

McCallum High School Site Summary

Address	5600 Sunshine Drive Austin, TX 78756
Number of Permanent Campus Facilities	8
Original Year of Construction	1953
Total Campus Building Area (combined)	265,022 SF



Introduction

The McCallum High School campus is located at 5600 Sunshine Drive in Austin, Texas. McCallum High School was established in 1953, and consists of a main building along with seven additional campus buildings. The permanent campus buildings include the Main Building (BLDG-005A) and the Mechanical Building (BLDG-005B) built in 1953, the Theater Building (BLDG-005C) and a Stand-Alone Gymnasium (BLDG-005D) built in 1987, another Mechanical Building (BLDG-005E) built in 1966, a Baseball Batting Cage and Storage Building (BLDG-005F) built in 1993, a Storage Building (BLDG-005G) built in 1978, and a Stand-Alone Auditorium (BLDG-005H) built in 2010. The Main School Building and Theater Building are connected by a covered sidewalk. The rest of the buildings are either unconnected or connected by uncovered sidewalks.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
7/12/16	Interview	00	9/23/16	Draft Issue
8/16/16 - 8/17/16	Assessment	01	12/20/16	Added comments from Principal Mike Garrison and CAC as indicated on email dated 11/14/16 and comments from PM Marc Brewster as indicated on email dated 11/25/16. See pages 7, 33, and 57-59.
10/25/16	Cluster Meeting (Attended)			

Main School Building – BLDG-005A

Building Purpose	Administration Offices, Classrooms, Cafeteria, and Gymnasium
Building Area	184,032 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls of the building are comprised of brick. The exterior walls were observed to be in good condition with a few minor issues. Discoloration was observed on the exterior walls. Soil erosion was observed in many areas at grade adjacent to the building foundation. The paint was worn off of some concrete pilasters in the courtyards. Deteriorated mortar was observed at the base of the brick wall. Graffiti was observed on one exterior wall.	Good
	Exterior Windows	The exterior windows are comprised of a single-pane glazing set in aluminum frames. The top half of each window is infilled with an opaque acrylic panel. The windows were observed to be in poor condition. Many of the windows were observed to have deteriorated sealant. Many holes and broken window panes were observed in the 100-wing. One set of exterior windows in the 100-wing corridor was pulling away from the wall opening. The wall was also damaged or unfinished. One pane had a half-inch gap between the pane and frame. Organic growth was observed on the exterior of the windows from the inside of room 125. Organic growth was also observed between many window panes and their frames. The library windows were in good condition. Peeling paint was observed on the concrete lintel above one storefront system. The metal lintels above the exterior	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		windows were aged. Evidence of water infiltration was observed through the windows in the 100-wing. Rooms 128, 126, and 135 were specifically observed to be affected. It was reported that rainwater leaked into the windows in rooms 108, 134, 136, 136A, 138, and the Special Ed office.	
	Exterior Doors	The exterior doors are half glazed, metal doors in metal frames with side lites and transom windows. The doors and frames were observed to be worn at areas of high use. The middle framing component was observed to be extremely scratched on many exterior doors.	Average
Roofing		<p>There is a modified bitumen roof with a white coating covering about a quarter of the building. This same roof acts as the floor of the roof penthouses. There is another newer, modified bitumen roof with a white coating covering about a third of the building. Additionally, there is a built-up roof system covering half of the building. It is topped with a granular cap sheet.</p> <p>The older modified bitumen roof membrane was observed to be very aged. Cracks and torn seams were present. Excessive ponding was observed on the roof, and corresponding leaks were observed in the interior of the school building. The white coating was almost completely deteriorated, and the remainder was very aged from sun exposure. Blisters and uneven surfaces were also observed on the roof. The roof was assessed the day after a rain event. The modified bitumen floors of the roof penthouses were flooded. Corrosion and rust were prevalent on all equipment supports.</p> <p>Deterioration was also observed on the newer modified bitumen roof membrane. The white coating was still intact, except in certain isolated areas. Leaks were also observed on the interior of the building underneath this roof. The metal panel siding adjacent to the modified bitumen roof had worn paint finishes. Dimpling was also observed in the roof surface. An entire segment of the roof (segment A-42) was flooded as there was only one blocked roof drain serving the area.</p> <p>The built-up roof was in poor condition as ponding was prevalent on the roof surface and leaks were present within the interior of the school. Vegetation and debris were observed around many roof drains, blocking the flow of water.</p>	Poor
Interior Construction	Interior Walls	<p>The interior walls are comprised of ceramic-faced masonry units and metal studs covered with drywall and are accented by clerestory windows throughout the corridors. The kitchen walls are constructed of ceramic-faced masonry units.</p> <p>A portion of the masonry block was observed to be broken under a water fountain in the corridor. The kitchen walls were observed to be in good condition.</p>	Good
	Interior Doors	The interior doors are comprised of half-glazed wood doors in wood frames. Wood doors in metal frames also	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>exist, and these doors have narrow wired lites. The remaining service doors and corridor doors are metal in metal frames.</p> <p>The doors were observed to be in average condition with worn finishes at typical areas of high use. The wood frames and doors were often damaged. A hole was observed in one door. Some of the vision glazing was scratched. The metal frames were observed to have scratched finishes. The doors to the electrical equipment room and to room 123 in the 100-wing were not plumb and would not shut. The hardware on the door to room 126 was stuck and would not deploy the latch.</p>	
	Interior Specialties	<p>There are recessed, painted metal lockers in the corridors.</p> <p>The lockers were observed to have worn finishes. Some lockers were missing hardware.</p>	Average
Stairs	Exterior Stairs	<p>A series of exterior stairs provides access to the exterior doors. They are concrete stairs with metal nosings and metal handrails.</p> <p>The exterior stairs were observed to be in average condition as many of the stair nosings were broken; both concrete and metal. A concrete stair was observed to be separating from the stairs beneath it. The paint on the handrails was also worn.</p>	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	<p>The interior walls are finished with unpainted ceramic masonry units, painted masonry units, painted drywall, painted plaster, and extensive wood paneling throughout the corridors and classrooms. Where drywall exists in the corridors, a damage-resistant paneling system acts as a wainscot. The kitchen walls, constructed of ceramic-faced masonry units, are left unfinished. The locker rooms are finished with painted masonry units and painted plaster.</p> <p>The wood paneling was observed to be in good condition both in the corridors and in the classrooms except at one water-damaged location. Crackling paint was observed on some of the drywall classroom walls. Some of the wainscot was damaged. The paint in the locker rooms was in poor condition.</p>	Average
	Interior Floor Finishes	The floors are finished with linoleum tiling, ceramic tile in the restrooms, carpet in the administration wing, and wood flooring on the stage and gymnasium floors.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>Rubber wall base is also present on drywall walls. The kitchen floor is finished with ceramic tile.</p> <p>Chipped and broken linoleum tiles were observed. The English office was missing a wall base. Much of the rubber base was dented and damaged in the classrooms. The kitchen floor was in good condition. The cafeteria floor was in good condition. The linoleum tile floor outside of the gymnasium was unwaxed with many broken tiles. The gymnasium floor was in good condition. The wall base in the small gymnasium was in poor condition, very aged and discolored.</p>	
	Interior Ceiling Finishes	<p>The interior ceilings are finished with ACT (acoustic ceiling tile) in the corridors, library, cafeteria, and classrooms, and the restrooms are ceiled with drywall. The kitchen is ceiled with lay-in moisture resistant tiles. The gymnasium is ceiled with lay-in panels.</p> <p>The ceiling finishes were observed to range from good to failing condition. Popped ceiling tiles and chipped ceiling tees were observed throughout the corridors. Water-damaged tiles were also observed in the corridors and classrooms of the 100-wing (rooms 114, 113, and 141 and corridors C2, C6, and C9). Mold was observed on the ceiling in the C2 corridor. The cafeteria ceiling was in good condition, except for some torn ACT tiles and slight water damage at a structural kicker. The kitchen ceiling was in good condition. The ceiling grid in corridor C8 was tilted and askew. The gymnasium ceiling was in failing condition as every ceiling panel was torn on the surface. The small amount of lay-in ACT tiles in the middle of the gymnasium were observed to have mismatched tiles. The ceiling of the small gymnasium was in good condition.</p>	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The building has public restrooms for males and females, students, and separate staff restrooms located throughout the facility. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china floor-mount/wall toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks in the janitorial closets, and water coolers are located throughout the facility, typically near the public restrooms.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>The restroom plumbing fixtures were observed to be in good condition as the fixtures were typically aged but still operational.</p> <p>The building has other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria and home economics classrooms. These plumbing fixtures were observed to be in good condition.</p> <p>Several of the urinals in the male locker room had new automatic flush valves. It was observed that it took several flush cycles to fully flush the contents of the urinal. No water closets were observed to have new flush valves.</p> <p>There was a single-compartment sink in room 161 that was not draining at the time of observation.</p> <p>There was a science sink in room 143 that did not appear to have adequate flow through the faucet.</p>	
	Domestic Water Distribution	<p>All of the plumbing fixtures are serviced with domestic cold water. There are GWHs (gas water heaters) within the kitchen space, and several additional EWHs (electric water heaters) are located within janitorial closets.</p> <p>The domestic water distribution system observed in the building appeared to be in average condition. The GWHs in the kitchen area were aged and showing signs of wear. The remaining EWHs were observed to be in good condition.</p> <p>It was observed that it took several minutes to obtain warm water in the home economics classroom.</p>	Average
	Other Plumbing	<p>The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system.</p> <p>The roof drains appeared to have large quantities of debris around the drains as well inside several drains. The roof drains appeared to be in good condition. Due to the heavy debris in and around the roof drains as well as the scuppers, the system was rated as poor.</p>	Poor
Mechanical/ HVAC		<p>The major mechanical equipment consists of indoor chilled/hot water single- and multi-zone AHUs (air handling units) and single-zone FCUs (fan coil units). Chilled and heated water are provided from a separate building. All AHUs and FCUs are located in mechanical closets, mezzanines, and penthouses.</p> <p>Due to the age of the majority of the equipment, the HVAC (heating, ventilating, and air conditioning) system was rated in poor condition. The northeastern wing of the building adjacent to the chiller plant was served by vertical FCUs. These FCUs appeared to be in good condition.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>The cafeteria was served by AHU-6 and the administration area was served by AHU-7. The 150 series science classrooms were served by AHUs 13-17. None of these AHUs were accessible due to location and were not visually assessed</p> <p>AHUs 1 through 5, 8 through 12, 18, 19, 25, and 26 were located in penthouses accessible from the roof. These AHUs were aged more than ten years in excess of their expected design service life. These units appeared to be operating with minimal vibration and minimal apparent leakages (air or water).</p> <p>The gymnasium locker rooms were cooled by FCUs 23a, 23b, 24a, and 24b. These FCUs were aged and appeared original to the hydronic system installation. The chilled water piping within the locker rooms appeared to have extensive mold growth on the insulation jacketing. The temperature sensors for 23a and 23b were hanging loose and exposed at the time of observation.</p> <p>The gymnasium floor was serviced by AHUs 21 and 22. These AHUs were aged more than ten years in excess of their expected design service life. These AHUs showed their age but appeared to be operating well at the time of observation.</p> <p>The diffusers and grilles appeared to be aged as well. In addition, they were of inconsistent make and color. There were damaged diffusers and grilles in the male locker room. The northeastern wing of the building adjacent to the chiller plant was served by vertical FCUs. These FCUs appeared to be in good condition.</p> <p>The CAC and Principal reported that the HVAC is insufficient for the media tech and registrar areas.</p>	
Fire Protection	Fire Alarm	<p>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 a Silent Knight control panel.</p> <p>The fire alarm system appeared to be in good condition as no operational issues were reported by facility staff.</p>	Good
	Fire Protection/Suppression	<p>The building is protected by portable fire extinguishers placed throughout the facility.</p> <p>Most rooms were identified to have fire extinguishers, but none were observed throughout the facility. Since no fire extinguishers were observed during the inspection and the building was occupied by staff, the system was rated as fail.</p>	Fail
Electrical	Electrical Distribution	<p>The electrical service enters the building from the 277/480-volt 3000-amp main switchboard "MSB" located on the exterior near the service transformer. The service then feeds a 2000-amp distribution switchboard "MSB2" in the "ELECKIT" room that distributes service to branch panelboards and step-down transformers located in various electrical rooms throughout the building.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>The electrical distribution equipment was observed to be in average condition. Facility staff reported that the kitchen panelboard R no longer had spare capacity to accommodate future loads. They also reported that the teachers' lounge microwave caused frequent circuit breaker trips. Panelboard G-2 in corridor C9 was missing circuit breaker covers. In room CC155, abandoned electrical enclosures being used for telephone and electrical junction boxes were exposed with no covers. In electrical room ELEC130, the 150KVA transformer had an open hole.</p> <p>The building does not have a lightning protection system.</p>	
	Lighting	<p>The building exterior lighting consists of HID (high-intensity discharge) light fixtures located along the entire perimeter. The interior lighting consists of 2'x4' fluorescent recessed troffers and 1'x4' surface mounted fluorescent light fixtures.</p> <p>The facility staff reported that the exterior lighting was inadequate along the eastern wall outside the small gymnasium.</p> <p>The interior and exterior lighting appeared to be in good condition. There were exit signs present in the building that appeared to be in good working condition.</p>	Good
	Communications & Security	<p>There is a security system including surveillance cameras in the building. There is a public address system and telecommunications system in the building.</p> <p>The systems appeared to be in poor condition. Facility staff reported that interior camera coverage was inadequate and had blind spots, and the kitchen alarm was frequently triggered for no apparent reason. They also reported that the bells did not work in the small gymnasium, and the intercom did not work in the kitchen interior, small gymnasium, and field house.</p>	Poor

