Johnson High School (LBJ) & Liberal Arts and Science Academy (LASA) Site Summary

Address	7309 Lazy Creek Drive Austin, TX 78724
Number of Permanent Campus Facilities	2
Original Year of Construction	1974
Total Campus Building Area (combined)	293,663 SF

Introduction

Johnson High School (LBJ) and Liberal Arts and Science Academy (LASA) is located at 7309 Lazy Creek Drive in Austin, Texas. Johnson High School (LBJ) was established in 1974, and consists of the primary school building along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-014A) and the Theater Building (BLDG014B). The buildings are connected by exterior uncovered sidewalks. The Main School Building houses classroom functions including music, science, and service areas like administration offices and the cafeteria. This building also houses two separate academic programs, Johnson High School (LBJ) and the Liberal Arts and Sciences Academy (LASA). The theater building houses an auditorium, classroom spaces, and support areas for the production of performances. The school contains a variety of unique spaces including those left from converting the old theater area to a band hall and a very tall and large crawl space.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
8/16/16	Interview	00	10/11/16	Draft Issue
7/12/16 - 7/13/16	Assessment	01	1/16/17	Added comments from the CAC and Principal Sheila Henry as indicated on email dated 11/9/16 and comments from the CAC and Principal Stacia Crescenzi as indicated on email dated 11/29/16. See pages 5, 8, 11, 22-23, and 28-31.
10/11/16	Cluster Meeting (Attended)			
11/9/16	Follow-Up			

