Garza Independence High School Site Summary

Address	1600 Chicon Street Austin Texas 78702
Number of Permanent Campus Facilities	5
Original Year of Construction	1939
Total Campus Building Area (combined)	46,233 SF

Introduction

The Garza Independence High School campus is located at 1600 Chicon Street in Austin, Texas. Garza High School was built in 1939 and has had multiple renovations. It consists of the Main School Building (BLDG-015A), housing administration offices, classrooms, cafeteria, and gymnasium Classroom Building (BLDG-015B) constructed in 1965, Mechanical Building (BLDG-015C), Storage Building (BLDG-015-D), and Custodial Storage Building (BLDG-015E). Building A and B are connected by a covered walkway. This facility is in operation year-round therefore, the building systems may exhibit a higher level of deterioration due to year-round use.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
6/20/16	Interview	00	9/23/16	Draft Issue
7/20/16	Assessment	01	1/26/17	Added comments from CM Curt Shaw as indicated on email dated 11/4/16. See pages 2 and 11.
N/A	Cluster Meeting			

Main School Building – BLDG-015A

Building Purpose	Administration Offices, Classrooms, Cafeteria and Gymnasium
Building Area	34,009 SF
Inspection Date	July 20, 2016
Inspection Conditions	98°F - Hot and sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a brick façade that was built in 1939. The building is two stories with two basement rooms. The exterior of the building appeared to be in average condition with some of the brick mortar starting to deteriorate at the rear entrance. The expansion joints where the brick wall meets the sidewalks were observed to be deteriorated and pulling away from the sidewalk edge. A large hole was observed in the plywood soffit at the loading dock. Insects and other pests could possibly enter the building at this location.	Average
	Exterior Windows	The windows are aluminum framed units with single-pane glazing inset into the brick façade and are not original to the building. The exterior windows were observed to be in good condition. There was a gap observed between the bottom of the window frames and the concrete sills. This condition was observed in the majority of the windows.	Good
	Exterior Doors	There are many hollow metal double doors in hollow metal frames with half glazing on the exterior of the building. The exterior doors were observed to be in good condition. They are heavily used but appear to function well.	Good
Roofing	The main building has a single-ply membrane roof that has been recovered in recent years. The roof is still covered under a warranty. The building had gutters and downspouts.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	The roofing was observed to be in good condition.		
Interior Construction	Interior Walls	The interior walls are stud construction finished with gypsum board in all offices and classrooms. About 60% are CMU (concrete masonry unit) in the exterior windowed classroom walls and corridors. The interior walls were observed to be in average condition.	Average
	Interior Doors	About 90% of the interior doors are stained wood with glazing lites in metal frames. The doors are mismatched and of varying age throughout the building. Some of the doors are painted with raised paneling and obscured windows. About 10% are metal doors in metal frames with a glazing lite. The interior doors were observed to be in average condition.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs consist of one exit stairway providing egress from the second-story gymnasium. The stairs are metal framed with concrete treads. The underside of the landing and stairs was observed to be corroded due to exposure to the exterior elements.	Poor
	Interior Stairs	The interior stairs are located at the east and west ends of the building. They are concrete finished with a 6-inch square ceramic tile. There is another interior staircase leading from the cafeteria to the gymnasium that is concrete. It has a chair lift that is attached. The interior stairs were observed to be in average condition with a minor few chipped tiles.	Average
Interior Finishes	Interior Wall Finishes	The interior walls are painted gypsum board in classrooms, library, and offices. The walls are CMU in the gymnasium and cafeteria. The walls are ceramic tile in the restrooms and kitchen, and are painted concrete walls in the stairwells and weight room. There was significant paint peeling from the corner of the wall in room 105 from a leak. The ceramic tile around the water fountains on the second floor was chipped in some areas.	Average
	Interior Floor Finishes	About 50% of the interior floor finishes are VCT (vinyl composition tile) in classrooms and cafeteria. About 10% is ceramic tile in the kitchen, stairwells and second-floor restrooms. About 15% of the floors are carpet in the library, and 15% of the floors are poured terrazzo in the corridors. About 5% are original wood plank floors in the administration offices and two	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		classrooms. The remaining 5% is vinyl stick-on flooring found in the gymnasium that resembles wood. The flooring was observed to be in average condition. The original wood floor was buckling in many places; room 105 in particular. The science labs have a shared common area, and the VCT tile was observed to be missing due to a wall repair. Tiles were missing in the cafeteria and gymnasium restrooms.	
	Interior Ceiling Finishes	About 85% of the interior ceilings are acoustical tile; 5% are 2-foot-square perforated tiles in the cafeteria; 5% are 1-foot-square perforated tiles in the weight room; and 5% is open corrugated metal deck on bar joists in the weight room. The ceiling appeared to be in average condition. The perforated stick-on ceiling tile in the cafeteria stage area, appeared to be very outdated and in poor condition. The tile was observed to be ripped, stained and yellowed.	Average
Conveying	A hydraulic, two-stop, 1400-pound capacity elevator is installed in corridor 2 of the main building. The machine room, housing the elevator's hydraulic sump, pump, and controls, is accessed from an exterior entrance east of corridor 10 adjacent to the car. An ADA (Americans with Disabilities Act) stairway Garaventa lift is installed in the stairway accessing the cafeteria in corridor 10. The lift is rated for one passenger or 550 lbs. The equipment appeared to be in good condition and was operable. Building staff did not report any operational deficiencies.		Good
Plumbing	Plumbing Fixtures	The facility contains public restrooms, staff restrooms, janitorial closets with service sinks, classrooms with laboratory sinks, and one commercial kitchen. The facility restrooms typically have wall-mounted vitreous china hand sinks with manual faucets or metering faucets, along with vitreous china, floor-mount/wall toilets with manual flushing valves, and vitreous china, wall-hung urinals in the male restrooms with manual flushing valves. There are also wall-mounted service sinks found in the janitorial closets. The building also includes a commercial kitchen with multiple plumbing fixtures. The restroom plumbing fixtures were observed to be in good condition. Many of the fixtures were either recently installed in 2013 or had an unknown date of installation. All of the fixtures were in good operating condition. The kitchen plumbing fixtures were also observed to be in good condition. At the time of the basement only two	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		outdated porcelain plumbing fixtures were observed. The fixtures were as follows: One outdated porcelain trough style wash basin outside of cafeteria and one outdated porcelain mop sink in the janitorial closet next to room 205.	
	Domestic Water Distribution	The majority of the plumbing fixtures observed in this facility are not serviced by any domestic hot water distribution equipment. The plumbing fixtures in the commercial kitchen and gymnasium area are serviced by vertical gas or electric water heaters. The vertical gas water heater near the kitchen (100-gallon capacity) was installed in 1996 and has reached the end of its design service life but was observed to be functioning with no reported deficiencies. The vertical electric water heater near the gymnasium was observed to be in good condition. The associated plumbing distribution piping for this system appeared to be in good condition.	Good
	Other Plumbing	The facility is serviced by various area and equipment floor drains. The floor drains vary in size and typically have a flat metal drain cover equipped. The other plumbing system for this building was observed to be in good condition.	Good
Mechanical/ HVAC	The major mechanical equipment consists of indoor WSHPs (water source heat pumps) and large roof top exhaust/supply air fans. All of the indoor WSHPs are supported by a common water loop system that has an in-line external packaged fluid cooler tower with a flow capacity ranging from 397 to 445 GPM (gallons per minute) and a horizontal gas-fired boiler with a rated output capacity of 1,285 MBH (located in BLDG-015C, installed in 2010). Twenty-six (26) HVAC systems were assessed throughout the building - two large exhaust/supply air fans and 24 WSHPs. The estimated capacities of the roof-mounted EFs (exhaust fans) range from 500 to 3500 CFM (cubic feet per minute). The refrigeration capacities of the indoor WSHPs range from 2.5- to 10-TON. The HVAC equipment appeared to be in average condition. Many of the deficiencies observed were general aging of equipment, and enclosure and insulation damage due to previous leaks. Another widespread observed deficiency was the type of refrigerant used in the indoor WSHPs; all of the observed heat pumps currently utilize an outdated refrigerant, type R-22. Additionally, roof mounted EF-3 located on the east side of roof area 1 had an enclosure that was extremely corroded and an expansion joint that was in a flexed state, possibly due to excessive sag in the discharge line. The heat pumps in rooms, 106, 103 and corridor one all had various deficiencies. The heat pump in room 106 was excessively loud when in operation. The heat pump in room 103 potentially had a previously fixed leak that caused the unit enclosure and insulation to become		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	damaged. Also, the large WSHP 23 located on the far west side of corridor 1 had excessive corrosion on its heat sink return piping. Lastly, the packaged fluid cooler system had a noticeable leak on the west side of the enclosure, near what appeared to be a maintenance hatch for the return water basin.		
Fire Protection	Fire Alarm	The building contains a fire alarm system by Silent Knight consisting of detectors, pull stations, and horn/strobe combinations. The equipment appeared to be in good condition. The main panel was not located but was assumed to be in the MDF (main distribution frame) room, which was not accessible.	Good
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler/ suppression system; however, it is protected by portable fire extinguishers that are stationed throughout the building. All portable fire extinguishers observed were inspected within the last year and appeared to be in good condition.	N/A
Electrical	Electrical Distribution	The electrical distribution is located mainly in corridor 9 and corridor 1. There are panels that appear to feed the classrooms throughout the building. The vast majority indicate an installation in 1997. There are also panels and transformers located in mechanical rooms feeding AHUs (air handling units) and additional equipment throughout the building. The kitchen is equipped with its own panel for the culinary equipment. The electrical distribution equipment was observed to be in good condition. There are cables on the roof of the walkway between BLDG-015A and BLDG-015B that have been disconnected and abandoned. These should be secured in a more permanent fashion if they will no longer be used. It has been noted by the facility staff that there are not enough receptacles in the main office or library for the existing computers.	Good
	Lighting	The outside of the building is furnished with what appears to be HID (high-intensity discharge) fixtures at the building's roof line. Recessed fixtures with compact fluorescent bulbs are installed in exterior entrances. The interior lighting is mainly fluorescent surface mount or troffer fixtures with the occasional incandescent fixture in closets. The gymnasium is equipped with what appears to be hanging halogen or HID style fixtures.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The exterior lighting was observed to be in good condition. Building staff noted that the parking lot pole lights do not provide adequate illumination, and lighting in the staff parking lot does not exist. There are exit signs at every exit; however, various signs were not illuminated.	
	Communications & Security	There is a Gemini security system currently installed with multiple keypads at various entrances. Motion detectors are installed in interior areas, and security cameras are installed throughout the interior of the building and strategically on exterior corners. There are also door frame-mounted proximity readers for access into certain entrances. There were no damaged security panels or cameras observed. The system was observed to be in good condition. Building staff reported that proximity readers adjacent to the cafeteria were inoperable, and the second floor did not have adequate video surveillance. The MDF room was not accessible; therefore, the main communications rack and any additional electrical equipment were not observed.	Good