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows





Exterior Doors



Roofing Deficiency Examples





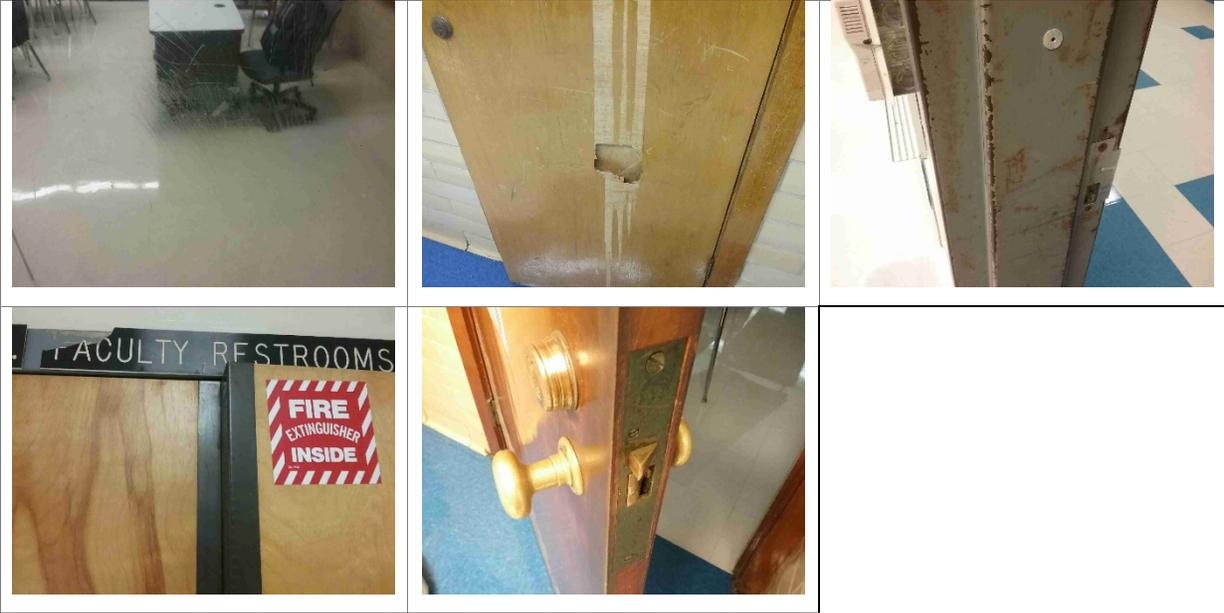
Interior Construction Deficiency Examples

Interior Walls



Interior Doors



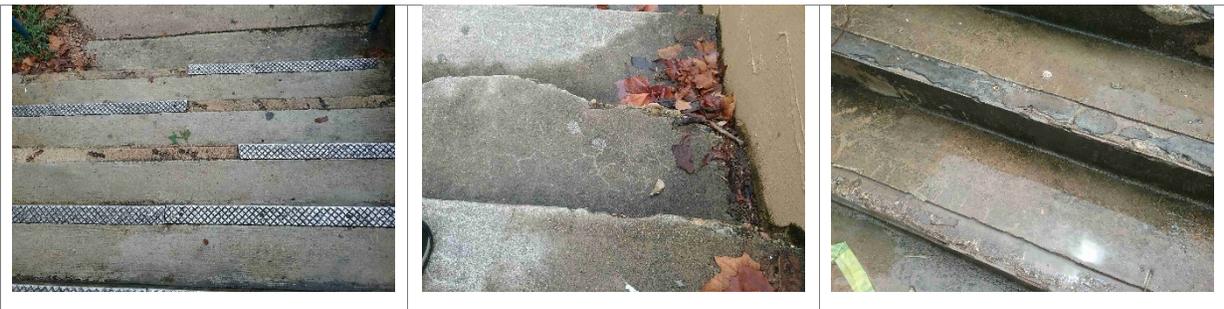


Interior Specialties



Stairs Deficiency Examples

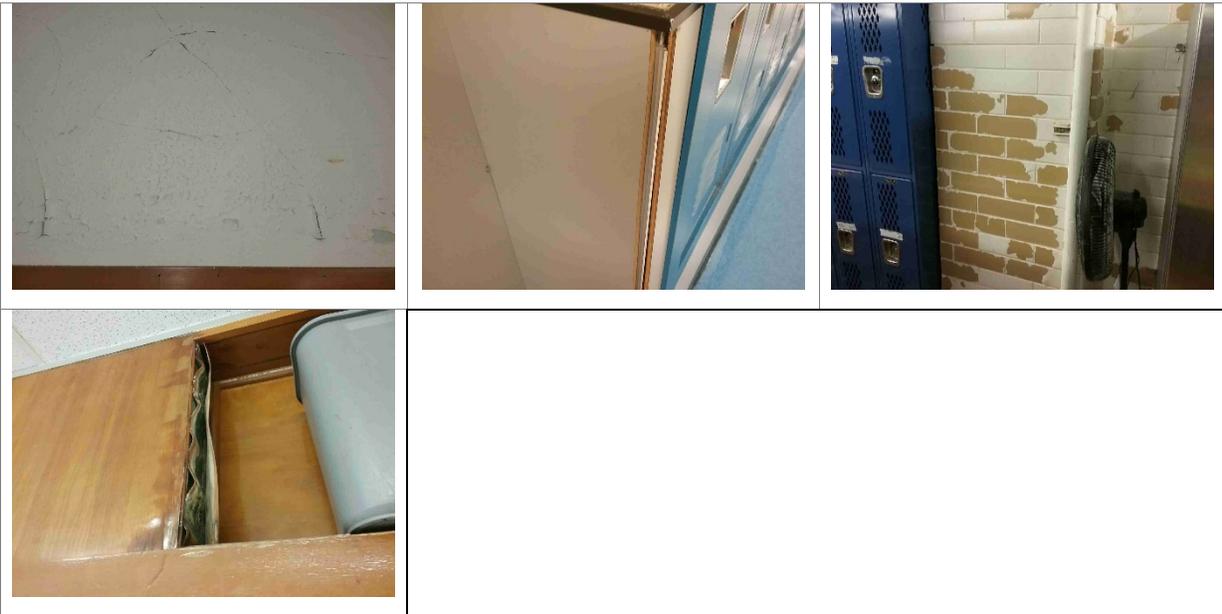
Exterior Stairs





Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes





Interior Ceiling Finishes



Plumbing System Deficiency Examples

Domestic Water Distribution



Mechanical/HVAC System Deficiency Examples



Fire Protection System Deficiency Examples

Fire Protection/Suppression



Electrical System Deficiency Examples

Electrical Distribution



Mechanical Building (Old Boiler House) – BLDG-005B

Building Purpose	Mechanical Building
Building Area	2,364 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
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	<p>The exterior walls of the mechanical building are clad with brick. There is a painted concrete beam at the top of the walls.</p> <p>The wall was observed to be in average condition with chipped paint on the concrete and a few broken bricks. The sealant around the louvers was aged and deteriorated, exposing a gap between the brick wall and the interior wythe. The boiler stack was separating from the mechanical building wall.</p>	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	<p>There is one main entrance to the mechanical building. This entrance is comprised of metal double doors with transom windows. The remaining service doors are also metal.</p> <p>The condition of the exterior doors varied. The main entrance doors were observed to have a corroded metal frame and bent weather stripping. One pane of the transom windows above the door had been replaced with acrylic glazing. The acrylic material was observed to have been damaged.</p>	Average
Roofing	The roof was inaccessible due to rain, but active leaking was observed from the interior of the building. The leaks were occurring at the roof/wall perimeter joints.		Poor
Interior Construction	Interior Walls	<p>There are two interior walls in the building separating the restroom from the main space. They are constructed with brick and reach eight feet tall.</p> <p>The interior walls were rated in average condition</p>	Average

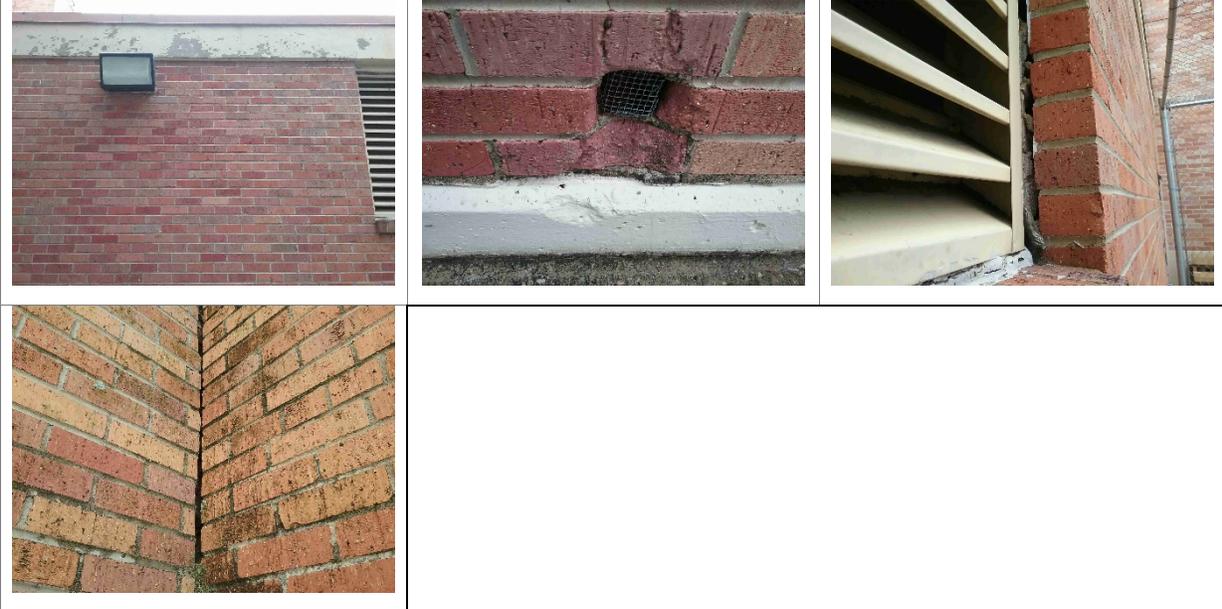
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		because significant cracks were observed both between the bricks and through the bricks.	
	Interior Doors	There is one interior door in the building leading to the restroom. The door is wood in a wood frame. The door was observed to be in poor condition with excessive water damage at the base. Some wood was also observed to be chipped from the door.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	There is one set of concrete stairs in the interior of the building providing access from ground level to the sunken finish floor of the building. The stairs were observed to be in good condition with no visible damage.	Good
Interior Finishes	Interior Wall Finishes	The interior of the building is painted. The interior finish was observed to be in average condition. Chipped paint was observed. Many cobwebs were observed.	Average
	Interior Floor Finishes	The majority of the floor finish in the building is concrete. There is a small restroom in the building which is floored with linoleum tile. The concrete floor was observed to be in good condition, but the linoleum restroom floor was aged and dirtied at the corners.	Average
	Interior Ceiling Finishes	The ceiling is finished with metal panel. Rust was observed on the ceiling support tees across the entire room. Cracks were observed on many of the ceiling panels.	Poor
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has one restroom for staff located in the facility. This restroom has a vitreous china wall-mounted lavatory, along with vitreous china floor-mount toilets with manual flushing mechanisms. The restroom plumbing fixtures were observed to be in average condition as the fixtures were typically aged but still operational.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	<p>The make-up water for the heating water system is served by the domestic water system from the main building. There is a domestic hot water boiler and two storage tanks located in the building.</p> <p>The storage tanks appeared to be in good condition. The distribution piping in and around the storage tanks appeared to have excessive corrosion. A portion of the insulation blanket appeared to have been removed and not replaced. The boiler cover was removed and appeared to need service.</p>	Good
	Other Plumbing	There were no roof drains observed. The building has a scupper system.	N/A
Mechanical/ HVAC		<p>The major mechanical equipment consists of four heating water boilers and one domestic hot water boiler. In addition, there are two heating water pumps.</p> <p>The boilers were installed in 2005 and appeared to be in good condition. The heating water pumps appeared to be in good condition at the time of inspection.</p>	Average
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system was observed to be in good condition.</p>	Good
	Fire Protection/ Suppression	<p>The building is protected by portable fire extinguishers.</p> <p>The rooms were identified to have fire extinguishers, but none were observed during the assessment. Since no fire extinguishers were observed during the assessment and the building was occupied by staff, the system was rated as fail.</p>	Fail
Electrical	Electrical Distribution	<p>Power to this building is fed from the Main School Building. There is a 100-amp panelboard in the room.</p> <p>The electrical distribution equipment appeared to be in good condition.</p> <p>The building does not have a lightning protection system.</p>	Good
	Lighting	<p>The building exterior lighting consists of HID light fixtures located along the entire perimeter. The interior lighting consists of 1'x4' pendant-mounted fluorescent light fixtures.</p> <p>The interior and exterior lighting appeared to be in good condition. There was an exit sign present in the building that appeared to be in good working condition.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	There is a speaker and a call button located in the building. The system appeared to be in good condition with no reported operational issues.	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



Interior Doors



Interior Finish Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Plumbing System Deficiency Examples

Domestic Water Distribution



Theater Building – BLDG-005C

Building Purpose	Theater, Band Hall, and Choir Room
Building Area	29,023 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are brick. Very small amounts of discoloration were observed on the exterior walls.	Good
	Exterior Windows	The exterior windows consist of fixed windows in aluminum frames. The glazing is single-pane. The metal lintels on the exterior windows were aged and rusting.	Average
	Exterior Doors	The exterior doors are comprised of half-glazed, painted, metal double doors set into a system of side lites and transom windows. The finishes on the exterior doors were worn in typical places. Water leakage was observed at the threshold of the exterior doors leading to the dance studio.	Average
Roofing	The roof was inaccessible at the time of assessment due to weather conditions. It was not assessed, but very little water damage was observed inside the building. Soil erosion was noted at the downspouts terminating at grade.		Average
Interior Construction	Interior Walls	The interior walls are comprised of metal stud construction finished with drywall. Interior walls were observed to be in good condition with no deficiencies observed beyond the finishes.	Good
	Interior Doors	The interior doors are wood with metal frames. They have narrow lites and metal kickplates. The threshold sealant on the theater door was observed to be pulled out of place. The doors leading to the dance studio and band room were wood double doors.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		They were not plumb and were difficult to close. The threshold exiting the stage doors was incomplete, causing a half step between flooring materials. The restroom door frames were rusted at the bases. The door to the classical guitar classroom was missing a threshold.	
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls are finished with painted drywall and FRP (fiber-reinforced plastic) panels acting as a wainscot. Interior wall finishes were observed to be in average condition with various deficiencies. Some of the wall finish was poorly patched, and some of the wall finish was broken at thresholds and corners. Much of the walls were observed to be scratched and dented. Drywall was ripped from many different corners.	Average
	Interior Floor Finishes	The interior floor is finished with linoleum tile and rubber wall base. The theater aisles and offices are finished with carpet. The stage and dance studio floors are wood. The dance studio also has a rubber sheet layer taped to the floor. The restrooms have ceramic tile floors. Some linoleum tile was observed to be broken, especially near door thresholds. Additionally, a small area of rubber base was dented into the wall.	Average
	Interior Ceiling Finishes	The interior ceiling is finished with ACT (acoustical ceiling tile) and drywall with adhered acoustical panels. A portion of the drywall soffit in a music room was observed to be very damaged by water. Dripping water was observed at the time of assessment. Some of the ACT was torn or popped out of place. Some of the adhered acoustical panels in the entryway were discolored and possibly water-damaged at the edges.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has one restroom for male students and one restroom for female students and staff. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, wall-mounted toilets with manual flushing mechanisms. There is no janitorial closet.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The restroom plumbing fixtures were observed to be in good condition. The sink in the shop area of the stage contained multiple stains from paint and other items.	
	Domestic Water Distribution	All of the plumbing fixtures are serviced with domestic cold water from the central distribution system. There is one EWH located on the mezzanine to serve the restroom lavatories as well as the sink in the library office. The plumbing distribution equipment was observed to be in good condition.	Good
	Other Plumbing	The building has roof drains and overflow scuppers. The roof drains and scuppers were observed to be in good condition and functioning as required.	Good
Mechanical/ HVAC		The major mechanical equipment consists of indoor horizontal chilled/heating water AHUs. The AHUs are served with chilled water from the chiller plant and heating water from the boiler plant. The mechanical equipment was observed to be in good condition. There were two AHUs in a mezzanine and one on the roof. These AHUs were ten years of age at the time of observation. The roof-mounted AHU showed some wear due to weather exposure but no additional signs of wear. The AHUs on the mezzanine were in good condition.	Good
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 a Silent Knight control panel. The fire alarm system appeared to be in good condition with no reported operational issues.	Good
	Fire Protection/ Suppression	The building is protected by a fire suppression system and portable fire extinguishers placed within the facility. The system was observed to be in good condition. All observed portable fire extinguishers and the sprinkler riser had inspection tags dated within the last year as required.	Good
Electrical	Electrical Distribution	The electrical service for this building consists of a 277/480-volt, 225-amp panelboard in the "ELEC BAND" room that distributes service to step-down transformers and branch panelboards located in the same room. The building does not have a lightning protection system. The electrical distribution equipment was observed to be in good condition with no reported or observed deficiencies.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	<p>The building's exterior lighting consists of HID light fixtures located along the entire perimeter. The interior lighting consists of downlights and fluorescent recessed troffers. The theater has pendant light fixtures and sconce lighting.</p> <p>Facility staff reported that the exterior lighting was inadequate between BLDG-005C and BLDG-005D.</p> <p>The interior and exterior lighting appeared to be in good condition. There were exit signs present in the building that appeared to be in good working condition.</p>	Good
	Communications & Security	<p>There is a security system including surveillance cameras in the building. There is a public address system and telecommunications system in the building.</p> <p>The systems appeared to be in good condition with no reported or observed deficiencies.</p>	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors

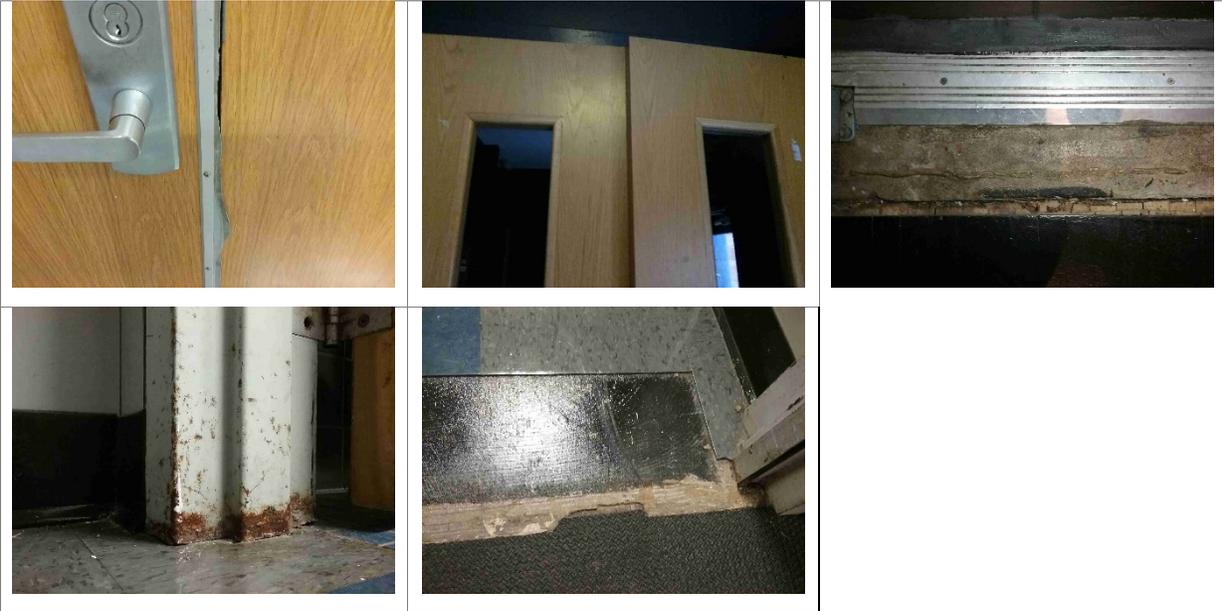


Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Doors



Interior Finish Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Stand-Alone Gymnasium – BLDG-005D

