Gemini security system including surveillance cameras installed in the building. There is a public address system inside and outside of the building. The building is also equipped with card readers at all door entries and telecommunications systems. The facility reported that the door card readers have issue with them not always working. The camera system appeared to be in average condition with both new cameras and and some older cameras in use. The public address system appeared to be in average condition. There is a security system appeared to be in average condition.	Average

Exterior System Deficiency Examples

Exterior Walls

Exterior Windows

Exterior Doors

Roofing Deficiency Examples

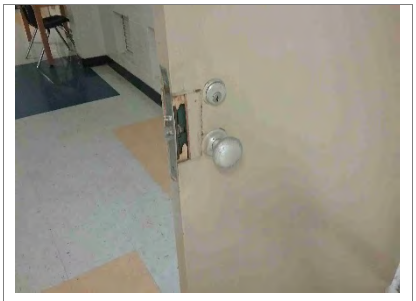




Interior Construction Deficiency Examples

Interior Walls

Interior Doors

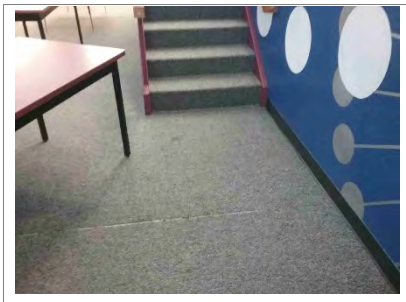


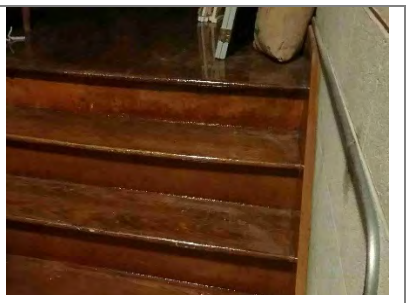
Stairs Deficiency Examples

Exterior Stairs

Interior Finishes Deficiency Examples

Interior Floor Finishes

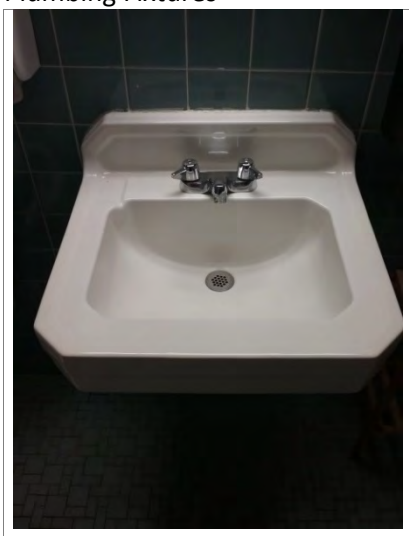


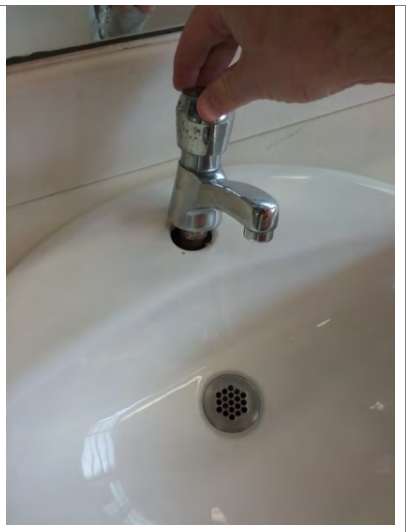


Interior Ceiling Finishes

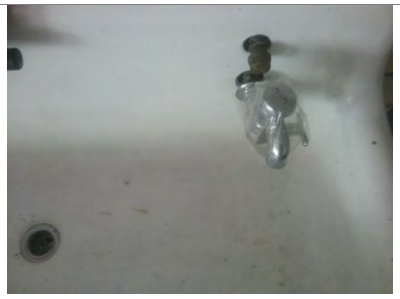
Plumbing System Deficiency Examples

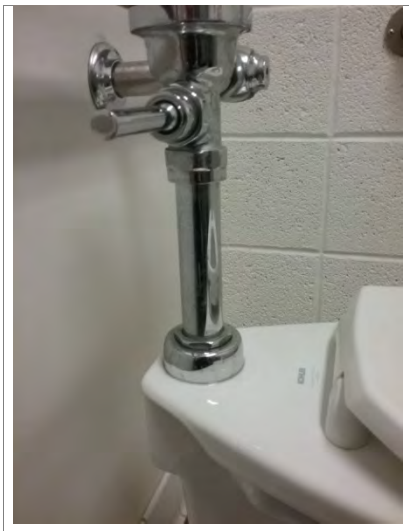
Plumbing Fixtures

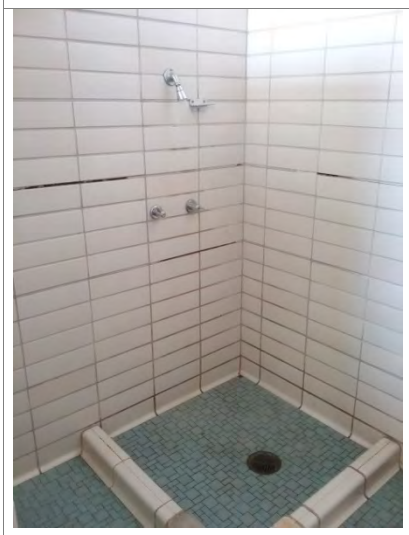






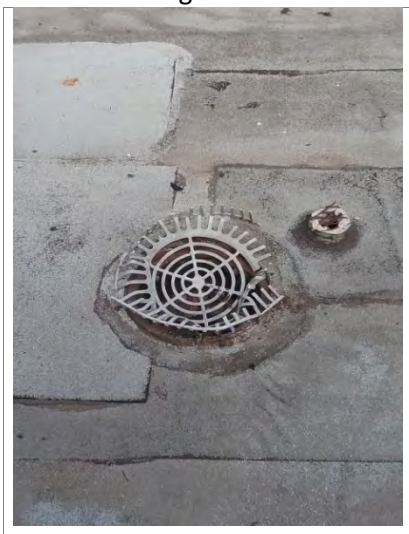


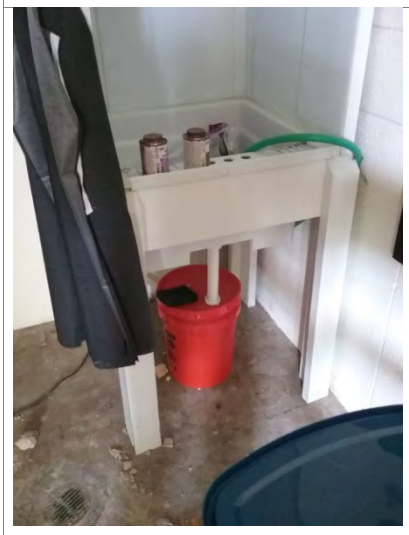


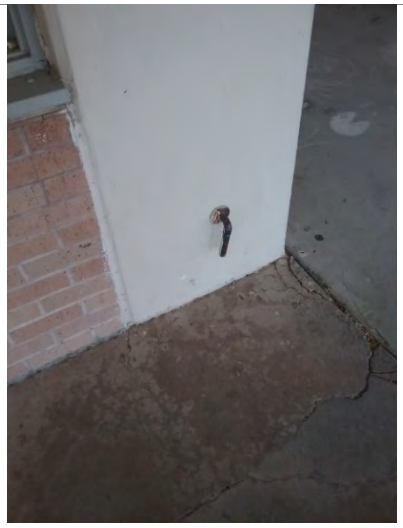



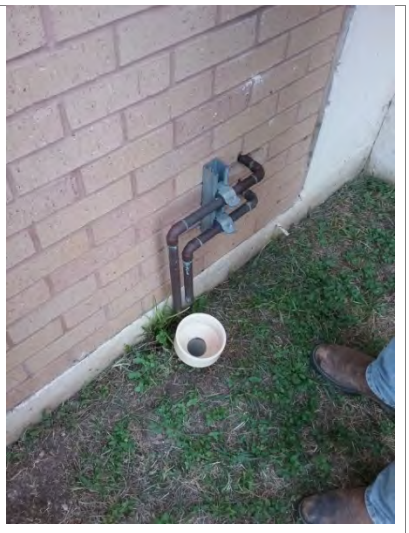

Domestic Water Distribution

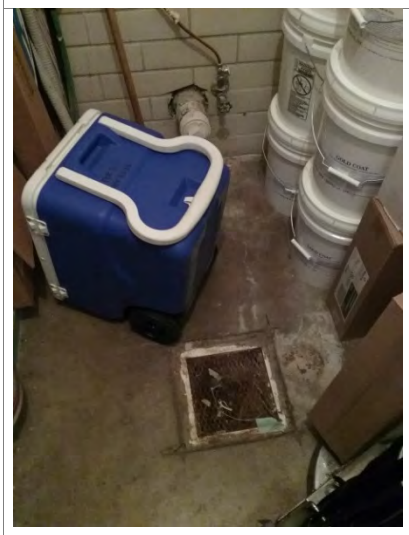
Other Plumbing

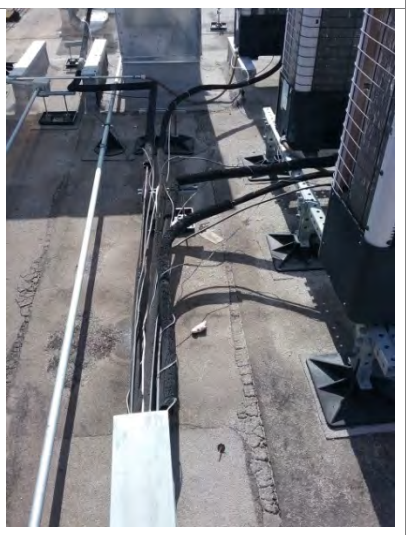


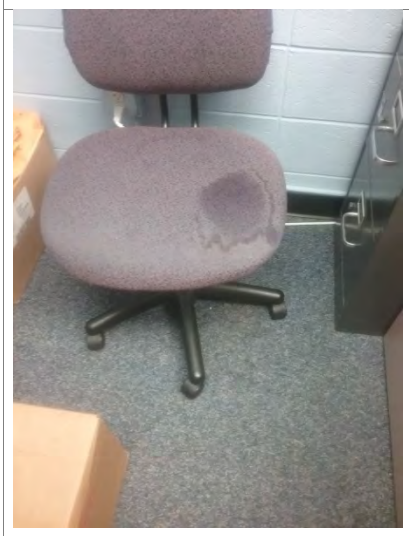






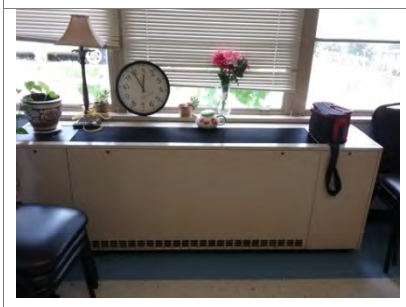







WATER RETURN

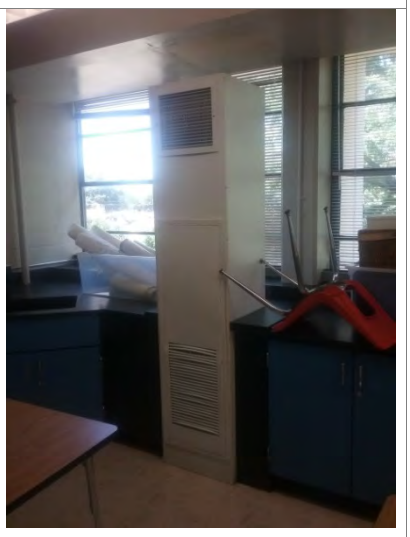
Mechanical/HVAC System Deficiency Examples




DO NOT
Make Me Use My
Mad Scientist Voice!

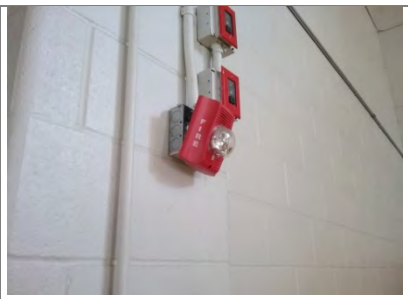
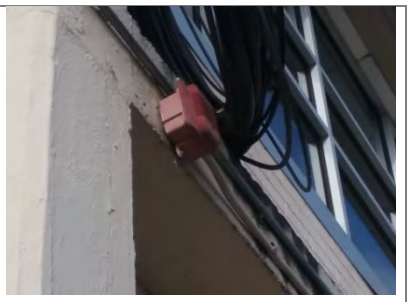





YORK


Fire Protection System Deficiency Examples

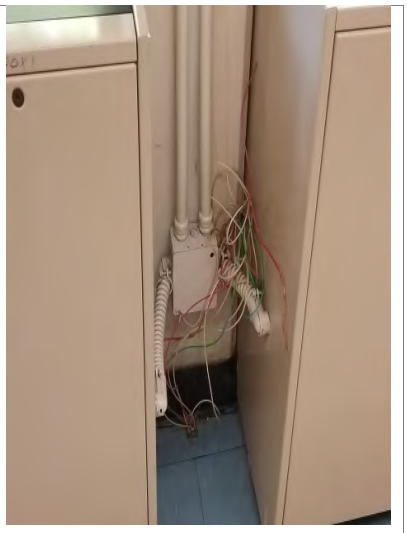
Fire Alarm

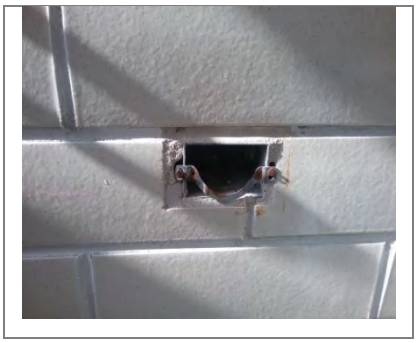




Electrical System Deficiency Examples

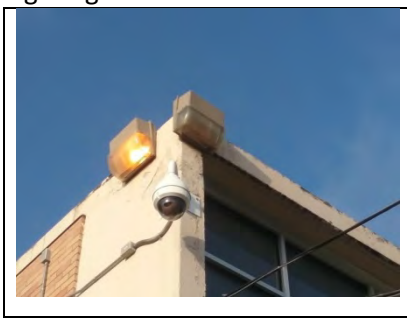
Electrical Distribution

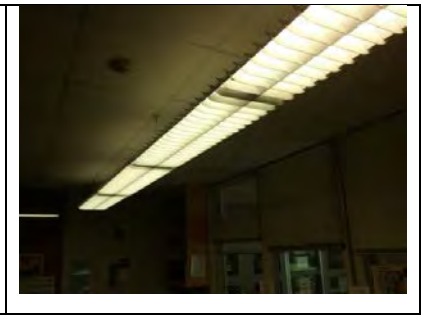




Lighting





Communications & Security

Mechanical Building (Old Boiler House) – BLDG-028B

Building Purpose	Mechanical
Building Area	1,114 SF
Inspection Date	July 13-15, 2016
Inspection Conditions	90°F - Sunny and hot
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

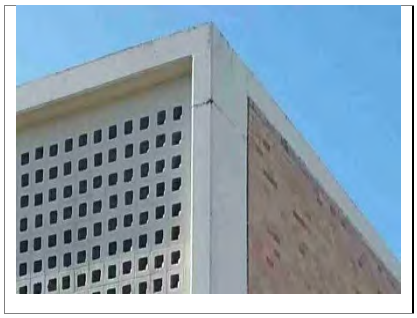