Exterior System Deficiency Examples

Exterior Walls



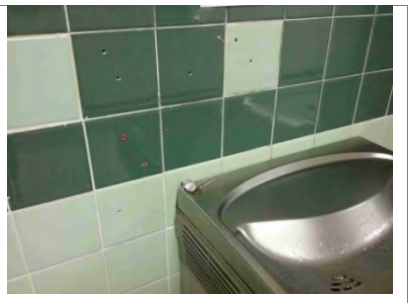
Exterior Windows

Stairs Deficiency Examples

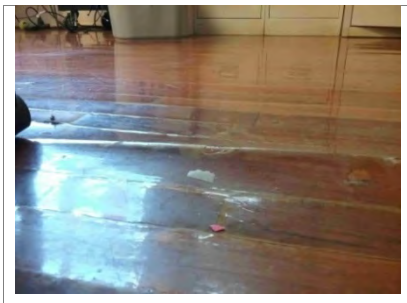
Exterior Stairs


Interior Finishes Deficiency Examples

Interior Wall Finishes

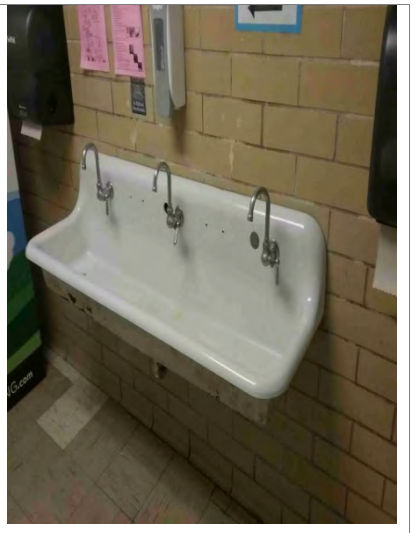
Interior Floor Finishes



Interior Ceiling Finishes

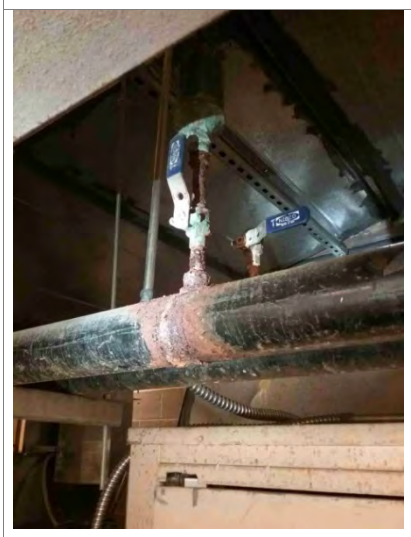
Plumbing System Deficiency Examples

Plumbing Fixtures

Mechanical/HVAC System Deficiency Examples




Electrical System Deficiency Examples

Electrical Distribution

Classroom Building – BLDG-015B

Building Purpose	Classrooms
Building Area	11,435 SF
Inspection Date	July 20, 2016
Inspection Conditions	98°F - Hot and 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	This building was built in 1965. The exterior of the building consists of a brick façade with a decorative concrete screen wall attached. The building is one story. The exterior walls were observed to be in good condition.	Good
	Exterior Windows	Windows are aluminum framed with single-pane glazing. The exterior windows were observed to be in good condition.	Good
	Exterior Doors	The exterior doors are hollow metal double doors in hollow metal frames. Some doors contained glazed lites. The exterior doors were observed to be in good condition.	Good
Roofing	This building has a single-ply membrane roof with gutters and downspouts The roofing appeared to be in average condition. Tree limbs were observed to be overhanging onto the roof surface. There was rust showing on the walkway overhang roof support.		Average
Interior Construction	Interior Walls	Interior walls are 50% CMU on the exterior window walls and 50% stud construction with gypsum board in the classrooms, corridors and offices. The interior walls were observed to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	The interior doors are wood in metal frames. The doors have glazing lites. The utility room doors are metal in metal frames The interior doors were observed to be in good condition.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Wall finishes are 40% CMU on the exterior window walls and 50% painted gypsum board in the offices, classroom and corridor walls. About 10% of the walls are finished with ceramic tile in the restrooms. The interior wall finishes were observed to be in good condition.	Good
	Interior Floor Finishes	About 90% of the floor finishes are VCT in the corridors and classrooms. About 5% are ceramic tile floors that have a wood appearance and are located in the counselor area, and 5% are ceramic tile in the restrooms. The interior floor finishes were observed to be in good condition.	Good
	Interior Ceiling Finishes	Interior ceilings are 100% exposed structural concrete waffle pan with 12”x12” perforated acoustical tiles glued into the depth of the waffle structure for sound attenuation. According to building staff, the tile is suspected to be asbestos tile. The ceiling appeared to be in good condition.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains multiple plumbing applications that service one level, consisting of: public restrooms, staff restrooms, janitorial closets with service sinks, and classrooms with laboratory sinks. These restrooms typically have wall-mounted vitreous china hand sinks with manual faucets or metering faucets, along with vitreous china, floor-mount/wall toilets with manual flushing valves, and vitreous china, wall-hung urinals in the male restrooms with manual flushing valves. There are also wall-mounted service sinks found in the janitorial closets. The plumbing fixtures were observed to be in good condition.	Good

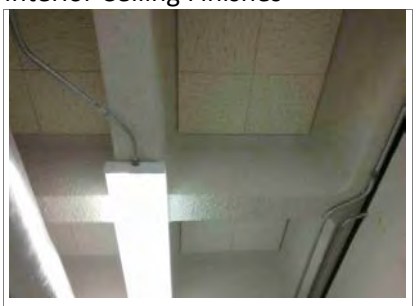
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	The plumbing fixtures observed in this facility are not serviced by any heat-generating systems from the main mechanical room. All associated plumbing distribution piping for this system appeared to be in good condition.	Good
	Other Plumbing	The facility is serviced by various area and equipment floor drains. The floor drains vary in size and typically have a flat metal drain cover equipped. The other plumbing system for this building was observed to be in good condition.	Good
Mechanical/ HVAC	This building has multiple HVAC applications. The major mechanical equipment consists of through-wall-mounted, packaged heat pump systems that are attached to the external side of the building enclosure. There are also four roof top-mounted split packaged air conditioning units as well as six EFs. Sixteen (16) HVAC systems were assessed throughout the building. The refrigeration capacity of the units ranges from 2- to 10-TON. The HVAC equipment appeared to be in average condition. Many of the deficiencies observed were general aging of equipment, and enclosure and insulation damage due to exposure to the elements. Another widespread observed deficiency was the type of refrigerant used in the externally wall-mounted WSHPs; all of the observed heat pumps currently utilize an outdated refrigerant, type R-22. Additionally, the two 10-TON roof top AHUs (OAUs [outside air units] 1 and 2) were not in service because their respective electrical disconnect switches had been moved to the off position. Lastly, the fan coil unit (FCU 1) located in electrical room 300 had corrosion damage to the enclosure.		Average
Fire Protection	Fire Alarm	The building contains a fire alarm system by Silent Knight consisting of detectors, pull stations, and horn/strobe combination units. The equipment was observed to be in good condition.	Good