Building Purpose	Multipurpose Gymnasium, Weight Room, Lockers, and Shower Rooms
Building Area	18,939 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are brick. There is a deep entry that is finished in plaster. The exterior walls were observed to be in good condition with no visible damage.	Good
	Exterior Windows	There are seven fixed windows in the building. They are installed 20 feet above finished floor. The windows were observed to be in good condition from finished floor level.	Good
	Exterior Doors	The exterior doors are glazed metal double doors in metal frames. The main entry doors are set in a system of side lites and transom windows. The exterior doors were observed to be in average condition due to a dented door leaf and some damaged glazing. The glazing of one side door was crackling.	Average
Roofing	The roof was inaccessible at the time of assessment due to weather conditions. It was not assessed, but isolated areas of water damage were observed on the interior of the building.		Average
Interior Construction	Interior Walls	The interior walls are constructed of CMU (concrete masonry unit) up to 11 feet. Above that, they are constructed with metal studs and drywall to deck. The building was undergoing major renovations at the time of assessment. The interior walls were in good condition with little damage. The CMU walls of the old dance changing room were observed to expose the structure behind the wall.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	<p>The interior doors are wood doors in metal frames.</p> <p>The interior doors were observed to be in good condition with slight wearing on the door frames as is typical of use. The wood on some doors was scratched from use as well, and one door was observed to have broken panic hardware.</p>	Good
	Interior Specialties	<p>There are metal athletic lockers throughout the facility.</p> <p>The new lockers were observed to be in good condition, but the old lockers had corroded finishes.</p>	Average
Stairs	Exterior Stairs	<p>The exterior stairs of the building are concrete and provide access to various service doors. The handrails are painted metal.</p> <p>The stairs were observed to be in average condition with noticeable wear and tear; the anti-slip nosings were excessively damaged at every step. The handrails were also observed to be in average condition with worn paint.</p>	Average
	Interior Stairs	<p>There is one staircase inside the building, providing access to the mezzanine. The stairs are metal and finished with rubber treads. The handrails are painted metal.</p> <p>Many of the treads had damaged rubber, and all of the treads had stained, dirty rubber. The paint on the handrails was observed to be worn away.</p>	Average
Interior Finishes	Interior Wall Finishes	<p>Both the CMU and drywall walls are painted. There is wood molding highlighting the connection of the two materials. The shower rooms are finished with glazed ceramic tile.</p> <p>The wall finishes were observed to be in good condition with typical scuffs and small chips off the paint. Wear and tear were not noticeable on the majority of wall finishes. The interior of the janitorial closet was more stained than any other area of the building. The finish on one wall in the old male dressing room was damaged from water.</p>	Good
	Interior Floor Finishes	<p>The interior floors are finished with a variety of materials, including ceramic tile, linoleum sheeting, and wood. The weight room floor is covered with athletic rubber tile.</p> <p>The building was undergoing major renovations at the time of assessment. Though construction-related debris was common on the floor finishes, the floor of the janitorial closet was observed to be especially littered.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The floor in the coach's office was observed to be aged with small chips in the material.	
	Interior Ceiling Finishes	<p>The ceilings in the building are finished with wood wool panels and lay-in water-resistant ceiling tiles. The restrooms and locker rooms are ceiled with painted drywall.</p> <p>The building was undergoing major renovations at the time of assessment, and many of the ceiling tiles had been removed for access. The ceilings were observed to be in good condition. The paint finishes on the new shower room and old dance changing room ceilings were peeling. The ceilings of the old dance shower room and JV football shower room were falling in from water damage.</p>	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The building has several locker rooms. These rooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, wall-mounted toilets with manual flushing mechanisms.</p> <p>The building was under construction at the time of assessment, and the areas containing plumbing fixtures were not able to be observed.</p>	N/A
	Domestic Water Distribution	<p>All of the plumbing fixtures are serviced with domestic cold water from the central distribution system. There were six water heaters with an additional storage tank located in the building.</p> <p>The water heaters were installed in 2009 and appeared to be in good condition with no signs of leakage.</p>	Good
	Other Plumbing	The roof was not accessible at the time of assessment.	N/A
Mechanical/ HVAC	<p>The major mechanical equipment consists of split-system DX AHUs and CUs (condensing units). There is a heating water system that utilizes one boiler and one pump.</p> <p>The AHUs and CUs were aged and exhibited excessive wear. The boiler and heating water pump were new and were being installed at the time of observation.</p> <p>Due to the aged AHUs and CUs, the system was rated as average.</p>		Average
Fire Protection	Fire Alarm	<p>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 a Silent Knight control panel.</p> <p>The fire alarm system appeared to be in good condition with no reported operational issues.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Fire Protection/ Suppression	<p>The building is protected by portable fire extinguishers placed throughout the facility.</p> <p>The system was observed to be in good condition. All observed portable fire extinguishers had inspection tags dated within the last year as required.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service for this building consists of a 277/480-volt, 400-amp panelboard in the "ELEC BATH" room that distributes service to step-down transformers and branch panelboards located in the same room. New panels and a transformer have been recently added for a new addition to the building. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment appeared to be in good condition.</p>	Good
	Lighting	<p>The building exterior lighting consists of downlights and HID light fixtures located along the entire perimeter. The interior lighting consists of 2'x4' fluorescent recessed troffers.</p> <p>The interior and exterior lighting appeared to be in good condition. There were exit signs present in the building that appeared to be in good condition.</p>	Good
	Communications & Security	<p>There is a security system including surveillance cameras in the building. There is a public address system and telecommunications system in the building.</p> <p>The systems appeared to be in good condition with no reported operational issues.</p>	Good

Exterior System Deficiency Examples

Exterior Doors



Interior Construction Deficiency Examples

Interior Walls



Interior Doors



Interior Specialties



Stairs Deficiency Examples

Exterior Stairs



Interior Stairs



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples



Mechanical Building – BLDG-005E

Building Purpose	Mechanical Equipment
Building Area	1,139 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
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	<p>The exterior of the mechanical building has CMU walls clad with brick on the bottom half. Brick columns screen the equipment resting on the roof. The brick columns are set between concrete frames. The concrete is painted.</p> <p>Significantly damaged brick columns were observed. Many columns were buckling, and the brick was cracked and broken on many individual columns. Rebar was observed to be exposed on six of the columns. The exterior wall was also discolored with rust stains from pipes, and the paint was deteriorated on the top and bottom of the concrete.</p>	Poor
	Exterior Windows	System not present.	N/A
	Exterior Doors	<p>The only exterior doors for the building are one set of 4x10 foot metal double doors in a metal frame.</p> <p>The doors were observed to be in good condition with no deficiencies.</p>	Good
Roofing	<p>The roof of the mechanical building is a built up system with a granular topping. The substrate appears to be a flaky material.</p> <p>The roof was observed to be in average condition with one major location of ponding. Water infiltration to the interior was not observed.</p>		Average
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	<p>The exterior stairs of the building are concrete and provide access to the exterior doors. The handrails are painted metal.</p> <p>The stairs were observed to be in average condition with noticeable wear and tear; the concrete material was chipped at each nosing. The handrails were observed to be in good condition with no visible deficiencies.</p>	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	<p>The interior walls are painted.</p> <p>The paint was observed to be very chipped at the bases of the walls. Deterioration was observed at areas subject to standing water.</p>	Poor
	Interior Floor Finishes	<p>The interior floor is concrete slab.</p> <p>The floor was observed to be in good condition, although ponding was observed to be prevalent.</p>	Good
	Interior Ceiling Finishes	<p>The ceiling is painted concrete.</p> <p>The ceiling finish was observed to be in good condition, except near the roof access hatch. The finish around this opening was very deteriorated. Nearby, water-damaged finish and slightly cracked concrete were observed.</p>	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	<p>The chilled water make-up and condenser water make-up are served from the main building water supply.</p> <p>This system was observed to be in good condition.</p>	Good
	Other Plumbing	<p>There are roof scuppers that serve this building. There are also floor drains and drains serving the cooling towers on the roof.</p> <p>The drains were observed to be in average condition. The piping from the drain serving the cooling towers appeared to have been replaced within the last several years, but still exhibited issues with leaking. The roof drains were observed to be in good condition.</p>	Average
Mechanical/ HVAC	<p>The major mechanical equipment consists of two centrifugal chillers, two chilled water pumps, and two condenser water pumps.</p> <p>No apparent deficiencies were observed. This system was observed to be in good condition.</p>		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of a horn/strobe combo, pull station, and detectors. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service for this building consists of a 277/480-volt, 1200-amp distribution panelboard "DP1V" in the mechanical room that distributes service to a step-down transformer and a branch panelboard located in the same room. The building does not have a lightning protection system. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The building exterior lighting consists of HID light fixtures located along the entire perimeter. The interior lighting consists of 1'x4' fluorescent pendant-mounted light fixtures. The interior and exterior lighting appeared to be in good condition. There was an exit sign present in the building that appeared to be in good condition.	Good
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Roofing Deficiency Examples



Stairs Deficiency Examples

Exterior Stairs



Interior Finish Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Baseball Batting Cage and Storage Building – BLDG-005F

Building Purpose	Baseball Batting Cage and Storage
Building Area	3,732 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
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 batting cage is an open-air structure with one solid wall and an adjacent storage building. The exterior walls of the batting cage are corrugated metal on a steel frame. The exterior walls of the storage building are rough CMU. The exterior walls were observed to be in good condition, except for a few bent edges of metal panel.	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	The only exterior doors in the building lead to the storage room. They are a set of metal double doors in a metal frame. The doors were observed to be in failing condition with excessively damaged metal leafs and worn finishes.	Fail
Roofing	The roofing consists of corrugated metal shooting on a pre-engineered steel frame. The metal panel was observed to be in good condition with no visible damage.		Good
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	The floor of the building is concrete slab covered in turf sheeting.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The floor finish was observed to be in average condition due to water infiltration at the wall edges and an observed tear.	
	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	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 open building receives electrical service from BLDG-005A via an underground two-inch conduit. No electrical panelboards were found. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The building's exterior lighting consists of LED (light-emitting diode) fixtures located along the entire perimeter. The interior lighting consists of pendant-mounted light fixtures. The interior and exterior lighting appeared to be in good condition.	Good
	Communications & Security	There is a wireless handheld device located in the storage building. It was observed to be in good condition.	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Interior Finishes Deficiency Examples

Interior Floor Finishes



Storage Building – BLDG-005G

Building Purpose	Storage
Building Area	464 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are concrete with a plaster finish. The walls were observed to be in average condition with worn paint and a small crack. Swarms of fire ants were observed in the adjacent lawn. One large patch of paint was worn off.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	There is one set of doors into the building. They are metal double doors in a metal frame. The threshold under the doors was observed to be extra deep, and the finishes on the doors were damaged. Rust was observed on the doors. The door frame was excessively covered in cobwebs and debris.	Average
Roofing	The roof is comprised of corrugated metal. There is a painted wooden fascia acting as the overhang. The paint on the wooden fascia was significantly peeling, and the wood itself looked aged and damaged.		Average
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Some of the CMU walls are painted on the interior of the storage building. The paint was observed to be worn from the walls.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The floor is unfinished concrete. No cracking or ponding was observed.	Good
	Interior Ceiling Finishes	The ceiling is exposed wood substrate and rafters. An area of water damage was observed on the ceiling. Otherwise, the ceiling was observed to be in good condition.	Good
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 storage building receives electrical service from an overhead triplex and pole. No electrical panelboards were found. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The building had no exterior lighting. The interior lighting consists of a surface-mounted 8-foot striplight fixture. The interior lighting appeared to be in good condition.	Good
	Communications & Security	System not present.	Non-existent

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Ceiling Finishes



Stand-Alone Auditorium– BLDG-005H

Building Purpose	Auditorium
Building Area	25,328 SF
Inspection Date	August 16-17, 2016
Inspection Conditions	August 16 - 83°F - Raining August 17 - 84°F - Raining
Facility Condition Index	



System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls of the building are clad with various materials, including brick veneer, board-formed concrete, and plaster. The exterior walls were observed to be in good condition with no visible deficiencies.	Good
	Exterior Windows	The exterior windows are comprised of a clerestory system, a floor-to-ceiling storefront system, and fixed windows. All windows are single-pane glazing. No deficiencies were observed in the window systems.	Excellent
	Exterior Doors	The main entrance into the building is comprised of two sets of glazed double doors set into a storefront system. The entrance doors lead to a vestibule, and the interior is accessed through another set of double doors in the storefront. The remaining service doors are either similarly glazed double doors or metal doors with narrow lites. There is one exterior overhead rolling door allowing access to the scene shop room. It is an electrically operated metal door. There are two interior overhead rolling doors allowing access from the scene shop room to the stage. They are also electrically operated metal doors. The doors were observed to be in good condition. The only deficiency observed was some scratched vision glazing. No deficiencies were observed on any of the overhead doors.	Good
Roofing	System not assessed.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are comprised of CMU construction and metal studs finished with drywall. The interior walls were observed to be in good condition with no deficiencies observed beyond the finishes.	Good
	Interior Doors	The interior doors are wood doors in metal frames and metal doors in metal frames. The wood doors are extra wide with narrow lites. Some of the door frames were observed to have chipped paint due to use. The finish on the door to the scene shop was especially damaged.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs of the building are concrete and provide access to various service doors. The handrails are unpainted metal. The stairs and handrails were observed to be in good condition with no visible deficiencies.	Good
	Interior Stairs	There are a few stairs serving the auditorium, a backstage spiral staircase, and some auditorium stairs. They are finished with metal, rubber, and wood. No deficiencies were observed besides dustiness, so the stairs and handrails were determined to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior walls are finished with drywall. The honed CMU wall and brick walls are left exposed. Some scuffs and chips were observed on the drywall due to use. Additionally, some paint finish was damaged and peeling in the corridor. In art room 3, the interior wall finish was stained by water leaking from the HVAC diffusers. The interior wall finishes of the auditorium and theater were observed to be in excellent condition with no deficiencies observed.	Good
	Interior Floor Finishes	The majority of the interior floors, including the auditorium, are sealed concrete. The vestibule is finished with a walk-off mat. The stage is floored with wood. The concrete floors were observed to be in good condition, only showing evidence of hairline cracks, typical of concrete. A small amount of a rubber base was observed to be dented into the wall. A stain was observed on the vestibule walk-off mat. The auditorium and stage floors were in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	<p>The interior ceilings are finished with lay-in ACT. The entrance corridor is ceiled with metal panel.</p> <p>The ceilings were rated to be in good condition as most appeared to be new. Three bowed ceiling tiles were observed in the auxiliary room between art rooms. Water damage was observed in the low ceiling of art room 3. All others ceiling finishes were observed to be in excellent condition.</p>	Good
Conveying	System not present		N/A
Plumbing	Plumbing Fixtures	<p>The building has one restroom for male students and one restroom for female students and staff.</p> <p>These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, wall-mounted toilets with manual flushing mechanisms. There is no janitorial closet.</p> <p>The restroom plumbing fixtures were observed to be in good condition.</p>	Good
	Domestic Water Distribution	<p>All of the plumbing fixtures are serviced with domestic cold water from the central distribution system. There are two instantaneous water heaters serving the building.</p> <p>The water heaters were observed to be in good condition.</p>	Good
	Other Plumbing	<p>The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system.</p> <p>This system was observed to be in good condition.</p>	Good
Mechanical/ HVAC	<p>The major mechanical equipment consists of an air-cooled chiller, a condensing boiler, associated system pumps, and hydronic AHUs.</p> <p>The installed equipment was approximately five to six years old and appeared to be in good condition.</p>		Good
Fire Protection	Fire Alarm	<p>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 a Silent Knight control panel.</p> <p>The fire alarm system appeared to be in good condition.</p>	Good
	Fire Protection/Suppression	<p>The building is protected by a fire suppression system and portable fire extinguishers placed within the facility.</p> <p>All observed portable fire extinguishers and the sprinkler riser had inspection tags dated within the last year as required.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
<p>Electrical</p>	<p>Electrical Distribution</p>	<p>The electrical service enters the building from the 277/480-volt 1200-amp main switchboard MSB located on the exterior near the service transformer. The service then feeds a 1200-amp distribution switchboard HDP in the A119 room that distributes service to branch panelboards and step-down transformers located in the same room. The building does not have a lightning protection system.</p> <p>The electrical distribution equipment appeared to be in good condition.</p>	<p>Good</p>
	<p>Lighting</p>	<p>The building's exterior lighting consists of HID light fixtures located along the entire perimeter. The interior lighting consists of 2'x4' fluorescent recessed troffers and 1'x4' surface-mounted fluorescent light fixtures.</p> <p>The interior and exterior lighting appeared to be in good condition. There were exit signs present in the building that appeared to be in good working condition.</p>	<p>Good</p>
	<p>Communications & Security</p>	<p>There is a security system including surveillance cameras in the building. There is a public address system and telecommunications system in the building.</p> <p>The systems appeared to be in good condition with no reported or observed deficiencies.</p>	<p>Good</p>

Exterior System Deficiency Examples

Exterior Doors



Interior Construction Deficiency Examples

Interior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



McCallum 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. Remove discoloration from all walls.
2. Refinish damaged metal doors and frames.
3. Replace rusted door frames.
4. Remove rust from window lintels and seal with galvanizing paint.
5. Refinish areas of chipped paint on exterior walls and pilasters.

Roofing

1. Investigate the roofs of all buildings which showed signs of interior water damage.

Interior Construction

1. Refinish all damaged door finishes and frames. Replace doors and frames when damage is beyond repair.
2. Repair damaged walls, and install metal corner guards on drywall corners.

Stairs

1. Patch damaged exterior concrete stairs and repair metal nosings.
2. Paint scratched metal handrails of interior and exterior stairs.

Interior Finishes

1. Replace damaged ceiling tiles and grid system. Monitor and repair roof leaks as needed on all buildings to prevent further damage.
2. Remove peeling paint and repaint damaged finishes.
3. Replace all discolored, detached, or damaged rubber wall base.
4. Replace broken linoleum floor tile, and reinstall blistered tile.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age at all associated campus facilities.
2. Repair or replace any damaged or missing piping insulation as needed at all facilities.
3. Clean and flush out all of the roof and interior floor drainage piping at all facilities.

Mechanical/HVAC

1. Adjust HVAC 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 that will assist with humidity issues.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, repainting, or repairing 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 were noted with excessive noise/vibration by repairing the motor, changing the belt, or any other means to promote efficiency.

5. Repair any observed leaks to prevent water damage to the asset, its piping, support beams, or any other sub-assets. Once leaks are addressed in all facilities, repair or replace any water-damaged components as needed.
6. Repair or replace any fin assemblies of HVAC equipment that 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.
7. Plan for and track 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 that uses it obsolete.
8. Ensure routine preventive maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
9. Install air curtains at the entry doors/vestibules as needed.
10. Further investigate the return grilles and corridor HVAC balancing. Facility staff reported that the corridor spaces throughout the main school 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.
11. Create a test and balance as well as a commissioning plan for any newly replaced equipment including their support systems such as chilled water or heating water. New equipment may have different performance compared to the old.

Fire Protection

1. Continue annual inspections of the fire protection system and the portable fire extinguishers.

Electrical

1. Install security cameras (requested by the members of the CAC).

Main School Building Recommendations

Exterior

1. Install splash blocks at all downspouts which terminate at grade to direct water away from building foundation.
2. Repoint and replace damaged mortar at exterior walls.
3. Remove graffiti from exterior walls.
4. Repair deteriorated sealant at all damaged windows.
5. Replace broken and cracked window panes.
6. Replace aged windows in the building manager's office.
7. Replace window systems where water infiltration has been reported or observed.
8. Replace window systems in the 100-wing corridor. Investigate the cause of separation between window and wall.
9. Refinish the concrete lintel with worn paint.

Interior Construction

1. Remove and reset doors that are not plumb or that do not close properly. .
2. Refinish worn locker finishes and replace damaged or missing hardware where required

Plumbing

1. Create a plan to routinely monitor roof drains for debris build-up and remove debris as required.
2. Have urinals with new flush valves inspected for proper flushing.
3. Correct drainage for the sink in room 161.
4. Replace the faucet for the sink in Science 143 that is not working correctly.
5. Correct the hot water flow issue to home economics sinks or provide supplementary service to the classroom.

Mechanical/HVAC

1. Create a replacement plan for the aged air handling equipment.
2. Have temperature sensors for FCU-23a and 23b remounted.
3. Conduct a specific survey focused on the repair/replacement of all grilles and diffusers in the building.
4. Address indicated mold issues.
5. Investigate HVAC improvements for the media tech and registrar areas (as reported by the CAC and Principal).

Fire Protection

1. Review locations of portable fire extinguishers in the building and provide additional extinguishers as required. Ensure that extinguishers are inspected annually.

Fire Alarm

1. Repair or replace the fire alarm system in the kitchen and small gymnasium.

Electrical

1. Provide a new kitchen panel R to accommodate future appliance loads.
2. Add a dedicated circuit for the microwave in the teachers' lounge.
3. Install circuit breaker covers in panelboard G-2 in corridor C9.
4. Provide covers for the exposed electrical enclosures in room CC155.
5. Provide a cover for the hole in the right side of the 150KVA transformer in room ELEC130.

Lighting

1. Repair or replace the light fixtures along the eastern exterior wall outside the small gymnasium.

Communications and Security

1. Repair or replace the intercom system in the kitchen, small gymnasium, and field house.

Mechanical Building Recommendations

Exterior

1. Reseal all penetrations in the exterior wall.
2. Patch broken brick.
3. Investigate the structural integrity of the boiler stack.

Interior Construction

1. Reconstruct interior walls. Further investigate cracks for foundation settlement.
2. Replace the door and frame with a door of weatherproof material.

Interior Finishes

1. Remove cobwebs from interior walls.
2. Replace the ceiling system, and paint the structure with galvanizing paint.

Plumbing

1. Create an inspection plan for the DHW storage tanks.
2. Create a plan to replace or repair the DHW boiler.
3. Replace or repair missing and damaged insulation on storage tanks.

Mechanical/HVAC

1. Create a plan to replace the boiler.
2. Create a plan to replace the heating and chilled water pumps.

Theater Building Recommendations

Exterior

1. Install weather stripping at the dance studio exterior door threshold.

Roofing

1. Install splash blocks at downspouts which terminate at soil.

Interior Construction

1. Rehang interior doors which are not plumb.
2. Install thresholds where not present.

Interior Finishes

1. Investigate the source of damaged ceiling in the music room. Mitigate the leak, and repair drywall ceiling.
2. Re-cover the damaged adhered acoustical panels.

Stand-Alone Gymnasium Recommendations

Exterior

1. Replace damaged vision glazing in exterior doors.

Interior Construction

1. Install CMU to cover the structure in the dance changing room.
2. Replace damaged panic hardware in the weight room.
3. Remove rust from lockers and seal finishes.

Interior Finishes

1. Install new rubber treads on mezzanine stairs.
2. Repaint metal handrails.
3. Clean the janitorial closet floor.
4. Repair damaged drywall ceilings.

Mechanical/HVAC

1. [Develop a plan to replace aged or excessively worn HVAC equipment in the near future.](#)

Mechanical Building Recommendations

Exterior

1. Investigate the structural integrity of brick columns. Repair as needed.
2. Repaint concrete.

Roofing

1. Investigate the slope of roof to ensure proper slope to drain.

Interior Finishes

1. Investigate the slope of floor to ensure proper slope to drain.
2. Repair damaged ceiling finish, and provide weather-proofing at the roof hatch.

Plumbing

1. Repair/replace piping for cooling tower drainage to include proper support for applied piping.

Baseball Batting Cage and Storage Building Recommendations

Exterior

1. Repair bent metal panel to prevent injury.
2. Replace doors.

Interior Finishes

1. Replace damaged turf sheeting.

Storage Building Recommendations

Exterior

1. Apply perimeter treatment to the building to prevent further insect infestation.
2. Install a threshold flush with level of finish floor.
3. Paint areas of worn finishes.
4. Patch the crack on the wall surface.
5. Remove cobwebs from exterior and interior.

Roofing

1. Sand and refinish wood fascia.

Interior Finishes

1. Replace water-damaged wood on the ceiling.

Stand-Alone Auditorium Recommendations

Exterior

1. Replace scratched vision glazing in the exterior door.

Interior Finishes

1. Investigate the cause of water damage on the art room wall finish.
2. Remove the stain from the vestibule floor finish.

