Covington Middle School Site Summary

Address	3700 Convict Hill Road Austin, TX 78749
Number of Permanent Campus Facilities	3
Original Year of Construction	1986
Total Campus Building Area (combined)	173,867 SF

Introduction

The Covington Middle School campus is located at 3700 Convict Hill Road in Austin, Texas. Covington Middle School was established in 1986 and consists of the main building along with two additional campus buildings. The permanent campus buildings include the Main School Building (BLDG-057A), the Stand-Alone Auditorium Building (BLDG-057B), and the Vocational/Art/Shop Building (BLDG-057C). The buildings are connected by covered sidewalks.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/21/16	Interview	00	9/23/16	Draft Issue
8/10-8/11/16	Assessment	01	11/15/16	Added comments from PM Rick Kaven as indicated on email dated 10/28/16.
10/24/16	Cluster Meeting			
10/25/16	Follow-Up			
11/9/16	Follow-Up			

Main School Building – BLDG-057A

Building Purpose	Administration, Classrooms, Cafeteria, and Gymnasium
Building Area	134,865 SF
Inspection Date	August 10-11, 2016
Inspection Conditions	102°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are comprised of brick with a stone clerestory accent. A deep overhang on the courtyard side of the school is finished with plaster. The brick was observed to be in good condition with no visible signs of damage beyond slight discoloration from water. The plaster of the overhang was observed to be in good condition.	Good
	Exterior Windows	The exterior windows are single-pane in aluminum frames. They are semi-operable and set in horizontal bands. The windows were in good condition with the exception of several deficiencies. The exterior of the second-story windows was observed to be excessively dusty. The steel lintels on the first-floor windows were rusted and aged. It was reported that the bay windows at both stair landings leaked, but no signs of damage were observed. The operable windows were observed to function well.	Good
	Exterior Doors	The exterior doors are metal in metal frames with narrow lites. Many of the doors are arranged in pairs and set in a window system of transom windows and side lites. It was reported that the exterior double doors near rooms 118 and 115 did not close. The doors were observed to be closed, but the weather stripping was damaged. Multiple doors exhibited damaged weather stripping and aged and peeling exterior paint.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	The roof is composed of standing seam metal. The roof was inaccessible due to slope, but was observed to be in good condition from ground level.		Good
Interior Construction	Interior Walls	The interior walls are constructed of metal studs covered in drywall. Interior CMU (concrete masonry unit) walls are also present. The interior walls were observed to be in good condition with very few signs of damage. Some drywall corners were dented. Two abutting walls were observed to be separating from each other in the cafeteria storage room and in the kitchen.	Good
	Interior Doors	The majority of interior doors are wood doors with narrow lites set in metal frames. There are pocketed steel gates at the stairwell corridors. The bases of doors were observed to be worn from use, evidenced by a chipped and discolored wood finish. Some thresholds were observed to be damaged, and some lite frames had worn paint. The door hardware on room 209 was broken; the teeth did not extend. The pocketed steel gates were recessed at the time of assessment, but the tracks were observed to be in good condition.	Average
	Interior Specialties	There are wall-mounted metal lockers located in the corridors of the classroom wings. The lockers were observed to be in good condition with only minor signs of damage. Chipped paint was observed on some of the lockers.	Good
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	There are interior stairs in each wing of the building and in the main atrium. The stairs are constructed of concrete and are finished with linoleum sheeting and slip-resistant nosings. There is also a wood service stairway leading to a mechanical mezzanine by the gymnasium. The stairs were observed to be in average condition, as few instances of damage were observed. Some of the nosing material was chipped, and the paint on some of the top handrails was scratched. The wood of the service stairs was chipped, and the stair treads were uncomfortably shallow.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior walls are painted. The interior wall finishes were observed to be in good condition with very few signs of damage, except for the mechanical room walls. It was reported that the walls in the mechanical room were damaged.	Good
	Interior Floor Finishes	The interior floor is primarily finished with linoleum and carpet. The restroom floors are finished in ceramic tile, and the library floor is finished in carpet. The gymnasium floor is varnished wood. The interior floor finishes were observed to be in average condition. Cracks were prevalent in the linoleum sheeting, occurring near the control joints every 8 to 20 feet. The rubber base in the east office and classroom-wings was discolored, aged, and dented. Some linoleum tile in the east office and cafeteria was separating at the joints. Some of the rubber base was missing. The carpet in the west office was worn and aged. The health room floor was damaged, showing stains from equipment rust and excessive scratching.	Average
	Interior Ceiling Finishes	The building ceiling is finished ACT (acoustic ceiling tile) and painted drywall. The restroom ceilings are finished with painted drywall. The kitchen ceiling is finished with mismatched lay-in ceiling tiles. The gymnasium and adjacent corridor are finished with OSB (oriented strand board) panels. The interior ceiling finishes were observed to be in average condition. Water damage was observed on a few ceiling tiles, in areas including the east office and cafeteria. Some ceiling tiles were also observed to be bowing. Two ceiling tiles were missing from room 211. About half of the kitchen ceiling tiles were observed to be made of a pocked material. The kitchen ceiling tile tees were discolored and aged, and some of the tiles were dusty and dirty. The ceiling tiles in the corridors were aged and dingy. The OSB ceilings in the gymnasium and adjacent corridor were in poor condition; the material was observed to be aged and deteriorating. Some of the panels were replaced with other material.	Average
Conveying	The building is equipped with a hydraulic passenger elevator to service two levels. This elevator appeared to be in working condition as a recent inspection certificate issued within the last year, as required, was visible, and no operational issues were reported by the facility staff. However, it was reported that the carpet should be replaced or removed.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	This building has male and female public restrooms along with separate public male and female restrooms in the administration area. The public restrooms for the students are on the first and second floors. The urinals are wall-hung, vitreous china. The toilets are also vitreous china, and the faucets are manual. The toilets and urinals have manual flush valves. The plumbing fixtures were in poor condition. There were many toilets and urinals that did not flush well, specifically in BRR114. The toilets in the male and female public restrooms on the first floor had low water pressure. The toilet furthest from the public male restroom entrance on the first floor did not flush properly. The water for the open area faucet took an extended period of time to become warm during the assessment. The kitchen fixtures also did not have hot water.	Poor
	Domestic Water Distribution	There is an electric water heater located near the cafeteria and two gas water heaters in the kitchen area. The public restrooms in this building do not have hot water. The electric water heater just outside of the main building was observed to be in good condition. The water heaters in the main mechanical room were aged and corroded and in poor condition. The water in the teacher's lounge had to run for at least thirty seconds before the water began to become warmer.	Average
	Other Plumbing	There are floor drains located in the mechanical rooms, restrooms, kitchen area, and other locations throughout the building. The floor drains in this building are functional, and it does not have any observed water collection near the fixtures. The floor drain serving the two water heaters in the main mechanical room was old and dirty, but the floor drains throughout the building were observed to be in good condition overall.	Good
Mechanical/ HVAC	The mechanical equipment primarily consists of water-sourced heat pumps located above the ceiling and in the mezzanine, two cooling towers, and boilers. There is also single condenser unit on the building exterior near the lounge area. The mechanical system was in average condition. The grilles on the duct in the football locker room were corroded and worn. The locker room was observed to be relatively warm as well. It was stated in the interview notes that there was no a/c or heat in the football locker room. The boilers next to the main building mezzanine and gymnasium looked aged and in need of replacement. The boilers		Average

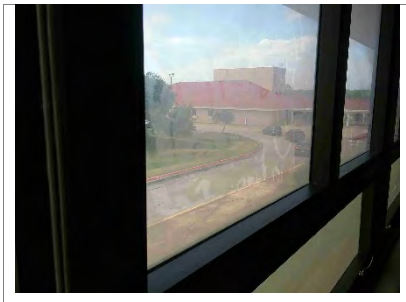
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	in the main mechanical room were observed to be in average condition. The condenser near the lounge area on the building exterior is aged and corroded.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists 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 5820XL control panel. The fire alarm system was in average condition. The fire alarm control panel appeared to be in poor condition, as several recent "failed" inspection tickets were observed posted on the inside of the panel door. However, the fire alarm end devices appeared to be in good condition.	Average
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 5000-amp main switchboard located in the main electrical room. It is a "six switch" rule switchboard, so there is no main breaker. The service feeds transformers and distribution panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The electrical distribution equipment appeared to be in average condition. About 15% of the electrical distribution equipment was observed with corrosion. Panelboard 'LV6' located in the cafeteria electrical room appeared to have missing breaker covers, and the bussing was exposed behind the breaker board. This condition could be considered a life safety hazard. It was reported that controls for bleachers in the gymnasium were not functional.	Average
	Lighting	The interior lighting consists of 2'x4' fluorescent-lensed fixtures and 2'x4' fluorescent parabolic fixtures. The parabolic fixtures are in the classrooms. The emergency lighting appears to be accomplished by emergency battery packs in select 2'x4' fixtures and incandescent emergency lighting units. The gymnasium lighting consists of HID (high-intensity discharge) low-bay light fixtures and 4'-long fluorescent strip lights with wire guards. There does not appear to be any emergency lighting in the gymnasium. The exterior lighting consists of HID and LED (light-	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		emitting diode) fixtures. There are some HID wall packs mounted on the building and in the courtyard. The lighting for the building appeared to be in average condition. Approximately 25% of the interior light fixtures and 10% of the exterior light fixtures appeared to be aged past their typical design service life. Observed deficiencies included inconsistent color temperatures and non-functional fixtures. The exit signs and lighting units present in the building appeared to be from the original construction. These appeared to be functional but showed considerable signs of wear and tear.	
	Communications & Security	There is a Gemini security system including surveillance cameras in the building. There is also a public address system. There is a digital clock system that appears to be from the original construction. The campus is equipped with telecommunication systems. The existing security system at the facility appeared to be good condition. Facility staff reported that additional cameras and card access points were needed at the campus, specifically at the main entrances and at the roof. According to facility staff, the public address system was aged and had reached the end of its typical design service life. Staff also stated the digital clock system was aged and had reached the end of its typical design service life. The main backbone equipment for telecommunications was located in an inaccessible room. Wi-Fi points were present throughout the campus and were in good condition.	Average

Exterior System Deficiency Examples

Exterior Walls

Exterior Windows



Exterior Doors

Interior Construction Deficiency Examples

Interior Walls

Interior Doors

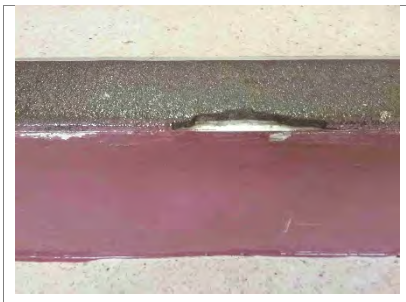




Interior Specialties

Stairs Deficiency Examples

Interior Stairs



Interior Finishes Deficiency Examples

Interior Floor Finishes






Interior Ceiling Finishes



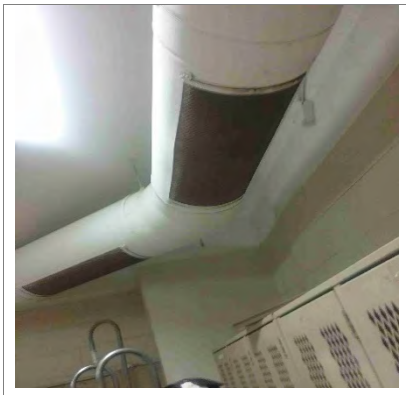


Plumbing System Deficiency Examples

Plumbing Fixtures

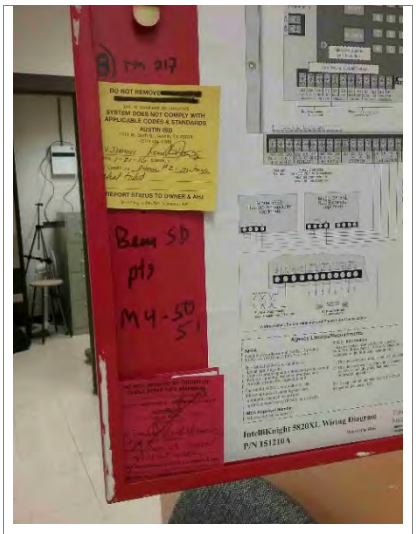
Domestic Water Distribution

Mechanical/HVAC System Deficiencies



Fire Protection System Deficiency Examples

Fire Alarm



Electrical System Deficiency Examples

Electrical Distribution

Lighting

Communications & Security

Stand-Alone Auditorium Building – BLDG-057B

Building Purpose	Stand-Alone Auditorium
Building Area	20,672 SF
Inspection Date	August 10-11, 2016
Inspection Conditions	102°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are finished with brick. The walls were in good condition with few instances of signs of deterioration. The exterior walls were observed to be discolored, and cracks in the concrete foundation walls were observed. Eroded soil was also observed in isolated spots.	Good
	Exterior Windows	The exterior windows are fixed single-pane windows in aluminum frames. The windows were observed to be in good condition with only small areas of damaged sealant.	Good
	Exterior Doors	The main entrance to the building is a set of two double doors, which are half glazed. There are two additional double doors at the end of the corridor, which have narrow lites. All exterior doors are painted metal. There are two fully glazed sliding doors at the west patio as well. The paint was observed to be peeling from the doors and frames. The sliding glass doors were observed to be in poor condition; the track had too much debris to be functional, and the tint on the doors was aged.	Average
Roofing	The roof is composed of standing seam metal. The roof was inaccessible due to slope, but was observed to be in good condition from ground level.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are constructed with CMU. Interior walls were observed to be in good condition with very few visible signs of damage. A portion of one pilaster was observed to be dented at the corner.	Good
	Interior Doors	The interior doors are metal in metal frames. The interior doors were observed to be in average condition due to use. Worn paint was observed on all doors and frames. One storage room door was observed to get caught on the floor.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls of the building are painted, and wood wool acoustical panels are in most classrooms. The paint finish inside the building was observed to be in good condition. The majority of the wood wool acoustical panels were also in good condition, though the tan color was observed to create a dingy atmosphere. The wood wool acoustical panels in the band room were separating from the drywall ceiling.	Good
	Interior Floor Finishes	The interior floor is finished with linoleum sheeting and carpet. The restroom floors are finished in ceramic tile. Cracks were prevalent in the flooring material, occurring every 8 feet. The rubber wall base was discolored and aged everywhere except the auditorium. The linoleum tile on the choir risers was cracked at the edge of each riser.	Average
	Interior Ceiling Finishes	The interior of the building is finished with ACT and painted drywall. The ACT was observed to be scratched, dented, and damaged from water.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This building consists of male and female public restrooms. The urinals are wall-hung, vitreous china. The toilets are also vitreous china, and the faucets are manual. The toilets and urinals have manual flush valves. The sinks are serviced with only cold water in this building. The fixtures in this building were in good condition. There were no observed water pressure issues, and all fixtures were fully functional.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	The overall plumbing for this building is antiquated, but functional. The plumbing system as a whole is in good condition, but the gutters do seem to be damaged in various locations. There was no observed water collection near the fixtures. There were no observed signs of clogged drains. The interview notes states that the roof gutters throughout the facility are failing, rusted, or damaged. The section of the roof gutter outside of the theater area was observed to be cracked. Water was leaking from the gutter, and fungal growth was observed on the concrete below.	Good
Mechanical/ HVAC	The main mechanical equipment in this building consists of water source heat pumps. Most of the heat pumps are located above the ceiling. There are two central air handlers located on the building's exterior. An average rating was given to this system from what could be observed. The air handlers in the exterior rooms outside of the auditorium were dated June, 2012 and in good condition. Air was supplied to many of the rooms in this building by sidewall grilles. The sidewall grilles in the band room were aged and rusted. It was noted that the thermostats for the HVAC system in the building were antiquated. The majority of the heat pumps in this building were not assessed as they were above ceiling. Due to the aforementioned observations, the overall system condition was average.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The devices are controlled by the campus fire alarm control panel. The fire alarm system end devices appeared to be in good condition.	Good
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year.	N/A
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 800-amp distribution switchboard ‘DP1’ located in the electrical room. ‘DP1’ feeds transformers and branch circuit panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The electrical distribution equipment appeared to be in good condition.	
	Lighting	The interior lighting consists of 2x4 fluorescent-lensed fixtures and 2x4 fluorescent parabolic fixtures. The parabolic fixtures are in classrooms. Emergency lighting appears to be accomplished by emergency battery packs in select 2x4 fixtures. The theater/auditorium has HID downlights and emergency lighting. It was reported that the emergency lighting in the theater was non-functional. It was also reported that the theatrical lighting was not secured properly and that the sound/light control board in the theater control room needed replacement. The lighting for the building appeared to be in average condition. About 15% of the light fixtures appeared to be aged past their typical design service life. Observed deficiencies included inconsistent color temperatures and non-functional fixtures. The exit signs and lighting units present in the building appeared to be from the original construction.	Average
	Communications & Security	There is a Gemini security system including surveillance cameras in the building. There is also a public address system. The existing security system at the facility appeared to be good condition. Facility staff reported that additional cameras and card access points were needed, specifically at the building entrances and at the roof. Facility staff also stated the public address system was aged and had reached the end of its typical design service life. The digital clock system in the building appeared to be from the original construction. According to facility staff, the system was aged and had reached the end of its typical design service life. Wi-Fi points were present throughout the building and were in good condition.	Poor

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows

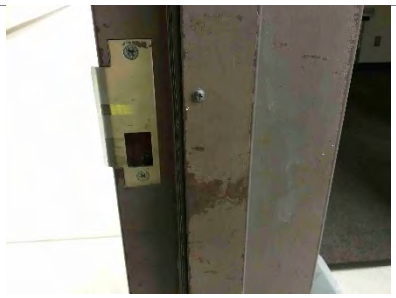
Exterior Doors



Interior Construction Deficiency Examples

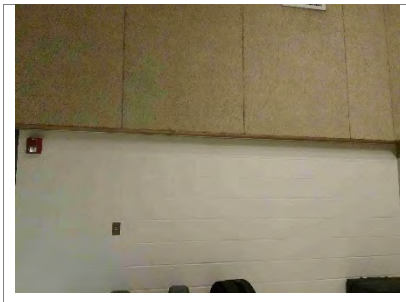
Interior Walls

Interior Doors


Interior Finishes Deficiency Examples

Interior Wall Finishes




Interior Floor Finishes



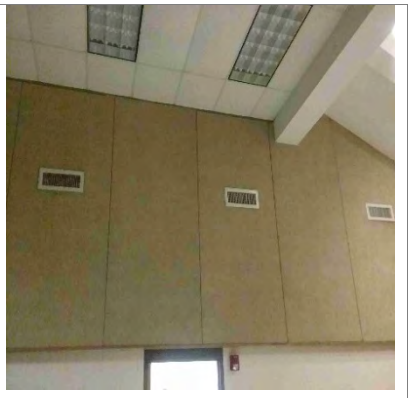
Interior Ceiling Finishes



Plumbing System Deficiency Examples

Other Plumbing

Mechanical/HVAC System Deficiencies



Vocational/Art/Shop Building – BLDG-057C

Building Purpose	Vocational, Art, Shop Classrooms
Building Area	18,330 SF
Inspection Date	August 10-11, 2016
Inspection Conditions	102°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are comprised of brick. The exterior walls were in good condition with slight discoloration and a few instances of chipped brick.	Good
	Exterior Windows	The exterior windows are a series of partially operable fixed windows. They are single-pane and set in a metal frame. At the exterior of one auxiliary classroom, a double-pane window turns up to form a roof like a greenhouse. The exterior windows were observed to be in good condition with no visible signs of damage. The greenhouse-like windows were observed to be in poor condition due to excessive debris. The frames were rusted, and the panes were covered with calcium stains. The sealant was deteriorated. The CMU course just beneath the windows was observed to be splitting away from the CMU below.	Good
	Exterior Doors	There are two sets of exterior doors on opposite sides of the building. The door system is a double door with narrow lites set in a metal storefront system. There is one 6x8 manual overhead rolling door located in the woodshop classroom. The vertical weather stripping was bent on the exterior door. The overhead door appeared to be in average condition due to age, but evidence of leaking was observed around the door. It was evident that the door was not fully water tight.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing	The roof is standing seam metal. There are four skylights with deep insets above the south roof. The roof was inaccessible due to slope. Water damage was noted on the interior of the building, so it was assumed that the roof was in average condition. The skylights were observed to be in poor condition as the drywall finish around the skylights had much cracked and peeling paint. Water damage was observed at three of the skylights.		Average
Interior Construction	Interior Walls	The interior walls are comprised of CMU and metal stud with drywall construction. The interior walls were observed to be in good condition with very few visible signs of damage. The column in the corridor was dented at the base. A vertical crack was also observed in the wall near the exterior doors.	Good
	Interior Doors	The interior doors are wood in painted metal frames. The classroom doors have narrow lites. The interior doors were observed to be in average condition with typical scratched paint on the frames and worn wood near areas of high use. Some thresholds were observed to be skewed, creating a tripping hazard.	Average
	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 walls are finished with soda drywall or painted CMU. The wall finishes appeared to be dingy, and some of the paint was observed to be peeling.	Average
	Interior Floor Finishes	The floor in the building is finished with linoleum sheeting, linoleum tile, and carpet tile, all with rubber wall base. Many large cracks were observed to cross the floor wall to wall, and the rubber base was very aged and discolored.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	The building is finished with ACT throughout, except for the woodshop classroom. The interior ceiling finishes were in average condition. Water damage was observed on the ceiling tiles spanning the south side of the building and in the storage spaces of the woodshop classroom. Roof leaks were reported. Many tiles were observed to be askew or bowing. The drywall ceiling in the woodshop classroom was peeling away at the edges of the walls. Some of it was observed to be damaged from water intrusion near the overhead door.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	A male restroom and a female restroom are next to the greenhouse. The fixtures are vitreous china. The toilets are floor-mounted with manual flush valves. The sinks in this building have manual turn handles. The plumbing fixtures appeared in good condition. The only noticeable issue was that the water pressure for the toilets was low. The toilets did not flush well, and it appeared that they would easily clog.	Good
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	The floor drains in this building were functional and in good condition. There was no observed water collection near the fixtures. There were no observed signs of clogged drains.	Good
Mechanical/ HVAC	This building is serviced with heat pumps above the ceiling. The greenhouse has two FCUs (fan coil units) with slim condensers located on the building's exterior. The condenser units were aged and corroded. They were not well maintained, and the nameplates were worn and faded. The FCUs were old and appeared to be past their service dates. It could not be determined whether or not these units were functional at the time of the assessment. They did not seem to have power to them due to Summer vacation.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The devices are controlled by the campus fire alarm control panel. The fire alarm system end devices appeared to be in good condition.	Good
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		All observed portable fire extinguishers had inspection tags dated within the last year.	
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 600-amp distribution switchboard 'DP6' located in the electrical room. 'DP6' feeds transformers and branch circuit panelboards located in various electrical rooms throughout the building. The building does not have a lightning protection system. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The interior lighting consists of 2x4 fluorescent-lensed fixtures and 2x4 fluorescent parabolic fixtures. The parabolic fixtures are in the classrooms. The emergency lighting appears to be accomplished by emergency battery packs in select 2x4 fixtures. The lighting for the building appeared to be in average condition. About 20% of the interior light fixtures appeared to be aged past their typical design service life. Observed deficiencies included broken lenses, inconsistent color temperatures, and non-functional fixtures. The exit signs and lighting units present in the building appeared to be from the original construction. It was reported that the light fixtures that are in the canopy leading from BLDG-057A to BLDG-057C needed replacement.	Average
	Communications & Security	There is a Gemini security system including surveillance cameras in the building. There is also a public address system. Facility staff reported that additional cameras and card access points were needed, specifically at building entrances and at the roof. Facility staff also stated the public address system was aged and had reached the end of its typical design service life. The digital clock system at the building that appeared to be from the original construction. According to facility staff, the system was aged and had reached the end of its typical design service life. Wi-Fi points were present throughout the building and were in good condition.	Poor

Exterior System Deficiency Examples

Exterior Walls


Exterior Windows




Exterior Doors

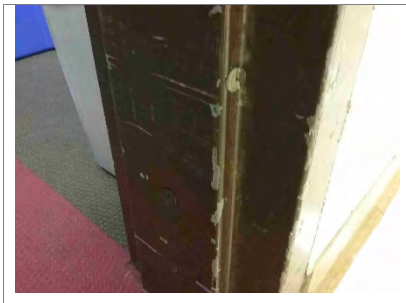


Roofing

Interior Construction Deficiency Examples

Interior Walls

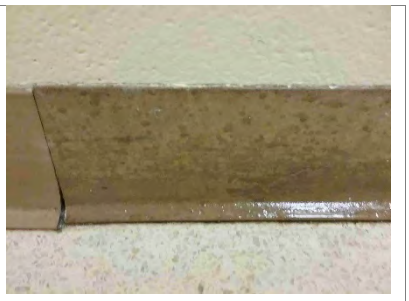
Interior Doors



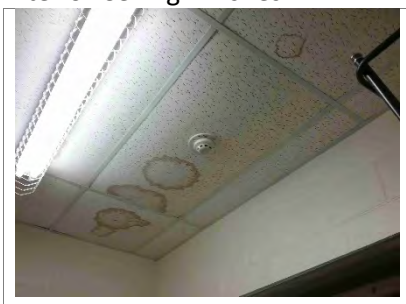
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

Interior Ceiling Finishes




Mechanical/HVAC System Deficiency Examples


Electric System Deficiency Examples

Lighting

Covington Middle 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. Clean the exterior of all windows, walls, and doors.
2. Refinish or repair damaged exterior doors and frames.
3. Replace all damaged weather stripping and sealant on doors and windows to remain.

Roofing

1. Assess the roofs of all buildings that show signs of interior water damage.

Interior Construction

1. Refinish damaged doors and frames. Replace doors if repair is not possible.
2. Repair and refinish all damaged drywall corners.

Interior Finishes

1. Replace damaged ceiling tiles and tees. Monitor and repair roof leaks as needed on all buildings to prevent further damage.
2. Replace damaged linoleum floor tile; investigate possible settling beneath cracked tiles.
3. Scrape peeling paint and repaint damaged finishes.
4. Replace all discolored, detached, or damaged rubber wall base.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement in the future as fixtures continue to age in the facilities.
2. Plan to replace water heaters as the typical design service life is 10 to 15 years.
3. Repair the gutters throughout the facility per the facility interview notes.

Mechanical/HVAC

1. Resolve all corrosion issues that were observed to improve efficiency and prevent equipment malfunction.
2. Replace original air conditioning units throughout the facility with new insulated lines per the interview notes.

Fire Protection

1. Continue annual inspections of the portable fire extinguishers.
2. Continue annual assessments of the fire protection system campus-wide.
3. Consider installing and providing fire protection to the rest of the school campus outside of the theater/auditorium space.

Electrical

1. Immediately provide missing break cover plates for all electrical equipment that were noted, as these instances should be considered life safety hazards.
2. Repair or replace all electrical equipment affected by corrosion or rust. If the corrosion/rust is beyond the enclosure, then replacement is suggested.
3. Remove any floor receptacles as they are being phased out of use district-wide.

4. Replace all existing HID wall pack light fixtures on the exterior of the building with new LED wall pack fixtures. Provide additional LED wall pack light fixtures throughout the campus as required.
5. Replace light fixtures in the courtyard with new LED light fixtures.
6. Replace all existing exit signs with LED fixtures, and add more exit signs where required for all buildings.
7. Provide additional cameras where required for all buildings, particularly at all building entry access points. Additionally, provide card readers at these locations.
8. Provide new LED egress lighting units where required for all buildings.
9. Upgrade the campus clock system.
10. Upgrade the campus public address system.
11. Relocate the disconnect switches at all mechanical units such that they are easier to access.
12. Remove the existing "six-switch" rule switchboard and provide a new main circuit breaker switchboard to facilitate single-point shut-off of electrical service to the campus.

Main School Building Recommendations

Exterior

1. Replace rusted lintels.

Interior Construction

1. Investigate noted separation in walls to determine structural integrity.
2. Repair damaged door thresholds.
3. Refinish damaged door lite frames.
4. Replace door hardware in the door to room 209.

Stairs

1. Repair damaged stair nosings.
2. Repaint railings.
3. Replace service stairs with stairs having wider treads.

Interior Finishes

1. Repair damaged drywall ceiling.
2. Replace carpet tiles in the west office.
3. Ensure the kitchen ceiling tiles are water-resistant and replace if not.
4. Replace the gymnasium ceiling completely.

Interior Specialties

1. Refinish damaged lockers.

Conveying

1. Continue annual assessments of the passenger elevator.
2. Replace or remove the carpet in the elevator cab.

Plumbing

1. Repair the toilet in BRR114.
2. Address water pressure issues in the public male and female restrooms on the first floor.
3. Repair male and female locker room sinks per the facility interview notes.
4. Repair/replace plumbing in the two restrooms by the janitorial office and gymnasium per the interview notes.

Mechanical/HVAC

1. Replace the condensing unit on the building's exterior.

2. Replace boilers located next to the mezzanine.
3. Replace the boiler serving the gymnasium per the facility interview notes.

Electrical

1. Verify the condition of the main telecommunications system/equipment, as it was inaccessible at the time of the assessment.
2. Replace controls for bleachers in the gymnasium.

Stand-Alone Auditorium Building Recommendations

Exterior

1. Place soil in eroded areas; install splash blocks at downspouts terminating onto soil.
2. Replace sliding glass doors with an updated door and storefront system.

Interior Construction

1. Plumb the door to the storage room so that it does not catch on the floor.
2. Reconstruct choir risers.
3. Repair damaged pilaster.

Interior Finishes

1. Paint wood wool panels white.
2. Patch the wall separation in the band room.

Mechanical/HVAC

1. Replace thermostats throughout the building with new, updated thermostats.
2. Address rust issues with sidewall grilles.

Electrical

1. Resecure/refasten theatrical lighting in the auditorium.
2. Replace the sound/light board in the theater control room.

Vocational/Art/Shop Building Recommendations

Exterior

1. Replace the overhead metal door, and ensure the new door is weather-tight.

Interior Construction

1. Investigate noted crack in wall to determine structural integrity.
2. Repair damaged door thresholds.
3. Repair and refinish the dented column.

Interior Finishes

1. Repair damaged drywall ceiling.

Plumbing

1. Address water pressure issues and repair toilets so that they function at optimal capacity.

Mechanical/HVAC

1. Replace FCUs in the greenhouse.
2. Replace the slim condenser units outside of the greenhouse.

Electrical

1. Replace the light fixtures that are in the canopy leading from BLDG-057A to BLDG-057C with new LED light fixtures.

Covington Middle School Planned Future Improvements

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

2018 Bond Planned Improvements from PM Rick Kaven on 10/28/16.

- Summer 2018.
  - Replace 65 water source heat pumps.
  - Replace kitchen ceiling tiles.
  - Replace five chilled water pumps.
  - Provide ADA (Americans with Disability Act) improvements in areas 4 and 6.
  - Provide CTE lab/shop improvements.
  - Replace the kitchen/cafeteria roof.
  - Install a walk-in freezer.
  - Install some basketball goal safety cables.
  - Install new ice machines.
  - Repair building underpinning.

CRAWL SPACE – Covington MS – Main School Building (BLDG-057A)

Building Purpose	Administrative, Classrooms, Gym, and Cafeteria
Inspection Date	September 20, 2016 Morning
Inspection Conditions	88° - Sunny & Dry

Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: Crawl space access was very limited. Several access hatches were locked, screwed closed or had missing handles so crawl spaces could not be accessed in those areas. Also, low clearance below interior beams made traversing far within the crawl space impossible.

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	The soil in the crawl space was damp. The building drainage system consists of soils sloping to a central concrete flume, which flows to a drainage pipe and is discharged outside the crawl space into a dry well. One concrete flume was observed running in the east-west direction. There were signs of running water on the flume. Soil/Drainage deficiencies: • Damp soil around perimeter of building • Concrete flume was partially filled with dirt & debris	Average
	Soil Retainers	Plastic and concrete soil retainers were observed in the crawl space. There was approximately 4" – 6" between the bottom of the perimeter beam and the ground. All observed soil retainers were in good condition.	Good
	Areaways/Ventilation	The building crawl space is ventilated by areaways located all around the building. Condensation on the slab and interior beams indicate inadequate ventilation. Areaway/ventilation deficiencies: • Poor ventilation	Average

	Access Hatches	Access hatches were located in three different locations. One access hatch is located in the mechanical room in the west wing. Two hatches are located in the main mechanical room. The fourth floor hatch is located in the gym storage room. The floor hatch in the gym storage room could not be opened because the handle was missing. Access hatch deficiencies: • Missing floor hatch handle	Average
Exposed Structure	Exposed Columns & Tops of Foundations	Exposed columns were in good condition. Mushrooming at the bottom of few columns was observed in the west wing crawl space. Column/Foundation deficiencies: • Mushrooming concrete around top of pier	Average
	Exposed Faces of Perimeter Walls / Beams	Suspended cast-in-place perimeter beams are approximately 2 – 3 ft. deep. All observed perimeter beams were in good condition. No deficiencies were observed.	Good
	Exposed Portions of Interior Floor Beams Above	All suspended cast-in-place interior floor beams spanned between columns and supported a flat slab. Observed beams were all in good condition.	Good
	Underside of Suspended Floor Slabs Above	The floor slab system consists of precast double tees supported by perimeter and interior beams. The main mechanical room has a flat slab and has a poorly consolidated floor slab. There is a crack in the slab that extends from a corner of the main mechanical room access opening. Slab deficiencies: • Honeycombing • Crack on underside of slab (originating at corner of hatch opening)	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	The crawl space contained few suspended pipes. Broken pipe hangers, and rusted pipes and hangers were all observed in the crawl space. Pipe deficiencies: • Broken pipe hangers • Rusted pipes & pipe hangers	Average

	Exposed Ductwork	N/A – No exposed ductwork was present in the crawl space areas observed.	N/A
	MEP Equipment	N/A – No MEP equipment was present in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	Rigid board insulation was located under the flat slab. Some boards had detached. Fireproofing/Insulation deficiencies: • Fallen insulation board	Average

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

Damp soil around perimeter of building

Drainage flume clogged with soil

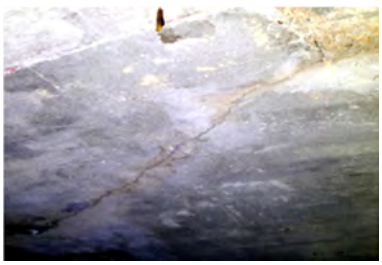
Condensation under slab

Missing floor hatch handle

Exposed Structure

Mushrooming concrete at top of pier

Poorly consolidated slab



Crack in slab at corner of hatch opening

Pipes, Ducts, Equipment & Fireproofing

 Broken pipe support	 Rusted cast iron pipes	 Rusted pipe hangers
 Missing rigid board insulation		

CRAWL SPACE – Covington MS – Stand-Alone Auditorium (BLDG-057B)

Building Purpose	Theater, Choir, and Band
Inspection Date	September 20, 2016 Morning
Inspection Conditions	88° - Sunny & Dry

Crawl Space System Deficiency Overview

The access hatch for this building is located in the storage room on the northeast corner of the building. The crawl space could not be accessed because the grate over the access hatch was screwed shut.

CRAWL SPACE – Covington MS – Vocational Building (BLDG-057C)

Building Purpose	Vocational, Shop
Inspection Date	September 20, 2016 Morning
Inspection Conditions	88° - Sunny & Dry

Crawl Space System Deficiency Overview

The access hatch for this building is located in the storage closet on the southwest side of the building. The crawl space could not be accessed because the handle on the floor hatch was stuck and would not turn.

Covington MS – Campus Summary of Crawl Space Recommendations

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

Main School Building (Building A) Recommendations

Soil, Drainage, Ventilation & Access

1. Remove dirt and debris from the concrete flumes.
2. Improve crawl space ventilation.
3. Replace the missing handle on the floor access hatch in the gym storage room so hatch is operable.

Pipes, Ducts, Equipment & Fireproofing

1. Replace severely rusted pipes and hangers, clean other rusted areas on pipes & protect from further corrosion
2. Replace broken pipe hangers.
3. Replace fallen rigid board insulation.

Stand-Alone Auditorium (Building B) Recommendations

Soil, Drainage, Ventilation & Access

1. Unscrew access hatch so hatch is operable.

Vocational Building (Building C) Recommendations

Soil, Drainage, Ventilation & Access

1. Repair floor access hatch grate handle so hatch is operable.

DRAFT

DEFICIENCIES FOUND AT THIS LOCATION:
1) DAMP SOIL
2) POOR VENTILATION, CONDENSATION ON CONCRETE STRUCTURE
3) ACCESS LIMITED BY LOW CLEARANCE BELOW INTERIOR BEAMS
4) MISC HONEYCOMBING ON BEAMS
5) SLAB HONEYCOMBING & CRACKING AROUND HATCH FRAME
6) LEAK IN FLOOR DRAIN
7) RUSTED PI[ES & HANGERS

ACCESS THRU FLOOR HATCH

ACCESS THRU FLOOR HATCH

FLOOR HATCH COULD NOT BE UNLOCKED - CRAWL SPACE NOT ACCESSIBLE

FLOOR HATCH HANDLE DID NOT TURN - CRAWL SPACE NOT ACCESSIBLE

DEFICIENCIES FOUND AT THIS LOCATION:
1) DAMP SOILS
2) DRAINAGE FLUMES FILLED WITH SOIL & DEBRIS
3) POOR VENTILATION
4) ACCESS LIMITED BY LOW CLEARANCE BELOW INTERIOR BEAMS
5) MUSHROOMING UNDER PIER
6) BROKEN PIPE SUPPORT
7) SUSPENDED PIPES ON GROUND
8) SLIGHT RUSTING ON PIPE & PIPE SUPPORTS
9) DETACHED INSULATION UNDER SLAB IN ISOLATED LOCATIONS

FLOOR HATCH WAS SCREWED CLOSED - CRAWL SPACE NOT ACCESSIBLE

APPROXIMATE LIMITS OF CRAWLSPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWLSPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS

NORTH

REVISIONS				
MARK	DESCRIPTION	BY	DATE	APPR

REFERENCE DRAWINGS

APPROVALS	DRAWN	CHECKED	APPROVED	
BY	J.R.			
DATE	08/12/11			

AUSTIN I.S.D.
DEPARTMENT OF CONSTRUCTION MANAGEMENT

COVINGTON MIDDLE SCHOOL
3700 Convict Hill Rd. AUSTIN, TX
FLOOR PLAN
FIRST FLOOR

SCALE	SIZE	DRAWING NUMBER	SHEET	REV.
1/32" = 1'-0"	D	057-FLR-01	1 OF 2	0

Covington Middle School Site Summary

Site/Civil Assessment

Address	3700 Convict Hill Road, Austin, TX 78749
Number of Permanent Campus Facilities	3
Original Year of Construction	1986
Total Campus Area	21 acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	01/18/2017 / J Bernard

Introduction

The Covington MS campus is located at 3700 Convict Hill Road in Austin, Texas. Covington MS was established in 1986, and consists of the main campus building, a classroom building, and the cafeteria building.

Development Information

Watershed	Williamson Creek
Total Impervious Cover	39%
Allowable Impervious Cover	25%
Barton Spring Recharge Zone	Yes

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

Parking and Drives

Parking and Drives	Configuration	Size (SF)
Visitor Parking (2 lots)	16 CB 4 HC	3,750
Staff Parking (2 lots)	100 CB 2 HC	45,200
Student Parking	No	-
Parent Drop-Off	Yes	12,300
Bus Drop-Off Area	Yes	11,900

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_Covington_MS_Site_Civil_ Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	The roadways system is in average condition. The bus pick-up/drop-off area is located off of Lockinvar Street. This roadway also contains some visitor parking. This asphalt roadway has some minor potholes, longitudinal cracking, some distortion causing ponding, some raveling in the parking areas, distortion in the roadway, patches, and alligator cracking. Edges of the roadway are concrete curb and gutter, which has some cracking, broken areas, areas with rebar sticking out, and settling causing ponding. Paint is fading. The parent pick-up/drop-off area is located off of Convict Hill Road. This roadway also contains some visitor parking. This asphalt roadway has some transverse cracking, several visible ponding locations, some raveling in the parking areas, minor distortion, patches, and alligator cracking. There is no concrete transition from the drop-off asphalt to Convict Hill Road. Edges of the roadway are concrete curb and gutter, which has some cracking, broken areas, and settling causing ponding. The curb cuts for drainage to ponds need to be maintained to minimize ponding on roadway. Roadway Deficiencies: · Asphalt contains cracks, distortion, ponding, potholes, raveling, and patches · Curb and gutters are cracked and broken in areas · Faded paint	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Missing concrete apron on exit of parent drop-off at Convict Hill Road · Maintain curb cuts for drainage	
	Parking Lots	The parking lots system is in Poor condition. The main faculty parking is located off of Reaburn Street. This asphalt has raveling, alligator cracking, potholes, some distortion, ponding, and areas of vegetation growing through the cracks. The concrete curb and gutter has minor cracks and cracked inlets. There is a maintenance parking/access area that has concrete cracking and ponding issues. The concrete around the bollards coming into this lot is damaged. The secondary faculty parking is located off of Lockinvar Street. This asphalt contains alligator cracks, rutting, longitudinal cracking, ponding, some distortion, and raveling. There is a large patch at the entrance which is in poor condition. The parking area has concrete curb and gutter, which has areas that are cracked and broken. There was concern expressed about the lack of parking, and the school is interested in additional parking. Parking Lot Deficiencies: · Asphalt contains cracking, raveling, distortion, ponding, potholes, and vegetation growth in cracks · Curb and gutter is cracked or broken · Concrete around the bollards at maintenance entrance is damaged · Concrete cracks and ponding in maintenance area · Large patch · Need for additional parking	Poor
	Pedestrian Paving	The pedestrian paving system is in average condition. There are areas where the concrete is broken/heaving/sunken in. There is a location where a tree stump remains, and the sidewalk is built around the stump. There are locations where the sidewalk has dropped below the exit from school, causing a trip hazard. Several areas pond significantly on sidewalks. There are areas where the downspouts from the school run under sidewalk, and the PVC pipe is exposed. Steel plating is loose in areas. There are wood crossings still in place. There are several locations where erosion adjacent to sidewalk causes a drop-off as well as erosion beneath the sidewalk. There are several locations where rubber mats have been placed adjacent to sidewalks or at end of stairs to prevent erosion from drainage runoff. There is erosion between the school and sidewalk from lack of drainage capability. There are two wheel chair ramps near the front entrance that have gutter leaks above them, causing the runoff to drip onto ramps, resulting in a moldy/slippery surface. Some pedestrian handrail has broken loose at the concrete connection.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The ADA (American with Disabilities Act) curb ramp in the north east corner parking lot does not have proper ramp surface texturing. Pedestrian Paving Deficiencies: · Sidewalks are broken/heaving/sunken in · Tree stump remains, and sidewalk is built around · Sidewalk drops off from school · Ponding on sidewalks · Exposed drainage PVC pipes in sidewalk · Loose steel plating · Wood sidewalks in place · Erosion adjacent to and beneath sidewalks · Rubber mats being used to prevent erosion · Erosion adjacent to school between sidewalk due to lack of drainage area · Wheelchair access ramps become moldy/slippery when it rains · Pedestrian hand railing is broken · Inadequate surface texture on ADA curb ramp	
	Site Development	The site development system is in average condition. There is no secure fenced-in connection between the three separate buildings. The exterior doors at these locations remain unlocked while students move around. The principal asked for security perimeter fencing with badged access requirements. The school's marquee is outdated, still using manual update display. The concrete school sign does not have working lighting, and reflectors have broken off. Seats in the solar room are broken. The PA (public address) speakers are not loud enough to be heard on most of the property. There are areas where security cameras are missing coverage. There are issues with lighting on site, primarily issues with the timers. Fence gates are missing locks. Various locations have debris/trash on the property. There have been issues with ants on site. A few possible pest holes are present along the perimeter of the school. Damaged signs and sign posts along driveway. The fence on the perimeter of the school has holes in it, erosion at the post base, and need fencing re-tied to post. Site Development Deficiencies:	Average

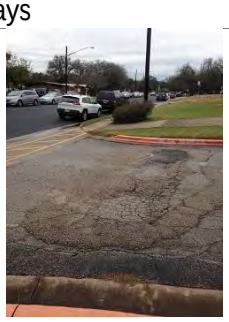
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Lack of secure entrances between buildings; need perimeter fence with badged access. · Marquee is outdated. · School sign is missing lighting and reflectors. · Solar room seating is broken. · The PA system is too quiet. · Security cameras coverage is not adequate. · Light timers issue. · Gates missing locks. · Remove various debris and trash. · Crazy ants on site. · Possible pest holes along school. · Damaged signs need replacing. · Holes in fence, loose fence needs re-tied, erosion at fence posts.	
	Site Drainage	The site drainage system is in poor condition. On the south west side of property (Convict Hill Road), the principal expressed concerns over flooding issues in the area of the ponds. There were signs that the drainage to the ponds was not working due to maintenance issues, and sediment blocking the drainage runoffs into the pond was causing ponding on the roadway. Gutters and downspouts do not tie to an underground system, causing additional issues. The issues include erosion away from the school, as well as erosion adjacent to the school causing ponding. There are several areas where the gutters leak, causing additional erosion and ponding as well and mold and mildew on sides of building. Several downspouts are damaged. Behind the courtyard, there are grading issues causing ponding around the entrance to school. The sidewalks pond all the way down and beyond the air conditioning unit enclosure, this area ponds with the courtyard area. Both areas are intended to drain to an inlet near the tennis court, but most of the water does not drain. General grading issues are causing ponding in several areas of the property where ponding is not intended. Inlets on the property need to be cleaned and maintained. There are areas where drainage is causing erosion between the sidewalk and building. Concrete flumes on the north east end of school are badly cracked. Site Drainage Deficiencies: · Ponding water in ponds on south west corner of property · Drainage runoff not easily draining into ponds · Downspouts do not tie to underground system · Leaking gutters · Damaged downspouts · Sidewalk ponding/grading issues outside courtyard	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Grading issues causing ponding · Clean and maintain inlets. · Erosion between sidewalk and building · Concrete flumes badly cracked	
	Courtyards	The courtyards system is in poor condition. The courtyard has bricks in the central area that are broken/heaving/sunken in. This is causing ponding issues all over the courtyard. Sidewalks are heaving/sunken in. The area does not drain very well to the inlets. The inlets clog due to lack of maintenance. The downspouts do not tie to an underground system, they simply pour into the courtyard, increasing the ponding/flooding issues. Courtyards Deficiencies: · Bricks are broken/heaving/sunken in · Sidewalks are heaving/sunken in · Area does not drain well due to inlets requiring maintenance · Downspouts do not tie to underground drainage	Poor
	Landscaping	The landscaping system is in poor condition. The football field has automatic timed irrigation; however, the rest of the school does not have irrigation/automatic irrigation. The planter box at the front entry is sinking; the caulk seal between the school and the box is deteriorated. Landscaping Deficiencies: · Lack of automatic irrigation on site · Planter box sinking, caulk seal has failed	Poor
Site Utilities	Water Supply	The water supply system is in average condition. A few water bibs appear to be leaking on sides of the buildings. There is little erosion occurring below the bibs. Water Supply Deficiencies: · Potential leaking water bibs	Average
	Sanitary Sewer	No Sanitary Sewer features were observed except that there is no fiberglass grease sampling enclosure on site. Sanitary Sewer Deficiencies: · No fiberglass grease sampling enclosure on site	Average
	Storm Sewer	The storm sewer system is in average condition. Several utilities are missing manhole covers/lids. There is some erosion around some manholes. Storm Sewer Deficiencies: · Missing manhole covers or lids · Erosion around manhole concrete	Average
	Detention	Several detention ponds are on site. They appear to be in good condition.	Good

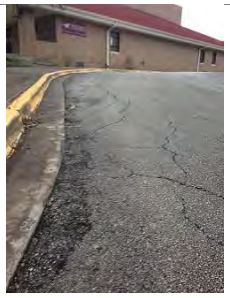
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Pond	Drainage outfalls into ponds require maintenance. Detention Pond Deficiencies: · Outfalls require maintenance	
	Other Site Mechanical Utilities	There are two 50-gallon rain collection barrels on site. The other site mechanical utilities system is in good condition. .	Good

Site Improvement Deficiency Examples

Roadways



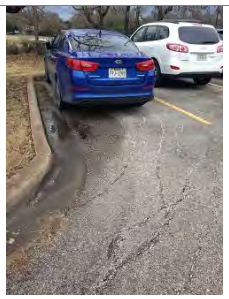
Patches and alligator cracking in parking lot near soccer field



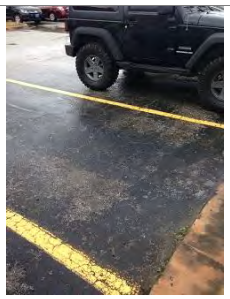
Edge cracking and sinking

Parent drop-off roadway floods after it rains

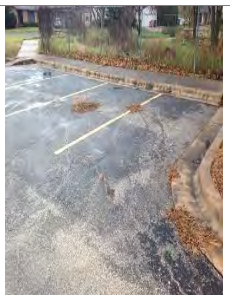
Parking Lots



Cracking in parking lot



Cracking and raveling in parking lot



Cracking and vegetation growth

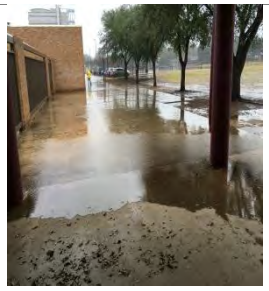
Pedestrian Paving

		
Sidewalks sinking at doorways	Flooding on the sidewalks behind courtyard	Erosion at base and below stairs

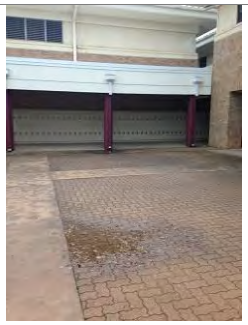
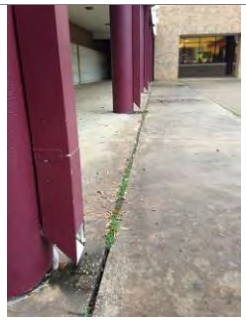
Site Development

		
Potential pest holes/erosion next to building	Asphalt to be removed and area regraded	Cracked concrete at bollard leading to maintenance parking.

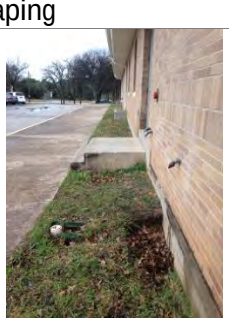
Site Drainage

		
Damaged gutters	Ponding	Cracked Flume

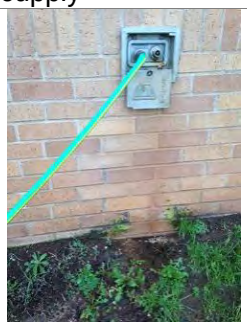
Courtyards

		
Sunken brick pavers	Area does not drain well	Downspouts don't tie underground

Landscaping

		
No irrigation for landscaping	Hoses being used for irrigation	Planter box sinking, failed caulking

Water Supply

	
Leaking bib with erosion below	Water leaking from hose bib connection

Storm Sewer

Manhole missing lids on holes, erosion adjacent to box.

Detention Pond

Outfall into pond overgrown

Maintenance around inlet and outfall into pond

Play Fields

Areas presented in table are approximate.

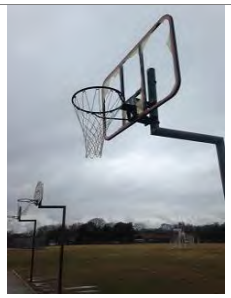
Playfields	Count	Size (SF)
Basketball Courts	1	3,900
Tennis Courts	4	30,000
Soccer/Multi-Purpose Field	1	83,500
Baseball/Softball Field	-	-
Bleacher Seating	-	-
Track	1	400 m
Green Space	1	140,000
Football Field	-	-
Playscapes	-	-

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Courts	The basketball court is in poor condition. The pavement is cracking, sinking, contains potholes, and ponds. Some backboards and rims are broken, others are worn. One basketball post is missing the rim and backboard. Basketball Court Deficiencies: · Court surface is in poor shape · Pavement is cracking, sinking, has potholes, ponding · Backboards broken, rims damaged · Backboard and rim missing	Poor
	Tennis Courts	The tennis courts system is in good condition. The tennis courts have minor cracking on the interior and perimeter. The bottom of the fence is curling from tennis balls hitting it repeatedly. Some of the perimeter fencing is broken. Tennis Court Deficiencies: · Cracking · Fence damage	Good
	Soccer/Multi-Purpose Field	The soccer/multi-purpose field system is in good condition. The soccer field has ponding in several areas. . Scoreboard is weathered. Soccer Field Deficiencies: · Ponding	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Scoreboard is weathered	
	Baseball/Softball Field	System not present.	N/A
	Bleacher Seating	Bleachers are not on concrete pads	Average
	Track	The oval track is in good condition. Pole vault runway track is cracking, and edge is breaking off. The perimeter of the track has some erosion and needs backfill and grading. Track Deficiencies: · Pole vault runway track is cracking · The perimeter of the track is eroding · No shot put cage in place.	Good
	Green Space	Green Space is in Average condition	Average
	Football Field	System not present.	N/A
	Playscapes	System not present.	N/A

Playfield Deficiency Examples

Basketball Courts



Broken backboard

Tennis Courts

Broken fence post

Soccer/Multi-Purpose Field

	
Scoreboard	Ponding on soccer field

Track


Damaged pole vault runway track

Summary of Recommendations

This document is based on information provided by staff during interview, site visit, and additional desktop measurements using Google Earth. This document provides recommendations for corrective actions. The following recommendations provide a summary of the findings.

Site/Civil Recommendations

Roadways

1. Resurface drive/parking areas.
2. Apply sealcoat to asphalt roadway surfaces with raveling and alligator cracking.
3. Apply crack seal to minor cracks on asphalt roadway surfaces.
4. Repair curb and gutter sections that have cracks.
5. Repaint pavement markings.
6. Construct concrete apron at driveway exit on Convict Hill Road.
7. Repair/replace damaged signs

Parking Lots

1. Repave potholed/damaged areas of parking lots.
2. Apply sealcoat to asphalt roadway surfaces with raveling and alligator cracking.
3. Apply crack sealing to minor cracks on asphalt roadway surfaces.
4. Restripe/paint pavement markings.
5. Repair curb and gutter sections that have cracks or are broken.
6. Replace concrete in maintenance parking.
7. Reconstruct the concrete and bollards at the location going into maintenance parking.
8. Evaluate need and location for additional parking.
9. Repair/replace damaged signs.

Pedestrian Paving

1. Replace pedestrian paving areas that are broken/heaving/sunken in/have areas that drop-off from the school.
2. Remove the tree stump from the pedestrian walkway and replace with full width sidewalk.
3. Apply proper backfill and grading adjacent to pedestrian paving to eliminate erosion and drop-offs.
4. Replace areas of pedestrian paving causing ponding; to provide positive drainage away from school.
5. Repair areas of pedestrian paving where PVC drain pipes and abandoned drains are exposed.
6. Replace wooden bridges with steel plating.
7. Secure steel plates to pavement.
8. Remove rubber mats and replace with appropriate material (concrete, crushed gravel, new sod, mulch, etc.)
9. Fix drainage above wheelchair access ramps to minimize moisture dripping onto concrete. Clean/replace/add texturing to concrete to provide a better non-slip surface.
10. Repair broken hand railing.
11. Add proper surface texturing to ADA curb ramps.

Site Development

1. Construct a perimeter steel security fence with gate access badges between the buildings for secured entrance to main office. Ensure students have secured access between buildings in these areas.
2. Replace the manual marquee with a digital marquee board.
3. Update the school sign with new lights and add reflectors to the wall below.
4. Repair broken seats in the solar classroom.

5. Upgrade the PA system on the exterior of the school to be clearly heard across the property.
6. Add additional security cameras to get full coverage of the school.
7. Repair light timers so that lighting turns on at appropriate times.
8. Remove debris/trash from the property.
9. Coordinate with local pest control to eradicate ants and pests on site.
10. Add locks to unlocked gates that need secured access.
11. Repair/replace damaged signs.
12. Repair broken fencing, add wire ties to post, and address erosion around fence posts.

Site Drainage

1. Perform a drainage evaluation on ponds on the south west corner of property to address concerns that the ponds are not working properly.
2. Maintain curb cuts for drainage into ponds to prevent ponding on pavement.
3. Add underground drainage to tie all downspouts into the storm sewer system.
4. Repair sealant on gutters to prevent unnecessary overhead leaking.
5. Repair damaged downspouts.
6. Add backfill/grading around school to eradicate erosion and provide positive drainage.
7. Clean and maintain all inlets.
8. Place concrete in select areas between sidewalks and buildings where erosion and maintenance are an issue.
9. Replace concrete flumes.

Courtyards

1. Remove and replace broken/heaving/sunken in brick pavers on a regraded stable surface.
2. Replace pedestrian paving areas that are broken/heaving/sunken in.
3. Clear out inlets and check for clogging in the pipes.
4. Add underground drainage to tie all downspouts into the storm sewer system.

Landscaping

1. Add automated irrigation to school.
2. Replace/repair the planter box that is sinking.

Water Supply

1. Address potential leaking water bibs.

Sanitary Sewer

1. Install fiberglass grease sampling enclosure on the site.

Storm Sewer

1. Add lids to utility boxes with missing or broken lids.
2. Address erosion around the manhole concrete.

Detention Pond

1. Repair and maintain drainage outfalls into the ponds.

Basketball Courts

1. Resurface the court.
2. Replace all broken/missing backboards and rims.

Tennis Courts

1. Resurface the tennis court.

2. Repair fencing on perimeter.

Soccer/Multi-Purpose Field

1. Fill holes, and improve turf on sidelines.
2. Scoreboard needs maintenance/upgrade

Track

1. Replace the pole vault runway track surface.
2. Apply backfill and regrade around the track to minimize erosion and ponding.
3. Add a shot put cage

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0 50 100 125
Feet

Legend

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

NOTES:

1. THE SIDEWALK IS BROKEN / HEAVING / SUNKEN IN.
2. CRACKED CONCRETE FLUME.
3. POTHOLES / RUTTING / CRACKING / PATCHES IN PAVEMENT.
4. SURFACE AGING, NEEDS PREVENTATIVE TREATMENT.
5. PONDING IN PARKING / ROADWAYS.
6. LOW SPOT / PONDING IN FIELD.
7. TENNIS COURT SURFACE CRACKING.
8. REPLACE / MAINTAIN SIGN.
9. CURB & GUTTER CRACKED / BROKEN
10. DOWNSPOUTS DO NOT TIE TO THE UNDERDRAIN.
11. DOWNSPOUTS IN THE COURTYARD DO NOT TIE TO UNDERDRAIN.
12. PAVERS ARE BROKEN / HEAVING / SUNKEN IN COURTYARD.
13. REMOVE TREE STUMP FROM SIDEWALK / REPAVE AREA.
14. GUTTER LEAKING IN SEAMS.
15. CLEAN / MAINTAIN / REPLACE DAMAGED INLETS.
16. NON ELECTRICAL MARQUEE BOARD.
17. BROKEN SEATS IN OUTDOOR CLASSROOM.
18. EROSION / REGRADE.
19. BASKETBALL COURT EDGES CRACKING, SETTLING, POTHOLES AND PONDING.
20. BROKEN BASKETBALL BACKBOARDS AND RIMS.
21. THERE IS A WOODEN SIDEWALK SECTION.
22. EROSION, REPLACE AREA WITH CONCRETE.
23. BLEACHERS NOT ON A CONCRETE PAD.
24. THE FENCE NEEDS TO BE LOCKED.
25. PLACE LID ON OPEN UTILITY HOLES.
26. POLE VAULT RUNWAY TRACK CRACKING, EDGE TEARING UP, EROSION WEAR.
27. BROKEN / HOLE IN CHAIN LINK FENCE.
28. ADD FENCE TIES STRAPS TO POST
29. REPAIR EROSION AT FENCE POST.
30. AREAS OF MATERIAL / DEBRIS / CONCRETE TO BE REMOVED.
31. REPAIR / REPLACE SCOREBOARD.
32. GUTTERS OUTFALL / LEAKING ONTO HANDICAP RAMP CAUSING MOLDY / SLIPPERY CONDITIONS.
33. POTENTIAL PEST HOLE THRU BUSHES / UNDER BUILDING.
34. ADD SECURITY FENCING WITH BADGED GATE BETWEEN BUILDING.
35. BROKEN UTILITY / POTENTIAL LEAK.
36. PLANTER BOX SETTLING.
37. REPAIR DAMAGED DOWNSPOUT.
38. EXPOSED PVC DRAINAGE PIPE.
39. BROKEN / LOOSE PED RAILING.
40. REPLACE CONCRETE AROUND BOLLARDS.
41. BIKE RACK.
42. FLAG POLE.

Map Date: 3/8/2017

AUSTIN Independent School District

AECOM

Covington MS
3700 Convict Hill Rd

Imagery Source: Google/TNRIS 2016.