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler/ suppression system; however, it is protected by portable fire extinguishers that are stationed throughout the building. All portable fire extinguishers observed were inspected within the last year and appeared to be in good condition.	Good
Electrical	Electrical Distribution	A small electrical room exists on the southeast corner and is accessed from an exterior entrance. The equipment appeared to be in good condition except panels MDP and LD ALT which had faulty enclosure door latches keeping their doors from closing.	Good
	Lighting	The exterior of the building is outfitted with what appears to be HID fixtures. The exterior lighting was	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		observed to be in good condition. The interior lighting is mainly fluorescent troffer fixtures with the occasional incandescent fixture in the closets. There are exit signs at both exits that appeared to be in good condition.	
	Communications & Security	A Gemini security system is currently installed with a keypad at the east entrance. Motion detectors are installed in interior areas, and security cameras are installed throughout the interior of the building and strategically on exterior corners. An intermediate distribution frame room housing network switches, hubs, and routers in a rack-style configuration exists on the south east corner of corridor 6. The system appeared to be in good condition. There were no damaged security panels or cameras observed.	Good

Roofing Deficiency Examples

Interior Finishes Deficiency Examples

Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples


COND. 1

Mechanical Building – BLDG-015C

Building Purpose	Mechanical Building (former boiler house)
Building Area	493 SF
Inspection Date	July 20, 2016
Inspection Conditions	98°F - Hot and 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 mechanical building was built in 1939 and has a brick façade. The exterior walls were observed to be in poor condition. All four sides were weathered and corroded. The brick chimney, which was no longer in use, was cracked, and the metal stack was extremely corroded.	Poor
	Exterior Windows	There is one exterior window located in the building that is no longer used. The exterior window was observed to be in poor condition. It was broken and boarded up. Broken glass was evident, and the frame was corroded.	Poor
	Exterior Doors	The double doors are metal in a metal frame louvered at the bottom... The doors were observed to be in poor condition and corroded.	Poor
Roofing	The building has a single-ply membrane roof without gutter or downspouts. The roofing appeared to be in average condition.		Average
Interior Construction	Interior Walls	The walls are exposed and unfinished brick.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	The floor is an unfinished concrete slab.	Average
	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	This building houses the horizontal gas-fired boiler system that is part of the common loop HVAC system mainly utilized throughout BLDG-015A. The boiler was installed in 2010 and was observed to be good condition with a valid inspection certificate.		Good
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	The building is not equipped with a fire sprinkler/ suppression system; however, it is protected by portable fire extinguishers that are stationed throughout the building. All portable fire extinguishers observed were inspected within the last year and appeared to be in good condition.	Good
Electrical	Electrical Distribution	The service enters the building from overhead pole-mounted transformers southeast of the boiler room and feeds a 1200A main switchboard. The main switchboard along with additional panelboards distributes power throughout the complex. Panelboards were observed to be in good condition with the exception of BR2, which was missing breaker filler plates at locations 1 and 3.	Good
	Lighting	There does not appear to be any exterior lighting attached to the building. Suspended fluorescent fixtures are present on the interior of the building. The lighting was observed to be in average condition. The lighting level was sufficient to view the equipment; however, additional illumination would be helpful for more detailed maintenance of the equipment.	Average
	Communications & Security	System not present.	N/A

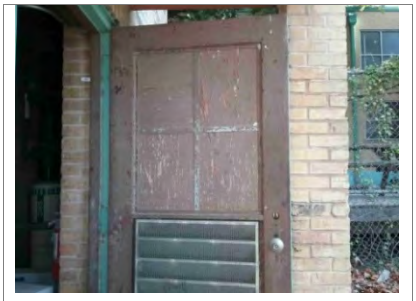
Exterior System Deficiency Examples

Exterior Walls



Exterior Windows


Exterior Doors



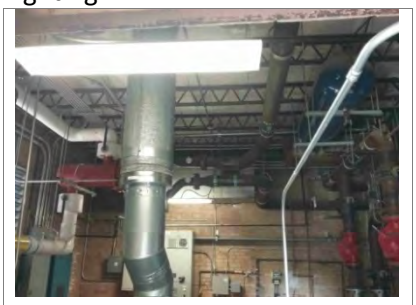
Roofing Deficiency Examples

Interior Ceiling Finishes

Electric System Deficiency Examples

Electrical Distribution

Lighting



Storage Building – BLDG-015D

Building Purpose	Storage Building
Building Area	48 SF
Inspection Date	July 20, 2016
Inspection Conditions	98°F - Hot and 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 storage building was built in 1939 and is constructed of CMU. The exterior walls were observed to be in poor condition. The blocks were cracked, and there were open vents allowing water to enter into the top and bottom of the room.	Poor
	Exterior Windows	System not present.	N/A
	Exterior Doors	There is one door providing access to the structure. The one door is metal in a metal frame. The exterior door appeared to be in very poor condition. It did not close and was corroded.	Poor
Roofing	The roof is constructed of concrete. The roofing was observed to be in poor condition and very aged.		Poor
Interior Construction	Interior Walls	The walls are constructed of CMU. The interior walls were observed to be in poor condition. The walls were cracked, and water was infiltrating into the interior.	Poor
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

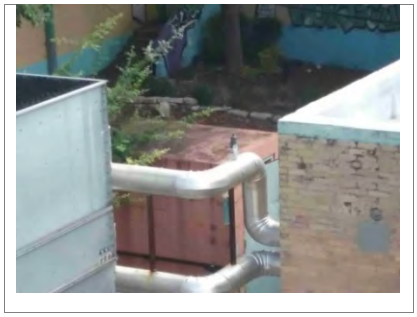
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present.	Poor
	Interior Floor Finishes	The floor is an unfinished concrete slab. The floor was observed to be in poor condition. The slab was wet and cracked	Poor
	Interior Ceiling Finishes	The ceiling is unfinished concrete. The ceiling finishes were observed to be in poor condition. It was chipped, and aggregate was exposed.	Poor
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The underground conduit is mainly for lighting in the building. The conduit appeared to be in average condition. Certain sections of conduit were not completely buried.	Average
	Lighting	Exterior lighting is not present. Interior lighting consists of surface-mounted fixtures exist with incandescent bulbs. The lighting was observed to be in average condition.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls

Exterior Doors

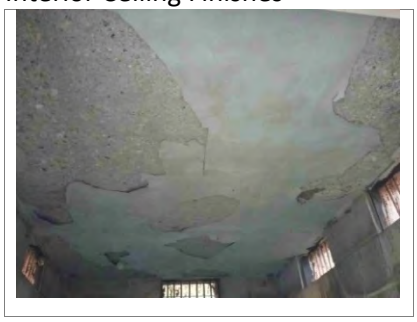
Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Floor Finishes

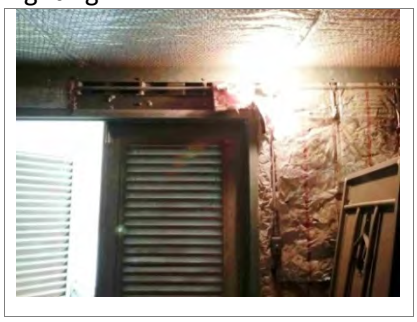
Interior Ceiling Finishes



Electrical System Deficiency Examples

Electrical Distribution

Lighting



Custodial Storage Building – BLDG-015E

Building Purpose	Custodial Storage Building
Building Area	248 SF
Inspection Date	July 20, 2016
Inspection Conditions	98°F - Hot and 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 storage building is a prefabricated metal structure. This is a typical metal storage building with metal roof and doors. The exterior walls appeared to be in average condition. The right front corner edge piece was loose at the bottom. The walls were observed to be dented in various locations.	Average
	Exterior Windows	The building has one window that was observed to be boarded or covered. The exterior window appeared to be in poor condition.	Poor
	Exterior Doors	The louvered double doors are metal in a metal frame. The exterior doors were observed to be in poor condition and were corroded.	Poor
Roofing	The roof is a metal standing seam roof. The roofing was observed to be in poor condition and corroded.		Poor
Interior Construction	Interior Walls	The walls are metal siding. The interior walls were observed to be in poor condition.	Poor
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

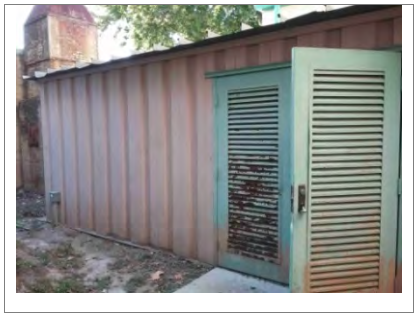
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	System not present.	Average
	Interior Floor Finishes	The floor is a concrete slab. The interior floor slab was observed to be in average condition.	Average
	Interior Ceiling Finishes	The ceiling finish is netted insulation. The interior ceiling finishes were observed to be in average condition.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The underground conduit is mainly for lighting in the building. The conduit appeared to be in average condition. Certain sections of conduit were not completely buried.	Average
	Lighting	Surface-mounted fixtures exist with incandescent bulbs. The lighting appeared to be in average condition.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls

Exterior Windows

Exterior Doors

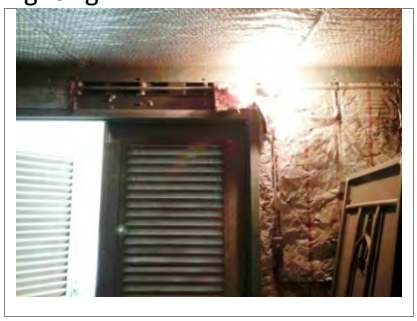


Roofing Deficiency Examples

Electrical System Deficiency Examples

Electrical Distribution

Lighting



Garza Independent High School Campus Summary of Recommendations

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

Campus Recommendations

Exterior

1. The campus seems to have a variety of buildings from different eras. The area round the storage buildings and mechanical room should be cleared of outdated buildings. There is a deck and picnic table along with a pond that would appear to be a nice restful area, but it was marred by an old rusty building and an old concrete building that have outlived their design service life. Remove these buildings and the rusty chimney from the mechanical building to improve the appearance of the area.
2. Perhaps create a common area between the main building and the classroom building where students can mingle. The existing area is currently fenced, but it is a large space that could be utilized with a patio, shade and tables or benches. Other high school campuses have this kind of space.

Electrical

1. Verify all exit signs are in operable condition.

Main School Building Recommendations

Exterior

1. Apply caulking and sealant to the base of the window frames at the concrete sills to preserve the integrity of the window assembly.
2. Investigate the extent of the corroded exterior exit stair at east end of gymnasium.
3. Patch and repair the plywood soffit at the kitchen entrance.
4. Repoint the mortar on the brick façade wall where damaged and missing.

Interior Finishes

1. Replace the perforated ceiling tile in the cafeteria stage area. It was old, yellow, and ripped.
2. Retile the floor area between the science labs with new vinyl tile.
3. Patch ceramic floor tile in the restrooms where toilet partitions were removed.
4. Repair buckled wood floor in room 105, as it is a trip hazard.

Plumbing

1. Replace outdated porcelain plumbing fixtures.

Domestic Water Distribution

1. Plan for future replacement of commercial kitchen water heater based on recommended design service life.

Mechanical/HVAC

1. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration.
2. Plan for and track equipment that uses R-22 refrigerant. The refrigerant is being phased out of manufacturing and construction use in the near future, and thus will make all equipment obsolete.
3. Conduct preventive maintenance checks and services for WSHPs in rooms 103 and 106.
4. Conduct preventive maintenance checks and services for packaged fluid cooler tower system.

Electrical

1. Assess exterior lighting to verify operation.
2. Secure or remove the abandoned cables on the walkway cover between BLDG-015A and BLDG-015B.