CRAWL SPACE – McCallum HS – Main School Building (BLDG-005A)

Building Purpose	Administrative, Classrooms, Cafeteria, and Gymnasium
Inspection Date	September 16, 2016
Inspection Conditions	93° - 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	<p>The soil in the crawl space ranged from dry wet. Soils were damp or saturated under sweaty pipes and near the building perimeter. The drainage system consisted of a grade sloping to concrete catch basins. Two basins were found and both were clogged with soil. At one location, a shallow ditch cut by erosion via storm water was observed, indicating water infiltration from the exterior.</p> <p>Soil/Drainage deficiencies:</p> <ul style="list-style-type: none"> • Poor drainage / saturated soil / water infiltration • Clogged drainage basins 	Average
	Soil Retainers	<p>The wing housing rooms 139 to 144 has a significant number of caved soil retainers and major soil intrusion (the area outside was referred to as the "great sinkhole" by one of the teachers). In lieu of soil retainers, one section had rocks braced by vertical rebar while another had tightly spaced cast iron pipes acting as soil retainers; most of these pipes are significantly corroded.</p> <p>Soil retainer deficiencies:</p> <ul style="list-style-type: none"> • Many caved/broken/slipped concrete soil retainers • Major soil intrusion from outside perimeter of building • Metal sheeting used to retain soil is bulging/failing • Metal pipes used to retain soil are badly corroded and failing 	Poor
	Areaways/Ventilation	<p>Ventilation, supplied through areaways and vents along the perimeter walls, ranged from adequate to subpar where pipes were visibly sweating and the air was somewhat humid and stagnant. Ventilation is impeded in some areas by dirt clogging the vents. The vents and areaways are otherwise in good condition.</p>	Average

		<p>Areaway/ventilation deficiencies:</p> <ul style="list-style-type: none"> • Poor cross-ventilation • Clogged vents • Sweating pipes 	
	Access Hatches	<p>Access hatches were located in restrooms CC112, WFRR140, and CC155. The hatches were generally in good condition other than slight rusting of the frames and panels. A hatch in CC130 was inaccessible as carpet was taped to the concrete floor covering the hatch. A grate at an areaway on the east end of the building was screwed shut so could not access crawl space in that area.</p> <p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> • Many access points not accessible • Slightly rusted hatches 	Average
Exposed Structure	Exposed Columns & Tops of Foundations	The foundations were below ground and unobservable. The above-ground columns appeared in good condition; no significant deficiencies were observed.	Good
	Exposed Faces of Perimeter Walls / Beams	The perimeter beams appeared in good condition; no significant deficiencies were observed.	Good
	Exposed Portions of Interior Floor Beams Above	The cast-in-place suspended floor beams support cast-in-place concrete flat slabs and are themselves supported by perimeter beams and interior columns. No significant deficiencies were seen in the floor beams.	Good
	Underside of Suspended Floor Slabs Above	<p>Except for some exposed/rusting reinforcing and honeycombing in limited areas, no significant deficiencies were seen in the suspended floor slab.</p> <p>Slab deficiencies:</p> <ul style="list-style-type: none"> • Exposed/corroded reinforcing • Minor honeycombing 	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	<p>Much of the piping and its insulation appears to have been replaced recently and is in good condition. The older pipes are generally in decent condition except for moderately rusted pipes and hangers and limited moldy and degraded pipe insulation. For reasons unknown, many of the pipes were wrapped in plastic.</p> <p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Moderately rusted pipes and support hangers 	Average

		<ul style="list-style-type: none"> • Isolated pipe insulation mold and degradation • Condensation on pipes 	
	Exposed Ductwork	No ducts were present in the crawl space areas observed.	N/A
	MEP Equipment	No MEP equipment was present in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	No fireproofing or insulation was present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access



Ditch cut by storm water



Water infiltrating crawl space from outside perimeter of building



Clogged drainage basin



Failing soil retainers, major soil intrusion at perimeter



Failing sheet metal soil retainers



Rebar and rocks in lieu of soil retainers



Badly corroded cast iron pipe soil retainers



Clogged crawl space vent

 <p>Access hatch blocked by taped carpet</p>	 <p>Rusted hatch frame and panel</p>

Exposed Structure

 <p>Spalled deck concrete and exposed/rusted reinforcing at pipe penetration through slab</p>	 <p>Mild honeycombing and exposed reinforcement on slab underside</p>	
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Pipes, Ducts, Equipment & Fireproofing

 <p>Mild pipe insulation mold</p>	 <p>Failed pipe insulation</p>	 <p>Rusted pipe support hanger</p>
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CRAWL SPACE – McCallum HS – Main Mechanical Room (BLDG-005B)

Building Purpose	Main Mechanical Room
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building B is the original boiler house built in 1952 and is slab-on-grade construction. No crawl space exists for this building.

CRAWL SPACE – McCallum HS – Classrooms (BLDG-005C)

Building Purpose	Classrooms
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

The crawl space for Building C was inaccessible as the floor hatch was blocked by a file cabinet as seen in the photo below.



CRAWL SPACE – McCallum HS – Gym (BLDG-005D)

Building Purpose	Gym
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building D was constructed with a slab-on-grade and does not have a crawl space.

CRAWL SPACE – McCallum HS – Mechanical Building (BLDG-005E)

Building Purpose	Mechanical
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building E was constructed with a slab-on-grade and does not have a crawl space.

CRAWL SPACE – McCallum HS – Baseball Facility (BLDG-005F)

Building Purpose	Baseball Facility
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building F is a baseball facility. Existing plans are unavailable but it is believed to have been built with a slab-on-grade foundation. While at the site we looked for any signs of suspended construction (such as areaways, vents, floor hatches) but found none.

CRAWL SPACE – McCallum HS – Storage Building (BLDG-005G)

Building Purpose	Storage
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building G was constructed with a slab-on-grade foundation and does not have a crawl space.

CRAWL SPACE – McCallum HS – Art Studio and Theatre (BLDG-005H)

Building Purpose	Art Studio and Theatre
Inspection Date	September 16, 2016
Inspection Conditions	93° - Sunny & Dry

Crawl Space System Deficiency Overview

Building H was constructed with a slab-on-grade and does not have a crawl space.

McCallum 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.

Building A Recommendations

Soil, Drainage, Ventilation & Access

1. Clear clogged drainage basins
2. Re-grade site around building perimeter to ensure positive drainage away from foundation
3. Replace failed soil retainers, re-create void below perimeter beams
4. Investigate need for improved ventilation
5. Clean clogged vents
6. Remove items covering floor hatches and unscrew areaways so that all areas of the crawl space can be accessed
7. Clean hatch frames/doors & areaway grates, protect from further corrosion

Exposed Structure

1. Clean exposed reinforcement and protect from further corrosion

Pipes, Ducts, Equipment & Fireproofing

1. Clean corroded cast iron pipes & protect from further corrosion or replace
2. Replace heavily corroded hangers/supports
3. Replace degraded/moldy pipe insulation

Building C Recommendations

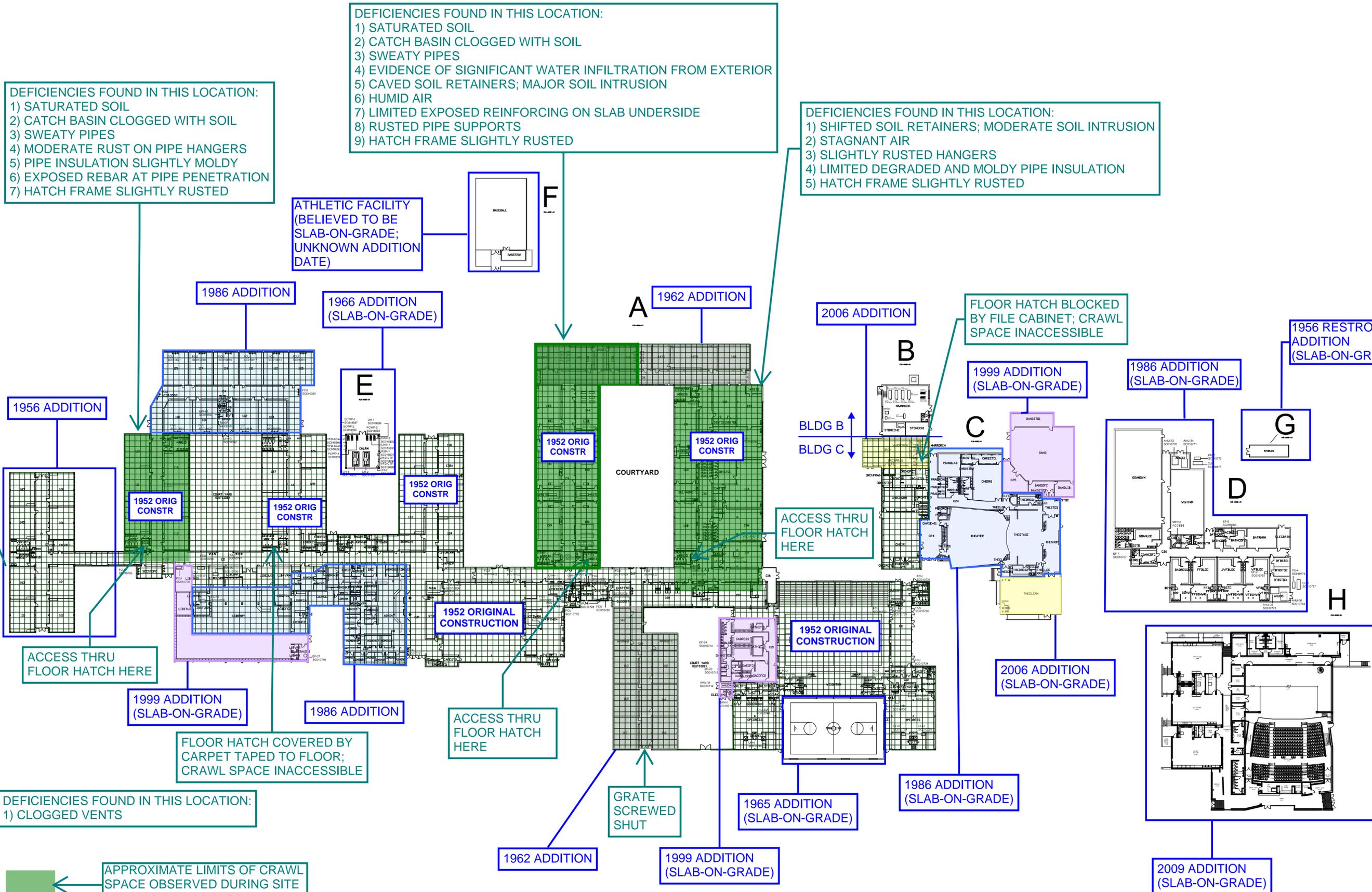
Soil, Drainage, Ventilation & Access

1. Move filing cabinet from over floor hatch so crawl space can be accessed.

DEFICIENCIES FOUND IN THIS LOCATION:
 1) SATURATED SOIL
 2) CATCH BASIN CLOGGED WITH SOIL
 3) SWEATY PIPES
 4) MODERATE RUST ON PIPE HANGERS
 5) PIPE INSULATION SLIGHTLY MOLDY
 6) EXPOSED REBAR AT PIPE PENETRATION
 7) HATCH FRAME SLIGHTLY RUSTED

DEFICIENCIES FOUND IN THIS LOCATION:
 1) SATURATED SOIL
 2) CATCH BASIN CLOGGED WITH SOIL
 3) SWEATY PIPES
 4) EVIDENCE OF SIGNIFICANT WATER INFILTRATION FROM EXTERIOR
 5) CAVED SOIL RETAINERS; MAJOR SOIL INTRUSION
 6) HUMID AIR
 7) LIMITED EXPOSED REINFORCING ON SLAB UNDERSIDE
 8) RUSTED PIPE SUPPORTS
 9) HATCH FRAME SLIGHTLY RUSTED

DEFICIENCIES FOUND IN THIS LOCATION:
 1) SHIFTED SOIL RETAINERS; MODERATE SOIL INTRUSION
 2) STAGNANT AIR
 3) SLIGHTLY RUSTED HANGERS
 4) LIMITED DEGRADED AND MOLDY PIPE INSULATION
 5) HATCH FRAME SLIGHTLY RUSTED



DEFICIENCIES FOUND IN THIS LOCATION:
 1) CLOGGED VENTS

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

McCallum HIGH SCHOOL SCHOOL

5600 Sunshine Dr.
Austin, Texas

**FLOOR PLAN
1ST FLOOR**

APPROVALS		
DRAWN	CHECKED	APPROVED
J.R.		
10/26/11		
DWG: 005-FLR-01		SHEET
DRAWING SCALE		
1" = 50'		1 OF 1

McCallum HS Site Summary

Site/Civil Assessment

Address	5600 Sunshine Drive, Austin, TX 78756
Number of Permanent Campus Facilities	8
Original Year of Construction	1953
Total Campus Area	31 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	12/19/2016 / E. Brunjes-Brandt



Introduction

The McCallum HS campus is located at 5600 Sunshine Dr. in Austin Texas. McCallum HS was established in 1953 and consists of eight campus buildings. There are three classroom buildings, a gym, a main mechanical building, a storage building and an art studio and theater building. The site also includes a track, football field, soccer field, softball and baseball fields and 5 tennis courts.