Main School Building – BLDG-014A

Building Purpose	Administration, Classrooms
Building Area	277,224 SF
Inspection Date	July 12-13, 2016
Inspection Conditions	100°F - Overcast mornings with sunny skies
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 facade with stone accents at the canopies and windows. The upper walls at the gymnasium are clad in metal panels. The exterior walls were observed to be in average condition. There were signs of structural movement at the gymnasium. In several areas, the brick was offset horizontally from the brick below. This appeared to be at the line of the roof structure. The exterior wall system appeared to be operating as designed with the possible exception of age related issues, building movement, and physical damage such as damaged stone panels and holes in the brick facade. Exterior sealants needed replacement. Assessment of drainage should be done to ensure water flows around the building rather than through the crawl space.	Average
	Exterior Windows	The exterior windows consist of single pane glazed units in single hung frames constructed of aluminum. Units sit on stone accents or above extended system, which includes an infill panel below the window system. There are a number of windows with hollow metal frames. The exterior windows were observed to be in poor condition. The age of the windows and the mechanisms were such that the sealant at of the original windows is in the process of failure and requires re-caulking. It was observed that the spring mechanisms in the single hung	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		mechanisms have failed and require repair. A significant number of the glass panes have been replaced with acrylic that has aged and clouded as a result of exposure to ultraviolet light reducing their utility. At all glazing , the sealant and stops are in the process of failing and need to be repaired and/or resealed, which appeared to be true for 85% of the windows. On the east side of the building, the hollow metal frame of the window located in the percussion room of the band area is rusting. This window system appeared to be in need of repair and/or replacement.	
	Exterior Doors	The door systems are limited to hollow metal doors in hollow metal frame systems. Typically, the hardware is original to the installation. There are doors that have their knuckle hinges replaced with continuous geared hinges. Main window lights in doors and adjacent to doors have been replaced acrylic. Doors have been painted and repainted. The exterior doors were observed to be in average condition. The thickness of the paint was affecting the operation of the doors. It was observed that the doors at the entry from the courtyard were not closing do to rubbing from paint and sagging. At the penthouse, it appeared that the door is hanging by one hinge. On the west facade south facing entry, the door appeared to be missing working hardware. In at least one case, exiting gates appeared to be out of compliance with ADA (American with Disabilities Act) requirements.	Average
Roofing	The roof material is a mixture of built-up and modified bitumen. These roofing systems are in poor condition due to age, lack or repair or incomplete repairs. Recommendations for the specific sections are contained in the asset portion of the assessment. Issues observed included blisters, ponding, spray paint, and other types of damage or aging. Two areas need to be re-roofed in their entirety. Condensate lines in areas appeared to drain onto the roof.		Poor
Interior Construction	Interior Walls	Interior partitions are typically gypsum board over metal studs. The corridors are covered with transite panels. In one section of a remodeled area, it appears that a panelized system was used that includes vinyl wall covering. In the kitchen and locker rooms area, masonry walls are present. Wood construction is used in the male locker room. On the second floor, it appears that the accordion type walls are present.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The interior walls appeared to be in average condition. In the training area of the athletic section, which appeared to be an addition, joints between gypsum board wall systems and CMU (concrete masonry unit) were opening. In mechanical areas, the sound mitigation material installed as part of the wall system was observed to be falling off the wall. Gymnasiums contained louvered openings that have been partially covered but still allow moisture and untempered air into the gymnasiums. Water infiltration that damaged the wall system was noted. Cracking at CMU wall systems was observed in the gymnasium and varsity locker room. Wood construction was observed in the male locker room. This appears to be a code violation. The use of accordion doors appears to have been abandoned on the second floor. The access to the walk-in freezer and refrigerator is inadequate for movement of material from the loading dock to the walk-in units. The CAC and Principal Sheila Henry reported that the basement classroom areas have hole in the walls, potentially due to rodents.	
	Interior Doors	Interior doors are typically solid core wood doors with veneer set in hollow metal door frames. Mechanical spaces typically have hollow metal doors in hollow metal frames. The interior doors appeared to be in average condition. Except for individual door issues, the wood doors in the older parts of the building were observed to have veneer damage and wear. The most egregious of those issues were severe damage to or missing veneer. In certain instances, "security" equipment had been installed on doors. This usually took the form of large eye bolts attached to the door(s). These are problematic from a code standpoint and were present on emergency exit doors.	Average
	Interior Specialties	Metal lockers are present in corridors, kitchen staff areas, coaching offices, and in locker rooms. The lockers appeared to be in average condition and had been freshly painted in the last couple of years. Student lockers will need to be cleaned of the layers of paint and recoated electrostatically in five years.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	Exterior stairs are limited to the east side of the building and are cast in place concrete with inset anti-slip nosing. In one instance, the stair is a metal frame with concrete treads. These exterior stairs appeared to be in poor condition. This rating is based on the presence of trip hazards in the form of damaged nosing pieces that are raised. Other stairs rated in poor condition did not have current code compliant guard rails or balusters. Rusting was noted at guardrails and handrails. The metal frame stair was not resting on the ground but was incorrectly cantilevered off the building.	Poor
	Interior Stairs	Interior stairs are concrete. They are equipped with inset metal anti-slip nosing and metal handrails. Given the construction of the stairwells and the stairs, the stairs appeared to be in average condition, but not in immediate need of repairs.	Average
Interior Finishes	Interior Wall Finishes	Finish systems are limited to paint, ceramic tile, and transite panels. Do to the age of the building, the paint systems are in need of constant maintenance. The interior wall finishes were in average condition. Issues observed included water damage from sinks against gypsum board rather than a water resistant surface. There appeared to be damage from leaks and constant use.	Average
	Interior Floor Finishes	VCT (vinyl composite tile) is found throughout the building along exposed concrete in mechanical and shop areas and carpet in the library and some administration areas. Strip wood flooring is installed in the gymnasium. The interior floor finishes appeared to be in average condition. VCT was noted as damaged from variation in the substrate in corridors and a storage area. VCT was noted as lifting or moisture damaged in the dance room, the choir room. The choir room VCT issues were located on the riser system suggestion moisture infiltration underneath. Carpet at the library was observed as lifting or stained.	Average
	Interior Ceiling Finishes	The building contains either 2'x2' or 2'x4' ceiling tiles mounted in a suspended ceiling systems with a limited amount of gypsum board ceilings at the locker rooms,	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		restrooms, or maintenance areas. The interior ceiling finishes are in average condition. The ceiling tile on the first floor was observed aged and worn. Ceiling tiles were water damaged on the first and second floors from roofing or plumbing leaks.	
Conveying	The building is equipped with two passenger elevators to service two levels. These two elevators were reported in the interview summary to be original, both had maintenance issues, and both are at the end of their design service life span. The elevator adjacent to the gymnasium has been reported to fail.		Poor
Plumbing	Plumbing Fixtures	The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mount/wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks found in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. The restroom plumbing fixtures were observed to be in good condition as the fixtures were typically aged but still operational. The building also includes other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria, art classrooms, locker rooms, and home economics/life skills classrooms. Most fixtures in the restrooms were in serviceable condition but were dated with the campus and are inefficient. The large compartment sinks in the robotics/shop area as well as the art classrooms were stained and contain debris but were still operational. The showers in the male and female locker rooms had significant corrosion, and cracking was present in the shower pans in the female locker rooms. It was reported from the interview that there were leaking faucets in the locker rooms.	Average
	Domestic Water Distribution	All of the plumbing fixtures with exception to the gym showers are serviced from the water heaters located in the central plant. These water heaters appear to be aged and past their service date. It was assumed that the kitchen is served from these water heaters. It was reported from the interview that there is an issue with a	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		lack of hot water during dish wash cycles. The domestic water distribution system was observed to be in average condition. The hot water for the gym showers is served by a boiler and two storage tanks of approximately 500 gallons each. This boiler was beyond its service date and show significant signs of rust and heat exchanger degradation. The condition of the storage tanks was not apparent since they are wrapped in insulation that appears to be in serviceable condition. There was evidence of repairs within the system and a need existed for additional repairs of corroded piping and fittings. The CAC and Principal Stacia Crescenzi reported that the female locker room has water temperature issues (fluctuations between hot or cold). Distribution piping observed in the crawl space adjacent to the central plant had areas with leaking valves and torn/missing insulation.	
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system. The roof drains were observed to be in good condition. It was observed that the roof drainage for the two-story part of the building is collected in the crawl space. This piping in the crawl space has been recently replaced, and there was a concern as to how the piping is supported from the first floor structure. The gas piping on the roof was rusted.	Average
Mechanical/ HVAC	The major mechanical equipment consists of indoor modular AHUs (air handling units) located primarily in mechanical crawl spaces, mechanical mezzanines, or penthouses. The AHUs are served by a central chilled water plant with two 500-TON chillers and complimenting cooling towers. In addition, there are several packaged RTUs (roof top units) that serve isolated areas such as the cafeteria, kitchen, administration areas, and male and female locker rooms. It was observed that there are 11 AHUs ranging in a capacity from 7,000 CFM (cubic feet per minute) to 27,000 CFM. These AHUs are arranged as constant volume multi-zone dual deck configurations and were replaced in 2005. Most AHUs in this location were in good condition and showed very little corrosion due to the highly humid environment. The discharge and return air duct for many of the units were showing significant corrosion due to sweating and age. There was damage to a few of the AHUs ductwork that needs immediate repair. The AHU serving the kitchen (AHU-KIT) had large quantities of dirt and debris built up on the fan side of the cooling coil. This could lead to the buildup of mold on the interior of the unit.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	The four AHUs located in the gymnasium penthouse were recently replaced within the last five years, appeared to be in good condition, and did not show evidence of deficiencies at this point. There are two mezzanines in the area of the band hall, and an additional mezzanine in the gymnasium area where there are six AHUs in place. These AHUs are all original to the school and exhibited large amounts of corrosion through each unit resulting in significant leakages in each of the AHUs. The two RTUs on the roof to the south of the gymnasium were aged past their service date and had damage on the condenser coil. These two units also utilized R-22 refrigerant. The three RTUs in the administration roof area were installed in 2005 (estimated) and were in good condition. Since these units are recent units, they utilize R-410a. A deficiency noted was associated with a rupture in the drain line of which was draining directly onto the roof creating a slip and fall hazard as well as mold risk. There are two RTUs serving science classrooms 158 and 156. These two RTUs similar to the gymnasium RTUs were aged passed their design service life and had significant hail damage on their condenser coils. The supply, return, and exhaust air diffusers throughout the campus are of differing ages, but mostly original and were showing significant rust and corrosion. There were diffusers that have been disassembled and/or removed. The cooling towers appeared to have been replaced recently and were in good condition. There appeared to be scaling on the fill. The chiller condenser water system uses a Dolphin system for water treatment. The chillers were installed in 1999. Both chillers appeared to be in working order. The heating water boilers were installed in 2005 (estimated). The boilers appeared to be in good working order and were operating. A deficiency associated with this system was with corroded piping associated with the expansion tanks and air separators. The chilled, heating, and condenser water systems all use inline pumps. The pumps appeared to have been replaced and all had signs of significant design service life age and several motor changes. In addition to the age and apparent service of the pumps, the installation of the pumps was not in keeping with manufacturer's recommendations for pumps of this type. The existing pumping scheme was constant volume with 3-way valves. It was reported during the survey that the vent hoods did not properly draw air. It was also reported that the thermostat for the kitchen unit was not properly located and does not allow the unit to operate correctly.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel. The fire alarm system appeared to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service enters the building from the 277/480-volt 4000-amp main switchboard located on the exterior near the service transformer. The service feeds transformers and high-voltage panelboards, which are located in various electrical rooms throughout the building. There are distribution panels rated at 480-volt that feed lighting and mechanical equipment then utilize step-down transformers to 120/208-volt secondary, which feeds power to 120/208-volt panelboards. The electrical distribution equipment appeared to be in good condition. Panelboard PP-11 in the library was unlocked, circuit breaker covers were missing, and the bussing was exposed behind the circuit breaker board. This condition could be considered a life safety hazard as it was accessible to students near the book shelves. It was reported in the interview minutes that the kitchen was underpowered. It appeared that the three section panelboard PP1-1 was in average condition although aged and out of date. Crawl Space panelboard CS-3, near the center of the space, appeared to be in average condition although signs of rust corrosion were observed. On the roof, there were various wires exposed near the access ladder as well as unsupported conduits separated and hanging from the wires. It was observed there was an abandoned conduit and Belden cable. The building does not have a lightning protection system.	Average
	Lighting	The building exterior lighting consists of downlights and HID (high intensity discharge) light fixtures that are located along the entire perimeter. The interior lighting consists of primarily T8 fluorescent light fixtures. The lighting for the building appeared to be in good condition and well maintained. There are exit signs present in the building, and these appeared to be in good working condition.	Good
	Communications & Security	There is a security system including surveillance cameras in the building. There are public address and telecommunications systems in the building. The security system was reported in the interview minutes as follows:	Good

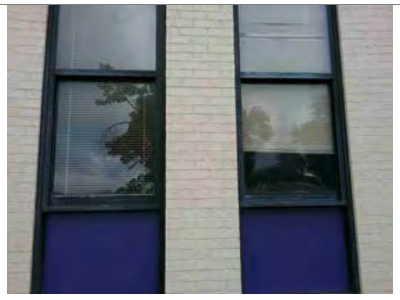
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		1. It was discussed that there was a concern for the lack of exterior lighting and lighting for staff parking areas for early morning arrivals of cleaning and kitchen staff. 2. It was reported that there was no restriction for entry into the facility. There was no controlled entrance into the building though the office. 3. It was reported that there was no coverage in the following locations: a. Corridors, serving line; b. Theater/gymnasium; c. Front and rear exterior; and d. Student parking areas. 4. The CAC and Principal Stacia Crescenzi reported proximity card access is not available for all exterior doors. These systems appeared to be in good condition with no deficiencies to report.	

Exterior System Deficiency Examples

Exterior Walls




Exterior Windows


Exterior Doors


Roofing Deficiency Examples





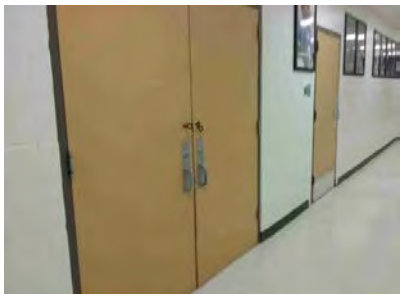
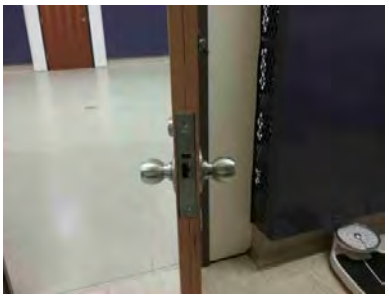
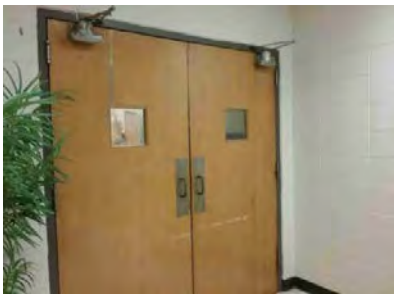
Interior Construction Deficiency Examples

Interior Walls



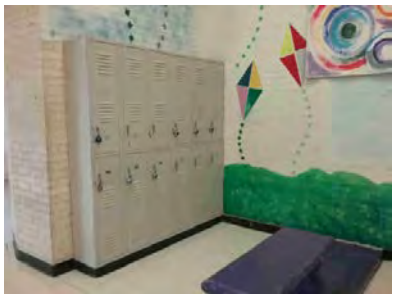


Interior Doors

Interior Specialties

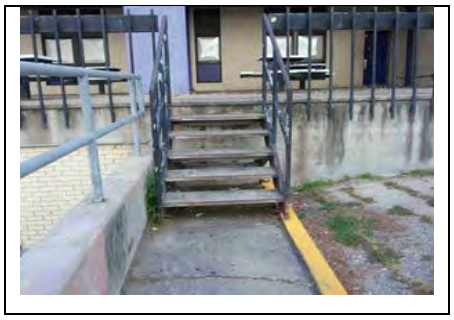




Stairs Deficiency Examples

Exterior Stairs



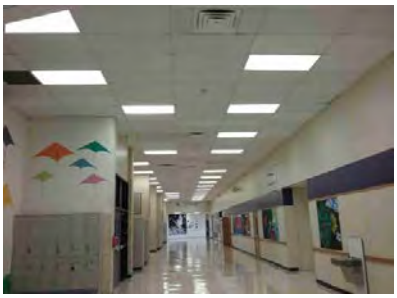


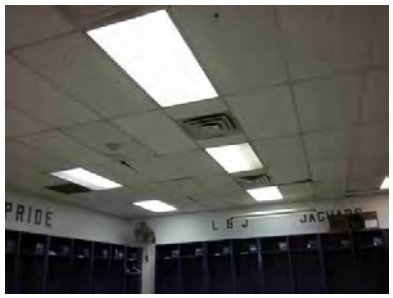
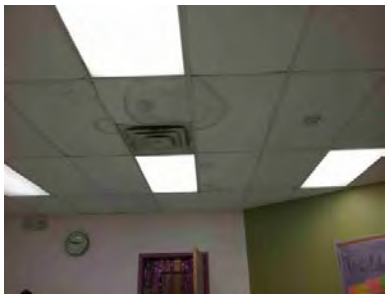
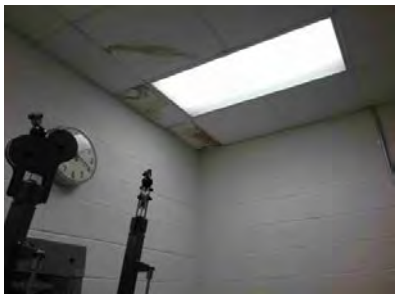
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

Interior Ceiling Finishes

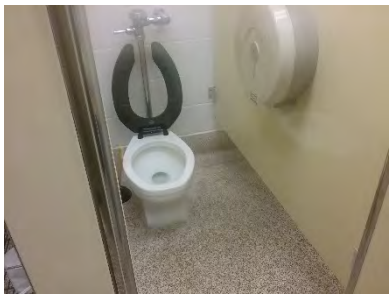


Plumbing System Deficiency Examples

Plumbing Fixtures

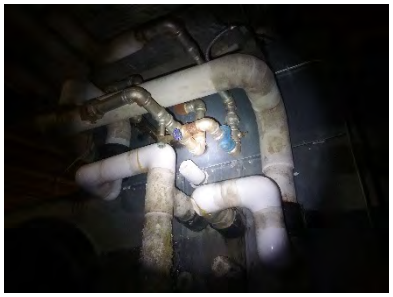


Domestic Water Distribution

Other Plumbing

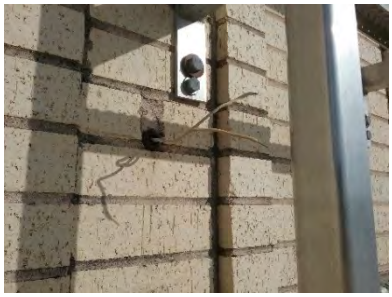
Mechanical/HVAC System Deficiency Examples