Classroom Building Recommendations

Roofing

1. Maintain tree limbs so they are not resting on the roof surface.
2. Paint any rusted areas on walkway metal canopy to keep the metal from deteriorating.

Mechanical/HVAC

1. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset by cleaning, repainting, or repairing to prevent further deterioration, specifically on FCU-1 in electrical room 300.
2. Plan for and track equipment that uses R-22 refrigerant. The refrigerant is being phased out of manufacturing and construction use in the near future, and thus will make all equipment obsolete.
3. Begin planning on replacing or repairing aged AHUs, specifically OAUs 1 and 2.

Electrical

1. Address panels that have broken or misaligned latches and repair so that enclosure doors can remain closed.
2. Assess exterior lighting to verify operation.

Mechanical Building Recommendations

Exterior

1. Remove the corroded chimney as it is no longer in use and may pose a safety hazard due to its unknown structural integrity due to age.
2. Replace the corroded entry door. Clean up the broken window and secure the opening for security and pest invasions

Interior Construction

Electrical

1. Completely bury and protect conduits routed between BLDG-015C, D, and E.
2. Install breaker filler plates in necessary panelboards.

Storage Building Recommendations

Exterior

1. Consider complete demolition of the structure as it is not being utilized and may pose a safety/security threat to the campus grounds.

Fire Protection

1. During the assessment, there was not a portable fire extinguisher present; consider installing a portable fire extinguisher in case of an emergency situation.

Custodial Storage Building Recommendations

Exterior

1. Consider complete demolition and replacement of the structure with a new prefabricated storage building.

Fire Protection

1. During the assessment, there was not a portable fire extinguisher present; consider installing a portable fire extinguisher in case of an emergency situation.

CRAWL SPACE – Garza Independent HS – Main Building (BLDG-015A)

Building Purpose	Administrative, Classrooms, Gym, and Cafeteria
Inspection Date	September 29, 2016, Afternoon
Inspection Conditions	79° - Sunny & Dry

Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: Low clearance and lack of more access points did not allow for much exploration of the original construction crawl space. Pipe congestion in the cafeteria crawl space did not allow for further exploration. Low clearances between interior beams and the subgrade did not allow for further exploration at the southeast crawl space. Per the original plans, an access to the crawl space existed in the west wing but during the inspection it was found that the access hatch had been sealed during construction of the library addition and the room had been converted into a weight room. The exterior and interior of the original building was searched for additional access points but no additional access points were found.

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	The soil in the observed crawl space area in the east wing had a trench along the perimeter of the crawl space that terminated approximately ten feet away from the access hatch. The soil was damp in the trenches. No drainage system was observed in the cafeteria crawl space. Damp soil was observed in isolated locations under the cafeteria. The source of the water causing the damp soil under the cafeteria could not be clearly identified. Soil/Drainage deficiencies: • Damp soil, water infiltration	Average
	Soil Retainers	N/A – No soil retainers were observed in this building	N/A
	Areaways/Ventilation	Ventilation in the crawl space was provided by small vents approximately 1 ft. wide and 1.5 ft. long located all around the building. Areaway/ventilation deficiencies: • Ventilation likely inadequate	Average
	Access Hatches	Two access hatches were found in the building. The first is located in the back corner of the storage basement. The	Average

		second hatch is an exterior access door located on the southwest corner of the cafeteria building addition. Access hatch deficiencies: • Access restricted by few number of access points, • Pipe congestion and low clearance below interior beams limited maneuverability within the crawl space	
Exposed Structure	Exposed Columns & Tops of Foundations	All observed exposed columns and tops of foundations appeared in good condition.	Good
	Exposed Faces of Perimeter Walls / Beams	Observed perimeter beams span between exterior columns. In the southeast crawl space there was honeycombing in the west wall that had exposed longitudinal reinforcing. In the southwest access hatch there was exposed slab reinforcement and one large spall at the bottom of a perimeter beam on the southern wall. Perimeter wall/beam deficiencies: • Exposed reinforcement • Honeycombing • Large spall	Average
	Exposed Portions of Interior Floor Beams Above	Suspended interior floor beams span between columns. Honeycombing was observed on the interior beams in the southeast wing of the crawl space. The interior beams in the cafeteria addition crawl space had honeycombing and cracking. Beam deficiencies: • Honeycombing • Small cracks	Average
	Underside of Suspended Floor Slabs Above	The floor system in the east wing of the main building consists of a flat slab supported by interior and perimeter beams. The floor system in the cafeteria addition crawl space consists of precast pan joists supported by interior beams. The precast pan joists had large spalls and exposed longitudinal reinforcement along the bottom of the joists. Structural capacity of precast pan joists is significantly reduced. Large spalls and exposed welded wire reinforcing were present in the deck of the pan joists. The deck spalls were typically at or in the vicinity of pipe penetrations or abandoned pipe penetrations. Slab deficiencies: • Large spalls along bottoms of pan joists with exposed/corroded and detached bottom reinforcing bars	Poor

		(reduced structural capacity) • Multiple spalls in the pan joist deck • Exposed/rusting wire reinforcing in pan joist deck	
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	Both crawl space areas observed in this building had many suspended pipes. Rusted pipes and pipe hangers were observed. Falling pipe insulation was observed in the cafeteria crawl space. Pipe deficiencies: • Rusted pipe hangers • Slightly rusted pipes • Falling/degraded pipe insulation	Average
	Exposed Ductwork	N/A – No exposed ductwork was present in the crawl space areas observed.	N/A
	MEP Equipment	Equipment deficiencies: • Broken conduit line	Average
	Spray Fireproofing/ Insulation	N/A – No spray fireproofing or insulation was present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 Damp soil at perimeter of southeast wing	 Damp soil under cafeteria wing	

Exposed Structure

Spall at bottom of perimeter beam

Exposed reinforcement on perimeter beam at honeycombing

Honeycombing in interior beam in southwest crawl space

Minor cracking at top of interior beam in southwest crawl space

Honeycombing on interior beam in southeast crawl space

Spalling, exposed/corroded detached longitidunal reinforcement at bottom of precast pan joist

Large spall and exposed reinforcing at underside of pan joist slab

Spalling and exposed reinforcing on pan joist slab at pipe penetrations

Pipes, Ducts, Equipment & Fireproofing

Rusted pipe hangers

Rusted pipes

Degraded/falling pipe insulation

CRAWL SPACE – Garza Independent HS – Classroom Building (BLDG-015B)

Building Purpose	Classrooms
Inspection Date	September 29, 2016, Afternoon
Inspection Conditions	79° - Sunny & Dry

Crawl Space System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	The soil in the crawl space was damp throughout. No drainage system was observed. Vegetation and fungus was found throughout the entire crawl space. Soil/Drainage deficiencies: • Damp soil • Vegetation/fungus/mold growing in the crawl space	Average
	Soil Retainers	Observed concrete soil retainers were all in good condition.	Good
	Areaways/Ventilation	The crawl space is ventilated by multiple small vents spaced at approximately 10 ft. located around the building. At the access hatch there was one large mechanical fan providing forced ventilation to the crawl space.	Good
	Access Hatches	Access to the crawl space in this building is located on the fan enclosure on the south east corner of the building. There was exposed/rusted slab reinforcement in the concrete around the hatch opening. Access hatch deficiencies: • Exposed reinforcement	Average
Exposed Structure	Exposed Columns & Tops of Foundations	One column in the observed area had minor honeycombing at the corners. The pier below the same column has concrete mushrooming at its top. Column/Foundation deficiencies: • Mushrooming concrete at top of pier • Honeycombing	Average