Revision Log		
Revision	Date	Summary of Content
00	10/3/16	Draft Issue
01	12/20/16	Added comments from PM Marc Brewster as indicated on email dated 11/25/16. See pages 6 and 14.
02	3/10/17	2 nd Draft Issue

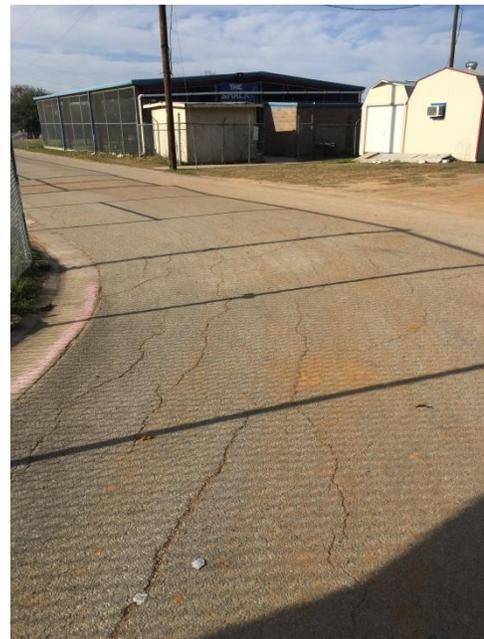
Development Information

Watershed	Shoal Creek
Total Impervious Cover	46 %
Allowable Impervious Cover	100 %
Barton Spring Recharge Zone	No

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

Parking and Drives

Parking and Drives	Configuration	Size (SF)
Visitor Parking	10 CB 2 HC	2,000
Staff Parking	P1 50 CB, 2 HC	20,000
	P2 38 CB, 2 HC	18,000
Student Parking	P3	18,300
	P4	39,000
	P5	56,000
Parent Drop Off Road	Yes	11,000
Service / Mechanical Yard Road	Yes	35,000
Baseball Field Road	Yes	12,100



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_McCallum_HS_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	There are three roadways that include a parent drop off road in the front of the school, a service/mechanical roadway in the center of the site and a roadway that runs perpendicular from Grover Ave between the	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>baseball and softball fields. The parent drop off road is asphalt with concrete curbs. The pavement contains large patches, longitudinal cracks, delamination and alligator cracking directly in front of the entrance. The portion of the roadway that leads to the dumpsters is heavily damaged and contains potholes. The baseball field roadway is asphalt with concrete edging. The pavement surface contains open longitudinal cracks. The mechanical/service access road is asphalt with concrete curbs the portion of the road between the athletic facility and the theater is in near new condition. The remaining portion of the road wraps around the athletic facility to the exterior performance stage. This portion of the road includes additional parking for maintenance and security vehicles the pavement contains medium cracking, and an area where a sanitary manhole extends above the pavement causing a depression where water pools.</p> <p>Roadway Deficiencies:</p> <ul style="list-style-type: none"> • Parent drop off road/dumpster access, cracks, patches delamination alligator cracking and potholes. • Baseball field roadway open longitudinal cracks • Service /Mechanical road cracking and low spot adjacent to manhole 	
	<p>Parking Lots</p>	<p>There are two staff parking areas and three student parking lots. The staff parking lot off of Sunshine Dr. has medium width cracking and utility patches. The pavement is showing signs of ravel. The second staff parking lot along Houston St. is newer condition and contains minor cracking. Student parking lot P3 is a small triangular shaped lot at the corner of Houston and Sunshine Dr. The pavement has alligator cracking with uneven patches and potholes. Student parking lot P4, located to the north of the theater building, is asphalt with concrete curbs and sidewalks. The lot is in like new condition. Student parking lot P5 is located on the far north east corner of the site. The lot is striped for vehicles and marching band practice. The pavement is asphalt with concrete curbs. The asphalt has large open longitudinal cracks at the joints and alligator cracking. The lot appears to have been seal coated at one time, but the sealcoat has worn away. The visitor parking is located in the front of the school along the parent drop off road. The pavement in the visitor spaces is raveled and cracked.</p> <p>Parking Lot Deficiencies:</p> <ul style="list-style-type: none"> • P1, cracking and utility trenches • P2, minor cracking • P3, alligator cracking, patches and potholes • P5, Longitudinal cracking, alligator cracking, worn sealcoat • Visitor Parking Lot raveled and cracked 	<p>Average</p>

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Pedestrian Paving	<p>The pedestrian pavement around the school is in generally good condition. There are some cracked panels near the portable buildings on Sunshine Dr. There are two pieces of cracked and uneven miscellaneous sidewalk which were used for portable buildings that are no longer present. There are 2 locations around the perimeter of the school that have worn pathways in the grass indicating the need for a sidewalk</p> <p>The stairs leading to the buildings in multiple locations are damaged or missing treads. On one set of stairs, the treads are loose and other treads are missing. The large staircase on the north side of the athletic facility has no treads. The remaining stairs have chipping of the concrete at the nose of each step.</p> <p>Pedestrian Paving Deficiencies:</p> <ul style="list-style-type: none"> • Cracked sidewalk panels • Miscellaneous sidewalks need removal • Needed sidewalks at perimeter of building in two locations • Exterior staircases need repair. 	Average
	Site Development	<p>The fencing is primarily located on the west side of campus with the purpose of securing the sport fields and the student parking areas. The fencing is chain link and the height ranged from 4 feet to 6 feet for perimeter fencing, with taller fencing around the baseball field and tennis courts. The vehicle gate at Grover Avenue and the baseball field road was heavily damaged and the gate post was loose. The bottom of the fence fabric at the baseball field was loose and bowing.</p> <p>Additionally, two corners of the building foundation were cracked and a retaining wall in the central courtyards was damaged. There were multiple areas of active animal holes along the exterior of the building leading to the crawl space.</p> <p>Site development deficiencies:</p> <ul style="list-style-type: none"> • Broken vehicle gate • Bowing and loose fence fabric at baseball field • Broken foundation corners at two locations • Damaged retaining wall • Animal holes along foundation. 	Average
	Site Drainage	<p>The southern section of the school along Houston is below street level. The downspouts were connected to an underground system however it appeared that storm water collects along the side of the building. One of the vents was clogged with grass debris and one downspout on the south wall was completely clogged.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>It was reported that storm water runs along the sidewalk to the tennis court and floods the southwest corner of the court. There is a small concrete swale along the edge of the tennis court but the backboard and debris caught on the fencing may impede the courts' drainage. (See Tennis Court Section)</p> <p>There was evidence of several clogged downspouts around the exterior of the main building and a damaged downspout. It was reported that the ceiling leaks in the weight room.</p> <p>Site Drainage Deficiencies:</p> <ul style="list-style-type: none"> • South building below street level • Area flooding at tennis court • Clogged or damaged downspouts 	
	Courtyards	<p>There are two interior courtyards that remain locked to students. Both courtyards contain eroded pest holes and mildew on the walls where water exits the roof scupper splashes on the walls, and falls to the ground. The vegetation is overgrown and vines were growing onto the roof. A large dead tree limb was observed to be overhanging the roof. Both courtyards were filled with fall leaves and large piles of cut branches which had not been removed. There were multiple pest holes leading from the courtyards into the crawl spaces below the building. The principal reported pest activity throughout the school. Water appeared to drain through the holes and erode them further. Some foundation vents around the perimeter had small holes in them</p> <p>The south courtyard has a concrete pad at the door which had lifted and tilted toward the building. There were large downspouts along the west side of the courtyard, but the northwest corner did not drain to the area inlet in the southwest corner of the courtyard.</p> <p>The north courtyard had two doors with no landing or stairs. One door had CMU blocks piled into a stair formation. The sanitary sewer cleanout connection was disconnected in the northwest corner of the courtyard. There were irrigation boxes with exposed control wiring.</p> <p>Courtyard Deficiencies:</p> <ul style="list-style-type: none"> • Piled brush and debris, dead branches • Overgrown vines and landscaping • Multiple pest holes • Missing stairs, uneven landing • Disconnected sewer cleanout • Open irrigation control boxes • Poor drainage on west side mildew on walls 	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Landscaping	<p>As noted in the courtyard section, the landscaping in the interior courtyard areas was overgrown and vines were extending onto the roof and walls. Cut branches were piled in the courtyards and had not been removed. Primrose jasmine had overgrown the sidewalk in one location on the west side of the school. The grass in the courtyard near the performance stage has been worn down.</p> <p>Landscaping Deficiencies:</p> <ul style="list-style-type: none"> • Overgrown vegetation in courtyards • Piled branches in courtyard • Overgrown sidewalk • Grass worn at performance stage 	Poor
Site Utilities	Water Supply	<p>Water was observed to be dripping from a faucet on the side of the building. There was mildew on the bricks and moist soil at the foundation where the leak was observed.</p> <p>Water Supply Deficiencies:</p> <ul style="list-style-type: none"> • Leaking faucet 	Average
	Sanitary Sewer	<p>A grease observation pit was not observed at the site. The sanitary cleanout in the interior courtyard was disconnected.</p> <p>Sanitary Sewer Deficiencies:</p> <ul style="list-style-type: none"> • No grease sampling enclosure • Sanitary cleanout disconnected at coupling 	Average
	Storm Sewer	<p>The storm sewer inlet at the northwest corner of the soccer field had an area of collapsed soil indicating infiltration into the pipe. The new inlet in the football field had settling around the box (see football field).</p> <p>The CAC and principal clarified that this also occurs under the building and within the orchestra pit and there is a drainage problem between the band hall and field house that is causing erosion damage to the tennis courts.</p> <p>Storm Sewer Deficiencies:</p> <ul style="list-style-type: none"> • Inlet infiltration • Backfill around inlet 	Average
	Detention Pond	<p>The detention pond is located between the football field and the student parking lot on the north side of campus. The pond is well maintained, and fenced in like new condition. A fenced ditch area to the west of the pond was completely overgrown with cattails, trees and shrubs.</p> <p>Detention Pond Deficiencies:</p>	Excellent

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<ul style="list-style-type: none"> Overgrown fenced ditch area 	
	Other Site Electrical/Mechanical Utilities	<p>The building has lighting on the exterior of the building and security cameras throughout the campus. The conduit and wiring to one exterior light appeared to be damaged. A valve associated with the air conditioning equipment north of the athletic field house was releasing a spray of water on the day of inspection.</p> <p>Other Utilities Deficiencies:</p> <ul style="list-style-type: none"> Lighting conduit broken HVAC valve releasing water 	Average

Site Improvement Deficiency Examples

Roadways

		
Parent drop off road potholes and alligator cracking	Parent drop off road delamination	Baseball road longitudinal cracking

Parking Lots

		
Service/mechanical road, low pavement near manhole.	P3 raveling, potholes patches	P5 longitudinal cracking and alligator cracking old sealcoat

Pedestrian Paving

		
<p>Broken sidewalk to replace</p>	<p>Broken sidewalk to remove</p>	<p>Stairs, chipped concrete</p>

Site Development

		
<p>Broken retaining wall</p>	<p>Broken foundation corner</p>	<p>Pest holes (6+) on exterior of building</p>

Site Drainage

		
<p>Clogged Downspout</p>	<p>Clogged Downspout</p>	<p>Broken Downspout</p>

Courtyard/Landscaping

		
Overgrown vine in the interior courtyard	Grass worn in performance area	Sidewalk overgrown by primrose jasmine

Water and Sanitary Sewer Utilities

		
Leaking faucet	Courtyard irrigation controls exposed	Disconnected sanitary cleanout

Storm Sewer and Other Site Utilities

		
Storm sewer infiltration	Broken electrical conduit for perimeter light	HVAC valve releasing water onto fence.

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	N/A	
Tennis Courts	5	34,500
Soccer/Multi-Purpose	1	37,500
Baseball Field	2	88,000 72,000
Bleacher Seating	N/A	
Track	1	400 Meter
Green Space	N/A	
Football Field	1	57,600

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	<p>There are 5 tennis courts that have been recently refurbished. The net is damaged on one court. Water reportedly ponds in the southwest corner of the court. There is discoloration of the surface where water stands.</p> <p>Tennis Court Deficiencies:</p> <ul style="list-style-type: none"> • Damaged net • Poor drainage 	Average
	Track	<p>The track is a 400 meter oval and was resurfaced in 2015. The track is in excellent condition</p> <p>Track Deficiencies:</p> <ul style="list-style-type: none"> • N/A 	Excellent
	Football	<p>The football field turf is natural grass in average condition. There are areas of wear and depressions in the center of the field. The coach reported that the northwest edge was steeply graded and has the students avoid this area during practice. There was an area inlet in the same area that requires some backfill or a small apron to improve drainage. The football field is irrigated and individually controlled. There is an old concrete water fountain that needs to be removed.</p>	Average

		<p>Football Field Deficiencies:</p> <ul style="list-style-type: none"> Worn grass turf and holes, steep grading Depressed area around storm inlet Disabled concrete water fountain 	
	Soccer/ Multi-Purpose Field	<p>There is an all-purpose sport field between the football and the baseball field. The field is natural grass with worn patches the practice field is approximately 150 feet x 250 feet. The field is irrigated.</p> <p>Soccer Field Deficiencies:</p> <ul style="list-style-type: none"> Worn grass 	Average
	Baseball Field	<p>There are two baseball fields with batting cages and pitching practice areas. One field is natural grass with a sand infield; the other has natural grass and a sand baseline. The fields are irrigated. The dugout benches are damaged and splintering. There are small bleachers behind home plate in the south field in good condition. Minor maintenance is needed to tighten the bottom of the fences. Six additional parking spaces are needed where vehicles park on the dirt.</p> <p>Baseball Field Deficiencies:</p> <ul style="list-style-type: none"> Worn benches Additional parking spaces needed Fence tightening 	Average

Playfield Deficiency Examples

Tennis

		
Damaged net on tennis court	Ponding water on tennis court	Ponding water on tennis court

Football Field

	
<p>Remove fountain at football field</p>	<p>Drainage inlet needs backfill at football field</p>

Soccer/Multi-Purpose Field


<p>Storm drain with infiltration at soccer field</p>

Baseball Field

	
<p>Deteriorating dugout bench seats</p>	<p>Loose fencing at baseball field</p>

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. Reconstruct the Parent Drop Off Road,
2. Crack seal and maintain Baseball Field Road,
3. Crack seal and overlay maintenance road

Parking Lots

1. P1, crack seal and maintain,
2. P2, crack seal and sealcoat,
3. P3, reconstruct,
4. P5, mill and overlay,

Pedestrian Paving

1. Replace cracked panels.
2. Remove misc. sidewalks
3. Add sidewalks at perimeter
4. Repair stairways,

Site Development

1. Fix gate and fence
2. Remove pest and repair pestholes at foundation, immediate.
3. Repair slab corner cracks.
4. Repair retaining wall

Site Drainage

1. Regrade south side of building to drain away from building
2. Repair clogged and damaged downspouts
3. Connect gutter drains to an underground system

Courtyard

1. Remove branches and debris
2. Reconstruct stairs and landings
3. Regrade and repair pest holes as needed.

Landscape

1. Trim primrose jasmine at sidewalk
2. Repair sod at outdoor performance area

Site Utilities, Water, Sanitary Sewer, Electrical, and Mechanical

1. Repair sanitary cleanout in courtyard
2. Install a grease sampling enclosure
3. Repair leaking faucet

4. Repair perimeter light
5. Add paved roadway for maintenance vehicles.

Storm Sewer

1. Repair pipe with infiltration
2. Address drainage problem between Band Hall and Field House that is damaging the tennis courts.
3. Address flooding issue under building and in orchestra pit during heavy rains.

Detention Pond

1. Clear cattails and vegetation from ditch

Tennis Courts

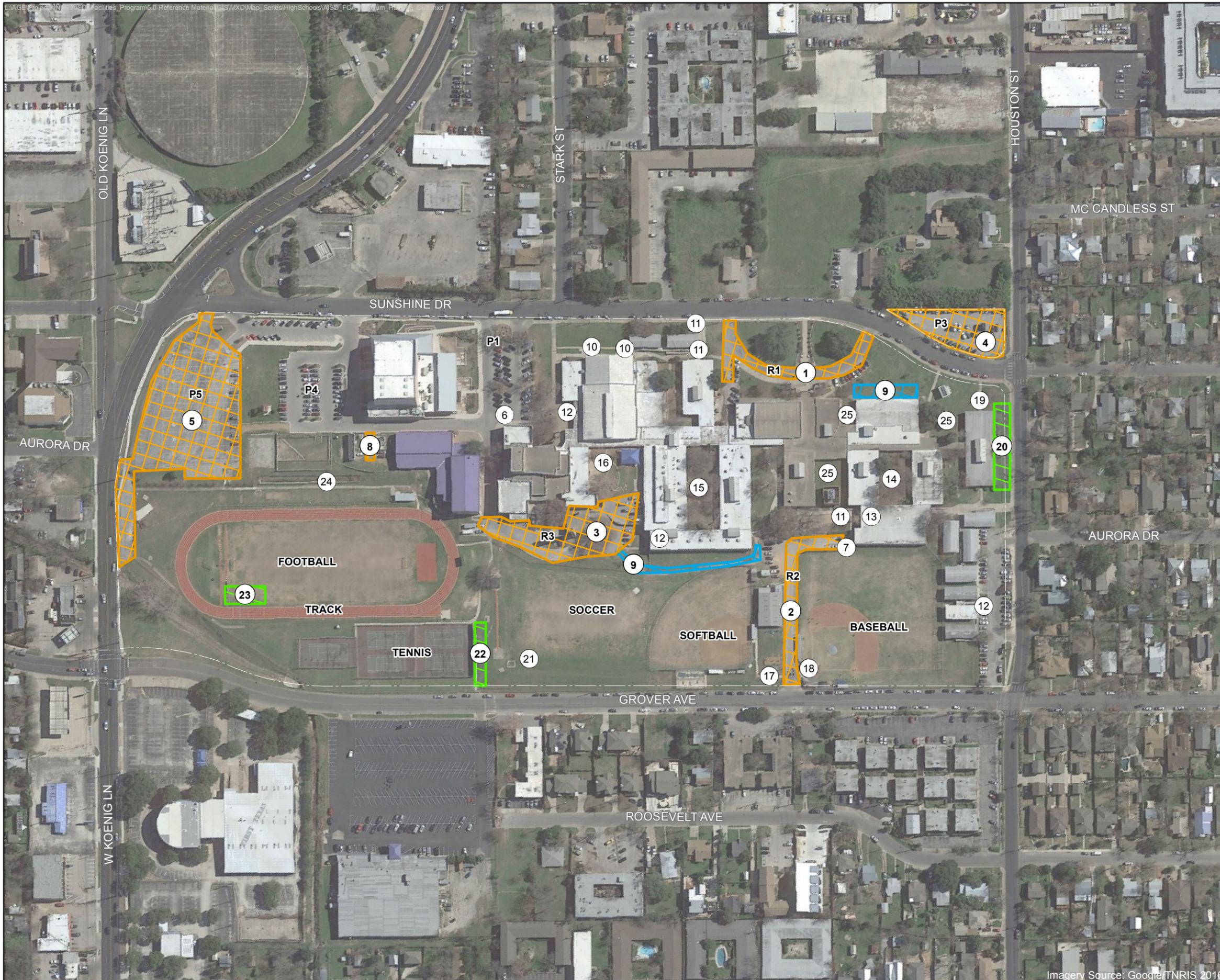
1. Repair net
2. Resurface to correct drainage issues

Soccer/Football Field

1. Fill holes, and improve turf
2. Remove abandoned water faucet
3. Fill storm drain erosion

Baseball/Softball

1. Replace wooden benches
2. Repair fencing
3. Add parking at storage building



Legend

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

NOTES:

1. PARENT DROP OFF ROAD R1, ALLIGATOR CRACKS, PATCHES, POTHOLES, DELAMINATION
2. BASEBALL FIELD ROAD R2, OPEN LONGITUDINAL CRACKS
3. MAINTENANCE SERVICE ROAD R3, CRACKS AND DEPRESSION NEAR MANHOLE
4. STUDENT PARKING LOT P3 ALLIGATOR CRACKING PATCHES AND POTHOLES
5. STUDENT PARKING LOT P5 LONGITUDINAL CRACKS ALLIGATOR CRACKING AND WORN SEALCOAT
6. STAFF LOT P1, CRACKING, RAVELING
7. ADD PARKING SPACES NEEDED
8. SERVICE ROAD NEEDED, HVAC VALVE LEAKING
9. ADD SIDEWALK
10. CRACKED AND UNUSED SIDEWALK
11. CRACKED SIDEWALK
12. STAIRS WITH MISSING OR BROKEN TREADS, CHIPPED CONCRETE ON STEPS
13. LOOSE GRATE ON STAIRS
14. COURTYARD- REMOVE CUT BRANCHES AND OVERGROWN LANDSCAPING, REGRADE WEST EDGE TO DRAIN, CLOSE PESTHOLES, REPAIR LANDING
15. COURTYARD - REMOVE CUT BRANCHES, REMOVE OVERGROWN VINES, CONSTRUCT STAIRS AND LANDINGS, CLOSE PEST HOLES, RECONNECT SANITARY CLEANOUT AND REPAIR IRRIGATION CONTROL WIRING
16. DAMAGED RETAINING WALL, WORN SOD IN PERFORMANCE AREA LAWN.
17. BROKEN VEHICLE GATE AND POST
18. DAMAGED BENCHES IN DUGOUTS, LOOSE FENCING ALONG EDGE OF FIELD
19. CRACKED BUILDING FOUNDATION CORNERS, BROKEN ELECTRICAL LIGHTING CONDUIT
20. SITE DRAINS FROM STREET TO BUILDING, CLOGGED DOWNSPOUT
21. SOCCER FIELD - INFILTRATION AROUND INLET, WORN TURF
22. TENNIS COURT - POOR DRAINAGE
23. FOOTBALL FIELD - WORN TURF, BACKFILL INLET, REGRADE STEEP CORNER
24. OVERGROWN DITCH AREA
25. PESTHOLES (TYPICAL)

Map Date: 2/21/2017



McCallum HS
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