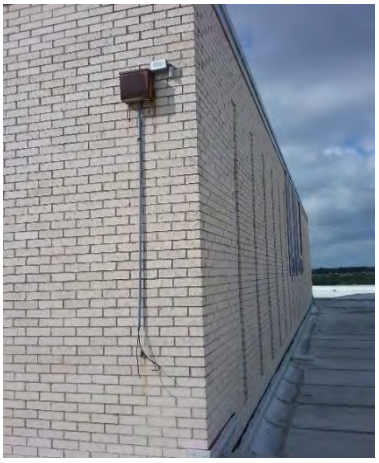




Electrical System Deficiency Examples

Electrical Distribution






Theater Building – BLDG-014B

Building Purpose	Theater
Building Area	16,439 SF
Inspection Date	July 11-13, 2016
Inspection Conditions	100°F - Overcast mornings with sunny skies
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 of the building consists of a variety of brick, corrugated metal panels, and stucco. The exterior walls are in average condition. Deficiencies observed included cracking in the stucco systems on the south side of the building. At the south east corner of the building, there is a small corner window in the ground that has formed. The exterior sheathing contacted the ground and could attract moisture and pests into the building. Exposed rebar was observed at the west side of the building.	Average
	Exterior Windows	Exterior windows are aluminum storefront system at the front lobby. It appeared to be functioning as intended and is in good condition.	Good
	Exterior Doors	Exterior doors are aluminum storefront system, hollow metal or roll up doors. The doors were observed to be in poor condition because the exit doors off the auditorium do not function as intended for emergency exiting. These doors do not swing all the way open due to a conflict with the sidewalk. In addition, the school uses the exit vestibule for storage and does not maintain the space. This results in a life safety hazard.	Poor
Roofing	The roof is modified bitumen system. The roofing system is in average condition. It showed aging at the parapet and roof		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	system joints. There appeared to be evidence of water penetration in the mechanical mezzanine area. Uppermost roof accessibility is via a three-story ladder with no lighting to be found. It was deemed inaccessible.		
Interior Construction	Interior Walls	The interior walls are gypsum board with acoustic treatments in the main hall. The interior walls are in good condition. No deficiencies were noted.	Good
	Interior Doors	In the public areas, the doors are solid core wood veneer in hollow metal frames while the remainder are hollow metal doors in similar frames. The interior doors are in average condition. A double door located between the stage and classroom area did not close. A single door between the classroom and stage appeared to have a broken handset and is blocked open. Both non-functioning units are rated doors in a rated partition.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	Exterior stairs are either concrete with metal railings or galvanized metal stringer and treads with metal railings. The exterior stairs are in poor condition. Signs of rust in these areas indicated failure of the coating system. In one location, the handrail was missing and in another, the railing was bent. Settlement of the building relative to the sidewalk caused damage that exposed rebar and cracks that were trip hazards at adjacent landings.	Poor
	Interior Stairs	Due to lack of lighting, interior stairs were unreviewable. Exiting paths off the stage to the exterior exits are being used for storage and present a life safety hazard. Vestibules between the auditorium and exterior doors were also used as storage effectively reducing the exiting capacity by half.	Poor
Interior Finishes	Interior Wall Finishes	Interior wall surfaces include a variety of materials but are typically gypsum board construction with paint systems, ceramic tile, wooden trim and acoustic panels applied. The wall finishes are in good condition. Painted surfaces have taken abuse in the lobby and service areas. Door jams on single doors had paint degradation along with the lobby.	Good

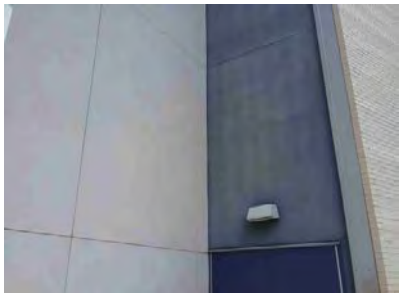
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The lobby seating area and restrooms have exposed concrete floors. While aisle in the auditorium are carpeted. The stage is covered in painted wood strip flooring. Floor finishes are in good condition. The lobby had the highest amount of abuse. The finish applied to the concrete was discolored and scrapped through. The stage is black painted wood or masonite and was worn. At the northern stage ramp, the transition strip was observed to be loose and was a trip hazard.	Good
	Interior Ceiling Finishes	The auditorium includes wood wall accents and fabric wrapped acoustic tile. The ceiling finishes are in good condition. In the classroom area, one ceiling tile was observed with water stains.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for males, females, students, and separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks in counters with manual faucets, along with vitreous china, wall toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks found in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. There is an additional service sink in the rear of the stage. The restroom plumbing fixtures were observed to be operational and in good condition. The service sink in the rear stage appeared to have a significant amount of paint staining. The CAC and Principal Stacia Crescenzi reported that the dressing room showers are not functioning properly.	Good
	Domestic Water Distribution	All of the plumbing fixtures are serviced with hot water from multiple EWHs (electric water heaters) that were located throughout the building. There is a 40-gallon EWH located in the rear of the stage and a 20-gallon EWH located on the front mezzanine.	Good
	Other Plumbing	The roof drains are equipped with metal grate covers to	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		prevent debris from entering the drainage system, and the covers appeared to be corroded.	
Mechanical/ HVAC	The major mechanical equipment consists of split systems with modular AHUs located within two mezzanines. These AHUs are served by their respective d/x condensing units located in a mechanical yard between the theater and the gymnasium. There are two packaged outside air units (OAUs) that are compensated with energy recovery units (ERUs) located in a mechanical yard. No visible deficiencies were found. This system is in average condition due to its age. The equipment will approach its service dates within the next five years. The CAC and Principal Stacia Crescenzi reported inadequate ventilation for the theater shop area due to sawdust and paint fumes.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	System is not present.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt main distribution board located on the exterior. The main distribution board had a broken locking handle and is screwed shut. The service feeds transformers and high-voltage panelboards, which are located outside as well. They feed 120/208-volt panels located in three electrical rooms throughout the building. The electrical distribution equipment appeared to be in good condition. The building did not have a lightning protection system.	Good
	Lighting	The building exterior lighting consists of downlights, HID light fixtures that are located along the entire perimeter. The interior lighting consists of T8 fluorescent light fixtures in the back of house, pendant fixtures throughout the front and seating areas. The lighting for the building appeared to be in good condition.	Good
	Communications & Security	There is a security system including surveillance cameras, card readers. and motion detectors in the	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		building. There are public address and telecommunications systems in the building. These systems appeared to be in average condition.	

Exterior System Deficiency Examples

Exterior Walls

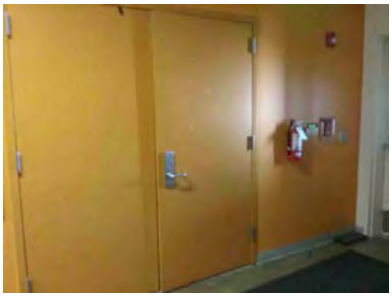

Exterior Doors


Roofing Deficiency Examples



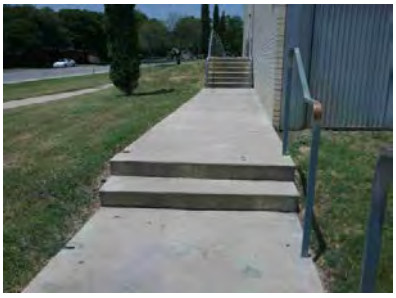
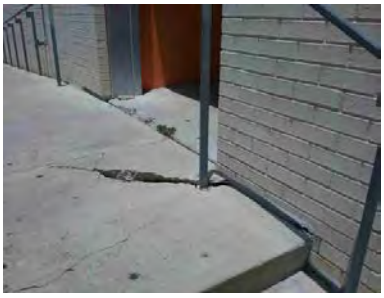
Interior Construction Deficiency Examples

Interior Doors



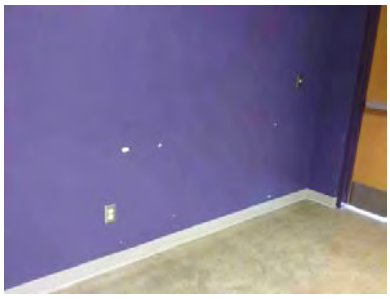
Stairs Deficiency Examples

Exterior Stairs

Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes

Interior Ceiling Finishes


Electrical System Deficiency Examples

Electrical Distribution

Johnson High School (LBJ) & LASA 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. Reseal and maintain external surfaces and windows.
2. Monitor settling of buildings.

Roofing

1. Maintain existing roofs with regular maintenance.

Mechanical/HVAC

1. Repair or replace any fin assemblies of HVAC equipment that show extensive wear and tear. Consider adding a protective fence around any of the units on the exterior ground level that could be vandalized or damaged by students/civilians, particularly at the weight room/shop facility.
2. 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.
3. Adjust HVAC (heating, ventilating, and air conditioning) controls or other equipment, such as dehumidifiers, installed to assist the HVAC equipment in mitigating the humidity observed in all facilities. If any of the HVAC equipment is planned to be replaced, such as any of the AHUs or package units, it should be replaced with an updated asset that includes an integral dehumidification wheel that will assist with humidity issues.
2. 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 other means to prevent further deterioration.
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 was noted with excessive noise/vibration by repairing the motor, changing the belt, or other means to promote efficiency.
5. Repair 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 water-damaged components.
6. Conduct routine preventative maintenance for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
7. Further investigate the return grilles and corridor HVAC balancing. Facility staff reported that the corridor spaces throughout the Main School Building and gymnasium facilities were poorly conditioned and stated that the lack of return air grilles could be the source of the problem. Note that if air curtains are to be installed, this study should be conducted after the installation.
8. Install ventilation equipment for the theater shop area (requested by the CAC and Principal Stacia Crescenzi).

Electrical

1. Review the exterior lighting levels and repair/replace as needed to for security and safety.
2. Provide egress lighting where required for all buildings.
3. Provide security cameras inside and outside of buildings where necessary for proper coverage.
4. Provide proximity access for all exterior doors (requested by the CAC and Principal Stacia Crescenzi).

Main School Building Recommendations

Exterior

1. Empty the crawl space of all extraneous materials inside the entrance from the chiller room. The storage of old computers as well as combustible materials is a hazard.
2. Replace all existing exterior windows with windows that open and have clear glass to include glass in stairwell by purple hall (requested by the CAC and Principal Stacia Crescenzi).
3. Strip and repaint doors for proper operation.
4. Replace seals and sweeps on exterior doors.
5. Trim trees such that they do not rest against the building or roof surface.
6. Maintain roof deck areas such that water does not flow into the chiller room from above.
7. Adjust grading to allow water to flow around building instead of through crawl space.
8. Investigate cracking at exterior walls of the gymnasium at the roof line. Repair wall system as required.
9. Replace penthouse door unit.
10. Modify existing gates to be code compliant.

Roofing

1. Replace all gravel coated built up roofing.
2. Replace the roofing over the locker rooms and athletic areas.
3. Repair or replace damaged skylights.
4. Monitor built up roofing section above classrooms.
5. Route condensate lines to a code compliant location rather than draining onto the roof.

Interior Construction

1. Remove unused accordion wall/door units.
2. Remove wood construction in the male locker room. Replace with metal stud construction that accommodates the programmatic need as well as exiting and services to the space.
3. Remove all eyebolts from exterior doors and patch and repair as necessary or replace the doors.
4. Investigate possible water under risers in choir room.
5. Investigate cracked CMU at the varsity locker room and gymnasium. Repair wall system.
6. Repair damaged walls in the basement classroom area (requested by the CAC and Principal Sheila Henry).
7. Perform pest remediation (requested by the CAC and Principal Sheila Henry).

Stairs

1. Repair exterior stairs that contain code issues or trip hazards. Monitor settling by stairs.
2. Regrade area at metal stairway to properly support stairs and maintain a consistent riser height.

Interior Finishes

1. Replace water damaged ceiling tiles.
2. Replace all ceiling tiles on the first floor.
3. Replace flooring in the dance room. Investigate possible moisture underneath (requested by the CAC and Principal).
4. Replace flooring on riser system in choir room. Investigate possible moisture infiltration underneath.
5. Repair substrate at athletic area corridor and replace VCT where damaged.

6. Install FRP (fiber-reinforced plastic) panels or the like behind sinks in art room and in sports areas.
7. Paint wet areas with appropriate finish system.
8. Repair or replace carpet in library.
9. Refinish ceiling in gymnasium.

Conveying

1. Provide annual inspections of the passenger elevators.

Plumbing

1. Replace boiler in gymnasium boiler room and repair/replace corroded piping. It is recommended that all piping within the boiler room be replaced and the storage tanks be inspected.
2. Ensure that all grease traps in the kitchens have a capacity of at least 1,500 gallons. Inspect grease trap and grease waste line.
3. Replace inefficient GWHs (gas water heaters) in chiller room with new condensing GWHs.
4. Replace dated and inefficient fixtures.
5. Replace showers in gymnasium with new shower heads and drains.
6. Repair cracked shower pans in the female locker room.

Mechanical/HVAC

1. Consult with mechanical contractor to identify needed repair or replacement of damaged ductwork in crawl space.
2. Perform a study to identify grilles, registers, and diffusers GRDs that need replacement.
3. Replace identified AHUs in band hall and gymnasium mezzanines.
4. Consult with licensed engineering firm to provide updated load calculations and outside air requirements. Rooms have changed from their original intended occupations.
5. Consult with qualified test and balance firm.
6. Commission new and existing equipment.
7. Replace existing chilled water, condensing water, and heating water pumps; utilize VFD (variable frequency drive) technology.
8. Convert existing 3-way valves to 2-way valves and provide system bypass.
9. Convert existing multi-zone units to variable air volume Texas multi-zone system.
10. Revise control routines to reflect recommended variable control routines, to include chiller staging.
11. Revise ventilation in male locker rooms.
12. Make sure that vent hoods are enabled to properly draw air.
13. Fix kitchen thermostat to allow its unit to function properly.
14. Investigate and repair water temperature consistency issues within the female locker room (requested by the CAC and Principal Stacia Crescenzi).

Electrical

1. Immediately provide missing circuit breaker cover plates for the library panelboard PP-11, as this should be considered a life safety hazard.
2. Repair or replace all electrical equipment affected by corrosion or rust. If the corrosion/rust is beyond the enclosure then replacement is suggested.
3. Inspect all conduit routing on the roof, there are exposed wiring and unconnected conduits. Repair or replace as necessary to provide a complete system without safety hazards.

4. Replace the three-section panel board PP1-1 in the kitchen area, as it appears to be original, out of date.

Theater Building Recommendations

Exterior

1. Repair exterior storefront doors.
2. Modify sidewalk to allow exit doors to function properly.
3. Seal sheathing contacting the ground and fill the window in the ground that has formed.
4. Seal and coat stucco cracks.
5. Grout exposed rebar to cover it.

Roofing

1. Repair roofing where aged.
2. Seal leaks.
3. Investigate water infiltration at mechanical mezzanine and in classroom area.

Interior Construction

1. Remove all stored items from exit vestibule. Maintain space and lighting within.
2. Repair and utilize rated doors near stage.

Stairs

1. Repair exterior stairs to cover rebar, seal cracks, and eliminate trip hazards.
2. Remove all stored materials from stairs.

Interior Finishes

1. Repaint lobby and entrance vestibules.

Plumbing

1. Investigate the operational issues in the theater dressing rooms and repair as necessary (requested by the CAC and Principal Stacia Crescenzi).

Electrical

1. Repair broken locking handle on main distribution panel, or replace cover/door assembly to provide proper access to circuit breakers.

CRAWL SPACE – LBJ HS – Main School Building (BLDG-014A)

Building Purpose	Band, Choir, Orchestra, Music, Admin, Classrooms, Gymnasium
Inspection Date	August 11, 2016
Inspection Conditions	80° and Sunny (Morning)

Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: The school is comprised of three wings: Academic Wing, Fine Arts Wing, and the Gymnasium Wing. The floor hatch was locked in the Gymnasium Wing so we were unable to access the crawl space at this location.

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	In the Fine Arts wing soil was generally dry but wet around the concrete flumes running through the crawl space. The flumes lead to drains but contained standing water in some locations and were filled with dirt in other locations. The primary sources of water appear to be runoff flowing into the crawl space through the areaway openings and through the exterior soil around the perimeter of the building. In the Academics Wing, soil in crawl space was generally dry although damp and saturated soil was observed in isolated areas. Soil/Drainage deficiencies: • Flumes not sloped to drain, standing water in concrete flumes • Some flumes clogged with dirt and/or buried • Water infiltration through areaway openings and through exterior soil • Grading around perimeter of building does not promote drainage away from building	Average
	Soil Retainers	Many soil retainers were broken and/or undermined. Water trails led out from around the broken panels. Original concrete panels on the west side of the Academics Wing have been replaced with plastic panels. The new plastic panels are bulging or undermined in several locations. Soil retainer deficiencies: • Undermined, caved, settled and broken concrete soil retainers	Poor

		• Bulging and undermined plastic soil retainers on the west wall of the Academics wing	
	Areaways/Ventilation	Ventilation is provided through areaways located around the building. Areaways are large, but moisture in crawl space and condensation on pipes indicate ventilation may be inadequate. Areaway/ventilation deficiencies: • Possibly inadequate ventilation, condensation on pipes • Possible curb heights are too low and allow surface runoff to infiltrate the crawl space • Chicken wire on top of areaway grates has pulled away at corners, possibly allowing rodent infestation. • Foliage growing in areaway wells	Average
	Access Hatches	In the Fine Arts Wing, the crawl space is accessible through a floor hatch in a small closet. Access to the crawl space of the Academics Wing is located in the basement level mechanical room. The area around the entrance in the crawl space is being utilized as storage area. Access hatch deficiencies: • Rebar exposed around edge of access hatch in east wing of building	Average
Exposed Structure	Columns & Exposed Tops of Foundations (Piers or Footings)	Tops of pier foundations were generally below ground and could not be observed. The tops of piers that were exposed looked relatively good. At some locations the column is not centered over the supporting pier. Some pier tops were exposed due to erosion of the surrounding soils. Generally, the columns were in good condition with minor spalls and honeycombing in some areas. Column/Foundation deficiencies: • Columns not centered over supporting pier • Minor spalling/honeycombing	Average
	Inside Faces of Perimeter Walls / Grade Beams	Perimeter of crawl space is enclosed with cast-in-place suspended concrete beams. Beam deficiencies: • Minor honeycombing • Small cracks observed	Good
	Exposed Faces of Suspended Floor Beams Above	Cast-in-place concrete interior beams span between columns. Observed beams appeared in good overall condition. Beams have small spalls and surface defects in isolated locations. One beam showed signs of bulged or blown soffit formwork during casting operation.	Good

		Beam deficiencies: • Minor spalling/surface defects	
	Underside of Suspended Floor Slabs Above	Precast channels framed the floor system. Minor spalling and exposed/corroded reinforcement was noted. One hanger near the east side of the Academics Wing cracked the joist web. Floor Slab deficiencies: • Minor spalling in deck and bottom of joists • Exposed/corroded rebar at some locations • Cracks due to hanger at one location	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes	Pipe deficiencies: • Leaking (water dripping) sounds observed • Signs of damp soil below pipes • Minimal rusting at hangers and pipe joints • Few broken hangers • Rusted sleeves (penetrating slab) • Some pipe insulation is degraded and falling off • Pipe insulation missing at joints	Average
	Exposed Ductwork	Ductwork showed signs of rodent activity. Ductwork deficiencies: • Torn duct with falling insulation	Average
	MEP Equipment	MEP equipment appeared in good condition. Equipment deficiencies: • Some areas with light rust	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 soils in crawl space	 Saturated soil near ductwork	 Standing water in flume
 Water infiltration & soil erosion below soil retainers	 Broken/caved/undermined/settled concrete soil retainers	 Bulging/slipping plastic soil retainers
 Foliage growing in areaway well	 Pulled chicken wire in areaway	 Exposed rebar around floor hatch (Fine Arts Wing)

Exposed Structure

Top of pier exposed due to soil erosion

Column not centered over pier

Spalling/honeycombing interior column

Small perimeter beam cracks

Spalling, exposed/corroded reinforcement in precast deck at pipe penetration

Spalling, exposed/corroded reinforcement at bottom of joist

Cracking in precast channel at hanger anchor

Pipes, Ducts, Equipment & Fireproofing

 Broken hanger (Fine Arts Wing)		 Rusted pipes
 Moldy/degraded pipe insulation	 Old insulation falling off (Fine Arts Wing)	 No insulation at joints (Fine Arts Wing)

LBJ 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. Re-grade drainage flumes to prevent standing water.
2. Clean dirt from drainage flumes.
3. Investigate need for improved site drainage to prevent water from infiltrating the crawl space around the building perimeter.
4. Replace damaged or missing soil retainers.
5. Investigate need for improved ventilation.
6. Raise any low areaway concrete curbs where water is flowing into the crawl space
7. Replace/reattached chicken wire in areaways.

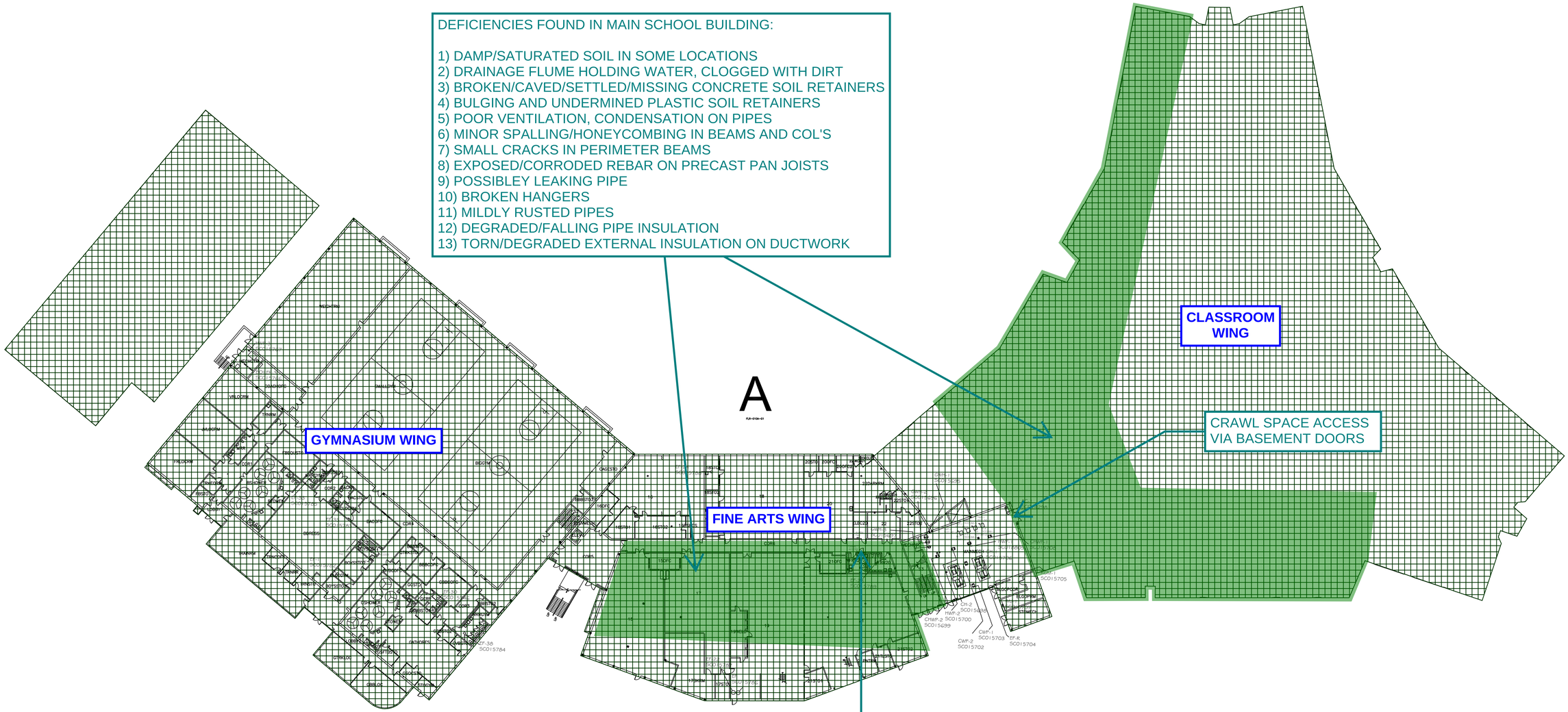
Pipes, Ducts, Equipment & Fireproofing

1. Replace failed hanger rods
2. Clean rust from pipes and paint to protect from further corrosion
3. Repair/replace fallen insulation

DRAFT

DEFICIENCIES FOUND IN MAIN SCHOOL BUILDING:

1) DAMP/SATURATED SOIL IN SOME LOCATIONS
2) DRAINAGE FLUME HOLDING WATER, CLOGGED WITH DIRT
3) BROKEN/CAVED/SETTLED/MISSING CONCRETE SOIL RETAINERS
4) BULGING AND UNDERMINED PLASTIC SOIL RETAINERS
5) POOR VENTILATION, CONDENSATION ON PIPES
6) MINOR SPALLING/HONEYCOMBING IN BEAMS AND COL'S
7) SMALL CRACKS IN PERIMETER BEAMS
8) EXPOSED/CORRODED REBAR ON PRECAST PAN JOISTS
9) POSSIBLEY LEAKING PIPE
10) BROKEN HANGERS
11) MILDLY RUSTED PIPES
12) DEGRADED/FALLING PIPE INSULATION
13) TORN/DEGRADED EXTERNAL INSULATION ON DUCTWORK



APPROXIMATE LIMITS OF CRAWL SPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWL SPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

JOHNSON (LBJ) HIGH SCHOOL

7309 Lazy Creek Drive
Austin, Texas

FLOOR PLAN
G1 FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
R.A.	H.O.H.	H.O.H.
12/12/12	04/06/06	04/06/06
DWG: 010-FLR-G1		SHEET
DRAWING SCALE		
1/32" = 1'-0"		1 OF 1

DRAFT

Johnson (LBJ) HS Site Summary

Site/Civil Assessment

Address	7309 Lazy Creek Dr., Austin, TX 78724
Number of Permanent Campus Facilities	2
Original Year of Construction	1974
Total Campus Area	42 acres
Data Collection Method	Desktop, Site Visit
Site Visit / Assessor	12/19/2016 / E. Sierra-Ortega

Introduction

The Johnson (LBJ) & Liberal Arts and Science Academy (LASA) HS campus is located at 7309 Lazy Creek Dr. in Austin, Texas. Johnson HS was established in 1974, and consists of the main campus building housing classrooms, gymnasium, administration and a cafeteria. The second building is a theater.

Development Information

Watershed	Walnut Creek
Total Impervious Cover	36%
Allowable Impervious Cover	80%
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, northwest/parking and parent pick up	43 CB 6 HC	20,000
P2, northeast/parking	320 CB	105,000
P3, southwest/parking	131 CB 6 HC	62,000
R1, roadway/circle drive	23 CB	26,000
R2, roadway/loading dock	-	10,000
R3, roadway/drop-off	-	12,000
Bus Drop-Off Area (northwest)	Yes	13,300
Marching Band Lot (east section of P2 lot)	Yes	170,000

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_LBJ_HS_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways R1 (roadway with circle drive) R2 (roadway with loading dock) R3 (north roadway)	The roadway R1 is on the west side of P2 leading to a circle drive. This drive is asphalt with concrete curb. There are a few potholes near the southwest corner of lot P2. There are flexible posts that run along the center of this roadway; three of them are missing southwest of P2. Roadway R2 is just west of R1 leading up to the elevated loading dock area. The roadway has prevalent alligator cracking, rutting, and some patches. The loading dock area is in poor condition and in need of work to prevent it from reaching failure. Roadway R3 is the Northern-most road connecting Lazy Creek Dr. to Pecan Brook Dr. The roadway is concrete and in excellent condition Roadway Deficiencies: · The pavement has potholes. · Three flexible posts are missing.	R1 Average R2 Poor R3: Good Overall Average

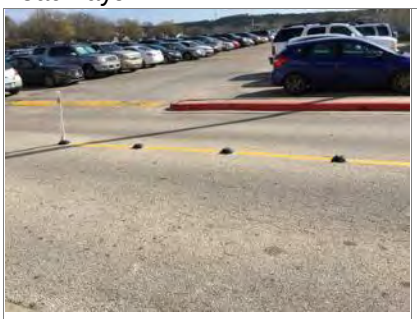
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· The pavement has alligator cracking, and rutting.	
	Parking Lots P1 (parent pick up) P2 (parking) P3 (parking) Marching Lot	The parking/parent pick-up, P1, on the west side of the school is asphalt with concrete curbs. There were signs of alligator cracking observed throughout the parking spaces. One of the curb stops was damaged. The P2 lot is the large student parking off Pecan Brook Drive, this lot is asphalt with concrete curb. There are areas of raveling throughout the lot as well as a low spot that shows signs of ponding. The P3 lot is just west of the tennis courts off Lazy Creek Drive. This is an asphalt lot with concrete curb with a portion of concrete parking in the northwest corner. The lot shows signs of surface aging. The asphalt lot on the east side of the P2 parking lot is used by the marching band for practice. There are many areas of raveling as well as some areas of with cracks that have grass growing. Parking Lot Deficiencies: · Broken concrete curb stop. · The pavement has alligator cracking. · Area observed to be ponding. · The pavement has raveling.	P1 Average P2 Average P3 Average March Band Lot Average Overall Average
	Pedestrian Paving	The overall condition of the sidewalks around the school is average. There are some areas with broken or severely cracked sections. On the east side of the school buildings between the bus drop-off and R2, there are sections of sidewalk that have uneven slabs of concrete. There is also erosion under some of the walkways. There is a metal plate in a section of sidewalk in the front of the school that is too high. On the west side of the school buildings, near P3, there is some damaged handrail along the walkway. Pedestrian Paving Deficiencies: · The sidewalk is broken/heaving/sunken in. · There is erosion under and/or adjacent to the sidewalk. · The metal plate section is not flush with the sidewalk. · Damaged handrail.	Average
	Site Development	There is a chain link fence along the building next to R2 that has a broken gate. A section of the chain link fence along Purple Sage Drive is broken, near the outfield of the baseball field. Along this same area at the corner of Purple Sage Drive and Lazy Creek Drive, the fence needs adjusting. There are a couple of locations between the school and the tennis courts where some piles of material need to be removed. In the lot used for the marching band, there are posts in the pavement that don't seem to be used. Bike racks were observed along the	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		sidewalk near the P1 lot, also along the west side of the school and at the north side of the P3 lot. The wall is cracking on one of the sides of the raised loading dock area. Site Development Deficiencies: · The fence is bent and/or broken in need of repair. · Areas of material/debris/concrete need to be removed. · Unused sign posts need to be removed · The retaining wall surrounding the loading dock is damaged.	
	Site Drainage	There are various locations around the school that had pest holes or areas of erosion up against the building. A couple locations show signs water running down the side of the building. Two condensate pipes did not tie into an underdrain. Site Drainage Deficiencies: · There is evidence of pest holes. · There is erosion up against the building. · Water stains on the side of the building. · Two condensate pipes didn't tie into an underdrain.	Average
	Landscaping	There is an irrigation box that is missing a cover in the front of the school. There are various low spots throughout the campus that need to be filled. Landscaping Deficiencies: · The irrigation box is missing a cover. · There are low spots that need to be filled in.	Average
Site Utilities	Water Supply	On the west side of the school near the sidewalk, there is a possible leak. An outdoor fountain was observed outside the tennis courts and needs to be removed. Water Supply Deficiencies: · There is a possible leak in the waterline. · Remove outdoor water fountain.	Average
	Sanitary Sewer	No Fiberglass Grease Sampling Enclosure found at the school.	Average
	Storm Sewer	There are area inlets that have erosion around them. Storm Sewer Deficiencies: · The area inlets do not appear able to maintain positive drainage.	Average
	Other Site Mechanical Utilities	There are two locations noted where there are dumpsters on asphalt. The pavement in front of the dumpsters has a lot of cracking.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Other Utilities Deficiencies: • There is not a concrete pad under or in front of the dumpsters.	

Site Improvement Deficiency Examples

Roadways



Flexible posts missing in R1

Alligator cracking and patch in R2

Alligator cracking and patch in R2

Parking Lots

P1 broken curb stop

P2 area flooding

P2 raveling lot

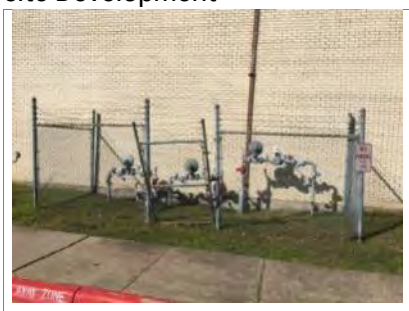
Pedestrian Paving

Metal plate not level in front of school

Uneven sidewalk east of bus drop off

Cracking sidewalk north west of P3 lot

Site Development

		
Broken fence	Missing piece in fence.	Debris pile

Site Drainage

	
Pest holes	Water runs off the side of building

Landscaping

	
Irrigation box missing cover	Holes in ground

Site Utilities

		
Dumpsters not on concrete	Regrade inlet	Outdated water fountain

Playfields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Tennis Courts	8	55,500
Soccer/Multi-Purpose	1	60,000
Baseball Field	1	116,000
Softball Field	1	43,000
Track	1	400 M
Green Space	1	500,000
Football Field	1	58,000

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	The tennis court surface has average wear with minor cracking. Tennis Court Deficiencies: · There are cracks on the court.	Average
	Soccer/Multi-purpose	This field has various low spots; it could use filling and leveling out. Soccer/Multi-purpose Deficiencies: · There are low spots throughout the playfield.	Average
	Baseball and Softball Fields	The baseball and softball fields are in overall average condition, no major deficiencies were observed.	Average
	Track	The track surface is in good condition. The sandpits for the long jump have some grass and need to cleaned out. Track Deficiencies: · The sandpits need to be cleaned and maintained.	Good
	Football Field	The field inside the track has average wear and tear.	Average

Playfield Deficiency Examples

Tennis Courts

	
Worn and cracked tennis court surface	Cracking and grass on tennis court

Soccer/Multi-Purpose

	
Low spots throughout field	Low spots throughout field

Track


Sandpits need to be cleared of debris

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. Repair potholes and apply overlay.
2. Remove asphalt in R2 (loading dock road) and replace with concrete pavement.
3. Replace missing posts.
4. Repair and resurface areas of alligator cracking.

Parking Lots

1. Repair or replace broken curb stop.
2. Fill low spots and regrade.
3. Overlay the pavement areas in need of a resurfacing.

Pedestrian Paving

1. Replace pedestrian paving that are heaving and have cracks.
2. Fill areas of erosion around or under sidewalks.
3. Reposition metal plate section to be flush with sidewalk.
4. Fix or replace damaged handrail.

Site Development

1. Replace missing or broken fencing.
2. Remove miscellaneous debris.
3. Fix cracked retaining wall

Site Drainage

1. Fill in pest holes.
2. Regrade to prevent further erosion.
3. Add gutters to areas where water runs down building.
4. Tie condensate and downspouts into an underdrain system.

Landscape

1. Replace missing irrigation box cover.
2. Fill in and level low spots.

Site Utilities

1. Investigate an fix potential leak in the front of school
2. Remove outdoor water fountain.
3. Regrade area around area inlet to maintain positive drainage.
4. Install fiberglass grease sampling enclosure.

Other Utility Mechanical

1. Repair pavement around dumpsters and place on concrete pad, with approach pad.

Tennis Courts

1. Repair minor cracking in court.

Soccer/Multi-purpose

1. Fill and level out low spots in field.

Track

1. Fill and clean up sandpits.

DRAFT

0 25 50 100 150
Feet

Legend

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

NOTES:

1. THERE IS RAVELING IN THIS AREA.
2. THERE IS ALLIGATOR CRACKING IN THIS AREA.
3. THERE IS A POTHOLE IN THIS AREA.
4. THE CONCRETE PAVEMENT IS BROKEN.
5. THE SIDEWALK IS BROKEN/HEAVING/SUNKEN IN.
6. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
7. THE METAL PLATE SECTION IS NOT FLUSH WITH THE SIDEWALK.
8. THERE IS A WOODEN SIDEWALK SECTION.
9. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
10. AREAS OF MATERIAL/DEBRIS/CONCRETE NEED TO BE REMOVED.
11. BIKE RACK
12. THE RETAINING/LANDSCAPE WALL IS DAMAGED.
13. THERE IS EVIDENCE OF PEST HOLES.
14. THERE IS EROSION UP AGAINST THE BUILDING.
15. GUTTERS ARE NEEDED IN THIS AREA.
16. THE CONDENSATE DRAIN DOES NOT TIE TO AN UNDERDRAIN.
17. THIS AN AREA OF KNOWN FLOODING ISSUES. (OBSERVED OR REPORTED)
18. THE IRRIGATION BOX IS MISSING A COVER.
19. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
20. THERE IS A POSSIBLE LEAK IN THE WATERLINE.
21. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
22. THERE IS NOT A CONCRETE PAD UNDER AND/OR IN FRONT OF THE DUMPSTERS.
23. REMOVE THE OUTDOOR WATER FOUNTAIN.
24. THERE ARE CRACKS ON THE TENNIS COURT.
25. THE SANDPIT NEEDS TO BE CLEANED/MAINTAINED.
26. THERE ARE LOW SPOTS IN THE PLAYFIELD THAT NEED TO BE FILLED.
27. WIRE REPLACEMENT
28. REPLACE METAL GRIP NOSING ON STAIRS
29. 3 FLEXIBLE POSTS MISSING
30. EXPOSED REBAR
31. BLEACHERS
32. TENNIS COURT SHADE COVER HAS HOLES IN IT
33. DAMAGED HANDRAIL

Map Date: 3/2/2017

AUSTIN Independent School District

AECOM

Johnson (LBJ) HS
7309 Lazy Creek Dr