	Exposed Faces of Perimeter Walls / Beams	Perimeter beams were suspended and spanned between columns. Form ties were left in place on observed perimeter beams.	Good
	Exposed Portions of Interior Floor Beams Above	Interior suspended floor beams spanned between columns and perimeter beams. All observed interior beams appeared in good condition.	Good
	Underside of Suspended Floor Slabs Above	The floor system in the crawl space consisted of a flat slab supported by interior and perimeter beams. The observed slab was in good condition.	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	Few pipes were located in the crawl space. One pipe had missing insulation and was heavily rusted. A few other cast iron pipes were moderately rusted. Pipe deficiencies: • Missing insulation • Rusted pipes & pipe hangers	Average
	Exposed Ductwork	N/A – No exposed ductwork was present in the crawl space area observed.	N/A
	MEP Equipment	Electrical wiring in the crawl space was running along the damp ground and appeared in a state of general disarray.	Poor
	Spray Fireproofing/ Insulation	N/A – No spray fireproofing or insulation was present in the crawl space area observed.	N/A

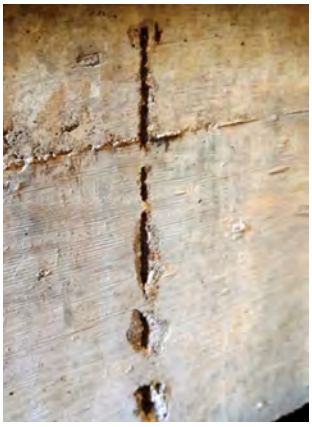
Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 Damp soil throughout crawl space		

Exposed Structure

Honeycombing and mushrooming on column



Exposed/rusting slab reinforcement at access hatch opening

Pipes, Ducts, Equipment & Fireproofing

Missing pipe insulation and rusted pipes

Rusted cast iron pipes & hangers

Wiring in the crawl space is draped across the ground

Garza Independent HS – Campus Summary of Crawl Space Recommendations

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

Main School Building Recommendations

Soil, Drainage, Ventilation & Access

1. Investigate need for improved site drainage so water flows away from building perimeter.
2. Investigate need for improved ventilation.
3. Consider adding access points to the crawl space.

Exposed Structure

1. Clean exposed/corroded reinforcement in perimeter & interior beams and precast deck soffit, and patch or paint to prevent further corrosion.
2. Repair large spalls with a structural concrete repair mortar.
3. Perform structural analyses to determine whether the floor pan joist original sections have adequate structural capacity.
4. Repair precast channels to restore structural capacity or retrofit precast channels for additional structural capacity if needed. Repair work would consist of cleaning corroded rebar & replacing detached rebar, and patching spalled areas with a structural concrete repair product. Retrofitting joists would likely consist of widening/deepening joists and adding reinforcement to the structural section or sandwiching with epoxied and bolted steel plates.

Pipes, Ducts, Equipment & Fireproofing

1. Replace significantly corroded pipes; clean and protect pipes with moderate corrosion.
2. Replace significantly corroded pipe supports.
3. Replace missing/degraded pipe insulation.

Classroom Building Recommendations

Soil, Drainage, Ventilation & Access

1. Improve/add a drainage system in the crawl space.
2. Investigate need for improved site drainage so water flows away from building perimeter.
3. Investigate need for improved ventilation

Exposed Structure

1. Clean exposed/corroded reinforcement and patch or paint to prevent further corrosion.
2. Repair large spalls with a structural concrete repair mortar.

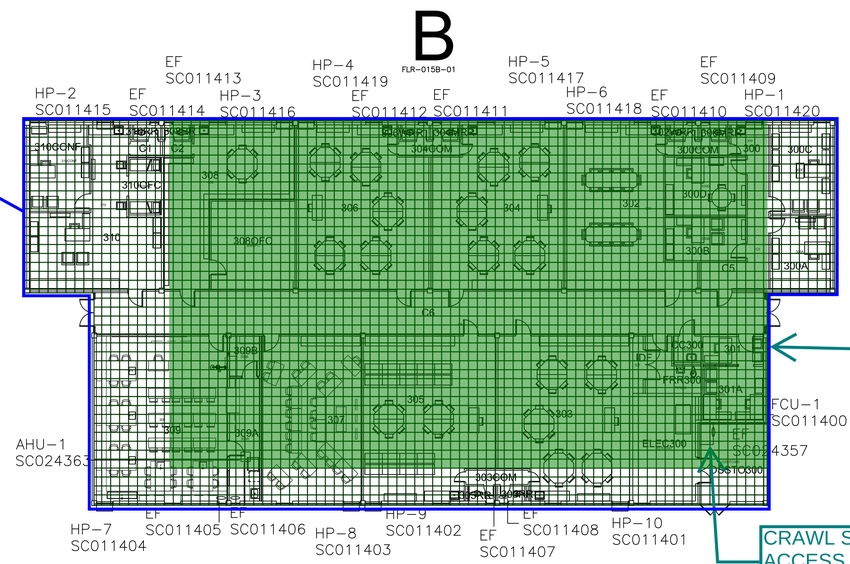
Pipes, Ducts, Equipment & Fireproofing

1. Replace significantly corroded pipes; clean and protect pipes with moderate corrosion.
2. Replace significantly corroded pipe supports.
3. Replace missing/degraded pipe insulation.

DRAFT

APPROXIMATE LIMITS OF CRAWLSPACE OBSERVED DURING SITE VISIT

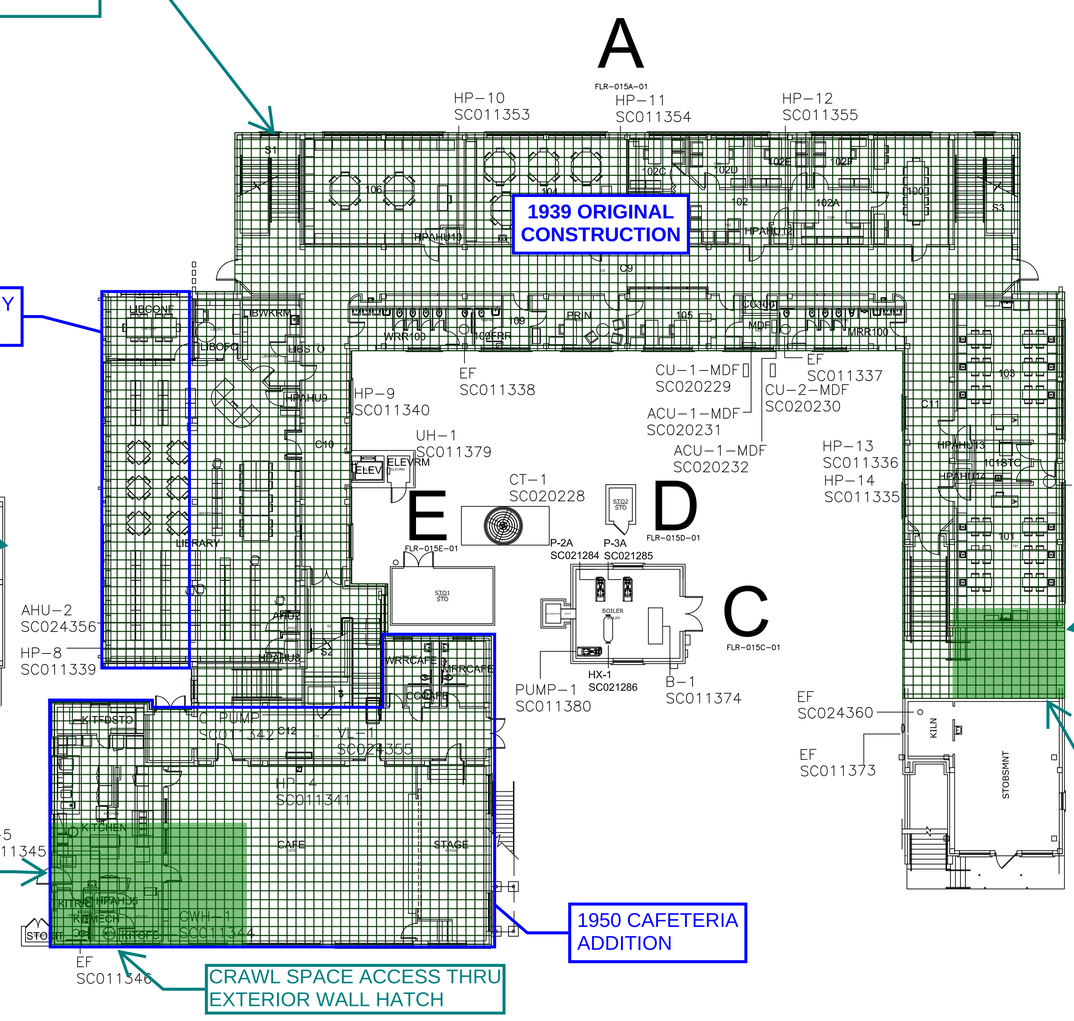
APPROXIMATE LIMITS OF CRAWLSPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS



DEFICIENCIES OBSERVED AT THIS LOCATION:
1) DAMP SOIL THROUGHOUT BUILDING
2) POSSIBLY INADEQUATE VENTILATION
3) VEGETATION AND FUNGUS GROWING IN THE CRAWL SPACE
4) HONEYCOMBING IN COLUMN
5) EXPOSED REINFORCEMENT AROUND ACCESS HATCH
6) MISSING PIPE INSULATION
7) RUSTED CAST IRON PIPES
8) ELECTRICAL WIRES RUNNING ALONG THE DAMP GROUND

CRAWL SPACE ACCESS THRU SIDE HATCH

EXTERIOR AND INTERIOR OF ORIGINAL BUILDING WAS SEARCHED FOR ADDITIONAL ACCESS POINTS AND NONE WERE FOUND.



PER ORIGINAL PLANS PRIOR TO LIBRARY ADDITION, ACCESS TO THE CRAWL SPACE EXISTED ALONG THIS WALL. NO ACCESS WAS FOUND DURING SITE VISIT.

DEFICIENCIES OBSERVED AT THIS LOCATION:
1) DAMP SOIL AROUND PERIMETER
2) LIMITED ACCESS TO REST OF CRAWL SPACE DUE TO LOW CLEARANCE & PIPE CONGESTION
3) POOR VENTILATION
4) EXPOSED/RUSTED REBAR ON PERIMETER BEAMS
5) HONEYCOMBING AT PERIMETER & INTERIOR BEAMS
6) RUSTED PIPES AND PIPE HANGERS
7) DEGRADED/MISSING PIPE INSULATION
8) BROKEN CONDUIT LINES

CRAWL SPACE ACCESS THRU WALL HATCH

DEFICIENCIES OBSERVED AT THIS LOCATION:
1) DAMP SOIL IN ISOLATED LOCATIONS
2) LIMITED ACCESS TO REST OF CRAWL SPACE
3) POOR VENTILATION
4) LARGE SPALL AT BOTTOM AT PERIMETER BEAMS, EXPOSED/RUSTED REBAR
5) SMALL CRACKS IN INTERIOR BEAM
6) HONEYCOMBING ON INTERIOR BEAM
7) SPALLING AND EXPOSED REINFORCEMENT ON PRECAST PAN JOISTS
8) LARGE SPALL IN SLAB WITH EXPOSED REINFORCEMENT
9) RUSTED PIPES & PIPE SUPPORTS
10) FALLING PIPE INSULATION

CRAWL SPACE ACCESS THRU EXTERIOR WALL HATCH

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

GARZA HIGH SCHOOL

1600 Chicon Street
Austin, Texas

FLOOR PLAN
1ST FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
J.R.		
02/21/13		
DWG: 015-FLR-01		SHEET
DRAWING SCALE		
1/32" = 1'-0"		1 OF 1

DRAFT

Garza Independence HS Site Summary

Site/Civil Assessment

Address	1600 Chicon Street, Austin, TX 78702
Number of Permanent Campus Facilities	5
Original Year of Construction	1939
Total Campus Area	3 acres
Data Collection Method	Site Visit
Site Visit/Assessor	1/3/2017 / Kan Long

Introduction

The Garza Independence HS campus is located at 1600 Chicon Street in Austin, Texas. Garza Independence HS was established in 1939, and consists of the main campus building housing classrooms, administration, and a cafeteria. There are also two standalone storage buildings, a boiler room and a standalone classroom building.

Revision Log		
Revision	Date	Summary of Content
00	9/23/16	Draft Issue
01	1/5/17	Added Revision Log and reformatted document throughout.
02	3/10/17	2nd Draft Issue

Development Information

Watershed	Boggy Creek
Total Impervious Cover	59%
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)
Visitor Parking	10 CB, 2 HC	4,000
Staff Parking	40 CB, 2 HC	15,300
Student Parking	No	-
Bus Drop-Off Area	No	-
Service/Mechanical Road	No	-
Loading Dock	Yes	-

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_Garza_HS_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	System not present.	N/A
	Parking Lots	Visitor Parking Lot A is in poor condition and located on the east side of the building. The lot is paved with asphalt and it has tight cracks and a pothole at the entrance. The staff parking lots are located on both the west and south sides of the main building. Parking Lot B is in fail condition and is on the south side of the main building. It is paved with asphalt and the pavement has severe cracking. Parking Lot C, on the	Visitor Parking Lot A: Poor Staff Parking Lot B: Fail Staff Parking Lot C1: Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		west side of the main building, is divided into two areas by a sidewalk. Area C1 to the north of the sidewalk is in good condition and C2 to the south of the sidewalk is in poor condition with cracks, raveling and patching. Parking Lot Deficiencies: · Pothole and cracks in Parking Lot A · Lost pavement, severe cracking and raveling in Parking Lot B · Cracks and aging seal coating in Parking Lot C2	Staff Parking Lot C2: Poor Overall: Poor
	Pedestrian Paving	The pedestrian paving system is in poor condition. The concrete pedestrian sidewalks are located around the main building. The sidewalk panels are intact with some cracking due to age. There is broken sidewalk on both west and east sides of the main building. The soil has eroded away from the edge of the sidewalk located north of the building. Pedestrian Paving Deficiencies: · Cracks in sidewalk panels · Sidewalk soil erosion	Poor
	Site Development	The site development system is in poor condition. The site has one dumpster outside the cafeteria, which needs to be moved from its location on the sidewalk, and one dumpster in the corner of the staff parking lot (south of main building), that does not have a concrete pad and an approach . There are seven covered bike racks on the west side of the main building which are in good condition. The fencing is chain link and the height ranged from 4 feet to 6 feet around campus. Shrubs are overgrown into the fencing at some locations. Site Development Deficiencies: · Dumpster outside cafeteria sits on the sidewalk and needs to be moved back into a dedicated dumpster location. · Dumpster in staff parking lot need concrete pad and approach	Poor
	Site Drainage	The site drainage is in average condition. All downspouts drain to ground or sidewalk pavement. The path is clogged for the system that drains the condensate north of the main building. There are two low points in the courtyard between two main buildings. Site Drainage Deficiencies: · Clogged downspout and condensate drain · Regrade courtyard to drain properly	Average
	Courtyards	The courtyard system is in poor condition. Courtyard A in the	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		north area has three portable buildings, a solar panel, and a fenced area for raising chickens. Courtyard B between the two main buildings has poor drainage. Courtyard C, south of the main buildings, has a detention tank leading to a detention pond for raising fish. The walkway edge is broken. All yards are filled with fall leaves. Courtyards Deficiencies: · Poor drainage in Courtyard B · Broken walkway in Courtyard C	
	Landscaping	The landscaping system is in poor condition. Overgrown vegetation in courtyard is blocking the sidewalk on the east side of the building. Landscaping Deficiencies: · Overgrown shrubs on fencing · Overgrown shrubs blocking sidewalk · Fallen branches and leaves are throughout the landscaped area.	Poor
Site Utilities	Water Supply	The water supply system is in average condition. No issues with the water supply system were reported.	Average
	Sanitary Sewer	The sanitary sewer system is in average condition. A grease sampling enclosure was not observed at the site. No other issues with the sanitary sewer system were reported.	Average
	Storm Sewer	The storm sewer system is in average condition. There is an underground drainage system that collects storm water via area inlets.	Average
	Detention Pond	The detention pond system is in average condition. There is an elliptical detention pond in the courtyard south of the main building. A tank collects water from downspouts and feeds water into this pond.	Average
	Other Site Mechanical Utilities	The lighting system is in average condition. Exterior lighting is mounted on the exterior of the building. The staff parking lot west of the building contains LED lighting on pole.	Average

Site Improvement Deficiency Examples

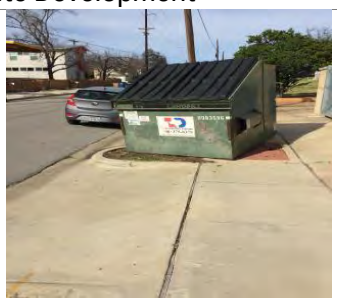
Parking Lots

		
Pothole in Visitor Parking Lot A	Pavement Fail in Staff Parking Lot B	Cracking and old seal coat in Staff Parking Lot C2

Pedestrian Paving

		
Broken sidewalk	Broken sidewalk	Sidewalk erosion

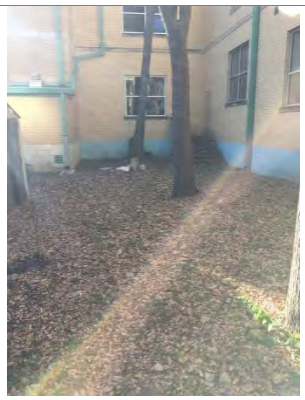
Site Development

		
Dumpster sits on walkway	Dumpster without concrete pad or approach	Rain Barrel with no overflow to underdrain

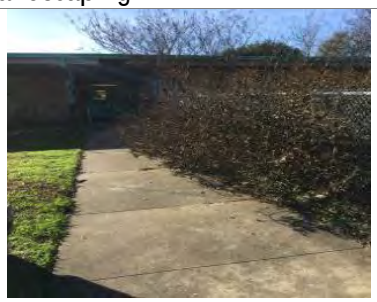
Site Drainage

	
Clogged downspout	Clogged condensate drain

Courtyards

	
Poor Drainage	Leaves clogging area drains.

Landscaping

		
Overgrown vegetation on fencing blocking sidewalk	Branch blocking sidewalk entrance to Courtyard C	Grass eroding pavement in Staff Parking Lot B

Site Utilities

Rain barrel feeds the pond

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	-	-
Tennis Courts	-	-
Soccer/Multi-Purpose Field	-	-
Baseball/Softball Field	-	-
Bleacher Seating	-	-
Track	-	-
Green Space	-	-
Football Field	-	-
Playscapes	3	1,100 SF

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Courts	System not present.	N/A
	Tennis Courts	System not present.	N/A
	Soccer/Multi-Purpose Field	System not present.	N/A
	Baseball/Softball Field	System not present.	N/A
	Bleacher Seating	System not present.	N/A
	Track	System not present.	N/A
	Green Space	System not present.	N/A
	Football Field	System not present.	N/A
	Playscapes	The playscapes system is in average condition. Three playscape sites sit in the south west corner of the main campus building. Walkway around playscapes has bug holes and cracks. Playscapes are fenced with 5-foot chain link fencing. Poor drainage exists in southern most playscape. Playscapes Deficiencies: · Walkway has bug holes and cracks · Poor drainage in southern most playscape	Average

Playfield Deficiency Examples

Playscapes

		
Bug holes and cracks on walkway	Cracked walkway	Poor drainage in southern most playscape

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

Parking Lots

1. Visitor Parking Lot A, repair pothole and crack seal.
2. Staff Parking Lot B, reconstruct paving.
3. Staff Parking Lot C2, repair crack seal sealcoat.

Pedestrian Paving

1. Replace cracked sidewalk panels.
2. Add soil to eroded edge of sidewalk.

Site Development

1. Move dumpster outside of cafeteria back into dedicated space.
2. Construct concrete pad and approach at dumpsters in Staff Parking Lot B.

Site Drainage

1. Repair clogged downspout and drain path.

Courtyards

1. Courtyard B, regrade for proper drainage.
2. Courtyard C, repair walkway.
3. Remove leaves.

Landscape

1. Trim shrubs on fencing that block sidewalk.
2. Remove leaves and fallen branches.

Site Utilities

1. Install lighting in Visitor Parking Lot A.
2. Install a grease sampling enclosure.

Playscapes

1. Repair walkway.
2. Regrade for proper drainage.

DRAFT

0 25 50
Feet

N

Legend

1 Recommended Improvements

Drainage Improvement

Pavement Improvement

Sidewalk Improvement

NOTES:

1. VISITOR PARKING LOT A HAS POTHOLE 5' X 5'.
2. VISITOR PARKING LOT A HAS TIGHT CRACKS, RAVELING. STRIPING FADED. NEED PARKING LOT LIGHTING.
3. STAFF PARKING LOT B SEVERE RAVELING, WEED OVERGROWN INTO PAVEMENT. NEEDS RECONSTRUCTION.
4. DUMPSTER IN PARKING LOT DOES NOT HAVE CONCRETE SLAB OR APPROACH.
5. LOW POINT IN PLAYSCAPE, REGRADE FOR PROPER DRAINAGE. WALKWAY HAS PESTHOLE AND CRACKS.
6. DUMPSTER SITS ON SIDEWALK.
7. PEDESTRIAN PAVING BROKEN.
8. STAFF PARKING LOT C2 HAS CRACKS, RAVELING, FADED STRIPING AND PATCH.
9. CONDENSATE DRAIN PATH CLOGGED.
10. SIDEWALK BLOCKED BY OVERGROWN SHRUBS.
11. COURTYARD B NEEDS REGRADE FOR PROPER DRAIN.
12. COURTYARD C WALKWAY BROKEN, FILLED WITH FALL LEAVES AND BRANCHES.
13. DOWNSPOUT DRAIN PATH CLOGGED.
14. BROKEN EXTERIOR WALL, REINFORCED STEEL EXPOSED.
15. ERODED SIDEWALK PANEL.
16. OVERGROWN SHRUBS ON FENCE.
17. BROKEN SIDEWALK.

Map Date: 3/2/2017

AUSTIN Independent School District

AECOM

Garza Independence HS
1600 Chicon St