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are brick facade with CMU backup. There are painted CMU screen walls on north and south elevations on the upper half of walls. Exterior walls were observed to be in average condition. The painted concrete structure is visibly aged. Minor cracks in concrete structure were observed.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors are metal with metal frames. Doors were observed to be in average condition. Doors were difficult to open and secure and the louver was missing. The paint finish was observed to be cracked and peeling.	Average
Roofing	The Mechanical Building's (BLDG-028B) roof material is modified bitumen. The roof surface was observed to be in average condition. The granular surface was eroded, and ponding was observed around mechanical equipment. The roof has aged past its typical design service life.		Average
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	The interior walls are painted CMU. The paint is aged but is still performing.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The interior floor is unfinished concrete. The exposed concrete floor was observed to be in average condition.	Average
	Interior Ceiling Finishes	The underside of the concrete roof deck is exposed to structure and painted. The painted concrete ceiling surface was observed to be in average condition.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	The roof is equipped with roof drains. The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system. The building was equipped with an interior floor drain. The plumbing equipment serving the facility was observed to be in poor condition. The roof drains appeared to be in average condition with rusting observed in some areas. The main floor drain in the mechanical room appeared to be clogged; standing water was observed in the room. The drain plumbing appeared to be aged and corroded in places and the piping insulation appeared to be aged and damaged due to exposure to moisture.	Poor
Mechanical/ HVAC	The building contains the two chiller units serving the campus, chilled and heating water distribution pumps, boilers, a fan coil unit, and associated piping. The HVAC system was observed to be in poor condition primarily, due to the age of the equipment, which appeared to be past its typical design service life. The ductwork associated with the fan coil unit serving the building was observed to be rusted and discolored. The exhaust fan serving the building was missing a cover, leaving the electrical wiring exposed.		Poor
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns, strobes, pull station, and detectors. The fire alarm system is controlled by the Silent Knight control panel. The fire alarm system appeared to be in poor condition due to the system appeared to have reached its end of design service life.	Poor
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by two portable fire extinguishers placed inside the entry doors on the west side of the building.	N/A

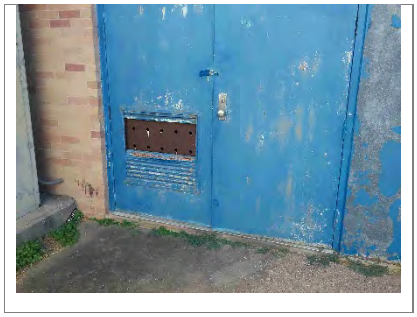
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The portable fire extinguishers had inspection tags dated within the last year.	
Electrical	Electrical Distribution	The electrical service enters the building from building 028A at 277/480-volt 1200-amp to the main switchboard located in this room. The service feeds transformers and high-voltage panelboards, which are located in various electrical rooms throughout BLDG-028A and BLDG-028C. There are seven distribution transformers rated at 480-volt primary that step-down to 120/208-volt secondary, which feeds power to 120/208-volt panelboards. The electrical distribution appeared to be in average condition and had dust covering the electrical gear and dry type transformer. The building does not have a lightning protection system.	Average
	Lighting	The building exterior lighting consists of HID light fixtures that are located along the entire perimeter. The interior lighting primarily consists of T8 fluorescent strip light fixtures. Exit signs are not present. The lighting for the building appeared to be in poor condition. Many interior and exterior light fixtures appeared to be aged past their design life due to deficiencies which included discolored lenses, broken lenses, low light level for interior space and non-functional fixtures.	Poor
	Communications & Security	The building is equipped with surveillance cameras on its exterior. The surveillance cameras were observed to be in average condition.	Average

Exterior System Deficiency Examples

Exterior Walls

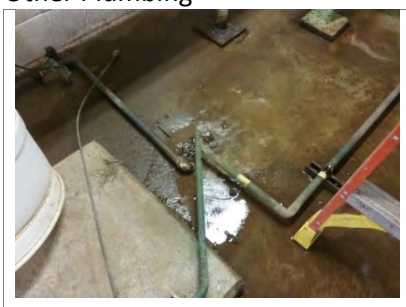


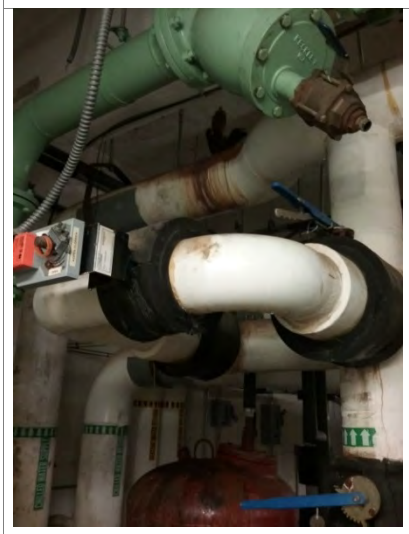
Exterior Doors



Roofing Deficiency Examples

Other Plumbing





Mechanical/HVAC System Deficiency Examples

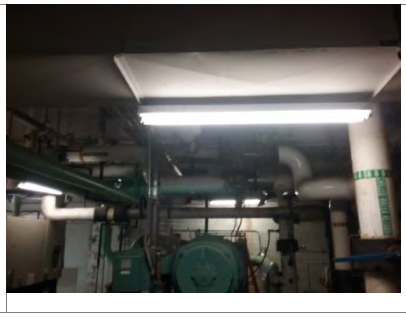
Fire Protection

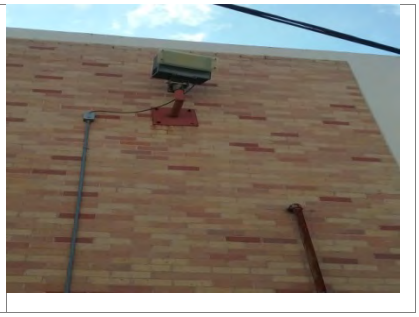
Fire Alarm

Electrical System Deficiency Examples

Electrical Distribution

Lighting





Stand-Alone Band Hall – BLDG-028C

Building Purpose	Band Hall
Building Area	3,471 SF
Inspection Date	July 13-15, 2016
Inspection Conditions	90°F - Sunny and hot
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The pre-engineered metal building exterior walls are brick veneer and metal siding. The majority of the brick facade appears to be in average condition. Metal panels are in average condition, and finish has begun to show some oxidation. The structural members of the metal canopy were observed to have peeling paint on the exposed under side.	Average
	Exterior Windows	The exterior windows are metal with single-pane glazing. Windows at ground level have operable sash; high clerestory windows are fixed. Windows were observed to be in good condition.	Good
	Exterior Doors	The exterior doors are metal with metal frames. Entry doors have side-lites and vision panels Doors were observed to be in good condition.	Good
Roofing	The pre-engineered metal building roof is metal. The roof appears to be in good condition (viewed from ground); however, significant corrosion was visible on the metal fascia.		Good
Interior Construction	Interior Walls	The interior walls are metal framed with gypsum board. Interior windows are single glazed in metal frames. The interior walls and windows were observed to be in good condition.	Good
	Interior Doors	Interior doors are solid core wood with metal frames. Doors to office and practice rooms have full glass lite. The doors, frames, and hardware appear to be in good condition.	Good

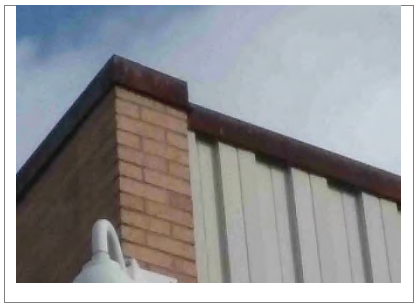
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finish is painted gypsum board. There are acoustical sound panels mounted on the upper half of walls in the band room. The painted surfaces and acoustical panels were in good condition.	Good
	Interior Floor Finishes	The interior floors have carpet with 4-inch vinyl base throughout. The carpet flooring was observed to be worn, stained, and seams were split.	Average
	Interior Ceiling Finishes	The ceiling is suspended lay-in acoustical tile. The suspended tile ceilings were observed to be in good condition. A few ceiling tiles are stained from roof or mechanical system leaks.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has a unisex restroom located in the band hall office. This restroom has a vitreous china hand sink with manual faucets, along with a vitreous china, floor-mounted toilet with manual flushing mechanism. The restroom plumbing fixtures were observed to be in average condition as the fixtures were typically aged but still operational.	Average
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The major mechanical equipment consists of three fan coil units located in the ceiling plenum. The HVAC system was observed to be in average condition primarily due to the age of the equipment and its reported heating performance. The ceiling plenum was only accessible with a 10-ft ladder; therefore, the fan coil units could not be assessed. The restroom exhaust was served by a ceiling-mounted exhaust fan that appeared to be in average condition. The fan coil units serving the building were reported to be in average condition but performed poorly in heating mode. The refrigerant piping to the condensing units was observed to be aged and damaged.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
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 is controlled by the Silent Knight control panel. The fire alarm system appeared 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 located in the facility. All observed portable fire extinguishers had inspection tags dated within the last year.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 120/208-volt 225-amp panel located in the office. The service feeds only this building. The electrical distribution equipment was observed to be in good condition. The building does not have a lightning protection system.	Good
	Lighting	The building's exterior lighting consists of HID and surface-mounted fluorescent light fixtures along the entire perimeter and canopy. The interior lighting primarily consists of T8 fluorescent light fixtures. Exit signs were also present. The lighting for the building appeared to be in average condition. Many interior and exterior light fixtures appeared to be aged due to deficiencies which included broken lenses, inconsistent color temperatures, and non-functional fixtures. The exit signs appeared to be in average condition but aged.	Average
	Communications & Security	There is a Gemini security system including surveillance cameras inside and on the outside of the building. The security system including the cameras appeared to be in good condition.	Good

Exterior System Deficiency Examples

Exterior Walls

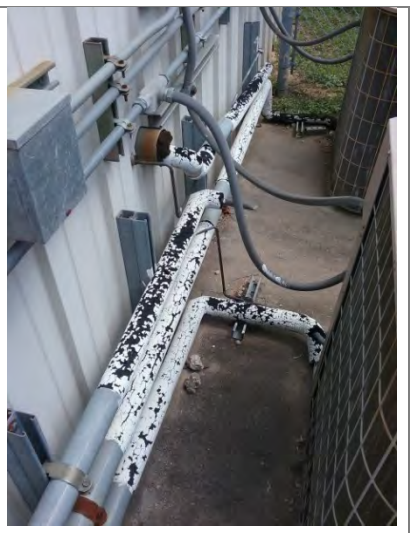
Roofing Deficiency Examples



Interior Construction Deficiency Examples

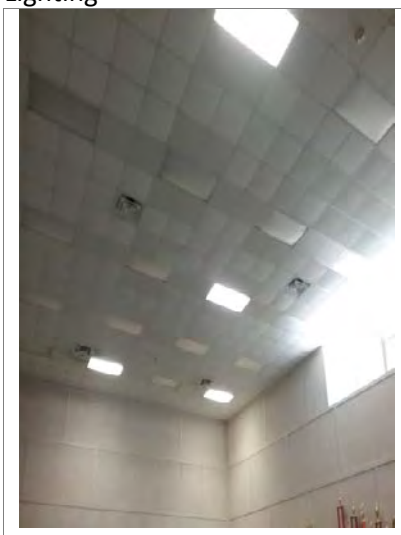
Interior Flooring Finishes

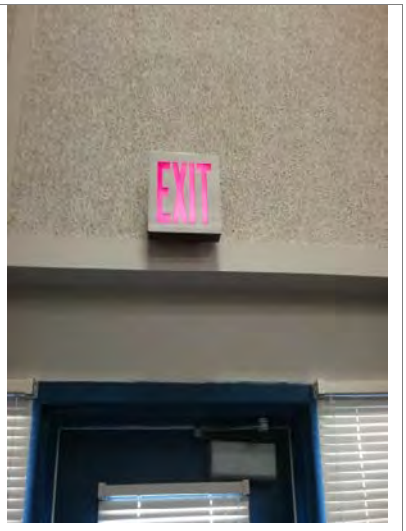
Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Lighting





Ann Richards YWLA 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

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age in all facilities.
2. Repair or replace any damaged or missing piping insulation as needed.
3. Repair or replace any damaged condensate drain piping as needed.

Mechanical/HVAC

1. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.
2. Repair or replace any damaged or missing piping insulation as needed.
3. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.

Fire Protection

1. Continue annual inspections of the portable fire extinguishers.
2. Continue annual inspections of the fire alarm system, and replace any aged fire alarm devices throughout the buildings.

Electrical

1. Immediately provide missing circuit breaker cover plates and missing screws on all noted electrical equipment, as these instances should be considered life safety hazards.
2. Remove any floor receptacles as they are being phased out of use district-wide.
3. Replace all outdated light fixtures with LED light fixtures and dimming capabilities.
4. Replace all existing exit signs with LED fixtures.
5. Facility staff reported that the card readers are a constant maintenance issue.
6. Properly identify all electrical panels and transformers

Main School Building Recommendations

Exterior

1. Further investigate cracks in concrete structure and make any repairs needed.
2. Repaint the exterior as needed on concrete structure, metal siding, and trim.
3. Evaluate condition of sealants, and replace as needed.
4. Repair or replace rusted window frames. Replace aged and failed sealants at windows and repaint windows
5. Repair or replace rusting and damaged exterior doors and frames, and repaint.
6. Further assess and determine a method to stop water from seeping into the 600-wing.

Roofing

1. Replace remaining dated roof sections.
2. Repair rust on cap flashings and counter flashing and replace as needed.

Interior Construction

1. Further investigate masonry cracks at corridor near gymnasium.
2. Repair or replace damaged wood doors. Replace deteriorated door hardware where not functioning properly.
3. Evaluate the possible organic matter in the 600-wing. Abate it as necessary.

Stairs

1. Remove abandoned exterior wood stairs at north elevation east wing of Main School Building.

Interior Finishes

1. Repair ceiling condition where tile edges are unsupported by grid.
2. Repair damaged ceiling grid, and replace tiles where damaged by roof and mechanical leaks.
3. Replace worn and damaged carpet in library.

Conveying

1. Continue annual inspections of the passenger elevator.
2. Assess the lift in the 600-wing to determine if it is operational or not.

Plumbing

1. Repair or replace loose faucets.
2. Repair leak at the manual flush valve on gymnasium toilet.
3. Repair or replace eyewash stations that are not functional.
4. Replace water coolers that are not cooling properly.
5. Replace fixtures where corrosion or rust exists.
6. Track installation year of water heaters and plan for replacement; the typical design service life for a water heater is 10 to 15 years.
7. Repair leak and corrosion observed at water heater piping connections.
8. Insulate the hot water piping associated with the water heaters.
9. Address sinks that drain into local basins. Consider removing sinks or plumbing them into existing drain system.
10. Repair or replace drain covers that are damaged or missing.
11. Clear clogged condensate drains where needed.
12. Clear condensate drain associated with FC #4 to prevent further damage to ceiling and office below.
13. Replace sewer clean-out caps where needed.

Mechanical/HVAC

1. Plan for replacement of the ground-mounted fan coil units, as they appeared to be past or near the end of their typical design service life.
2. Plan for replacement of the RTUs as they appeared to be past or near the end of their typical design service life.
3. Plan for replacement of the large AHU in the mechanical penthouse on the roof as it appeared to be past or near the end of its typical design service life and remove abandoned boiler equipment located in the gymnasium basement mechanical room.
4. Repair or replace condensate drain piping insulation where damaged or missing.
5. Replace lab exhaust fans located on the roof as they appeared to be past the end of their typical design service life and were not operational.
6. Replace electrical disconnects that appear aged and rusted.
7. Plan for replacement of all AHUs as they appeared to be past or near the end of their typical design service life.
8. Repair or replace any fin assemblies of HVAC equipment that show extensive wear and tear.
9. Remove and properly dispose of unused mechanical equipment abandoned on roof.
10. Further assess the 600-wing system to determine what equipment can be salvaged and what needs to be replaced.

Fire Protection

1. Continue annual inspections of the portable fire extinguishers.

Electrical

1. Immediately provide missing circuit breaker cover plates and screws to enclosures for all electrical equipment that were noted, as these instances should be considered life safety hazards.
2. Remove all stored material from the front of all electrical gear.
3. Replace all aged and non-functional interior and exterior light fixtures with LED.
4. Properly identify all electrical panels and transformers.
5. Facility staff reported a need for receptacles at the stage in the cafeteria and gymnasium.

Mechanical Building Recommendations

Exterior

1. Repair or replace exterior doors and hardware as needed.
2. Investigate cracks in concrete structure and make repairs as needed. Paint concrete structure.

Plumbing

1. Clean out and clear the clogged main floor drain to alleviate the standing water in the mechanical room.
2. Repair or replace rusted and corroded piping.
3. Repair or replace rusted and corroded plumbing equipment.
4. Repair or replace damaged, missing, and stained piping insulation.

Mechanical/HVAC

1. Plan for replacement of the boiler, chillers, and pumps as they appeared to be past or near the end of its design service life.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.

Fire Protection

1. Replace any fire alarm devices that have reached the end of their design service life with new devices.

Electrical

1. Remove all stored material from the front of all electrical gear.
2. Replace all aged interior and exterior light fixtures that have reached, or are near the end of their typical design service life.
3. Properly identify all electrical panels and transformers.

Stand-Alone Band Hall Recommendations

Exterior

1. Paint exposed steel members at underside of metal walkway canopy.
2. Investigate extent of rust condition at metal fascia, and replace as needed.

Roofing

1. Investigate roof to determine if rust is occurring as on fascia.

Interior Finishes

1. Replace worn and damaged carpet.

Mechanical/HVAC

1. Correct poor heating performance for the fan coil units.

Electrical

1. Replace all aged and non-functional interior and exterior light fixtures.

CRAWL SPACE – Ann Richards YWLA – Main Building (BLDG-028A)

Building Purpose	Administrative offices, Gym, Classrooms, and Cafeteria
Inspection Date	September 27, 2016
Inspection Conditions	78° - Cloudy & Dry

Crawl Space 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
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	In both the original building and the additions, the soil in the crawl space ranged from mostly dry to completely saturated. Soil was wettest towards the center of the building. No drainage system was seen in the crawl spaces nor specified in the existing plans. Given the wet soils near the center of the building, installation of a new drainage system may be warranted. Soil/drainage deficiencies: • Wet soil near center of building	Average
	Soil Retainers	The original building had soil retainers that were intact and vertical and in good condition overall. Retainers in the 1960 classroom addition were in much worse shape as many of the panels (corrugated metal) had rotated, caved or were sinking, allowing significant soil intrusion below the perimeter beams. At some locations, daylight was visible above the sunken panels, indicating exterior grades have settled around the building. Soil retainer deficiencies: • Rotated, caved and sinking soil retainers • Significant soil intrusion/loss of void below perimeter beams	Poor
	Areaways/Ventilation	Ventilation was supplied through very small vents in the perimeter walls. Several vent openings were clogged. Humid and stagnant air, extremely sweaty slabs, and moldy pipe insulation indicate ventilation is likely inadequate. Areaway/ventilation deficiencies: • Stagnant air / condensation / poor ventilation • Clogged vents	Average

	Access Hatches	Crawl spaces were accessed through floor hatches in rooms 135A, FCU5, and BLDGOP and a side hatch in the basement below room BDRESS. Other than exposed slab reinforcement near the hatch opening and slightly rusted frames and panels, the hatches were in decent condition overall. Crawl space access was limited at several locations because of low clearance below interior beams and pipe congestion. Presumed hatches (per existing plans) in GST04 and the mechanical room adjacent to the kitchen could not be reached as the adjacent floor to GST04 was still wet from a recent finish coating and the mechanical room entry was blocked by equipment. Access hatch deficiencies: • restricted access to crawl space hatches • Limited access within crawl space due to low clearance below interior beams and pipe congestion • Rusted hatches • Exposed/corroded slab reinforcement near hatch	Average
Exposed Structure	Exposed Columns & Tops of Foundations	The columns and tops of foundations in the original construction and additions appeared in good condition and without significant deficiencies. Foundation/column deficiencies: • Mushrooming concrete at tops of piers • Column honeycombing	Average
	Exposed Faces of Perimeter Walls / Beams	Except for violated void spaces below perimeter beams at failing soil retainers, the cast-in-place perimeter beams appeared in overall good condition in both the original building and the additions. Perimeter beam deficiencies: • Reduced/nonexistent void space below perimeter beams	Good
	Exposed Portions of Interior Floor Beams Above	The cast-in-place interior floor beams in the original construction and additions appeared in good condition and without significant deficiencies. The floor beams are cast-in-place concrete and supported by perimeter beams and interior columns. Interior beam deficiencies: • Honeycombing with exposed/corroded reinforcement	Average

	Underside of Suspended Floor Slabs Above	The slab system alternated between cast-in-place concrete flat slabs with a corrugated underside and cast-in-place pan joists. The pan joists in the 1960 addition were in poor shape as evidenced by the pervasive spalling and exposed/ corroded longitudinal reinforcement. Honeycombing, spalling and exposed/corroded reinforcing was also observed in the underside of slab. Elsewhere the slabs were in somewhat better shape yet still with exposed/corroded reinforcement due to insufficient concrete clear cover, honeycombing, spalling, and isolated rust spots. Slab deficiencies: • Honeycombing • Spalling • Exposed and corroded reinforcing (sometimes very sever)	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	The cast iron pipes and hangers were mildly to severely rusted throughout the crawl spaces. Several pipes (some of which may be abandoned) were laying directly on the soil and were badly rusted. Pipe insulation throughout was degraded, torn, and moldy. A previous sewage leak (reported by a teacher) below room 135A appeared to have been properly fixed as no foul odor was present. A small pipe leak was seen in the crawl space adjacent to the basement room. Pipe deficiencies: • Pipe leak • Rusted pipes and hangers • Pipes laying on soil • Degraded, torn, and moldy pipe insulation	Poor
	Exposed Ductwork	Ducts were not present in the crawl space areas observed.	N/A
	MEP Equipment	MEP equipment was not present in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	Fireproofing/insulation were not present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

Daylight visible below perimeter beam; settled soil retainers

Sweaty slab

Rusted hatch frame

Small, clogged vent in perimeter beam

Mechanical room with crawl space access blocked by stored equipment

Recently finished floor blocking access to hatch in room GST04

Exposed Structure

Concrete mushrooming at top of pier

Column honeycombing

Poor concrete consolidation in beam & slab joist

Exposed/corroded longitudinal reinforcement in bottom of slab joist

Spalling, exposed and corroded reinforcement in slab soffit

Exposed reinforcement at pipe penetration through slab

Pipes, Ducts, Equipment & Fireproofing

Pipe leak

Pipe laying on soil (should be suspended)

Heavily rusted pipes

Rusted pipe & pipe support

Failed pipe insulation

Moldy pipe insulation

CRAWL SPACE – Ann Richards YWLA – Mechanical Building (BLDG-028B)

Building Purpose	Mechanical
Inspection Date	September 27, 2016
Inspection Conditions	78° - Cloudy & Dry

Crawl Space System Deficiency Overview

Building B has an inaccessible crawl space as the floor hatch is completely blocked with the built-in pipes shown in the photo below.

CRAWL SPACE – Ann Richards YWLA – Stand-Alone Band Hall (BLDG-028C)

Building Purpose	Band Hall
Inspection Date	September 27, 2016
Inspection Conditions	78° - Cloudy & Dry

Crawl Space System Deficiency Overview

Building C has several areaways but the crawl space was inaccessible due to low clearance below the perimeter beams.

Ann Richards YWLA – Campus Summary of Crawl Space Recommendations

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

Building A Recommendations

Soil, Drainage, Ventilation & Access

1. Replace failed soil retainers and restore void below perimeter beams.
2. Restore soil grades around perimeter of building to original elevations, re-grade as needed to promote positive drainage away from building
3. Provide additional ventilation.
4. Clean clogged vents.
5. Clean rusted hatches and protect from further corrosion.

Exposed Structure

1. Repair badly spalled/cracked areas of the slab and joists.
2. Clean exposed slab reinforcement and protect from corrosion.

Pipes, Ducts, Equipment & Fireproofing

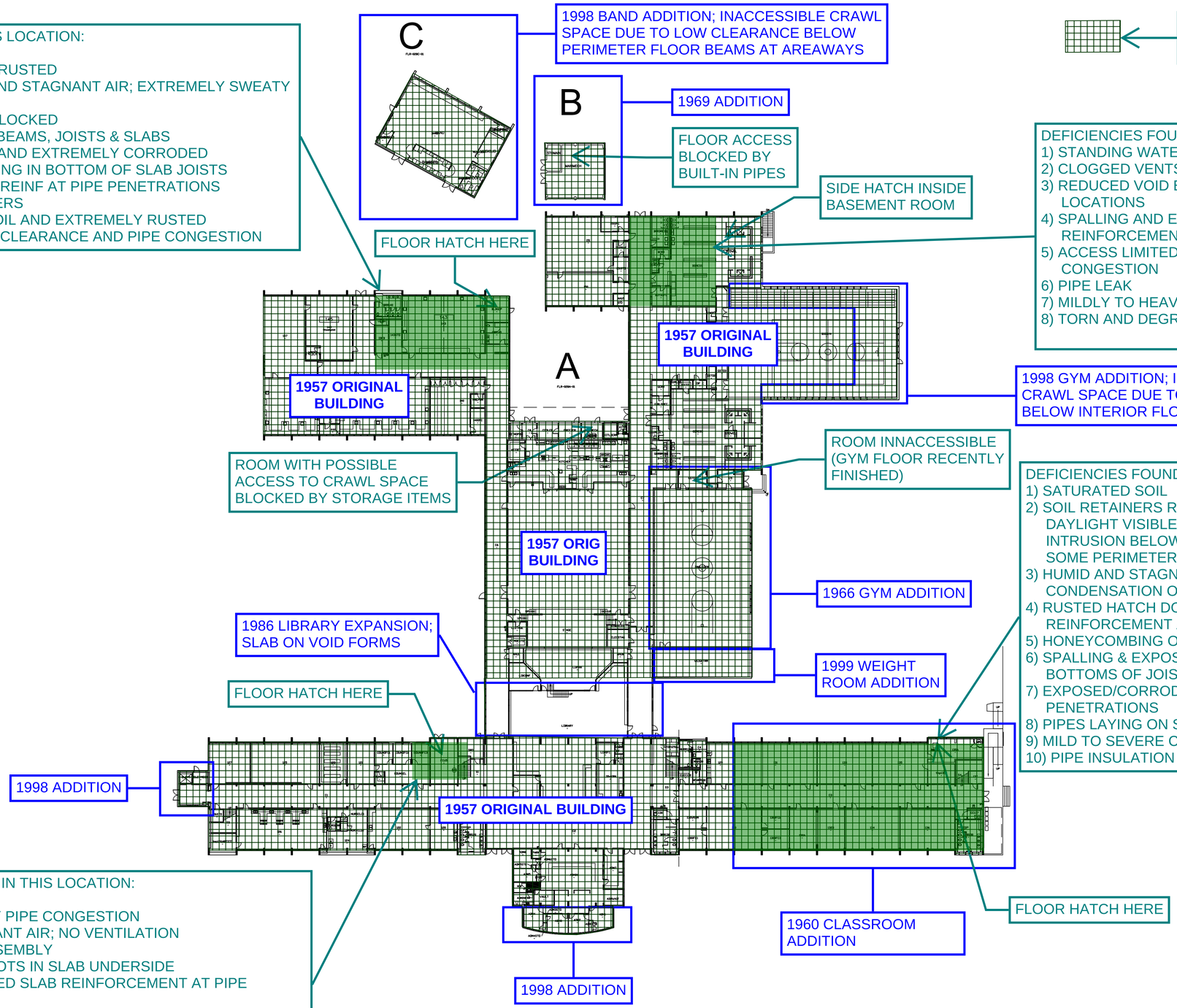
1. Repair leaking pipe.
2. Clean and protect rusted cast iron pipes from further corrosion.
3. If feasible, raise pipes that are in contact with the soil; otherwise, excavate a trench to maintain an air gap between pipe and soil.
4. Replace heavily corroded hangers.
5. Replace moldy, degraded, and missing pipe insulation.

DRAFT

APPROXIMATE LIMITS OF CRAWL SPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWL SPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL
2) HATCH FRAME AND DOOR RUSTED
3) NO VENTILATION; HUMID AND STAGNANT AIR; EXTREMELY SWEATY BEAMS & SLAB SOFFIT
4) AIR VENTS COMPLETELY BLOCKED
5) MILD HONEYCOMBING ON BEAMS, JOISTS & SLABS
6) SPALLING WITH EXPOSED AND EXTREMELY CORRODED LONGITUDINAL REINFORCING IN BOTTOM OF SLAB JOISTS
7) SLAB SPALLING & RUSTED REINF AT PIPE PENETRATIONS
8) RUSTED PIPES AND HANGERS
9) SOME PIPES LAYING ON SOIL AND EXTREMELY RUSTED
10) ACCESS LIMITED BY LOW CLEARANCE AND PIPE CONGESTION



DEFICIENCIES FOUND IN THIS LOCATION:
1) STANDING WATER UNDER PIPE LEAK
2) CLOGGED VENTS
3) REDUCED VOID BELOW PERIMETER BEAM IN ISOLATED LOCATIONS
4) SPALLING AND EXPOSED/CORRODED LONGITUDINAL REINFORCEMENT IN BOTTOMS OF SLAB JOISTS
5) ACCESS LIMITED BY LOW CLEARANCE AND PIPE CONGESTION
6) PIPE LEAK
7) MILDLY TO HEAVILY RUSTED PIPES AND HANGERS
8) TORN AND DEGRADED PIPE INSULATION

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL
2) SOIL RETAINERS ROTATED, SINKING AND/OR CAVED; DAYLIGHT VISIBLE ABOVE PANELS; SIGNIFICANT SOIL INTRUSION BELOW PERIMETER BEAMS (NO VOID BELOW SOME PERIMETER BEAMS)
3) HUMID AND STAGNANT AIR, POOR VENTILATION, CONDENSATION ON UNDERSIDE OF SLAB
4) RUSTED HATCH DOOR AND FRAME; EXPOSED SLAB REINFORCEMENT AROUND HATCH OPENING
5) HONEYCOMBING ON COLUMNS, BEAMS, JOISTS & SLAB
6) SPALLING & EXPOSED/CORRODED REINFORCEMENT AT BOTTOMS OF JOISTS AND AT UNDERSIDE OF SLAB
7) EXPOSED/CORRODED SLAB REINFORCEMENT AT PIPE PENETRATIONS
8) PIPES LAYING ON SOIL
9) MILD TO SEVERE CORROSION IN PIPES AND HANGERS
10) PIPE INSULATION DEGRADED AND MOLDY

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL
2) ACCESS LIMITED BY PIPE CONGESTION
3) HUMID AND STAGNANT AIR; NO VENTILATION
4) RUSTED HATCH ASSEMBLY
5) ISOLATED RUST SPOTS IN SLAB UNDERSIDE
6) EXPOSED/CORRODED SLAB REINFORCEMENT AT PIPE PENETRATIONS
7) SOME PIPES LAYING ON SOIL
8) MILDLY TO SEVERELY RUSTED PIPES (POSSIBLY ABANDONED)
9) FAILED/BORKEN PIPE HANGERS
10) MISSING AND DEGRADED PIPE INSULATION

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

ANN RICHARDS SCHOOL YWL

2206 Prather Lane
Austin, Texas

FLOOR PLAN
1ST FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
SLB	M.H.B	S.M.
07/24/13	06/12/13	06/12/13
DWG: 049-FLR-01		SHEET
DRAWING SCALE 1" = 30'		1 OF 2

DRAFT

Ann Richards YWLA School Site Summary

Site/Civil Assessment

Address	2206 Prather Lane, Austin, TX 78704
Number of Permanent Campus Facilities	3
Original Year of Construction	1958
Total Campus Area	15 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	12/12/2016 / E. Sierra-Ortega

Introduction

The Ann Richards YWLA campus is located at 2206 Prather Lane in Austin, Texas. Ann Richards YWLA was established in 1958, and consists of the main campus building housing classrooms, gymnasium, and cafeteria, a mechanical building, and a stand-alone band hall. The athletic facilities include two tennis courts, a soccer field, and a small track.

Development Information

Watershed	W. Bouldin Creek
Total Impervious Cover	38%
Allowable Impervious Cover	100%
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)
Front Parking/Bus Drop-Off	36 CB 2 HC	13,250
Side Parking/Parent Drop-Off/Student Parking	52 CB 1 HC	20,950
Student Parking	Yes	
Parent Drop-Off	Yes	
Bus Drop-Off Area	Yes	
Loading Dock	Yes	1,150

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. Refer to the AISD_FCA_AnnRichardsSchoolYWLA_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	Three roadways provide access to the site. The roadways are in average condition. Roadway Deficiencies: · The school access road from Keats Drive has an area of approximately 3,450 square feet in need of repair due to cracking and potholes. · The roadway connecting the side parking and loading dock has an area of approximately 3,650 square feet in need of repair due to cracking. · The concrete pavement and inlet in the loading dock is spalling and in need of repair.	Average
	Parking Lots	There are two parking lots, one off Prather Dr. and one off Victory Dr. The parking lots are in average condition. Parking Lots Deficiencies: · The parking areas have cracks. · Side parking lot has conflicting striping. · Approximately three feet of curb in the front parking lot is broken. · The paint on all the curbs is faded.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Twenty-two cars were parked on the backside of the school off Keats Drive in areas not designated for parking.	
	Pedestrian Paving	There are multiple sidewalks around the campus. The sidewalks are in average condition. Pedestrian Paving Deficiencies: · Replace wooden sections that are deteriorated. · Adjust metal plates to be flush with the sidewalk. · There are areas that need repairing or replacement, see exhibit.	Average
	Site Development	The site development is in good condition. No obvious signs of fencing or retaining wall issues. Site Development Deficiencies: · None	Good
	Site Drainage	The slope of the site is in average condition. No obvious signs of flooding. The gutter system extends over much of the campus and typically, the designs vary by building. The utilization of the gutter system is in average condition. Site Drainage Deficiencies: · There are areas that need to be regraded to maintain drainage away from the building. · Several pest holes were observed next to the buildings. · Much of the gutter system was not draining to an underground system as desired and some even drained toward the building. · One area in need of improvement was located in the garden courtyard as the gutter runs off the side of the building instead of into a downspout. Portions of the gutter system fed into rain barrels.	Average
	Courtyards	There are two courtyards on the east and west sides of the building. The courtyards are in good condition. Courtyard Deficiencies are: · There were some sidewalk repairs needed in the garden courtyard.	Good
	Landscaping	The landscaping is in average condition. No neglected lawn maintenance was found. Landscaping Deficiencies are: · Some trees need trimming and leaves need to be picked up. · Landscape blocks at the front of the school need backfilling in between them. · Irrigation boxes were observed but the system was not visible on the site visit except for an area to the right of the front of the building in need of repair.	Average
Site Utilities	Water Supply	There were no visible water supply issues. All of the water line covers	Good

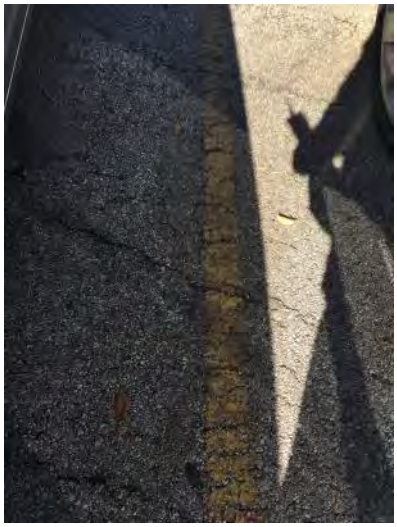
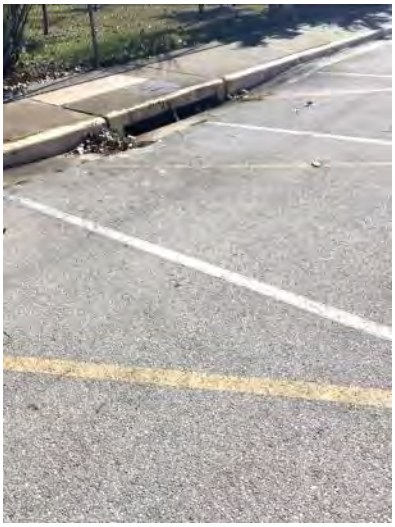
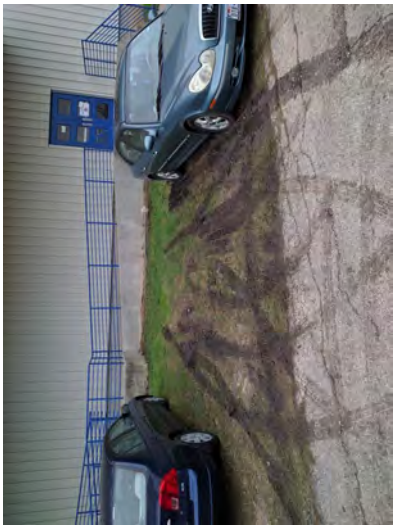
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		are in good condition.	
	Sanitary Sewer	There were no visible sanitary sewer issues. Sanitary Sewer Deficiencies are: · No fiberglass enclosure was observed.	Average
	Storm Sewer	The storm sewer is in average condition. Storm Sewer Deficiencies: · There was a manhole to the right of the front entrance that needs to be repaired. · Two area inlets were too high to allow the proper drainage and one had an apron in need of repair.	Average
	Detention Pond	The detention pond is located on the north side of the facility. It is in average condition. Detention Pond Deficiencies: · There was standing water in the detention pond · The detention pond is slightly over grown.	Average
	Other Site Mechanical Utilities	System was not present. Other Site Mechanical Utilities Deficiencies: · None	

Site Improvement Deficiency Examples

Roadways

		
School access road from Keats Drive	Road connecting parking to loading dock	Loading dock pavement and inlet

Parking Lots

		
Cracks in the parking area	Striping conflict in side parking	Parking in non-designated parking area

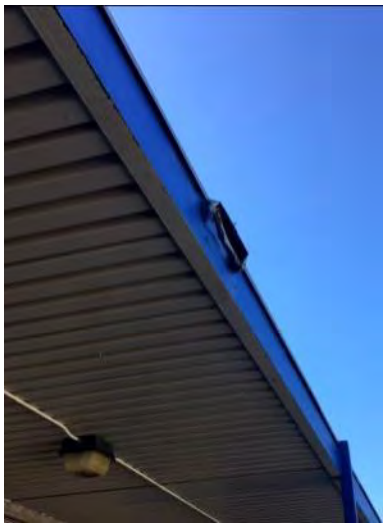
Pedestrian Paving

		
Broken sidewalk leading to the front of the school	Cracked sidewalk leading to portables	Cracked and sunk in sidewalk located from side parking to city sidewalk

Site Development

		
Slope is toward the building	Pest hole	Pest hole

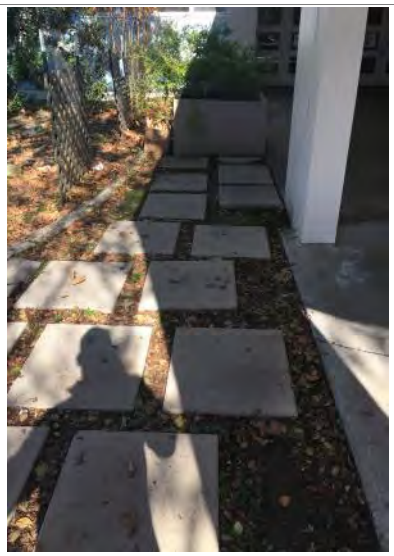
Site Drainage

		
Broken gutter	Downspouts do not flow into underground system	Downspouts do not flow into underground system

Courtyard


Sidewalk repair

Landscaping

		
Tree branch in overhead line	Broken steps and filler needed in between	Irrigation box has possible leak

Storm Sewer

	
Manhole	Area inlet

Detention Pond

Standing water in detention pond

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	2	500
Tennis Courts	2	11,800
Soccer/Multi-Purpose Field	1	59,600
Baseball/Softball Field	-	-
Bleacher Seating	1	103
Track	1	22,150
Green Space	-	-
Football Field	-	-
Playscapes	-	-

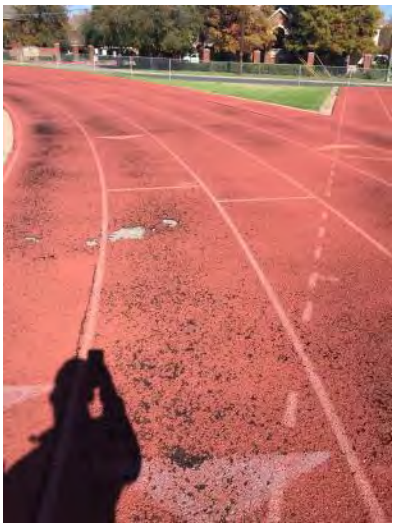
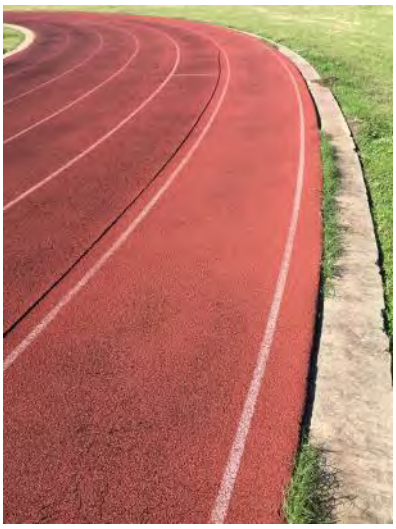
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Courts	The basketball half-court areas are in between the building and the tennis courts and are in good condition. No deficiencies were visible.	Good
	Tennis Courts	The tennis courts are on the north side of the facility. The tennis courts are in poor condition. Tennis Courts Deficiencies: · Need resurfacing. Certain areas have a blackish coloring and are slippery. · The practice wall needs to be painted.	Poor
	Soccer/Multi-Purpose Field	The soccer field is on the northwest side of the facility. It is in good condition. No deficiencies were visible.	Good
	Baseball/Softball Field	System not present.	N/A
	Bleacher Seating	System not present.	N/A
	Track	The track is on the northeast side of the facility. The track and adjacent track event surfaces are in poor condition. Track Deficiencies: · Numerous areas have surfaces that have peeled up. The areas need to be resurfaced.	Fail
	Green Space	System not present.	N/A
	Football Field	System not present.	N/A
	Playscapes	System not present	N/A

Playfield Deficiency Examples

Tennis

	
Tennis court is cracked	Tennis court has slippery black sections

Track

		
High jump area surface has peeled off	Track peeling off	Track splitting apart creating level issues

Ann Richards YWLA School Campus 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. Resurface asphalt roadways.
2. Repaint fire lane markings.
3. Repair inlet in the loading dock area.

Parking Lots

1. Use some preventative treatment on asphalt parking areas.
2. Restripe pavement markings in side parking lot.
3. Repair broken curb and gutter sections that have cracks.
4. All curbs need to be repainted.
5. Add an additional parking lot to the road off Keats Drive.
6. Repaint fire lane markings.

Pedestrian Paving

1. Replace pedestrian paving that are heaving and have cracks.
2. Replace wooden sections that are deteriorated.
3. Adjust metal plates to be flush with the sidewalk.

Site Development

1. Regrade area where drainage is sloped toward the building.
2. Fill in and inspect pest holes.

Site Drainage

1. Connect downspouts with underground storm drain system.

Courtyards

1. Replace sidewalk cracks and deteriorated wooden bridges.
2. Add a downspout to the garden gutter, see exhibit.

Landscaping

1. Analyze the irrigation system and determine whether the irrigation needs repair or replacement.
2. Inspect and fix the irrigation boxes that need to be repositioned and may have a possible leak.
3. Trim the tree branches interfering with the electrical lines.
4. Fix the broken steps and backfill the landscape blocks.

Storm Sewer

1. Fix disconnected manhole cover.
2. Regrade to area inlets that were slightly too high to ensure proper drainage.
3. Replace the area drain grate that was observed to be damaged in the parking area.

Detention Pond

1. Clear brush and debris.

Tennis Courts

1. Resurface the tennis court.
2. Repaint the practice wall.

Track

1. Replace the track and track event surfaces and repaint after the replacement of track surfaces is complete.

DRAFT

0 25 50 100
Feet

Legend

1 Recommended Improvements

Drainage Improvement

Pavement Improvement

Sidewalk Improvement

NOTES:

1. WATER VALVE.
2. ADD PAINT OR REFLECTOR FOR STEP DOWN.
3. POTENTIAL LEAK IN THE WATERLINE.
4. SECURITY CAMERA.
5. LIGHTING.
6. NO FIBERGLASS HOUSING FOR WASTEWATER LINE.
7. METAL PLATE ON SIDEWALK IS LOOSE TRIPING HAZARD WHEN WALKING FROM NORTH TO SOUTH ON SIDEWALK.
8. TRIM BRANCHES, IT IS IN CONFLICT WITH OVERHEAD LINE.
9. SIDEWALK CRACKED AND SLUMPED IN. SIDEWALK IN THIS AREA HAS A 4" TO 6" DROP OFF MAY WANT TO FILL IN TO AVOID INJURY.
10. MANHOLE NEEDS TO BE REPAIRED. TOP AREA IS DISCONNECTED.
11. HEAVING ON CONCRETE.
12. DOWNSPOUTS NOT DRAINING INTO AN UNDERGROUND DRAINAGE SYSTEM.
13. CONDENSATE IS DRAINING ONTO CONCRETE.
14. LANDSCAPE STEPS NEED FILLER (SUCH AS CRUSHED GRANITE).
15. PARKING LOT LOOKS GOOD IN TRAVEL WAY. PARKING AREA HAS CRACKING.
16. APPROX. 3 FOOT BROKEN CURB.
17. SIDEWALK DRAINS TO THE PARKING LOT.
18. SMALL HOLE/DROPOFF NEEDS TO BE FILLED.
19. SLOPES TO THE BUILDING. RESLOPE TO DRAIN AWAY FROM THE BUILDING.
20. PEST HOLE.
21. SIDEWALK CRACKING AND BREAKS.
22. IRRIGATION BOXES NEED REPAIR AND POSSIBLE LEAK.
23. CAP ELECTRICAL OUTLETS OR REMOVE ALL OUTLETS.
24. SIDEWALK CRACKED AND SUNK IN.
25. SIGN POST HOLE NEEDS TO BE FILLED IN OR IT NEEDS TO BE REMOVED.
26. REPLACE WOODEN PIECE IN SIDEWALK AND ENSURE DRAINAGE.
27. CRACKED CONCRETE PARKING.
28. AREA NEEDS TO BE REPAVED HAS CRACKING, DETERIORATING PAVEMENT, AND EXPOSED BASE.
29. OVERALL PAVEMENT IS GOOD WITH A FEW POTHOLES.
30. AREA INLET IS PLACED TOO HIGH.
31. TRACK HAS MULTIPLE AREAS WITH CRACKS AND SOME AREAS THAT NO LONGER HAVE TRACK MATERIAL LEAVING THE BASE MATERIAL EXPOSED. TRACK NEEDS TO BE RESURFACED.
32. DRAIN IS FULL OF DEBRIS.
33. STANDING WATER IN DETENTION POND.
34. NO SAFETY END TREATMENT ON THE OUTFALL PIPE.
35. SANDBAG FOUND.
36. REMOVE ELECTRICAL BOXES.
37. AREA INLET IS TOO HIGH AND APRON NEEDS REPAIR.
38. RESURFACE TENNIS COURTS CURRENTLY CRACKED AND SLIPPERY IN CERTAIN LOCATIONS.
39. REPAINT TENNIS PRACTICE WALL.
40. SIDEWALK NEEDS 5' TO 10' REPAIR.
41. DOWNSPOUTS DRAIN WATER TOWARAD THE BUILDING NOT INTO AN UNDERGROUND DRAINAGE SYSTEM.
42. ENSURE THIS AREA HAS POSITIVE DRAINAGE.
43. GUTTER BROKEN NEEDS REPAIR.
44. AREA INLET COVER DAMAGED NEEDS REPAIR.
45. TOP RAIL MISSING ON FENCE.
46. PRESERVATIVE MAINTENANCE TREATMENT NEEDED.
47. REMOVE OR REPAIR APPROX. 30' OF SIDEWALK.
48. PAVEMENT GOOD IN THIS AREA. PARKING STRIPING HAS CONFLICTING STRIPES.
49. BIKE RACK.
50. CONDENSATE DRAIN ALMOST OVER THE UNDERDRAIN, NEEDS ADJUSTING. EXPOSED ELECTRICAL BOX.
51. PIPES NEED TO BE CAPED OR REMOVED.
52. 50,000 GALLON RAIN COLLECTION TANK.
53. MISSING CAP FOR GUTTER SYSTEM.
54. GUTTER DOESN'T DRAIN INTO ANYTHING. WATER THEN FLOWS DOWN OFF THE SIDE OF THE BUILDING.
55. 500 GALLON RAIN COLLECTION TANK.
56. REPLACE WOODEN SIDEWALK PIECES AND ENSURE POSITIVE DRAINAGE.
57. NEED TO RESLOPE AREA TO DRAIN AWAY FROM THE BUILDING.

Map Date: 2/22/2017

AUSTIN Independent School District

AECOM

Ann Richards School YWLA
2206 Prather Lane