# Dobie Middle School Site Summary

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|---|---|
| **Address** | 1200 E. Rundberg Lane<br>Austin, TX 78722 |
| **Number of Permanent Campus Facilities** | 2 |
| **Original Year of Construction** | 1973 |
| **Total Campus Building Area (combined)** | 133,303 SF |

## Introduction

The Dobie Middle School campus is located at 1200 E. Rundberg Lane in Austin, Texas. Dobie Middle School was established in 1973, and consists of the two-story Main School Building (BLDG-055A) and a one-story Stand-Alone Classroom Building (BLDG-055B). The Stand-Alone Classroom Building was constructed in 2008. Both buildings are connected by a covered walkway.

| Meeting Log | | Revision Log | | |
|---|---|---|---|---|
| **Date** | **Meeting** | **Revision** | **Date** | **Summary of Content** |
| 6/22/16 | Interview | 00 | 8/26/16 | Draft Issue |
| 7/30/16 | Assessment | 01 | 12/18/16 | Added comments from CM Julie Vetter as indicated on email dated 10/31/16. See page 22. |
| 10/27/16 | Cluster Meeting (Not Attended) | | | |
| 11/11/16 | Follow-Up | | | |

## Main School Building – BLDG-055A

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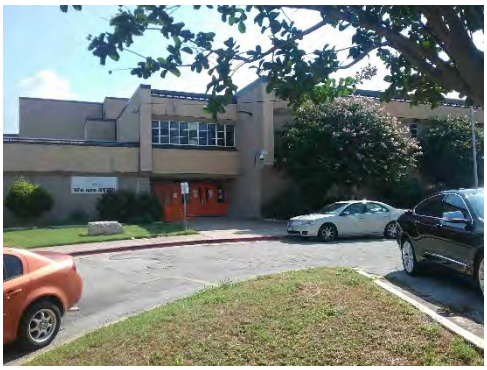
|---|---|
| Building Purpose | Administration Offices, Classrooms, Cafeteria, and Gymnasium |
| Building Area | 122,739 SF |
| Inspection Date | July 30, 2016 |
| Inspection Conditions | 90°F - Sunny and hot |
| Facility Condition Index | |



### System Deficiency Overview

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

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Exterior** | Exterior Walls | The exterior of the main building is brick veneer. Some walls have a plaster fascia that projects beyond the face of brick. There are brick fin walls that are partially covered with plaster. Glazed brick is integrated in the brick walls at the newer band room addition.<br>The brick façade appeared to be in good condition. Plaster surfaces will need paint in the future but appeared to be in good condition. Sealants around windows and louvers were dry and cracked. Pest intrusion was reported in the kitchen, administration offices and above the ceiling tiles. | Good |
| | Exterior Windows | The exterior windows are aluminum framed single-glazed units with operable sashes and painted spandrel panels. The window system is original to the building.<br>The windows are still functioning and in average condition relative to their age. The sealant around the windows appeared dry and cracked, and the spandrel panel paint was observed to be peeling. | Average |
| | Exterior Doors | The exterior doors are steel with metal frames. Entry doors have side lites and transoms that are single glazed. Some doors to mechanical rooms have louvers.<br>The doors and frames are in average condition and most have been recently painted. One exterior door was observed with significant corrosion and holes near the bottom of the door. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Roofing** | The majority of the original portion of the main building roof is built-up with gravel. Subsequent additions to the building, such as the band room and the roof over both gymnasiums, are a modified bitumen. Pre-formed and finished metal roofing is found at the roof edges and serves as part of the parapet and exterior wall fascia.<br>The built-up roof appeared to be aged past its expected service life. No significant ponding was evident, and the roof is reported to drain well. Flashing and counter-flashing appeared to be in good condition. The built-up roof appeared to be functioning average to its age. The modified bitumen roof surfaces are nearing the end of their service life and showing signs of cracking. No significant leaking is reported, and none was observed. It is reported that the roof over the band room leaks during rain events although no evidence was observed. | | Average |
| **Interior Construction** | Interior Walls | The interior walls in classroom, corridor, library, band, and administration areas are typically metal stud with gypsum board finish. Walls in the cafeteria, gymnasiums, and kitchen are a combination of painted CMU (concrete masonry unit) and glazed brick. Metal frame interior windows are found throughout the building, with a few instances of wood-cased fixed windows that may have been added more recently.<br>Walls and interior windows are in good condition. | Good |
| | Interior Doors | The interior doors are solid core wood with metal frames. Some doors have vision panels and louvers. Frames in some instances include glass side lites.<br>Doors and frames appeared to be in average condition showing general surface wear. The doors appeared to be functioning properly. | Average |
| | Interior Specialties | There are painted steel lockers located in the corridors and in the gymnasium dressing rooms.<br>The lockers located in the corridors appeared original but in good condition relative to their age. Lockers in the dressing rooms appeared to be part of a recent renovation. The lockers were observed to be in good working condition and in appearance. | Good |
| **Stairs** | Exterior Stairs | There are exterior concrete steps with painted steel railings at two points along the loading dock adjacent to the kitchen.<br>Both the concrete steps and the railings are in good condition. | Good |
| | Interior Stairs | The interior stairs and ramp used for general circulation are concrete with rubber treads. The stairs to the band mezzanine are painted steel with non-slip treads. The stairs to the cafeteria and theater stages are wood. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | All interior stairs appeared to be in good condition. Some handrails need to be re-secured. It was reported that railings in the S1 stair are loose. | |
| **Interior Finishes** | Interior Wall Finishes | Interior wall finishes are comprised mostly of painted gypsum board and CMU. Brick veneer and glazed brick are common in corridors and assembly areas. Ceramic tile is common on walls in restrooms, locker rooms, and showers. The kitchen has glazed brick.<br>Wall finishes were observed to be in good condition. | Good |
| | Interior Floor Finishes | The interior floors consist of vinyl tile in corridors, classrooms, cafeteria, administration, band, auditorium, theater, and choir. Carpet is found in administration offices and the library. Both gymnasiums have hardwood flooring. Restrooms, locker rooms, and showers have ceramic tile floors. The kitchen has quarry tile that appears original to the building.<br>Floors appeared to be in good condition. Both male and female shower areas have been recently renovated and are in good condition. The vinyl flooring was observed to be in good condition with the exception of a single damaged tile. Building staff reported that there is a moisture/humidity issue in the gymnasium that is causing the wood flooring to buckle and warp although the condition was not visible on the date of assessment. | Good |
| | Interior Ceiling Finishes | The majority of the main building's ceiling is suspended lay-in acoustical tile. The locker room and shower areas have painted gypsum board. Gymnasiums have painted exposed steel structure and cement-fiber deck. The band room and theater have acoustical panels attached to walls.<br>Ceilings appeared to be in good condition. A few tiles in the kitchen were falling out of the grid, and there is minimal staining of tiles throughout the building from roof or mechanical equipment leaks. | Good |
| **Conveying** | BLDG-055A has an elevator that services handicapped for both floors of the main structure. Although functioning as intended, this elevator showed evident signs of wear and tear This unit was reported that it may not be ADA compliant. | | N/A |
| **Plumbing** | Plumbing Fixtures | The building has single- and multi-user restrooms for students and staff located throughout the facility. These restrooms typically contain floor-mounted, vitreous china toilets with manual flush valves along with wall-mounted vitreous china urinals in the male restrooms. It was reported that some of the toilets on the east end of the second floor have downstream clogging issues, but | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | this was not observed during the assessment. The facility has multiple styles of sinks, which include counter-mounted stainless steel sinks with manual faucets, counter-mounted vitreous china sinks with manual faucets, wall-mounted vitreous china sinks with manual faucets, and floor-mounted multi-bowl stainless steel sinks that were located throughout the kitchen. Water coolers were located in the corridors throughout the facility, typically near restrooms. The water cooler in COR2 was observed with a large dent in the housing of the unit. Locker rooms contain multi-user stainless steel shower fixtures, all of which appear to be in average condition. Some of the classrooms on the second floor of the building have counter-mounted stainless steel sinks with hot water supplied to them. Apart from the kitchen and the janitorial closets, these were the only fixtures observed with a hot water supply.<br>It was reported that all of the plumbing fixtures are original to the facility and are deteriorating. The plumbing fixtures did appeared to be aged, but apart from typical wear and tear, no deficiencies regarding functionality were noted, and the system is rated in average condition. | |
| | Domestic Water Distribution | Domestic hot water is provided to the kitchen by two 100-gallon GWHs (gas water heaters) located in the MECHKIT room. One of these GWHs was manufactured in 1988 and was observed to be in poor condition nearing the end of its service life with excessive corrosion. It was reported that the kitchen experiences frequent hot water problems, possibly caused by the poor functionality of the water heaters.<br>A 119-gallon EWH (electric water heater) was observed in MATHWKRM. This unit was observed to be in good condition and is believed to serve hot water to some of the second floor classroom sinks. A 30-gallon EWH was located in a closet near BKRM2 and was observed to be in good condition.<br>In the MAINMECH room, the three chilled water pumps all appeared to be in average to good condition showing signs of normal wear and tear. It was reported that the cold water pumps are old and reaching the end of their service life. After the assessment, it was confirmed that these two cold water pumps were in poor condition with severe corrosion and should be replaced in the near future. The hot water pump appeared to be well | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | maintained and was in average condition. A large asbestos water storage tank was also observed in the MAINMECH room, which will need to be removed.<br>The domestic water distribution system is in poor condition with all of the deficiencies that were noted. Most of the equipment seemed aged and had significant wear and corrosion. | |
| | Other Plumbing | The roof had multiple circular cast iron roof drains ranging in size from 8 to 12 inches in diameter. All of the roof drains appeared to be free of debris, with minor wear and tear, and in average condition.<br>It was reported that there are no floor drains for janitorial staff. After the assessment, the number of floor drains appeared to be adequate in restrooms, locker rooms, etc. and were in average condition. The other plumbing is rated in average condition with no serious deficiencies observed. | Average |
| **Mechanical/ HVAC** | The building's HVAC (heating, ventilating, and air conditioning) system is composed of package RTUs (roof top units), split systems, and indoor modular AHUs (air handling units). The RTUs range in size from 6-TON to 20-TON. All of these package units were manufactured in 2005 and 2006 and were observed in average to good condition. It was reported in the interview that there are humidity/moisture problems in the library and gymnasium but the issue was not observed during assessment. Apart from typical wear and tear, the only visible deficiency was that six of the seven RTUs were charged with R22 refrigerant. This refrigerant is being phased out of use in mechanical equipment.<br>The majority of the modular AHUs located throughout the facility had nameplates that were not visible, so size and manufacturer data were not collected. These AHUs have an estimated manufacturing date of 2000 and were observed in average to poor condition. One of the AHUs located in the AHU-11 MECH room appeared to be original to the facility and was in poor condition. This unit has surpassed its service life, and the motor for this unit had exposed moving belts, which create safety concerns.<br>It was reported that the cooling tower located on the roof above the mechanical room is aged and reaching the end of its service life. The cooling tower was observed as having only typical wear and tear but appeared functional and in average condition.<br>In the MAINMECH room, the two gas hot water boilers are reported as being original to the facility and reaching the end of their service life. Further investigation confirms that these units appeared to be aged and in poor condition. One of the boilers, in addition to corrosion, had exposed electrical wiring, which is a safety concern. The two chillers located in the MAINMECH room use R22 refrigerant and appeared to be aged beyond their service life. Both of the units were in poor condition and had excessive noise coming from them. One of the | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | chillers was observed to be in alarm mode indicating a possible shut-down. It was reported that the HVAC ductwork was original to the facility and had no known problems. The ductwork appeared to be in average condition with only typical wear and tear. The only ductwork deficiency observed was in the small gymnasium where the ductwork was separated and unsealed.<br>Supplemental mechanical equipment for the HVAC system includes EFs (exhaust fans) and MUAs (modular makeup airs). The EFs on the roof were in average to poor condition with hail damage visible on a significant amount of units. In addition to the hail damage, one of the roof top EFs had no power supplied.<br>The mechanical and HVAC system for the facility is in poor condition with a significant amount of repairs and updating required for the equipment. | | |
| **Fire Protection** | Fire Alarm | The fire alarm system consists of horn and strobe combinations pull stations, and detectors within the facility. The system was observed to be in working order. The majority of this system was perceived as original to this facility and could possibly be scheduled for upgrade or improvement in the near future. No visual signs were observed of malfunctioning or degradation of the system. | Average |
| | Fire Protection/ Suppression | Dry chemical portable fire extinguishers are located throughout the building and in various classrooms. The observed portable fire extinguishers were in good condition and had up-to-date inspection tags that were last inspected in March/April 2016. The kitchen stovetop vent hoods had a fire suppression system that appeared to be in average condition.<br>The fire protection/suppression system is in good condition with no significant deficiencies observed. | Good |
| **Electrical** | Electrical Distribution | The electrical service enters the building at 277/480-volt with 2000 max amps 3-phase 4-wire service observed on the main switchboard. Immediately adjacent to this service was a 600 max amp motor control/MMC switchboard also located in the MainMech room that was perceived as supporting mechanical aspects located in this same room. The electrical service includes 800-amp and 600-amp transfer switch panels within this service system. Eight other transformers 75 kVA and below to 30 kVA and greater complete this service for BLDG-055A. This system also includes high-voltage panels that are rated at 480-volt primary that step down to a secondary 208Y/120 located in various rooms throughout BLDG-055A.<br>The assessment confirmed electrical equipment components in rooms designated on the floor plan as | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | rooms MainMech, MainElec/Boyseqrm, OSST02, AHU10, 117STO/Theatre Room, StageCC, Stgvest2, MechElev, MechKit, Elec3, AHU8 Mech, Elec2elec, AHU4Mech, CC200Wcust, and AHU2mech for both floors of this facility. The electrical equipment and distribution services observed were in good working order with minor items of concern to report with regard to older original equipment in line along with newer equipment supporting the service distribution to this facility. Equipment that was observed as being original to the building's construction was considered average due to its age only, although it was functioning as intended. There was no emergency power supply to report at this facility. A lightning protection system was not present at this facility.<br>The eastern-most corridor of this facility contained wiring boxes that require covers placed over exposed wires. | |
| | Lighting | The building exterior lighting consisted of down lights, HID (high-intensity discharge) and 3-bulb LED (light-emitting diode), that were perceived as newer than the original fixtures and are located in specific locations around the perimeter of this structure.<br>The lighting in the corridors and classrooms consists of 2'x2' 2-bulb florescent lights set in troffers. Restrooms within this facility contained 1'x4' 1-bulb fluorescent surface-mounted fixtures; all visually appearing to function as intended. Exit lights and emergency fixtures were in place and perceived as functional. Theatre lights were not comparable to this facility. Lighting was reported to be inadequate on the eastern side of the main structure. The lighting on the interior of this facility was in good to average condition, many of the luminary components could be rated as average due to their design life expectancy although they are functioning as intended. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | Communications & Security | This facility contained a public address system as well as security cameras and card readers located at entry points. Corridors and intermediate stairwells had security cameras within the building. This equipment appeared to be in good working order, although it was not physically tested for operation. Building staff reported that some security system aspects were inadequate. The PA system does not function correctly in several areas of the building and security camera coverage is inadequate and should be addressed in the near future to allow for proper monitoring of facility spaces. | Average |

## Exterior System Deficiency Examples

Exterior Walls



Exterior Windows

Exterior Doors

## Roofing Deficiency Examples

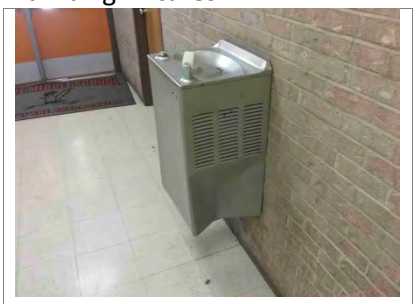
## Interior Finishes Deficiency Examples

Interior Floor Finishes

Interior Ceiling Finishes

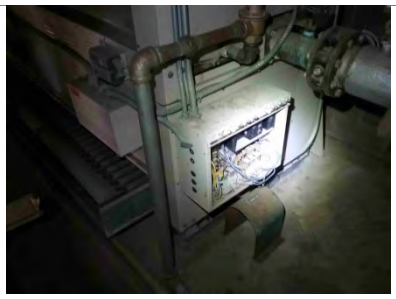
## Plumbing System Deficiency Examples

Plumbing Fixtures



Domestic Water Distribution

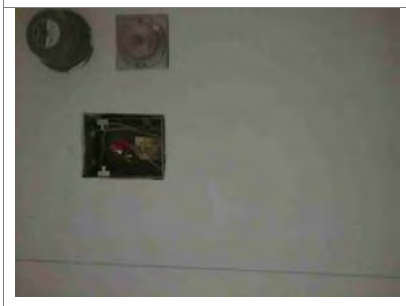
## Mechanical/HVAC System Deficiency Examples

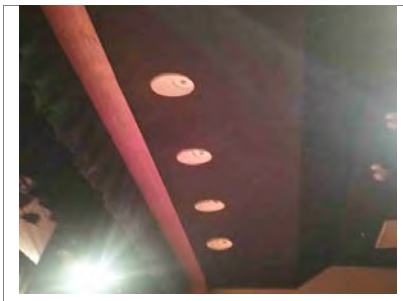





## Electrical System Deficiency Examples





## Stand-Alone Classroom Building – BLDG-055B

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|---|---|
| Building Purpose | Classrooms |
| Building Area | 10,564 SF |
| Inspection Date | July 30, 2016 |
| Inspection Conditions | 90° F, Sunny and hot |
| 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 veneer over steel structure. The building may have been constructed in two phases as evidenced by different roof colors, an internal masonry wall, and a joint in the foundation of the building (note: there is a slight difference in finish floor elevations between the two halves of the building).<br>The brick façade was observed to be in good condition. Sealant appeared to be dry and cracked. Due to the stained ceiling tiles at the north side of the internal masonry wall, leaking is suspected along the parapet. | Good |
| | Exterior Windows | The exterior windows are aluminum frames with single pane glazing and operable sashes.<br>The windows and sealant were observed to be in good condition. | Good |
| | Exterior Doors | Exterior doors and frames are an aluminum storefront system.<br>The doors and frames were observed to be in good condition, but the doors at both entrances do not function properly. The doors either do not close or do not latch properly. | Good |
| **Roofing** | The building roof is a low slope, pre-finished standing seam roof system. The building has parapets at the north and south ends and one internal mid-length of the building. There is a continuous gutter with downspouts along the east side. There is a metal walkway canopy that connects to the main building.<br>The metal roof system appeared to be in good condition as observed from the adjacent building roof level. There are reported leaks and observed staining on walls and ceilings on the interior of the building along the north side of the internal | | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | parapet. Water was observed pooling in a light fixture in room A6. Water may be entering where the roof intersects the parapet wall. The walkway canopy was observed with debris that needs to be removed. | | |
| **Interior Construction** | Interior Walls | The interior walls are gypsum board over metal framing. There is a solid masonry interior wall that bisects the building and penetrates the roof plane.<br>The interior walls were observed to be in good condition. | Good |
| | Interior Doors | The interior doors are solid core wood with metal frames. Classroom doors have vision panels.<br>The interior doors and frames appeared to be in good condition and were observed to operate properly. | 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 gypsum board walls and brick walls are painted. Restroom walls have ceramic tile wainscoting on walls.<br>Wall finishes were observed to be in good condition. Minor repainting is needed after the roof/parapet leak is repaired. | Good |
| | Interior Floor Finishes | The interior floors are vinyl tile with a 4-inch vinyl base. The restrooms have ceramic tile and base.<br>Interior floor finishes appeared to be in good condition. | Good |
| | Interior Ceiling Finishes | The interior ceilings are suspended lay-in acoustical tile.<br>The ceilings were observed to be in good condition. Staining of tiles is evidence of roof/parapet leaks along the internal brick wall. There is a leak, possibly related to mechanical equipment located above room A10 Storage, resulting in stained ceiling tiles. | Good |
| **Conveying** | System not present. | | N/A |
| **Plumbing** | Plumbing Fixtures | The building has multi-user restrooms for students and staff. The restrooms have counter-mounted vitreous china sinks with manual faucets along with floor-mounted vitreous china toilets with manual flush valves. There are wall-hung vitreous china urinals with manual flush valves located in the male restroom. A multi-station wall-mounted stainless steel drinking water fountain is located in the corridor. Rooms A8 and A10 have counter-mounted single-bowl stainless steel sinks with manual faucets and wall-hung vitreous china sinks with manual faucets. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | The plumbing fixtures show signs of typical wear and tear and are in average condition. The only deficiency with plumbing fixtures was noted on the toilets. Some of the toilets in the building appeared unsealed and may need the flange bolts replaced due to corrosion. | |
| | Domestic Water Distribution | The only domestic water distribution component observed was the hose bibs on the exterior of the facility. The hose bibs did not appear to have any deficiencies and were in good condition. | Good |
| | Other Plumbing | The only other plumbing in the building was floor drains and separator grit traps. The floor drains in the restrooms appear free of debris and in average condition. In rooms A8 and A10, there are separator grit traps below the wall-hung sinks which appear to capture solids. These separators appear to be in average condition. | Average |
| **Mechanical/ HVAC** | The building's HVAC system is composed of air source heat pump split systems and indoor modular AHUs. Along the exterior of the building, there are six condenser units that were manufactured in 2000 and 2006 and have sizes ranging from 3-TON to 20-TON. All of these units were observed to be in average condition with typical wear and tear. The only deficiency noted was the use of R22 refrigerant. This refrigerant is being phased out of use in mechanical equipment.<br>Five heat pumps are also located on the exterior of the building. These units range in size from 2-TON to 3-TON and had an estimated manufacturing year of 2006 The heat pumps were observed in average condition with wear and tear visible on the fan coil. The indoor modular air handlers were not visible during the assessment and may be located in the crawl space above the ceiling tiles. The exhaust fans located on the roof top appeared to be in average condition with no visible deficiencies.<br>The mechanical/HVAC system is in average condition with the deficiencies being typical wear and tear and the use of R22 in condenser units. It was reported that temperature balancing issues occur in this building. These balancing issues were not apparent during the assessment, and the visible components of the HVAC system did not appear to have signs of what may be causing these balancing issues. The problem may be with the AHUs, which were not able to be assessed. | | Average |
| **Fire Protection** | Fire Alarm | The fire alarm system consists of annunciator and strobe combinations, pull stations and detectors. The devices were observed to be in good condition. There were no visual signs of malfunctioning equipment or deteriorated elements of the system as a whole. | Good |
| | Fire Protection/ Suppression | Dry chemical portable fire extinguishers are located throughout the building. The observed portable fire extinguishers were in good condition and had up-to-date inspection tags that were last inspected in March 2016. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Electrical** | Electrical Distribution | The electrical distribution to this building enters 480Y/277 VAC-primary, 208Y/120 secondary from wall-mounted 400-amp distribution switchboards, along with a secondary sub 225-amp distribution panel located in room A10STO. This facility also contains a 250-amp motor control center panel located in Room-ELEC A that appears to support the A/C system on the west side of this structure. The distribution equipment appeared to be in good condition. There were no instances of malfunctioning equipment or deteriorated components observed during the assessment. No emergency generators were present in this facility. The building is not equipped with a lightning protection system. | Good |
| | Lighting | There were no exterior lighting fixtures connected to or located around the building's exterior walls. Interior lighting consisted of 2'x4' 3-bulb fluorescents set in troffers for classrooms and corridors.<br>Exit lights were illuminated and functioning as intended. Emergency fixtures were present and were observed to be in good working order. Restrooms within this facility contained 2'x4' 2-bulb fluorescent lighting set within troffers. All lighting fixtures were observed to be functional with no signs of deterioration. | Good |
| | Communications & Security | This facility contained a public address system as well as security cameras located in the corridors as well as entry points to include proportional locations around the perimeter of this structure. This equipment appears to be in good working order although not physically tested for operation. | Good |

## Exterior System Deficiency Examples

Exterior Walls

Exterior Doors

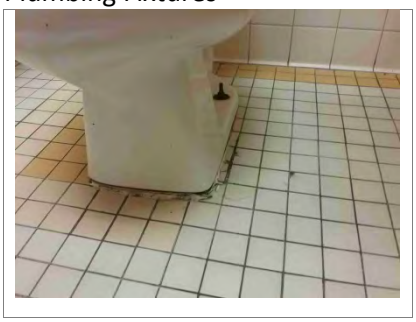
## Roofing Deficiency Examples

## Interior Finish Deficiency Examples

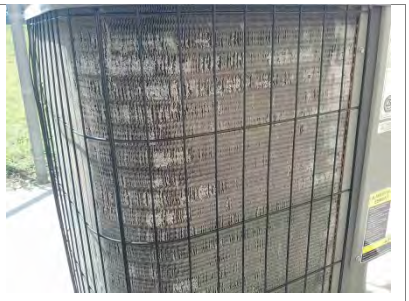
Interior Ceiling Finishes

## Plumbing System Deficiency Examples

Plumbing Fixtures



## Mechanical/HVAC System Deficiency Examples



## Dobie 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

#### Mechanical/HVAC

1. Plan for replacement of all equipment that uses R-22 and HCFC 22 refrigerant. The refrigerant is being phased out of manufacturing in the near future, and thus, will make the equipment obsolete.
2. Remove or repair any inoperable or abandoned equipment throughout the school campus.

#### Fire Protection

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

#### Electrical

1. Periodic electrical maintenance should be engaged at both structures BLDG-055A and BLDG-055B for proper quarterly or semiannual intervals to keep areas of equipment free of dust and debris. Recommend further evaluation from AISD where older equipment is implemented with newer equipment to confirm future compatibility between old and new electrical components.

### Main School Building Recommendations

#### Exterior

1. Replace all deteriorated sealant and caulking on the exterior walls, especially at the window frames and louvers.
2. Seal any cracks or penetrations at the exterior walls that would allow pests to enter the building.
3. Repaint exterior window spandrel panels.
4. Replace exterior doors that have corrosion.

#### Stairs

1. Secure handrails in the northwest stair (S1).

#### Interior Finishes

1. Replace damaged floor tile in room 216.
2. Repair the ceiling grid system and replace the missing ceiling tiles in the kitchen.
3. Continue to maintain athletic flooring and monitor proper environmental conditions in the large gym.

#### Plumbing

1. Replace the GWH in the MECHKIT room, which is near the end of its service life and has reported frequent hot water problems in the kitchen.
2. Repair or replace the damaged water cooler in COR2.

#### Mechanical/HVAC

1. Consider replacement of aged boilers, chillers, cooling tower, and cold water pumps, which all have significant wear and tear and are near or beyond the end of their service life.
2. Address any problems with the chiller in the MAINMECH room that had an alarm light illuminated.
3. Replace the asbestos-cement water tank that is located in the MAINMECH room.
4. Repair the ductwork in the small gymnasium so that it is sealed and does not have any leaks.
5. Consider investigating the cause of excessive humidity in the reported rooms in the facility.

### Fire Protection

1. Continue inspections of the portable fire extinguishers and the kitchen fire suppression system.

### Electrical

1. Room OSST02 needs a wire enclosure sealed up and any loose wiring secured immediately.
2. Close and seal electrical boxes where wire is left exposed in the farthest east corridor of this building.
3. Maintain electrical rooms where floor-mounted transformers are located and remove any dust or debris that may be present at these locations.
4. Replace and secure junction box covers throughout BLDG-055A.
5. Remove all unused lighting fixtures or electrical components that may be abandoned along BLDG-055A outer walls.

## Stand-Alone Classroom Building Recommendations

### Exterior

1. Repair exterior entrance doors so that they operate and close properly.
2. Replace all deteriorated sealant and caulking on the exterior walls

### Roofing

1. Determine the source of rainwater entering the building along the internal parapet wall and repair any penetrations to the building envelope.
2. Remove debris from the walkway canopy.

### Interior Finishes

1. Replace stained ceiling tiles with new ceiling tiles after roof leaks have been resolved.

### Mechanical/HVAC

1. Perform routine maintenance on the heat pump fan coils to fix damage and improve their operating capabilities.
2. Inspect the AHUs in the crawlspace above the ceiling tiles. Temperature balancing issues are experienced in this building, and the AHUs may be contributing to the issue.

### Electrical

1. Recommend that AISD add exterior lighting fixtures at the building perimeter as the building is lacking adequate exterior lighting.

## Dobie 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.

2017 Bond Planned Improvements from CM Julie Vetter on 10/31/16.

- 170012 - Main School Building - 2017.
  - Repair/replace safety railing (DI-5614).
  - Replace interior doors and frames (DI-5613).
  - Replace C.I. boilers (DI-5656).
  - Replace ductwork for central station AHUs (DI-5673).
  - Replace the listed HVAC central air stations (DI-5672).
  - Install variable frequency drive motor controllers where needed (DI-5676).
  - Upgrade Skills for Living Module Labs (DI-37763).
  - Make Areas 5, 6, & 7 (interior) ADA/TAS Public compliant (DI37358).
  - Renovate Administration (also Ref. DI-38143 and DI-37696).
  - Renovate/Addition to CTE-Foods Lab and kitchen (DI-37921).
  - Improve CTE-Technology Education lab/shops (DI-37920).
  - Make Administration area restrooms, Area 2 ADA/TAS Public compliant (DI-38143 - also DI-37696).
  - Replace grease trap that is adjacent to kitchen (DI-5677).
  - Install new walk-in refrigerator and freezer (DI-37493).
  - Add safety cables to retractable basketball goals (DI-37854).

## CRAWL SPACE – Dobie MS – Main School Building (BLDG-055A)

| | |
|---|---|
| Building Purpose | Administrative, Classrooms, Gym, and Cafeteria |
| Inspection Date | August 15, 2016, (Morning) |
| Inspection Conditions | 72° - Rainy |

### Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: Plans show access hatch to the north-west of the kitchen. This access hatch was either never installed or has been removed or covered.

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 | Soil below building was damp along the perimeter and in isolated locations throughout the interior. In two different instances standing water was found. Standing water was observed near the exterior beam of the north-east gym and at the southeast corner of the building. The source of the water infiltration is likely surface water from around outside of building is soaking into the surrounding soils and migrating into the crawl space. The soil was also damp under rusted pipes below the café. Below the MEP room, the soil was sloped for drainage but other areas were mostly flat. The soil under the MEP room becomes damper below the MEP equipment. No drainage system was visible in the crawl space, but drawings show sloping grades and 6" diameter pipes running along north and south sides of the building and discharging to the storm sewer near the NE corner of the original building. The standing water indicates the drainage system or crawl space grading is not working effectively.<br>Erosion was noted in soils around the outside of the building, which has led to low spots adjacent to building perimeter.<br><br>Soil/Drainage deficiencies:<br>• Water infiltration, wet/saturated soils<br>• Standing water found in two parts of the crawlspace<br>• Drainage system or underfloor grading not working effectively<br>• Erosion in soils outside perimeter of building has counteracted site grading, surface water not draining away from building | Average |

| | | | |
|---|---|---|---|
| | Soil Retainers | Concrete soil retainers are present around the entire suspended floor system. In almost all cases the soil retainers were visible with the exception of the west wall.<br><br>Describe any soil retainer deficiencies.<br>• A few cracked soil retainers were observed | Good |
| | Areaways/Ventilation | Seven areaways were located around the building. The areaways are too small for physical access and are intended for ventilation only. Observed areaway curb heights appeared sufficient to prevent water infiltration. The areaway in the southeast corner of the school and the areaway on the west side of the big gym both had running fans pulling air to ventilate the crawlspace. However, none of the fans at the other five areaways were working (or they were turned off).<br><br>Areaway/ventilation deficiencies:<br>• Five areaway ventilation fans are not operational<br>• Poor ventilation: condensation present under the access hatch in the south-east corner and under beams and slabs | Average |
| | Access Hatches | Six access hatches to the crawl space are located throughout the school. The only access hatch in good condition was the wall access hatch in the west corner of the school<br><br>Access hatch deficiencies:<br>• Exposed slab reinforcing around hatch opening at multiple locations<br>• The concrete was badly damaged at access hatch in girls locker room. Appeared to have been patched previously and patch is now failing. | Poor |
| **Exposed Structure** | Exposed Columns & Tops of Foundations | The foundation is supported on piers with round columns extending above the piers to support the suspended floor framing.. The round columns were formed with sonotube and the cardboard forms are still in place, so the columns could not be visually inspected. In some cases the carton forms were saturated. The tops of piers looked good overall but had scattered mushrooming was observed at the tops of several piers.<br><br>Column/Foundation deficiencies:<br>• Mushrooming concrete at tops of some piers | Good |

| | | | |
|---|---|---|---|
| | Exposed Faces of Perimeter Walls / Beams | Perimeter beams are suspended and cast-in-place. The only deficiency observed in the perimeter beams was formwork ties that had been left in place. Under the mechanical room the beams were damp, it was unclear if water was due to condensation or leaking form MEP equipment above. No major deficiencies found. | Good |
| | Exposed Portions of Interior Floor Beams Above | Interior beams span between columns and are suspended and cast-in-place. Formwork ties had been left in place at several locations, and honeycombing was observed in limited areas. Under the mechanical room the beams were damp, it was unclear if water was due to condensation or leaking MEP equipment above (note that there was a large amount of standing water on top of slab above from MEP equipment).<br><br>Perimeter wall/beam deficiencies:<br>• Honeycombing | Good |
| | Underside of Suspended Floor Slabs Above | The floor system under the school is primarily composed of a precast joist system. In every area observed there was cracking, spalling and exposed/rusted rebar in the joist webs, some of which was extensive. Occasional damage and/or spalling in the deck was also observed. In some cases the damaged slab had been ineffectively "shored" with plywood. The west side of the building had cast-in-place flat slabs that appeared in good overall condition. The slab below the mechanical room was damp and it was not clear if water was due to condensation or leaking MEP equipment above.<br><br>Slab deficiencies:<br>• Many precast joist webs have significant longitudinal cracking, spalling, and exposed/rusted reinforcing<br>• Spalling in the deck of the precast joists. | Poor |
| **Pipes, Ducts, Equipment & Fireproofing** | Suspended Pipes & Hangers | Pipes were present throughout most of crawlspace. Pipes consisted of cast iron pipes and PVC pipes.<br><br>Pipe deficiencies:<br>• Leaking pipe(s) under café<br>• Pipe insulation severely degraded or missing<br>• Rusting cast iron pipes, metal pipe connectors and pipe supports<br>• Condensation on pipes under locker rooms | Average |

| | | | |
|---|---|---|---|
| | Exposed Ductwork | Ductwork was present throughout most of crawlspace. The only location that the ductwork was not in good condition was in the crawl space next to the café where the ductwork showed signs of corrosion.<br><br>Ductwork deficiencies:<br>• Rusting ductwork | Good |
| | MEP Equipment | N/A – no MEP equipment was present in the crawl space areas observed. | N/A |
| | Spray Fireproofing/ Insulation | N/A – no fireproofing or insulation was present in the crawl space areas observed. | N/A |

## Crawl Space Deficiency Examples

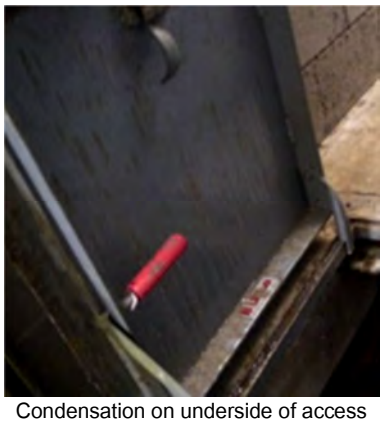
Soil, Drainage, Ventilation & Access

Sporadically saturated soil

Standing water in the discreet locations

Cracked soil retainer

Low spot outside building promoting water infiltration into crawl space



Condensation on underside of access hatch indicates poor ventilation

Moisture on underside of beams and slab indicates poor ventilation

| | | |
|---|---|---|
|  Previously patched spall failing at girls's locker room hatch |  Exposed rebar at access hatch | |

## Exposed Structure

| | | |
|---|---|---|
|  Mushrooming of pier |  Honeycombing in interior beam | |
|   Significant spalling, cracking, and exposed/corroded rebar at joist webs |   Significant slab damage with exposed reinforcing in precast joist deck, sometimes being “shored” with plywood | |

## Pipes, Ducts, Equipment & Fireproofing

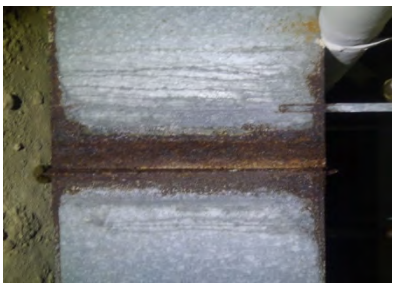
Damp soil under leaking pipes

Rusting pipes

Rusted cast iron pipe connection

Degraded/missing pipe insulation

Condensation on pipes



Rusting ductwork

## Dobie 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 (Bldg A) Recommendations

#### Soil, Drainage, Ventilation & Access

1. Restore operation of areaway ventilation fans, investigate need for additional ventilation
2. Re-grade site surrounding building perimeter to fill in eroded areas and slope grade away from building
3. Fix leaking MEP equipment to prevent water from infiltrating the crawl space from above

#### Exposed Structure

1. Perform structural analyses to determine whether the floor channel original sections have adequate structural capacity.
2. Repair precast channels to restore structural capacity or retrofit precast channels for additional structural capacity if needed. Repair work would consist of cleaning corroded rebar and patching spalled areas with a structural concrete repair product. Retrofitting channels would likely consist of widening channel joists and adding reinforcement to the structural section or sandwiching with epoxied and bolted steel plates.
3. At damaged slab areas, clean any exposed corroded reinforcement and protect from further corrosion by patching surrounding concrete or painting metal with ZRC (whichever is applicable).
4. Clean any exposed corroded slab reinforcement around floor hatch frames, remove damaged slab concrete or previous repair patches, and repair with a structural repair mortar.

#### Pipes, Ducts, Equipment & Fireproofing

1. Repair leaking pipe(s)
2. Replace or clean corroded cast iron pipes & protect from further corrosion.
3. Replace or clean heavily corroded hangers/supports.
4. Replace degraded/missing pipe insulation.

DRAFT

DEFICIENCIES OBSERVED IN THIS LOCATION:
1) SOIL DAMP, WATER INFILTRATION
2) EXPOSED/RUSTING REINFORCING IN SLAB AT ACCESS HATCH
3) SLAB & EXTERIOR AND INTERIOR BEAMS DAMP FROM CONDENSATION OR LEAKING MEP EQUIP ABOVE SLAB
4) EXPOSEDCORRODED REINFORCING IN CAST-IN-PLACE SLAB

ACCESS THROUGH FLOOR HATCH HERE

CRAWL SPACE AREAWAY LOCATED HERE

DEFICIENCIES OBSERVED IN THIS LOCATION:
1) SOIL WAS DAMP UNDER LEAKING /RUSTING PIPES.
2) EXPOSED/RUSTED REINFORCING AT ACCESS HATCH
3) MUSHROOMING AT TOP OF PIERS
4) LONGITUDINAL CRACKING/SPALLING/RUSTING REBAR IN PRECAST JOIST WEBS
5) RUSTING IN CAST IRON PIPES & SUPPORTS
6) RUSTING IN DUCTWORK

FLOOR HATCH SHOWN IN ARCH'L PLANS HERE NOT FOUND DURING SITE VISIT

CRAWL SPACE AREAWAY LOCATED HERE

ACCESS THROUGH WALL HATCH HERE

NO DEFICIENCIES OBSERVED IN THIS LOCATION

A

ACCESS THROUGH FLOOR HATCH HERE

CRAWLSPACE AREAWAY LOCATED HERE

2005 LOCKER RM ADD'N (SLAB-ON-GRADE)

1971 ORIGINAL BUILDING

ACCESS THROUGH FLOOR HATCH HERE

CRAWLSPACE AREAWAY LOCATED HERE

2005 CLASSRM ADD'N (SLAB-ON-GRADE)

B

DEFICIENCIES OBSERVED IN THIS LOCATION:
1) STANDING PONDING
2) EXPOSED/CORRODED SLAB REINFORCING AT HATCH OPENING
3) CONCRETE SLAB BADLY DAMAGED AT HATCH, POORLY PATCHED
4) HONEYCOMBING IN INTERIOR BEAMS
5) PRECAST JOISTS HAVE SPALLING IN THE DECK AND CRACKING/SPALLING IN THE BOTTOM BOTTOM OF JOIST WEBS.
6) CONDENSATION ON PIPES
7) RUSTING IN CAST IRON PIPES & SUPPORTS

1999 CLASSRM BLDG (SLAB-ON-GRADE)

DEFICIENCIES OBSERVED IN THIS LOCATION:
1) STANDING WATER IN SOIL
2) POOR VENTILATION, HUMID AIR
3) CRACKED SOIL RETAINERS
4) CONDENSATION UNDER HATCH
5) EXPOSED/CORRODED REBAR AT HATCH
6) MANY JOIST WEBS HAVE LONGITUDINAL CRACKING, SPALLING, AND EXPOSED/RUSTED REBAR
7) DEGRADED PIPE INSULATION, PIPE INSULATION MISSING FROM PIPES
8) RUSTING PIPES AND SUPPORTS

CRAWLSPACE AREAWAYS LOCATED HERE

ACCESS THROUGH FLOOR HATCH HERE

1987 BAND HALL (SLAB-ON-GRADE)

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 | R.A. | | | |
| DATE | 3/17/14 | | | |

AUSTIN I.S.D.
DEPARTMENT OF CONSTRUCTION MANAGEMENT

DOBIE MIDDLE SCHOOL
1200 Rundberg Ln. AUSTIN, TX
FLOOR PLAN
FIRST FLOOR

| SCALE | SIZE | DRAWING NUMBER | SHEET | REV. |
|---|---|---|---|---|
| 1/32"=1'-0" | D | 055-FLR-01 | 1 OF 2 | 0 |

# Dobie Middle School Site Summary

# Site/Civil Assessment

| | |
|---|---|
| Address | 1200 E. Rundberg Lane, Austin, TX 78753 |
| Number of Permanent Campus Facilities | 2 |
| Original Year of Construction | 1973 |
| Total Campus Area | 20 Acres |
| Data Collection Method | Desktop, Site Visit |
| Site Visit/Assessor | 1/12/2017 / D. Klingspor |

## Introduction

The Dobie MS campus is located at 1200 E. Rundberg Lane in Austin, Texas. Dobie Middle School was established in 1973, and consists of the main campus building and an annex classroom building.

| Revision Log | | |
|---|---|---|
| Revision | Date | Summary of Content |
| 00 | 8/26/16 | Draft Issue |
| 01 | 11/16/16 | Added additional recommendations by Principal Courtney Roberson and CAC per approval letter dated October 21, 2016. See page 11. |
| 02 | 12/18/16 | Added comments from CM Julie Vetter as indicated in email dated 10/31/16. See page 8. |
| 03 | 3/10/17 | 2nd Draft Issue |

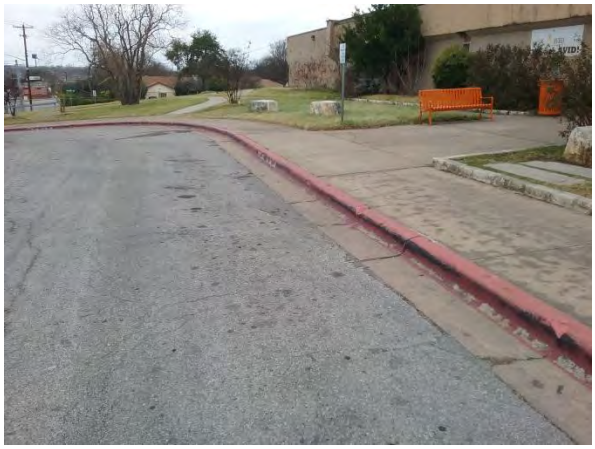
## Development Information

| | |
|---|---|
| Watershed | Little Walnut Creek |
| Total Impervious Cover | 19 % |
| Allowable Impervious Cover | 100 % |
| Barton Spring Recharge Zone | No |

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

## Parking and Drives

| Parking and Drives | Configuration | Size (SF) |
|---|---|---|
| Visitor Parking | 21 CB<br>4 HC | 9,300 |
| Staff Parking | 92 CB<br>3 HC | 31,300 |
| Student Parking | No | - |
| Parent Drop Off | Yes | 9,300 |
| Service / Mechanical Yard | Yes | 3,900 |
| Bus Drop-Off Area | Yes | 12,600 |



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_Dobie_MS_Site_Civil_ Exhibit for additional information.

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| Site Improvements | Roadways | There are (3) "roadways" on site designated as R1, R2 and R3 for this report. Roadways are asphalt and vary in condition.<br>There is (1) "loading dock" on site designated as L1 for this report. Loading dock is concrete and in good condition. | Poor |

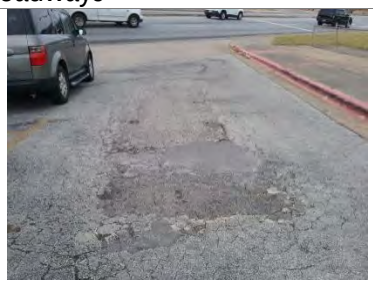
| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | Roadway Deficiencies:<br>· R1: Serves as Parent Drop Off with some visitor and staff parking. Significant alligator and longitudinal cracking. Patchwork damaged. Fire lane curb paint is faded.<br>· R2: Maintenance access for fields. Has swing gate. Longitudinal cracking along majority of road. Surface is average condition.<br>· R3: Access and parking for adjacent Pre-K center. Raveling on majority of road. Significant raveling along middle of road likely caused by drainage. (2) Concrete utility caps severely damaged likely due to heavy vehicles traffic (bus, garbage truck). