Eastside Memorial High School Site Summary

Address	12 Arthur Stiles Road Austin, TX 78721
Number of Permanent Campus Facilities	4
Original Year of Construction	1960
Total Campus Building Area (combined)	265,174 SF

Introduction

The Eastside Memorial High School campus is located at 1012 Arthur Stiles Road in Austin, Texas. Eastside Memorial High School was established in 1960, and consists of the Main School Building along with three additional campus buildings. These permanent campus buildings include the Main School Building (BLDG-019A), the Theater Building (BLDG-019B), the Stand-Alone Classroom Building (BLDG-019C), and the Mechanical Building (BLDG-019D). The Main School Building was constructed in 1960 while the Theater Building and the Stand-Alone Classroom Building were constructed in 1986. The Mechanical Building was constructed in 1998. The Main School Building and the Stand-Alone Classroom Building are connected to one another by a covered sidewalk. The Theater Building and the Mechanical Building are located directly adjacent to the Main School Building.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
8/11/16	Interview	00	9/24/16	Draft Issue
8/9-8/12/16	Assessment	01	11/22/16	Added comments from Senior Architect Florence Rice as indicated on email dated 10/28/16. See pages 5, 7, 8, 9, 11, 49, and 51.
10/17/16	Cluster Meeting			
10/17/16	Follow-Up			

Main School Building – BLDG-019A

Building Purpose	Administration, Classrooms, Cafeteria, Library, Music, and Gymnasiums
Building Area	229,135 SF
Inspection Date	August 9-12, 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 combination of exterior cladding materials such as brick, prefinished metal panels, painted steel, EIFS (exterior insulated finish system), and ceramic tile accent walls. The exterior walls that were observed were in average condition. There were areas around the perimeter of the building especially at the bottom of the walls near the gymnasium area where the brick face shell has been removed. This was most likely due to overly aggressive graffiti removal techniques which left the exterior wall more susceptible to moisture migration. In addition, there were also select areas such as on the south elevation and the west elevation just outside of the AISD (Austin Independent School District) print shop where the pointing mortar was deteriorated. There were also isolated areas with organic growth on the masonry surface such as on the west elevation at the 100-wing, various locations in the courtyards where overflow roof scuppers were located and on the split faced block on the south elevation where there was an mechanical equipment enclosure screen wall. There was an area on the west side of the building where there is a mechanical enclosure where the concrete is spalling above the line of the fence which poses a safety hazard. Chipped paint at some painted steel areas adjacent to windows on the roof level was observed. Other finishes	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		such as prefinished metal wall panels, EIFS, and ceramic tile accent walls were in good condition. The facility occupants reported that there are gaps between the floors and exterior walls which allow water infiltration. In addition, rodents, ants and roaches are present throughout the building. Rodents nest in the front office closet. The facility occupants also noted that there is a crack in the exterior wall at the principal's office.	
	Exterior Windows	The exterior windows consist of single-pane glazing units with prefinished aluminum frames. There were many localized areas where the window panes were cracked. It was observed that the window glazing sealant is cracked and is deteriorated on the windows throughout the facility. The window sealant was cracked and deteriorated in the clearstory windows in roof area 31 above the library. The windows in the 700-wing were etched, yellowed, and difficult to open and the sealant was deteriorated. There was a cracked window in the male faculty restroom and the window was difficult to open. The windows on the west elevation locker rooms are in poor condition; the sealant was cracked, the panes were etched, and there were several cracked panes. The exterior window pane at the kitchen was badly etched. The window sealant was deteriorated, there were two cracked windows that do not open on the west elevation and one severely cracked window on the east elevation of the cafeteria. The windows on the east side of the building, the band/orchestra area and the freshman wing appeared to be in relatively newer condition. However, there was a broken pane at the south elevation near the western most entry doors. The facility occupants reported that the majority of the exterior windows have exceeded their typical design service life. Many of the windows do not seal properly and leak during rain events; the worst area was noted in the 700-wing.	Poor
	Exterior Doors	There are two main public entryways located at the east side of the building. These doors are painted metal with painted metal frames with vision lights. The remaining exterior service doors around the facility are of the same type. Additionally, there were four 12'x12' manually operated painted wood roll-up doors and one 12'x12'	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		prefinished aluminum manually operated roll-up door in the auto shop. The exterior doors, frames, hardware and vision lights throughout the facility were observed to be in average condition due to age, high usage, difficult hardware operation, paint scratches, light scratches, dents, and minor rusting. The doors in the 100, 200, 300, 400, and 500 areas were in average condition with minor dents, chipped paint, and etched lights. The 700-wing doors were in poor condition with the same deficiencies. The four 12'x12' painted wood overhead roll-up doors in the auto shop had rotted sills, soiled and chipped paint, the door hardware was bent, and the weather stripping was deteriorated. The 12'x12' prefinished aluminum overhead roll-up door in the auto shop was observed to be in good condition. The band room and mechanical room entry doors were dented, rusted, and the paint was chipped. The exterior door light frame at the kitchen was damaged and in poor condition. The freshman wing prefinished aluminum doors/frames/lights were in good condition. The facility occupants also reported that the majority of the panic door hardware and general door hardware components on the exterior doors (hinges, sills etc.) have exceeded their typical design service life and cause persistent maintenance problems. The ceiling to floor roll-up gates do not function well.	
Roofing	The roof material covering the building varies between low slope modified bitumen with a granular topping and steep sloped prefinished metal standing seam roofing. There is a covered walkway near the main entryway on the east elevation with a corrugated metal flat roof and between the 9th grade academy and freshman buildings with a low slope flat modified bitumen roof. The roofs also have acrylic skylights. Most of the roofs manage rain water by internal roof drains and prefinished metal gutters and downspouts that drain water to the exterior perimeter of the building. Prefinished metal flashings and painted wood fascias are located at the roof edges. Painted plaster and wheat board soffits are found at various locations around the building. The roof surfaces were observed to be in average condition. The sloped standing seam roofs were only visually inspected. Most of the low slope modified bitumen roofs had areas which showed evidence of ponding. There were other areas where alligator cracking was observed near the seams. The roof at roof asset A-11 above the gymnasium offices was badly deteriorated with exposed roofing insulation. Vegetation growth was observed at several locations along the perimeter of the building overhanging the roof and interfering with the gutters and fascias. Some of the galvanized and prefinished metal fascias in the 100 and 300		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		areas were loose, bent, and detached. The painted wood fascias at the gymnasium were rotted or missing. Some of the soffits at the 100 and 300 area courtyards and the 100 east elevation were damaged. The downspouts around the perimeter of the building were in good condition; however, there were many instances where the soil had been washed away from the building foundation wall. Approximately 80 2'x4' skylights are located at various roof locations and were observed to be in average condition. One skylight had plywood placed over it temporarily. Several areas were observed where the roofing membrane has been punctured by pipe or equipment support pads. The support steel for the roof mounted equipment was showing signs of rust. Many of the roof drains were clogged with roof debris. The facility occupants reported that during rain events, the roof leaks at the vent hoods. A new roof was being installed at the 200 and 400 areas at the time of the assessment. ASID staff reported that the 100-wing roofing is currently under repair. The roofing should be monitored to ensure the repairs provide a sufficient solution.	
Interior Construction	Interior Walls	The interior partitions original to the building are predominately constructed of painted CMU (concrete masonry unit), glazed block, and brick and painted gypsum board that is painted with glazed tile on the lower portion of the wall. The administration offices and the library had painted gypsum board construction, CMU, or brick walls. The interior partition construction materials appeared to be in average condition. The interior sidelight and window glazing was etched and scratched at various locations such as the cafeteria. There was also a cracked sidelight window in the freshman wing at office T119. The wire mesh partitions in the male and female locker rooms were in average condition with minor chipped paint.	Average
	Interior Doors	The portions of the building original to construction consist of wood doors in wood frames, hollow metal doors in hollow metal frames with and without lights. The kitchen has several metal overhead roll-up doors. The interior doors were observed to be in poor condition given the age of the system and show typical signs of wear and use. The wood doors in the 100, 200, 300, 400, and 500 areas were scratched, gouged, and cracked. The wood doors in the 700-wing have similar deficiencies but were in worse condition. The windows in the doors and transoms throughout were etched. The door hardware was operable but worn. The painted	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		metal doors and frames in the cafeteria were dented and the paint was failing. In the gymnasium wing, the painted hollow metal doors and frames and wood doors in painted hollow metal frames were dented and scratched. The facility occupants reported that the overhead roll-up gates in the kitchen do not function well and have requested that they be removed in the cafeteria. In addition, the security gates that are used to shut down the various wings have reached their typical design service life and do not function well.	
	Interior Specialties	There are prefinished metal lockers located throughout the facility. The lockers were observed to be in average condition. The corridor lockers were soiled and scratched. The lockers in the male and female locker rooms were dented, scratched, and rusted. The facility occupants reported that the lockers were old and are not ADA (American with Disabilities Act) compliant.	Average
Stairs	Exterior Stairs	The exterior stairs are comprised of poured concrete. The stairs were observed to be in average condition. There were three exterior stairs that lack proper handrails. Lack of handrails is a safety hazard.	Average
	Interior Stairs	There are four sets of interior wood stairs in the gymnasium leading to the former stage area. One set of stairs at the former backstage area had a broken wood stair tread which poses a safety hazard. The freshman wing has two concrete filled metal pan stairways that were in good condition.	Average
Interior Finishes	Interior Wall Finishes	The interior partitions original to the building are predominately constructed of painted CMU, glazed block, brick and painted gypsum board with glazed block on the lower portion of the wall. There are new ceramic tile wall finishes in the male and female restrooms in the 200-, 300- and 400-wings. There is painted CMU and exposed brick in the band rooms with acoustical wall panels mounted to the walls which are in good condition. The freshman wing finishes are made up of painted CMU, gypsum board and glazed block which are all in good condition. The interior wall finishes appeared to be in average condition as instances of minor cracking and chipping were observed throughout all wall surfaces with portions of the 700-wing being in the worst condition. In the small	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		gymnasium the painted CMU was badly chipped. The wall finishes in the cafeteria are comprised of exposed brick, glazed block, painted CMU, and painted gypsum board which was chipped and soiled. The administration offices and the library had painted gypsum board which was chipped and had brick walls. The wire mesh partitions in the male and female locker rooms are in average condition with areas of minor chipped paint.	
	Interior Floor Finishes	The floor finishes throughout the facility are predominantly 12 x 12 VCT (vinyl composite tile) in the corridors, classrooms, and lunch room. Some 9x9 floor tile was observed around the facility, which is potentially an ACM (asbestos containing material). There is ceramic floor tile and quarry tile in the restroom and locker rooms, janitorial closets, and kitchen. Carpeting is in the print shop office, administration, and library. The gymnasiums are finished wood floors. There are sealed and painted concrete floors in the auto shop. The 12x12 VCT in the auto shop 710 was scratched and in poor condition. The remaining VCT in the corridors, classrooms (100-, 300-, 500-, and 700-wings), and lunchroom were in average condition. Interspersed throughout these areas were sections of 9x9 floor tile that is potentially an ACM. There were ceramic tile floors in the shop locker, restrooms, and MRR 700 male restroom that were chipped and worn. The carpeting in the print shop office was stained and worn. The remaining carpeted areas were in good condition. The gymnasium floors were all in average condition. The facility occupants noted that the quarry tile in the serving line in the cafeteria has buckled.	Average
	Interior Ceiling Finishes	The interior ceiling finishes around the facility are comprised of 2x4 wheat board and 2x4 and 12x12 ACT (acoustical ceiling tile). The 2x4 tectum board ceilings in the 100, 200, 300, and 400 area corridors, classrooms, restrooms, and health clinic were in average condition some soiled with minor water stains. In the 700 area there were water stained, aged and bowed ceiling tiles particularly in classrooms 702, 704, 708, room 207 (the roof above this area was being repaired) and room 410. The large and small gymnasium, male and female locker/shower ceiling finishes were comprised of 2x4	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		tectum board and painted structural steel which were in average condition. The 2x4 ACT in the administration, main office, and the 500 area classrooms were in average condition. The 2x4 ACT in the kitchen and cafeteria had some water damaged ceiling tiles. The 2x2 ACT in the library had minor water damaged tiles. The ceiling tiles in the band/orchestra room was severely bowed and in poor condition. The freshman wing 2x4 ACT was in good condition. The facility occupants noted that the ceiling was open near the cafeteria serving lines.	
Conveying	The Freshman Academy section of the building is equipped with a hydraulic passenger elevator to service two levels. The hydraulic pump was located in a mechanical room, ELVMEC1, adjacent to the elevator shaft and accessed from outside. The elevator was noted as having a maximum weight capacity of 2,100-pounds. This elevator was installed in 2005 and appeared to be in excellent condition. No current inspection certificate was observed, and access to the car was not achieved. A maintenance and inspection log entry for 02DEC15 was observed in the hydraulic pump room.		Excellent
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. The school also has male and female locker rooms to support athletics and the physical education department. The public restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount/wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. The locker rooms have multi-occupant showers. The kitchen has wall-mounted vitreous china sinks for personal use and stainless steel kitchen equipment throughout. The student lab rooms and faculty break rooms have molded in-counter sinks with manual faucets. Water coolers are located throughout the facility, typically near the public restrooms. The restroom plumbing fixtures in the building were observed to be in poor condition with typical wear and tear associated with the age of the system and general everyday use. The system has exceeded its typical life expectancy. The fixtures in the T-wing were observed to be in good condition.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	There are multiple gas and EWHs (electric water heaters) throughout the building to feed specific locations. These water heaters are located in the designated mechanical/electrical rooms associated with the building, and cafeteria area. These water heaters are estimated to be of 500- to 1,200-gallon capacity. The science labs in the T-Wing have small instantaneous water heaters installed below the sinks. The main mechanical room of the building has two 200-TON chillers and two 300-TON cooling towers on the exterior shell. The room also has series of hot water pumps and cold water pumps associated with the chillers and cooling towers. The large water heaters, which have an estimated capacity of 1,200-gallons, in the electric room outside the cafeteria, kitchen, and mechanical room 100 were observed to be in poor condition. These water heaters appeared to be past the typical design service life. The water heaters with an estimated capacity of 600-gallons in mechanical room 400 and T140 were observed to be in good condition with no identified or reported deficiencies. The plumbing distribution equipment was observed to be in average condition based on the deficiencies of the water heaters mentioned above. Damaged insulation and corroded piping was also observed in some of the spaces. The chillers and cooling towers in the main mechanical room were observed to be functioning well and in good condition with typical deficiencies like damaged insulation and corroded piping. Chilled water pump, CHWP-2 was observed to be leaking in the main mechanical room. It was leaking, mostly due to package leaking. The mechanical room in the basement of the gymnasium was inaccessible at the time of the assessment.	Average
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system, but the covers were observed to be corroded. The domestic water and gas pipelines throughout the building were rusted. It was reported that the science classroom floor drains do not collect water properly.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	The major mechanical equipment consists of FCUs (fan coil units) located in classrooms and labs, split-system air condensers and AHUs (air handling units) located primarily in larger mechanical spaces inside the school. Package units are located on the roof or around the exterior perimeter of the facility. These serve the HVAC (heating, ventilating, and air conditioning) system along with some additional equipment at the neighboring campus facilities. The AHUs are located throughout the interior of the facility and range from an estimated 1,050 CFM (cubic feet per minute) to 25,800 CFM in capacity. These AHUs serve different zone locations throughout the facility. Typically, the AHUs are equipped with preventative maintenance logs attached to the housing enclosure or nearby for reference. The facility contains many package units, mostly located on the roof and two located around the exterior perimeter of the facility. These package units range from an estimated 2-TON to 12-TON capacity. Multiple ERUs (energy recovery units) are installed in the penthouses on the roof of the building. One ERU is installed on the roof of the T-wing which served the entire wing. The unit mixes outside air with the air returned by HVAC units to maintain a standard temperature in the wing. Supplemental mechanical equipment for the HVAC system also includes EFs (exhaust fans), VAV (variable air volume) terminals, and FCUs. Roof top EFs were installed 2006 or 2015 and were observed to be in good condition. Roof top EFs ranged between 300 CFM to 1500 CFM capacity. The roof top EFs over the kitchen are much larger. A make-up-air unit was also observed over the kitchen space. The VAV terminals and FCUs were observed to be in good condition with no reported or observed deficiencies. The AHUs and RTUs (roof top units) were observed to be in average condition with the most typical deficiency being corrosion on the housing enclosure and the piping associated with the units. Additional deficiencies observed include general aging of the equipment, damaged insulation, excessive noise and vibration, and a few leaks. It was reported that the AHU in room 710 was leaking. Some RTUs and split-systems use R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. Five new RTUs were installed within the last year on the roof and were observed to operate in excellent condition. The ERU on the roof of the T-wing was observed to be in good condition, maintaining a constant temperature throughout the wing. ERUs in the penthouses could not be observed as the penthouses were inaccessible at the time of the assessment. Electrical and mechanical rooms were warm and humid and were insufficiently ventilated. The overall HVAC system of the building was observed to be in average condition based on the previously mentioned deficiencies. It was reported that various parts of the building had inconsistent temperatures, which was most likely due to building renovations which resulted in an unbalanced system.	Average

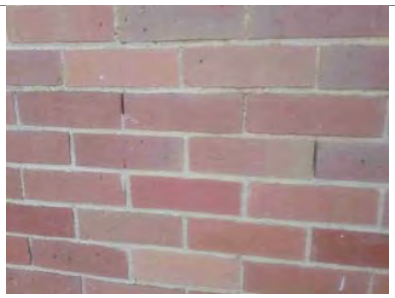
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	The building is equipped with a fire alarm system that consists of alarm and signaling devices such as horn and strobe combination devices, pull stations, and detectors. The fire alarm system is controlled by a Honeywell Silent Knight control panel. The fire alarm system was observed to be in good condition. However, the fire alarm control panels displayed a "TROUBLE" indication. The nature and cause of the problem was not determined.	Good
	Fire Protection/ Suppression	The majority of the building does not have an automatic fire suppression system. There is an automatic sprinkler system for fire suppression located above the stage in the theater. The building is protected by portable fire extinguishers placed throughout the facility. The kitchen area is provided with Badger Range Guard wet chemical fire suppression. There was no evidence of inspections or testing of the kitchen hood suppression system. Although the fire extinguishers are up to date on inspections, fire extinguishers are located in the mechanical rooms, but many are not mounted to by brackets to the walls. There are fire extinguishers sitting on the floors, behind equipment and storage, and on mechanical equipment.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at 480Y/277 volts from pad-mounted transformers located outside the building on the north side. Distribution equipment is located throughout the building. A 480Y/277-volt, 3-phase switchboard with a 1200-amp main circuit breaker located in the MAINMECH room provides power and over current protection for the chillers, pumps, and cooling tower for the HVAC System. Two additional electrical rooms, ELECKIT1 and ELECKIT2 are adjacent to the MAINMECH room. ELECKIT1 contained a transformer and a switchboard rated for 480Y/277 volts at 2,000-amp. This switchboard feeds the kitchen and cafeteria. ELECKIT2 contained a switchboard, rated for 480Y/277 volt at 1600-amp, that provides power and over current protection for the BLDG-019B, the gymnasium and the south annex. An electrical room on the west side of the building, ELEC700, provided power and over current protection	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		for the school district's print shop. This switchboard's nameplate was not readable and therefore, the rating is unknown. An 800-amp, 400-amp, 480Y/277 volt distribution panelboards are located in a corridor outside room GVBCOFC. A 480Y/277 volt, 800-amp distribution center was located in the library. 208Y/120 volt 3-phase distribution panels were located in dedicated mechanical rooms, electrical rooms, and closets. This equipment was fed by step-down transformers in the building. They also provided over-current protection for branch circuits and for sub-panels located throughout the building. The building was equipped with a TVSS (transient voltage suppression system) located in the mechanical room MECHKIT. It was specifically reported that room 504 frequently trips circuit breakers that supply it. Room 705 (computer lab) does not have adequate supply; and the print shop and auto shop specifically have original panels for which spare parts cannot be obtained and need to be replaced. While much of the electrical distribution equipment was observed to be in poor condition, a large fraction of the equipment was original and in poor condition with assets exhibiting corrosion and were well beyond their typical useful life. There were numerous receptacle and junction boxes with missing covers and exposed wiring. A number of original panelboards had been re-purposed as junction boxes, tying in the original branch circuits to newer panelboards. This condition could be considered a life safety hazard.	
	Lighting	Interior lighting primarily consists of recessed and suspended T-12 and T-8 fluorescent fixtures. Exterior lighting consists primarily of flood light fixtures, surface-mount soffit fixtures and wall-mounted metal halide fixtures. It was reported that these fixtures are being replaced by LED (light-emitting diode) units they fail. Emergency wall packs and illuminated exit signs were observed throughout the building. It was reported that the high bay metal halide lighting	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		fixtures in the gymnasium were slow to fully illuminate, and that they are experiencing frequent maintenance problems. Fluorescent tubes were missing or not working in a number of fixtures. . It was reported that the exterior lighting in the back parking lot and in a number of breezeways, which connect building wings, was not adequate.	
	Communications & Security	The building is equipped with electronic key pass entry, interior and exterior security cameras and motion sensors throughout the building. The security equipment appeared to be in good condition. The building is equipped with telecommunications systems. Overall, the buildings communication and security system is in good condition. It was reported that additional surveillance cameras were needed in the corridors, and on the exterior.	Good

Exterior System Deficiency Examples

Exterior Walls



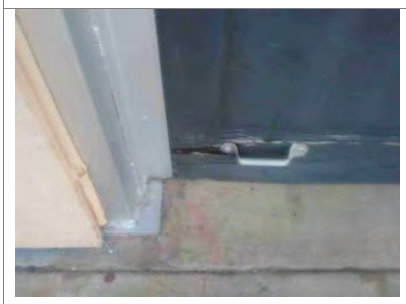
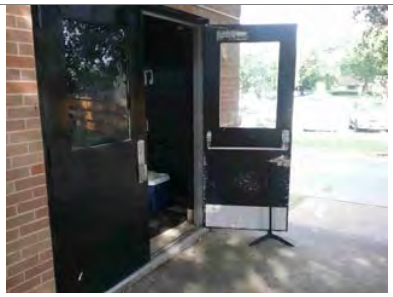
Exterior Windows






Exterior Doors



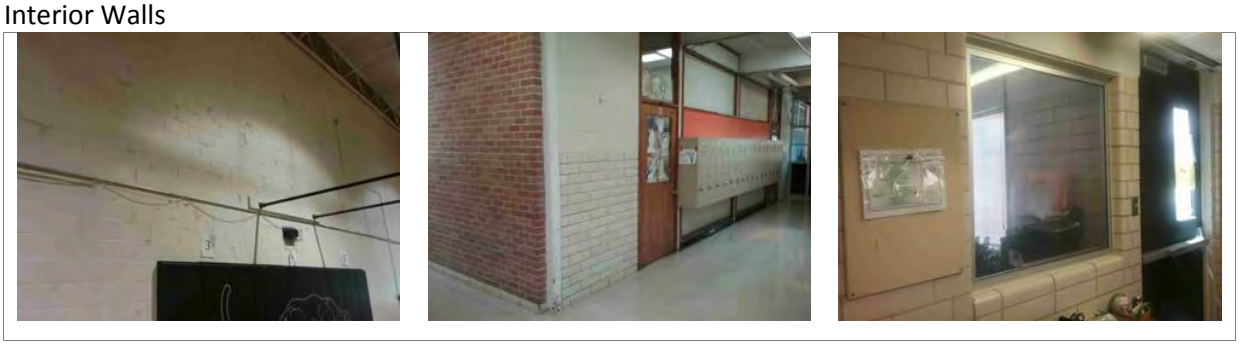
Roofing Deficiency Examples



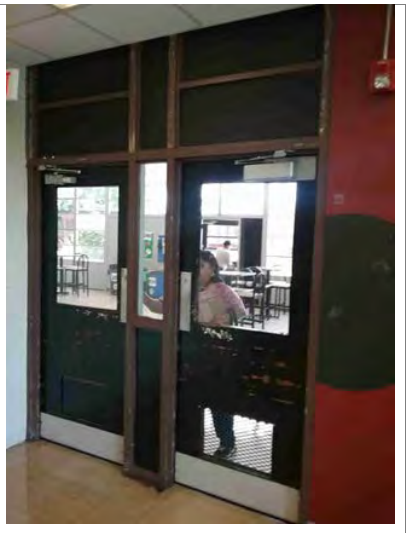



Interior Construction Deficiency Examples

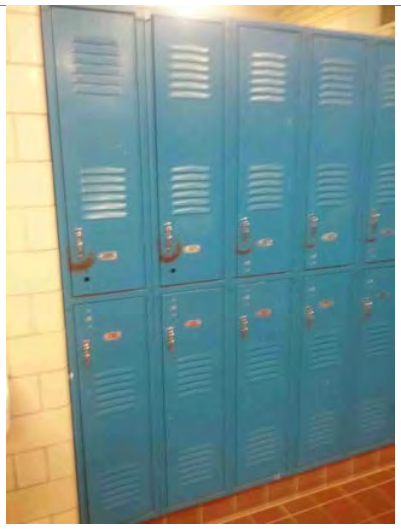
Interior Walls



Interior Doors



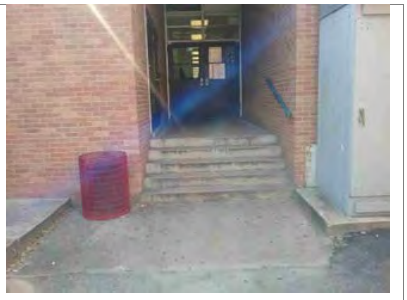
Interior Specialties


Stairs Deficiency Examples

Exterior Stairs

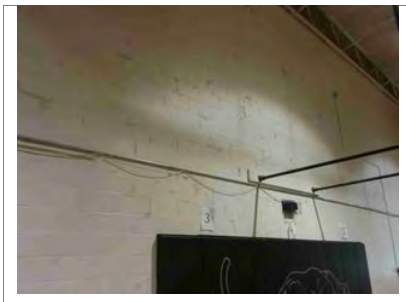
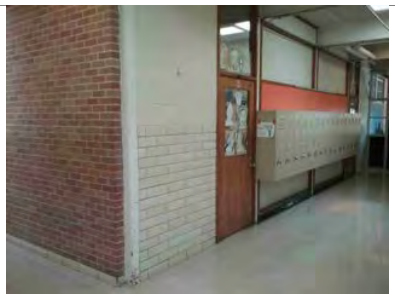
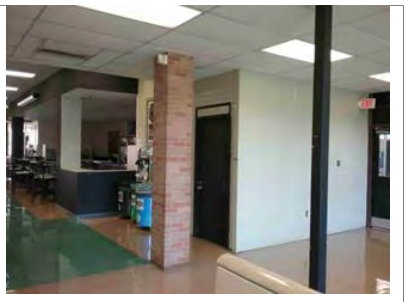




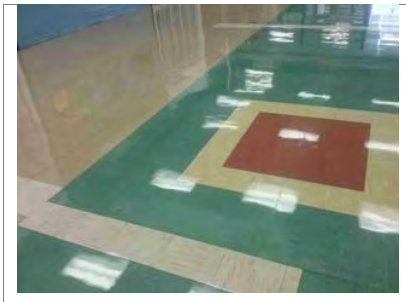
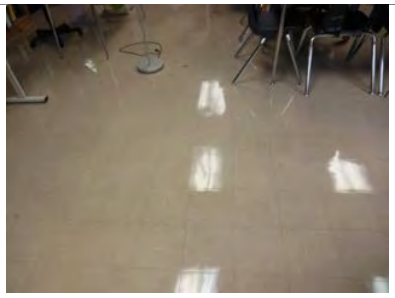
Interior Stairs

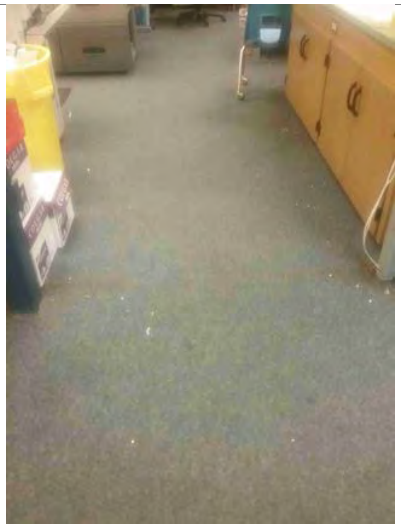
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

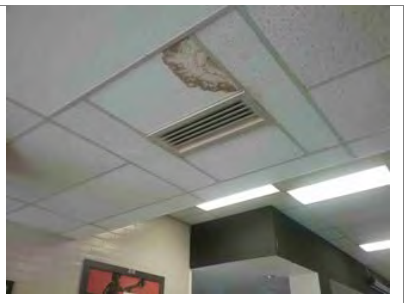
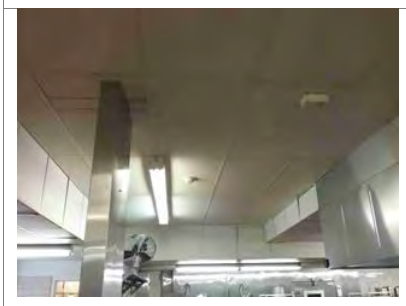
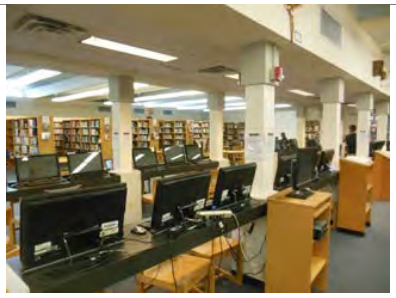




Interior Ceiling Finishes

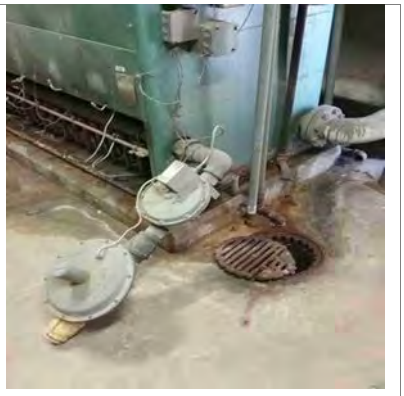




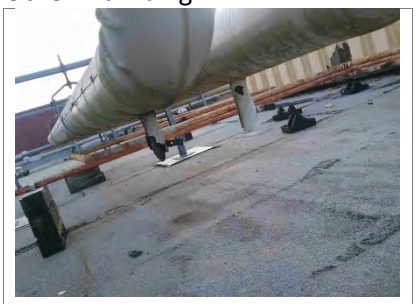





Domestic Water Distribution



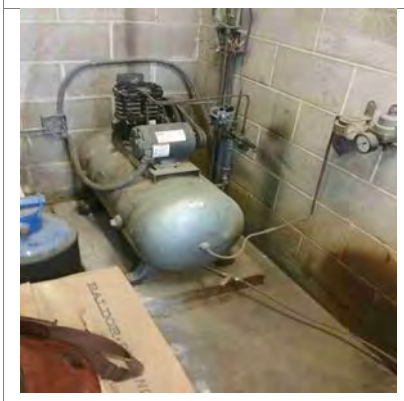
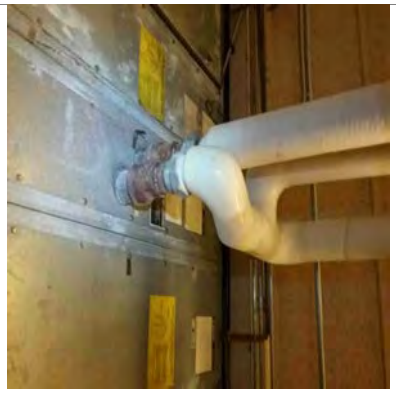


Other Plumbing



Mechanical/HVAC System Deficiency Examples




Fire Protection System Deficiency Examples

Fire Alarm

Fire Protection/Suppression

Electrical System Deficiency Examples

Electrical Distribution

Lighting

Theater Building – BLDG-019B

Building Purpose	Theater
Building Area	10,851 SF
Inspection Date	August 10, 2016
Inspection Conditions	100°F - Sunny
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 of the building are constructed of brick with a stucco soffit at the perimeter of each roof level. There is a metal ladder attached to the brick façade at the south east elevation of the building that provides access to a portion of the south roof. The brick and mortar joints were observed to be in good condition on all façades of the building. Minor dirt build-up was observed on the brick at the higher sections of the façade walls. The stucco soffit was observed from grade level and appeared to be stained and dirty at various locations.	Good
	Exterior Windows	The only exterior windows in the building are located at the main entry on the north elevation of the building. The windows are single pane glazing in an aluminum storefront framing system. The exterior windows were observed to be in average condition. The framing elements of the system were dented in several areas and showing minor signs of corrosion.	Average
	Exterior Doors	The main entry to the building is located on the north elevation. The main entry doors are fully glazed in an aluminum storefront framing system. The exterior service doors are metal with metal frames. There is one manually operated metal roll-up door located at the rear of the building on the south elevation. The exterior doors were observed to be in average condition. The service doors were dented, missing	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		various pieces of door hardware at some locations, and showing general age due to exposure to the elements.	
Roofing	The roofing material covering the building is constructed of two different systems: low slope built-up roofing and steep slope standing seam metal roofing. The standing seam metal roofing was observed from grade level only and was not accessed during the assessment. The low slope built-up roofing section at the south end of the building was the only assessable area for observation. The remaining built-up roof areas were not accessible and not able to be viewed from grade level. Water is largely removed from the roof surface via interior roof drains. The portion of built-up roof that was accessed was observed to be in poor condition and nearing or at the end of its typical design service life. Several areas of the gravel ballast were worn away exposing the asphalt and roofing felt material. The flashing was observed to be corroded. Many of the roof drains were missing debris cages.		Poor
Interior Construction	Interior Walls	The majority of the interior walls are constructed of CMU. There are two small open mezzanine levels located at the rear of the theater stage area. The mezzanines are constructed of concrete and steel. Interior windows are found at the elevated projection room at the rear of the theater. These windows are aluminum framed with single pane glazing. The interior walls were observed to be in average condition. Cracked CMU, possibly caused by building settlement, was observed in the projection room. Cracked and damaged glazing was observed in one of the projection room windows.	Average
	Interior Doors	The interior doors throughout the building are wood with metal frames. An interior manually operated metal roll-up door is located between the stage area and the back-of-house receiving area. The roll-up door was fixed in the open or up position and not viewed at the time of assessment. The interior doors were observed to be in average condition showing scratches, gouges, and minor damage on approximately 50 percent of the doors in the building. Some doors have carved graffiti in the main lobby area.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There is a concrete ramp with a metal tube handrail located at the main entry of the building. There is an additional concrete ramp, set of stairs, and metal tube handrail/guardrail system providing egress from the	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		theater at the northwest elevation of the building. There is a concrete stair and metal tube handrail at the south east elevation of the building providing egress from the theater. The concrete ramps and stairs were observed to be in good condition with only minor deficiencies noted. The paint finish on the metal tube handrails was chipped and peeling in many locations.	
	Interior Stairs	Two sets of interior stairs are located in the theater area providing access to the stage and back-of-house spaces. The stairs appear to be concrete finished with carpet. Each stair has an associated metal tube wall-mounted handrail. There is also an interior stair providing access to the projection room at the rear of the theater. This is a steel framed stair with metal tube handrails where the treads are finished with VCT. The interior stairs and handrails were observed to be in good condition. The paint finish on the metal handrails was worn and chipped.	Good
Interior Finishes	Interior Wall Finishes	The CMU walls found within the building are painted. The theater has wood paneling framing the stage area and wood wool acoustical wall panels at the sides and rear of the theater. The main entry lobby has exposed brick walls. The restroom walls are finished with glazed tile. The interior wall finishes were observed to be in average condition due to age and wear. The painted CMU, especially in the theater support spaces behind the stage, were smudged and chipped in various areas. Excessive dirt build-up was observed above the roll-up door leading to the exterior. The wood paneling framing the stage in the theater was observed to be damaged, warped, and chipped in various areas.	Average
	Interior Floor Finishes	The theater support spaces and mezzanines have a sealed concrete floor. The stage has a concrete base with a layer of painted plywood on the surface. There is VCT found in the dressing rooms, at the front entry lobby, and in the projection room. The main theater area has a combination of carpet and sealed concrete floor at the seating area. The restrooms are finished with ceramic tile. The interior floor finishes were observed to be in average condition. The sealant on the concrete floors appeared to be aged and in need of a fresh coat of	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		sealant. The carpet in the theater was observed to be aged and stained with the seams separating in various locations. The VCT in the projection room was observed to be aged and heavily scratched and worn. The plywood surface covering the stage was heavily worn and gouged from moving equipment across the floor.	
	Interior Ceiling Finishes	The main entry lobby ceiling is finished with ACT. The main theater and the restrooms are finished with a gypsum board hard ceiling. The mezzanines and theater support spaces do not have finished ceilings and are open to the structure above. The interior ceiling finishes were observed to be in average condition. Water-damaged gypsum board was observed in the male restroom. The water damage was possibly caused by a roof leak or plumbing leak above the ceiling.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has male and female public restrooms located adjacent to the lobby. Two single-user unisex restrooms are located adjacent to the theatre stage. The toilets are floor-mounted with manual flush valves, and the sinks and urinals are wall-mounted with manual controls. All of the fixtures in the restrooms are vitreous china. The plumbing fixtures were observed to be in good condition.	Good
	Domestic Water Distribution	The school's domestic water system serves the restrooms, dressing rooms, janitorial closet, and wall-mounted water coolers. Facility-wide, the domestic water system is in good condition with typical wear and tear associated with general everyday use.	Good
	Other Plumbing	Two sump pumps were observed in the storage room next to the exit below the stage area. The sump pumps were observed to be in good condition.	Good
Mechanical/ HVAC	The building consists of three AHUs varying in size from an estimated 2,500 CFM to 10,000 CFM, a series of hot and cold water pumps and a 500 MBH gas-fired hot water boiler in the mechanical rooms on mezzanine. One of the three AHUs is in the control room. The building has roof-mounted EFs which provide ventilation to the public restrooms and the storage rooms on the mezzanine. An EWH is provided in the dressing room on the first floor.		Average

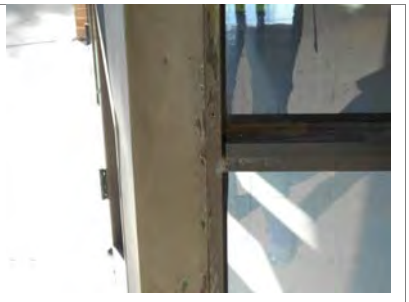
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	The HVAC systems were in average condition. Staff did not report any complaints with the building's HVAC system. The electrical room was warm and was equipped with a mechanical ventilation system that appeared to be inoperative. The AHUs as well as the water pumps are aged and approaching the end of their typical design service life. Water outlet pipelines connected to the air handlers was rusted.		
Fire Protection	Fire Alarm	The building was equipped with a fire alarm system that consists of alarm and signaling devices such as horn and strobe combination devices, pull stations, and smoke detectors. The fire alarm system was controlled by a Honeywell Silent Knight control panel. The fire alarm system was observed to be in good condition.	Good
	Fire Protection/ Suppression	The building has a wet pipe fire sprinkler system. Dry chemical portable fire extinguishers are located throughout the building. The fire protection system was observed to be in good condition and is regularly inspected by a fire marshal. The observed fire extinguishers have up-to-date inspection tags.	Good
Electrical	Electrical Distribution	The main distribution center for this building is located on the second floor room THEELEC. The 480Y/277-volt, 400-amp, 3-phase main panelboard, supplies electricity to various branch circuits and to a dry step-down transformer. This transformer supplies 208Y/120 volt, 3-phase power to a second distribution panelboard. The equipment appeared to be in average condition; however, a great deal of dust appears to have accumulated.	Average
	Lighting	Interior lighting within the buildings appeared to be primarily from surface mounted, recessed, and suspended T-12 and T-8 fluorescent Fixtures. Emergency wall packs and illuminated exit signs were throughout the building. Exterior lighting consisted primarily of flood light fixtures, surface-mounted soffit fixtures, and wall-mounted metal halide fixtures. It was reported that as older units fail, LED units are replacing these fixtures. The backstage was equipped with high bay metal halide lighting fixtures. Recessed fixtures illuminated the auditorium. The lighting appeared to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	The building was equipped with electronic key pass entry and exterior security cameras. The security equipment appeared to be in good condition. The buildings were equipped with telecommunications systems. The security keypad indicated a “COMM’ failure. The nature and cause of the problem was not determined.	Average

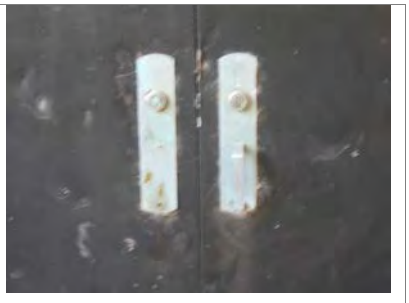
Exterior System Deficiency Examples

Exterior Walls


Exterior Windows

Exterior Doors

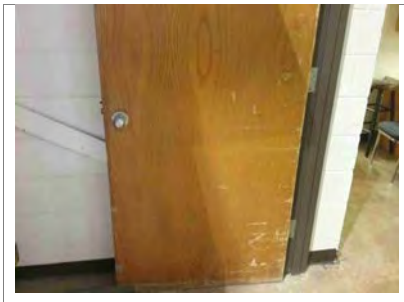
Roofing Deficiency Examples

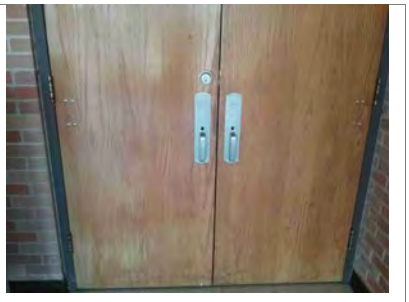


Interior Construction Deficiency Examples

Interior Walls

Interior Doors





Stairs Deficiency Examples

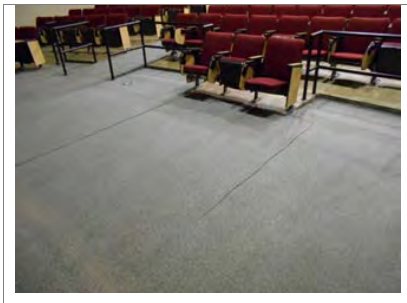
Exterior Stairs

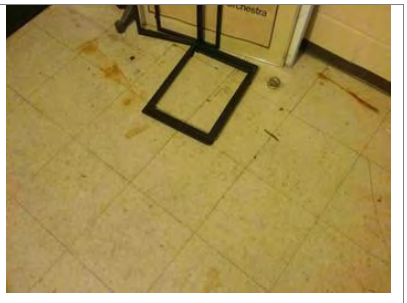
Interior Stairs

Interior Finishes Deficiency Examples

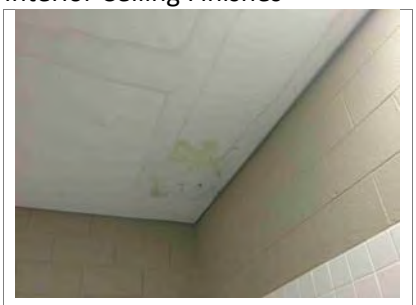
Interior Wall Finishes

Interior Floor Finishes





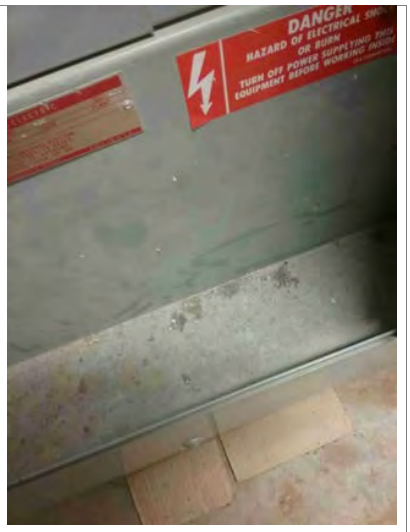
Interior Ceiling Finishes



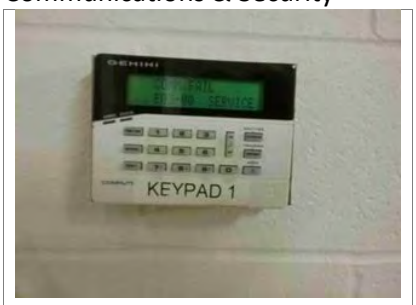
Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Electrical Distribution



Communications & Security



Stand-Alone Classroom Building – BLDG-019C

Building Purpose	Classrooms
Building Area	24,940 SF
Inspection Date	August 10, 2016
Inspection Conditions	100°F - Sunny
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 building is a two-story structure. The exterior walls of the building are brick with a metal panel soffit at the roof edge. There are aluminum louvers of varying sizes present on all façades. The exterior walls were observed to be in good condition with a few minor deficiencies observed. Built-up dirt and what appeared to be paint ball marks were observed on the brick façade. The underside of the exterior entry canopy was observed to be stained and water damaged from a possible leak from the canopy above.	Good
	Exterior Windows	The exterior windows around the facility are aluminum framed with single pane glazing. These windows appear to be the operable type. The windows at the entry doors are single pane glazing in hollow metal frames. The exterior windows were observed to be somewhat aged, but in good condition with no deficiencies noted.	Good
	Exterior Doors	There are four entry points into the building. The main entry doors are located on the north west elevation of the building. The doors are metal with glazing lights in metal frames. The remaining service doors on the exterior are metal with metal frames. The exterior doors were observed to be in average condition showing signs of wear and use. There were no operational deficiencies observed with the entry doors.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	The roof covering the building is a built-up system with gravel ballast. There are sections of steep sloped standing seam metal panel roof at the two entrance canopies on the west elevation. There are interior roof drains present on the built-up roof surface and there are sections of metal gutter for perimeter water drainage at the sloped metal entrance canopies. The standing seam metal roof sections were not accessed during the assessment and observed from grade level only. The roof was observed to be in good condition. The gravel ballast was observed to be largely intact throughout the roof surface. There were very few minor small areas of stained ballast indicating previous ponding water. There were no reported or observed signs of roof leaks inside of the building. A small section of metal gutter over the main entry was observed to be clogged with plant debris.		Good
Interior Construction	Interior Walls	The interior walls found in the building are constructed of gypsum board and metal studs. There are interior windows found in the main corridors providing sight into the classrooms. The interior windows have hollow metal frames with single pane glazing. The interior walls and windows were observed to be in good condition. One deficiency was observed in the gypsum board construction at the roof hatch. There was a crack in the gypsum board caused by possible water infiltration at the perimeter of the hatch.	Good
	Interior Doors	The interior doors found in the building are wood with glazing lights and hollow metal frames. The doors were observed to be in good condition showing minor signs of wear. Only a few doors had loose hardware and were difficult to open/close completely.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	There are two interior stairwells located in the building to provide access to the second level. The stairs have a steel structure with metal tube handrails and guardrails. The stair treads are finished with VCT and have a non-slip finish at the nosing. The stairs were observed to be in good condition with no observed deficiencies.	Good
Interior Finishes	Interior Wall Finishes	The interior walls are constructed of gypsum board that has a painted finish. Glazed tile is found in the walls in the restrooms. The interior wall finishes were observed to be in good condition. Several of the walls in the classrooms had chipped paint or were scratched from use or moving furniture.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The floor finish throughout the corridors and classrooms is VCT. Ceramic tile flooring is found in the restrooms. The floor finishes were observed to be in good condition and well maintained showing minor signs of age and use.	Good
	Interior Ceiling Finishes	ACT is found throughout the corridors and classroom spaces in the building. There is a gypsum board ceiling found in the main entry lobby area and in the restrooms. All of the ceiling finishes were observed to be in good condition showing only minor signs of age.	Good
Conveying	The building is equipped with a 2,100-pound capacity hydraulically elevator that serves the ground and second floors. The elevator is accessible by a dedicated key. The hydraulic pump is located in a mechanical closet adjacent to the elevator shaft, room G108. The elevator had a current inspection certificate, issued by the Texas Department of Licensing & Regulations, posted in the mechanical closet. The elevator was installed in 1985 and the car was in average condition and exhibited wear consistent with its age.		Average
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. The public restrooms have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount/wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. The student lab rooms and faculty break rooms have molded in-counter sinks with manual faucets. The water coolers are located throughout the facility, typically near the public restrooms. The plumbing fixtures in the building were observed to be in good condition.	Good
	Domestic Water Distribution	Domestic hot and cold water is provided to restrooms, janitorial closet, and wall-mounted water coolers. The mechanical room associated with the building (G141) has a water heater which most likely provides hot water to the entire building. Hot water and chill water pumps are associated with the domestic water distribution. The domestic water system was observed to be in average condition with typical wear and tear associated with general everyday use.	Average
	Other Plumbing	The water and gas pipelines throughout the building were rusted.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	The major mechanical equipment consists of FCUs located in classrooms and labs. One FCU is located in the mechanical room G141 which is outside of the building. One ERU is installed on the roof, which serves the entire building. The unit mixes outside air with the air returned by HVAC units to maintain a standard temperature in the wing. Roof top EFs were observed to be in good condition. Roof top EFs ranged between 300 CFM to 1,500 CFM capacity. The ERU on the roof was observed to be working and in good condition, maintaining a constant temperature throughout the wing. The overall HVAC system of the building was observed to be in good condition noting the previously mentioned deficiencies.		Good
Fire Protection	Fire Alarm	The building is equipped with a fire alarm system that consists of alarm and signaling devices such as horn and strobe combination devices, pull stations, and smoke detectors. The fire alarm system is controlled by a Honeywell Silent Knight control panel. The fire alarm system was observed to be in good condition; however, the fire alarm control panels displayed a “TROUBLE” indication. The nature and cause of the problem was not determined.	Average
	Fire Protection/ Suppression	The building does not have an automatic fire suppression system. The building is protected by portable fire extinguishers placed throughout the building. All observed portable fire extinguishers had inspection tags dated within the last year as required and appeared to be in good condition.	N/A
Electrical	Electrical Distribution	The main electrical distribution for this building was located in a dedicated electrical room, room G141. The building is serviced by a pair of 480Y/277 volt distribution panelboards rated at 225- and 400-amp. These panelboards feed two step-down transformers to provide 208Y/208 volt power to 208 volt panelboards throughout the building. The equipment appeared to be in an average condition with dust inside the panels. Although not a deficiency of the system itself, it was observed that various items were being stored in electrical rooms. This is not good practice, violates the NEC (National Electrical Code) and is a safety hazard.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	Lighting in this building consisted primarily of recessed T5 or T8 fluorescent fixtures. Occupancy sensors were observed in some rooms, but not all. Recessed compact fluorescent fixtures were observed in the main lobby. Exterior lighting consisted primarily of metal halide fixtures mounted to the facade. Illuminated exit signs were observed throughout. The lighting appeared to be in good condition; however, no emergency wall packs were observed.	Poor
	Communications & Security	The building was equipped with electronic key pass entry, interior and exterior security cameras and motion sensors throughout. The security equipment appeared to be in good condition. The buildings were equipped with a telephone and a local area network. The equipment appeared to be in good condition; however, it was reported that rodents are constantly chewing the telecommunications lines.	Good

Exterior System Deficiency Examples

Exterior Walls



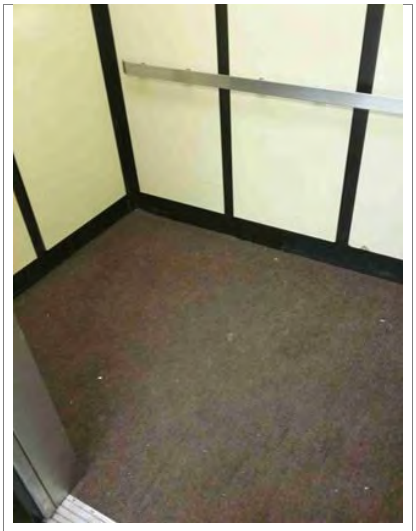
Interior Construction Deficiency Examples

Interior Walls

Interior Finishes Deficiency Examples

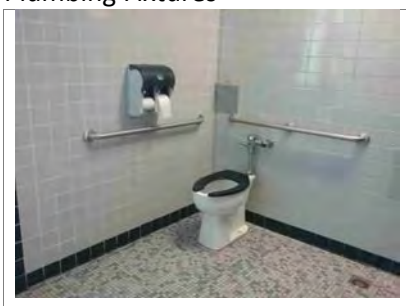
Interior Wall Finishes

Conveying System Deficiency Examples



Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution

Other Plumbing

Fire Protection

Fire Alarm

Electric System Deficiency Examples

Electrical Distribution

Mechanical Building – BLDG-019D

Building Purpose	Mechanical Equipment
Building Area	248 SF
Inspection Date	August 10, 2016
Inspection Conditions	100°F - Sunny
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 building consists of a split-face CMU block wall with sections of metal chain-link fencing that together create a perimeter enclosure or screen for the mechanical equipment serving BLDG-019A. There is a concrete slab under the mechanical equipment. There are two small prefabricated metal structures within the perimeter enclosure that also contain mechanical equipment. These structures are each mounted on a concrete slab or pad. The exterior enclosure walls and concrete slab were observed to be in good condition. Control joints in the CMU wall were observed to be missing in several areas.	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	There is a metal chain-link gate that provides access to the enclosure area and there is a metal door that provides access to the interior of one of the prefabricated metal structures. The entry gate and metal door were observed to be in average condition. The metal door face was dented in several areas.	Average
Roofing	System not present.		N/A
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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	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
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The building has a rotary chiller and a large air condenser on the exterior, which serves the paint shop area. The penthouse in the building has a small reciprocating chiller, which most likely is acting as a split-system compressor for the paint shop area. The overall condition of the HVAC systems associated with the building was in good condition with general wear and tear damages on insulation of pipes.		Good
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Mechanical/HVAC System Deficiency Examples

Eastside Memorial 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

Roofing

1. Further investigate all roof areas observed with standing water in order to re-slope to proper drainage points.

Interior Construction

1. Repair damaged ceiling tiles. Monitor and repair roof leaks as needed on all buildings to prevent further damage.

Interior Finishes

1. Repair damaged ceiling tiles. Monitor and repair roof leaks as needed on all buildings to prevent further damage.

Plumbing

1. Continue preventative maintenance on aged plumbing fixtures and/or planning for replacement in the future as fixtures continue to age at all associated campus facilities.
2. Repair or replace any damaged or missing piping insulation as needed at all facilities.
3. Clean and flush out all of the roof and interior floor drainage piping at all facilities, particularly on the eastern roof section of the Main School Building that was observed with standing water. Additionally, repainting or addressing the corrosion on the metal grates/covers for the drains to mitigate further deterioration and build-up around the drains.
4. The domestic water and gas pipelines throughout the campus should be replaced.

Mechanical/HVAC

1. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Continue to replace the original AHUs and equipment that have reached the end of the design service life.
3. Repair or replace any damaged or missing piping insulation as needed at all facilities.
4. Address any equipment at all of the campus facilities that were noted with excessive noise/vibration by repairing the motor, changing the belt, or any other means to promote efficiency.
5. Repair any observed leaks to prevent water damage to the asset, its piping, support beams, or any other sub-assets. Once leaks are addressed in all facilities, repair or replace any water-damaged components as needed.
6. Repair or replace any fin assemblies of HVAC equipment that shows extensive wear and tear.
7. Plan and track for equipment that uses R-22 refrigerant in all facilities. The refrigerant is being phased out of manufacturing and construction use in the near future, and thus will make all equipment obsolete.
8. Ensure routine preventative 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 fire protection system (at the Main School Building) and the portable fire extinguishers (at all facilities).
2. Consider installing and providing fire protection to the rest of the high school campus as needed.

Electrical

1. Immediately provide missing cover plates for all exposed junction boxes and sensor covers, as these instances should be considered life safety hazards.
2. Repair or replace all electrical distribution equipment that have exceeded their typical design life, or are affected by corrosion or rust. Remove any floor receptacles as they are being phased out of use district-wide.
3. Replace transformers that have exceeded their typical design life.
4. Replace re-purposed panelboard cavities with properly sized steel junction boxes. Replace all wiring that has exceeded its EUL.
5. Replace all outdated luminaires with LED luminaires with dimming capabilities.
6. Replace all existing exit signs with LED fixtures and add more exit signs where required for all buildings.
7. Replace outdated security systems and add more cameras where required for all buildings.
8. Provide egress lighting where required for all buildings.

Main School Building Recommendations

Exterior

1. The damaged face brick shell at the locations noted in the report can be protected from moisture migration through the wall with the application of a breathable masonry sealer. In the future the facility should have a graffiti removal procedure in place that utilizes chemical graffiti removal solvents instead of power washing which was suspected as the cause of damage.
2. Re-pointing the deteriorated masonry joints is recommended at the locations noted.
3. Masonry cleaning is recommended at the various locations around the perimeter of the building that have soiled masonry surfaces.
4. Concrete repair work is recommended near the outside mechanical enclosure where spalled concrete was observed.
5. Scrapping and painting of steel surfaces adjacent to the windows is recommended at the locations noted.
6. Further investigation is required at the crack in the exterior wall near the principal's office that was noted by the facility occupants.
7. Investigate and block access points on the exterior wall for rodents through the exterior walls, crawlspaces, or the ceilings.
8. Replace all of the exterior aluminum windows at the exterior of the building with new thermally insulated prefinished aluminum windows. Note that the windows on the east side of the building, the band/orchestra area and the freshman wing appeared to be in relatively newer condition and could be excluded from replacement but some glazing replacement would be required at the broken windows.
9. Replace the four- 12'x12' roll-up doors with new prefinished aluminum manually operated doors at the auto shop.
10. Exterior door/frame/hardware replacement is recommended at the perimeter of the building with the exception of the freshman wing doors. Install new insulated prefinished aluminum doors/frames and hardware.
11. Replace all non-functioning ceiling to floor roll-up doors in the corridors and cafeteria with new prefinished aluminum roll-up doors.

Roofing

1. Investigate the areas of ponding noted on the roof and re-slope the roofs as required.
2. Clean out all debris from the roof drains and gutters.
3. Keep an eye on the alligator cracking that is occurring at the roof seams.
4. Remove all vegetative growth adjacent to and overhanging the facility roof.
5. Replace all rusted and loose fascias at various locations around the facility perimeter with new prefinished aluminum fascias.
6. Replace all damaged soffits with new painted soffits at various locations around the facility perimeter.

7. Patch the roofing at the locations where the roofing has been damaged by the roof equipment support pads.
8. Install new earth fill that has been washed away adjacent to the building and install downspout extensions to the ends of the existing downspouts around the perimeter of the facility.
9. Make permanent repairs to the skylights noted as missing.
10. Scrape and paint the rusted roof support steel.
11. Remove the damaged and rotted wood fascia and replace with new painted wood or prefinished aluminum fascia at the perimeter of the gymnasium area.
12. Further investigation is required at the roof seams at all of the roof vents. Patch the roof as required.

Interior Construction

1. The interior wall partition construction is in sound and good condition (see finishes).
2. Replace all interior existing damaged wood doors/frames with new wood doors, hollow metal frames, lights, and hardware in the areas indicated.
3. Replace the painted metal doors/frames and door hardware with new painted metal doors, frames and door hardware.
4. Replace the existing metal lockers in the male and female locker rooms with new prefinished metal lockers. Size and style to match existing.

Stairs

1. Install code compliant stair handrails at the exterior stair near main band room and just outside of the cafeteria.

Interior Finishes

1. Scrape and paint the interior CMU walls in the 700 area and the small gymnasium.
2. Scrape and paint the interior gypsum board walls in the cafeteria, administration area and the library.
3. Scrape and paint the wire mesh partitions in the male and female locker rooms.
4. Conduct further investigation and testing in order to determine if the existing 9x9 floor tiles that were observed at various locations around the building contain ACM.
5. Replace the scratched 12x12 VCT in auto shop 710 with new VCT.
6. Replace the chipped and worn ceramic tile in shop lockers, restrooms, and MRR 700 male restroom with new ceramic floor tile.
7. Replace the carpeting in the print shop office area with new carpeting.
8. Repair the buckled quarry tile at the cafeteria serving line with new quarry tile to match existing.
9. Survey and replace all water damaged 2x4 wheat board, 2x4, 2X2 ACT at the locations noted as well as others noted in the survey.
10. Replace the entire 2x2 ACT in the band orchestra room with new 2X2 ACT. Investigate the heating and cooling in this room.

Conveying

1. Continue annual inspections of the passenger elevator.

Plumbing

1. Replace the plumbing fixtures throughout the building.
2. Replace aged, inefficient EWHs of the facility. Track install years of other water heaters and plan for replacement as the typical design service life for a water heater is ten to 15 years.
3. Ensure that all grease traps in the kitchens have a capacity of at least 1,500-gallons. Facility staff reported that the grease trap for the cafeteria kitchen of the facility backs up quickly and needs maintenance almost every month. It is recommended based upon feedback that all grease traps should have a capacity of at least 1,500-gallons for any kitchen space. In addition, it is recommended that all kitchen fixtures and floor drains are connected to grease traps if not already done so.

Mechanical/HVAC

1. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Repair or replace any damaged or missing piping insulation as needed at all facilities. Replace the original EFs on the roofs.
3. Repair or replace condenser water pumps. Provide maintenance to existing equipment to help minimize leaks until pumps and equipment is replaced.
4. Install ventilation systems in the mechanical and electrical rooms of the building to reduce humidity and interior temperatures.
5. Provide mechanical ventilation for mechanical and electrical rooms to reduce interior temperatures and humidity.

Fire Protection

1. Inspect and test the kitchen hood suppression system and replace if necessary. The system should be inspected annually.
2. Inspect and test fire extinguisher systems throughout the building and replace if necessary. The system should be inspected annually.
3. The fire alarm control panels displayed a “TROUBLE” indication. The nature and cause of the problem was not determined. This problem needs to be resolved immediately.

Electrical

1. Replace all original panelboards in the corridors as they appear severely aged past their EUL.
2. Immediately provide missing cover plates for all exposed junction boxes and sensor covers, as these instances should be considered life safety hazards.
3. Aged gymnasium lighting systems should be replaced with LED fixtures.

Theater Building Recommendations

Exterior

1. Clean the exterior stucco and brick façade free of built-up dirt.
2. Replace the dented and damaged aluminum framing elements of the storefront framing system to maintain the integrity of the building envelope.
3. Replace the dented and aged exterior metal doors with new metal doors and associated hardware. Adjust and set doors to maintain a weather-tight seal at all openings.
4. Paint all exterior doors to maintain a uniform aesthetic appearance on the facility façade.

Roofing

1. Replace the aged built-up roof with a new roofing system complete. Install roof drain debris cages at all roof drain openings to prevent debris from entering the drainage system.

Interior Construction

1. Patch and repair the cracked CMU wall in the projection room. Monitor affected area for further movement or settlement.
2. Replace the cracked and damaged glazing on the sliding window of the projection room.
3. Replace 50% of the interior wood doors with new wood doors and associated hardware to maintain a uniform aesthetic appearance inside of the facility.

Stairs

1. Repaint the metal tube handrails and guardrails at all stair and ramp systems around the exterior of the building.

2. Repaint the metal tube handrails found on the interior of the building to maintain a uniform aesthetic appearance.

Interior Finishes

1. Repaint the interior CMU walls to maintain a uniform aesthetic appearance in the facility.
2. Replace the damaged wood paneling framing the stage in the theater with new wood paneling.
3. Reseal the concrete floors.
4. Replace the carpet in the theater with new carpet tile.
5. Replace the VCT in the projection room with new VCT.
6. Replace the plywood surface at the stage with a new durable surfacing material.
7. Replace the water-damaged section of gypsum board ceiling in the male restroom and repaint the ceiling.

Plumbing

1. Replace aged, inefficient EWHs of the building. Track install years of other water heaters and plan for replacement as the typical design service life for a water heater is ten to 15 years.

Mechanical/HVAC

1. Address any rust or corrosion observed to the AHUs, its associated piping, or any other sub-asset in all facilities by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Repair or replace any damaged or missing piping insulation as needed. Replace the original EFs on the roofs.

Electrical

1. The security keypad indicated a “COMM’ failure. The nature and cause of the problem was not determined. This problem needs to be resolved immediately.

Stand-Alone Classroom Building Recommendations

Exterior

1. Clean the exterior brick façade free of built-up dirt and paint marks.
2. Replace the underside of the exterior canopy with a new stucco-finished panel. Determine the source of the water damage and repair as required.

Roofing

1. Clean the gutters free of plant debris to maintain proper drainage of water off the roof surface.
2. Repair the roofing over 100-wing. Monitor roofing to ensure the repairs provide a sufficient solution.

Interior Construction

1. Patch and repair the section of cracked gypsum board near the roof hatch. Repaint the wall to match adjacent surfaces.

Interior Finishes

1. Repaint approximately 50% of the interior partition walls to maintain a clean, uniform appearance throughout the facility.

Plumbing

1. Replace aged, inefficient EWHs of the building. Track install years of other water heaters and plan for replacement as the typical design service life for a water heater is ten to 15 years.

Mechanical/HVAC

1. Address any rust or corrosion observed to the FCUs, its associated piping, or any other sub-asset in all classrooms by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.

2. Repair or replace any damaged or missing piping insulation as needed at all classrooms and labs. Replace the original EFs on the roofs.

Fire Protection

1. Inspect and test fire extinguisher systems throughout the building and replace if necessary. The system should be inspected annually.
2. The fire alarm control panel displayed a "TROUBLE" indication. The nature and cause of the problem was not determined. This problem needs to be resolved immediately.

Electrical

1. Immediately provide missing cover plates for all exposed junction boxes, as these instances should be considered life safety hazards.
2. Provide mechanical ventilation for mechanical and electrical rooms to reduce interior temperatures and humidity.
3. Repair or replace all electrical distribution equipment that have exceeded their EUL, or are affected by corrosion or rust. Remove any floor receptacles as they are being phased out of use district-wide.
4. Replace transformers that have exceeded their EUL.
5. Replace all outdated luminaires with LED luminaires.
6. Replace all existing exit signs with LED fixtures and add more exit signs where required for all buildings.
7. Replace outdated security systems and add more cameras where required for all buildings.
8. Investigate whether emergency egress lighting is provided in the form of battery ballasts in the general illumination fixtures. If it is determined no emergency egress lighting exists, install emergency wall packs as a life safety issue.

Mechanical Building Recommendations

Exterior

1. Install control joint material in the CMU wall to preserve the structural integrity of the enclosure.

Mechanical/HVAC

1. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset in all facilities, re-painting, and/or repairing by any other means to prevent further deterioration.

Eastside Memorial High School Planned Future Improvements

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

2017 Bond Planned Improvements from Senior Architect Florence Rice on 10/28/16.

- Summer 2017.
  - Replace all floor-mounted electrical receptacles.
  - Replace select aged plumbing fixtures.
  - Replace select exterior lighting fixtures.
  - Upgrade the electrical distribution throughout the building.
  - Replace select aged water heaters.
  - Remove interior stairs leading to the former stage area in the gymnasium.
  - Replace aged/damaged windows.
  - Replace aged bleachers with ADA compatible bleachers.
  - -Upgrade the tennis courts.

Eastside Memorial High School Site Summary

Site/Civil Assessment

Address	1012 Arthur Stiles Road, Austin, TX 78721
Number of Permanent Campus Facilities	4
Original Year of Construction	1960
Total Campus Area	26 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	12/16/2016 / B. Faust

Introduction

The Eastside Memorial HS campus is located at 1012 Arthur Stiles Road in Austin, Texas. Eastside Memorial HS was established in 1960 and consists of 4 buildings which include building A as the main building, administrative office, classrooms and cafeteria. Building B includes the theater. Building C is a stand-alone classroom building and building D is a mechanical building.

The site includes tennis courts, multi-purpose field, track and field, baseball, and softball fields.

Development Information

Watershed	Boggy 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)
P1, south parking lot	25 CB 2 HC	8,400
P2, east bus drop off/visitor parking	16 CB 1 HC	13,000
P3, southwest parking lot	26 CB 1 HC	12,300
P4, northwest student lot	198 CB 4 HC	82,100
R1, north	Yes	2,700
Loading Dock	0 CB	8,000

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_EatsideMemorial_HS_Site_Civil_ Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways R1 (roadway near portable)	The roadway R1 is at the north end of the school leading from the P4 lot along the portable. There are two areas that have patches of pavement missing. The overall remaining structure of the rest of the roadway is in average condition. Roadway Deficiencies: · Patch of pavement missing	R1 Average
	Parking Lots P1 (south lot) P2 (front bus drop off/visitor) P3 (southwest lot) P4 (northwest student lot)	The P1 parking lot on the south side of the building is asphalt with concrete curbs. The overall structure of this lot is in Average condition. The pavement has surface raveling with some longitudinal cracking. There is also a patch in the lot that is in good condition. The P2 lot on the east side is asphalt with concrete curb, it also serves as the front bus drop off. The pavement along the front entrance where the buses drop off has a variety of patches that are in poor condition. There are also areas of alligator cracking as well as potholes. The parking spots are in better condition than the bus zone. The P3 parking lot to the southwest is asphalt with concrete curbs. The whole	P1 Average P2 Poor P3 Poor P4 Average Overall: Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		lot has surface raveling of the seal coat. The parking spots have alligator cracking and also along the exit/entrances to the lot. There is a utility patch that is sunken and runs through the lot. Also some other areas of patches that are in poor condition. There are some small potholes in the lot as well as five spots that are holes where posts used to be. Between the lot and building is a concrete pad that has the corner broken exposing a PVC pipe. The lot at the north west is student parking; P4 lot is asphalt with concrete curbs. There is cracking throughout the lot, some areas with more severe cracking. A utility patch runs across the lot, a portion of it is in poor condition. Along the north side of the lot are a few missing speed bumps. Also there is a section of broken curb on the north side of the lot. Parking Lot Deficiencies: · There are longitudinal and alligator cracks, raveling and potholes in this area. · There is a patch in this area. · 5 Post holes in pavement · Broken curb · There is a utility patch in this area. · Speed bumps need to be replaced.	
	Pedestrian Paving	The overall pedestrian paving is in average condition. There are areas around campus in need of repair, some that need to be removed, and a few areas that need a sidewalk or a section to reconnect existing sidewalks. Most of the pedestrian paving issues are on the north side of campus just south of the tennis courts. A few sidewalks have erosion up alongside the concrete. Pedestrian Paving Deficiencies: · The sidewalk is broken/heaving/sunken in. · There is erosion under and/or adjacent to the sidewalk	Average
	Site Development	The overall chain link fences around the school are in good condition. There are a few areas where the fence is bent or broken, near the softball field and on the south side of the track. There is a gate that needs a new lock on the east side of the P4 lot. Out in the playfields are some areas that need material/debris removed. Site Development Deficiencies: · The fence is bent and/or broken in need of repair · Areas of material/debris/concrete need to be removed · The fence needs to be locked.	Average
	Site Drainage	Around the perimeter of the school, there are areas that need to be regraded	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		away from the building. Some causing erosion, holes or low spots collecting water. Most of the downspouts do not tie into an underdrain system and there are also quite a few splash blocks that are misplaced or missing. Some areas have runoff from the roof and could use gutters to keep water from running down the building. Site Drainage Deficiencies: · Regrading is needed to slope away from building. · There is erosion up against the building. · The downspouts do not tie to the underdrain. · Gutters are needed in some areas. · The splash block is placed incorrectly	
	Courtyards	There are nine main courtyards assessed at this facility. The courtyards are in poor condition due to many areas with erosion and drainage damage. Courtyard one, CY1, is located on the south side of campus. The ground is slopped toward the building and needs to be regraded to slope away from the building. Courtyard two, CY2, is found on the south side of the building. CY2 has severe erosion along the side of the building. Courtyard three, CY3, is also on the south side of campus. This courtyard has erosion along the side of the building, broken sidewalk section and low spots that need to be filled in. There are also areas of debris that need to be removed. Courtyard four, CY4, is located on the east side of the building. CY4 has two pest holes needing to be filled. There is debris that needs to be removed. There is severe erosion around the building in this area. Courtyard five, CY5, is located in the center area of the campus. This area along the building needs a gutter and downspout system. The splash blocks are improperly placed and need repair. Courtyard six, CY6, is located in the center of the campus. CY6 has a broken sidewalk needing repair and areas along the building that need a gutter system. Courtyard seven, CY7, is located in the center area of campus. CY7 has several areas along the building that have severe erosion and need gutters. There is a pest hole in this area that needs to be filled. CY7 has severe erosion under the sidewalk that needs to be attended to immediately. Courtyard eight, CY8, is located on the west side of campus. CY8 shows evidence of a pest hole that needs to be filled. There is a splash block that is incorrectly placed that needs to be repaired. There is also debris in this area that needs to be removed.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Courtyard nine, CY9, is located on the west side of campus. CY9 has several splash blocks in need of repair. The area is also in need of gutters. There is a manhole in this courtyard that needs to be backfilled because currently it is a tripping hazard. Courtyard Deficiencies: · Ground sloping toward building · Areas of severe erosion around buildings · Areas need gutters · Pest holes · Severe erosion under sidewalk · Backfill needed around manhole · Areas of debris needing removal	
	Landscaping	The overall landscaping is in average condition. Around the school there are a variety of irrigation boxes, some with missing or broken covers or some need to be backfilled. There is an area inlet on the southwest side of the tennis courts that has some significant erosion and holes around the perimeter. Landscaping Deficiencies: · The irrigation box is missing a cover. · The area around the irrigation box needs to be backfilled. · There is erosion/holes · There are low spots that need to be filled in.	Average
Site Utilities	Water Supply	No deficiencies observed with the water supply.	Good
	Sanitary Sewer	There are some manholes that could use backfill. The Fiberglass Grease Sampling Enclosure was found at the south side of the school. The box needs a proper lock; it is currently closed with a twisted wire. Sanitary Sewer Deficiencies: · The area around the manhole needs to be backfilled. · There is a Fiberglass Grease Sampling Enclosure that needs a lock and has a twisted wire.	Average
	Storm Sewer	Just south of the P1 parking lot is an area inlet that needs regrading to properly drain the surrounding grass area. Storm Sewer Deficiencies: · The area inlet needs to be regraded to maintain positive drainage	Average
	Detention Pond	No deficiencies observed with the detention pond area.	Good
	Other Site Mechanical	There are two locations of dumpsters not on a concrete pad.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Utilities	Other Utilities Deficiencies: · Dumpsters not on concrete pad.	

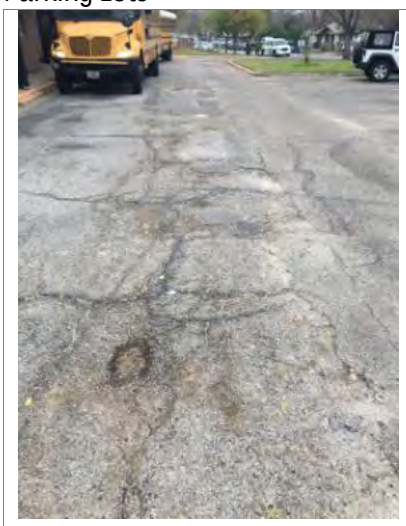
Site Improvement Deficiency Examples

Roadways

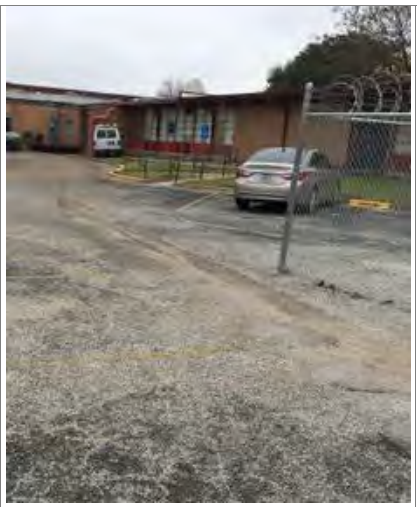
R1 patch

R1 patch

Parking Lots



P2 bus drop off



P3 lot

P4 lot

Pedestrian Paving

	
Broken/cracking sidewalk	Erosion alongside sidewalk

Site Development

	
Broken fencing	Material/debris to be removed

Site Drainage

	
Gutter needed	Erosion again building (front)

Courtyards

		
Severe erosion under sidewalk	Erosion along building	Pest Hole

Landscaping

	
Irrigation box backfill	Erosion/hole around inlet

Site Utilities

		
Fiberglass Grease Sampling Enclosure	Area inlet near P1 lot	Dumpsters not on concrete pad

Play Fields

Areas presented in table are approximate.

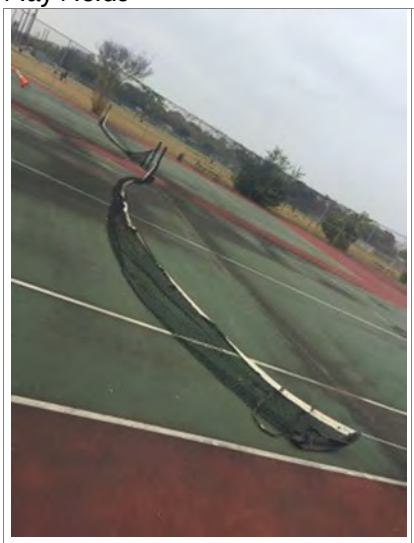
Playfields	Count	Size (SF)
Tennis Courts	4	26,000
Track	1	400 M
Football Field	1	100,800
Soccer/Multi-Purpose	1	82,400
Baseball and Softball Fields	2	163,200
Green Space	1	237,540
Playscapes	1	1,200

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	The tennis courts are in poor condition and are in need of resurfacing. The net at one of the courts was completely collapsed. The courts also had areas around the exterior of the courts with overgrown vegetation in need of a trimming/pruning. Tennis Court Deficiencies: · There is overgrown landscaping that needs trimming/pruning. · This area needs resurfacing. · The nets are in bad condition or non-existent.	Poor
	Track	The track was observed to be in excellent condition.	Excellent
	Football Field	The overall football field was in good condition. However there are some low spots throughout the field area. The area inlets adjacent to the track are too high, provide a drop-off, and one is missing a cover. Football Field Deficiencies: · The area inlet needs to be regraded to maintain positive drainage. · Inlet has no grate. · Areas of material/debris/concrete need to be removed. · There are low spots that need to be filled.	Good
	Soccer Field	The soccer field was observed to be in good condition. However there are some low spots throughout the field area. Also the area adjacent to the track has debris that needs to	Good

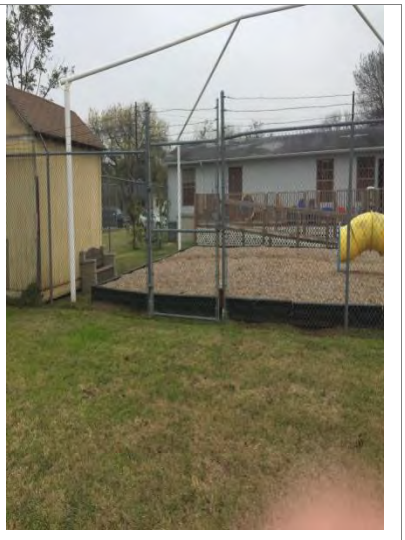
		be removed. Soccer Field Deficiencies: · There are low spots that need to be filled. · Areas of material/debris/concrete need to be removed.	
	Softball Field	The softball field was observed to be in good condition. The areas adjacent to the dugouts have low spots. Also the Northwest fence has an area in need of repair. Softball Field Deficiencies: · Some fence areas in need of repair. · There are low spots that need to be filled.	Good
	Baseball Field	The baseball field was observed to be in good condition. The area adjacent to the northeast dugout has low spots. Baseball Field Deficiencies: · Re-grading is needed to slope away from the dugout.	Good
	Greenspace	There are small areas of greenspace around this campus. The northwest play area has sidewalks that appear to go to nowhere.	Average
	Playscape	The Playscape is in good condition. Some mulch is missing.	Good

Playfield Deficiency Examples

Play Fields

		
Tennis net collapsed	Overgrown vegetation (tennis)	Inlet missing cover (track)

		
Drop off to inlet from track	Softball fence broken	Regrade low spots away from dugout

		
Tire tracks creating ponding	Remove sidewalk remnants from portables	Add mulch

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. Fill in patches and overlay.

Parking Lots

1. Repair cracking, mill and overlay.
2. Fill potholes, repair cracking, resurface.
3. Remove post bases and patch.
4. Fix broken curb.
5. Replace speed bumps.

Pedestrian Paving

1. Repair cracking sidewalk, replace section if needed.
2. Fill in eroded area around sidewalk.

Site Development

1. Repair fencing.
2. Remove debris.
3. Add lock to fence gate.

Site Drainage

1. Regrade area to slope away from building.
2. Fill in/reseed eroded area.
3. Tie downspouts into underdrain system.
4. Add gutters to areas.
5. Place correctly or add splash blocks.

Courtyard

1. Regrade areas away from the buildings.
2. Repair areas of severe erosion along the buildings.
3. Add gutters to areas with erosion damage.
4. Fill pest holes.
5. Remove and replace damaged sidewalk with severe erosion underneath.
6. Backfill area around manhole.
7. Remove debris from all courtyards.

Landscape

1. Replace or fix irrigation box covers.
2. Backfill area around irrigation box.
3. Fill erosion holes and low spots.

Site Utilities, Water/Sanitary

1. Regrade area around area inlet.
2. Construct adequate concrete pad and approach for the dumpsters.

Tennis Courts

1. Resurface the tennis court.
2. Trim the overgrown landscaping/vegetation invading on the court area.
3. Fix collapsed tennis court net.

Football Field

1. Fill in low spots.
2. Regrade the areas around the area inlets to maintain positive drainage.
3. Place a cover on the area inlet north of the high jump area.

Soccer/Multipurpose Field

1. Fill holes, and improve turf on sidelines.

Baseball and Softball Field

1. Fill in low spots.
2. Repair the fence area that has been damaged.

Greenspace

1. Remove unnecessary sidewalks in Northeast play yard.

Playscape

1. Add mulch

DRAFT

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0 25 50 100 150 200
Feet

Legend

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

NOTES:

1. THERE IS RAVELING IN THIS AREA.
2. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
3. THERE IS ALLIGATOR CRACKING IN THIS AREA.
4. THERE IS A PATCH IN THIS AREA.
5. THERE IS A UTILITY PATCH IN THIS AREA.
6. THERE IS A POTHOLE IN THIS AREA.
7. THE PAVEMENT IS BROKEN.
8. THE SIDEWALK IS BROKEN/HEAVING/SUNKEN IN.
9. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
10. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
11. AREAS OF MATERIAL/DEBRIS/CONCRETE NEED TO BE REMOVED.
12. THE FENCE NEEDS TO BE LOCKED.
13. THERE IS EVIDENCE OF PEST HOLES.
14. REGRADING IS NEEDED TO SLOPE AWAY FROM BUILDING.
15. THERE IS EROSION UP AGAINST THE BUILDING.
16. THE DOWNSPOUTS DO NOT TIE TO THE UNDERDRAIN.
17. GUTTERS ARE NEEDED IN THIS AREA.
18. THE SPLASH BLOCK PLACED INCORRECLTY.
19. GUTTERS ARE NEEDED IN THE COURTYARD.
20. THE AREA INLET IS CLOGGED OR NEEDS TO BE UNCOVERED.
21. THERE ARE SOME LOW SPOTS IN THE COURTYARD THAT NEED TO BE FILLED IN.
22. THERE IS OVERGROWN LANDSCAPING THAT NEEDS TRIMMING/PRUNING.
23. THE IRRIGATION BOX IS MISSING A COVER.
24. THE AREA AROUND THE IRRIGATION BOX NEEDS TO BE BACKFILLED.
25. THERE IS EROSION IN THIS AREA.
26. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
27. THE AREA AROUND THE MANHOLE NEEDS TO BE BACKFILLED.
28. THERE IS A FIBERGLASS GREASE SAMPLING ENCLOSURE THAT NEEDS A LOCK AND HAS A TWISTED WIRE.
29. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
30. THERE IS NOT A CONCRETE PAD UNDER AND/OR IN FRONT OF THE DUMPSTERS.
31. THE TENNIS COURTS NEED RESURFACING.
32. THE TENNIS NETS ARE IN BAD CONDITION OR NON EXISTENT.
33. THERE ARE LOW SPOTS IN THE FIELD THAT NEED TO BE FILLED.
34. WATER PONDS ON THE FIELD.
35. DAMAGES & LOW SPOTS FOM OVERFLOW PARKING
36. SIDEWALK NEEDED IN THIS AREA
37. REWINTERIZE PIPES
38. TIRE TRACKS CAUSING PONDING
39. INLET NEEDS TO BE COVERED. SAFETY HAZARD
40. BROKEN PLASTIC FENCING AROUND MANHOLE
41. DROP OFF FROM CONCRETE. NEEDS BACKFILL
42. TIRE TRACKING
43. 5 POST HOLES IN PAVEMENT
44. BROKEN CURB
45. SPEED BUMPS NEED TO BE REPLACED.
46. CONNECT SIDEWALK
47. PATCH OF PAVEMENT MISSING

Map Date: 3/8/2017

Imagery Source: Google/TNRIS 2016.

AUSTIN Independent School District

AECOM

Eastside Memorial HS
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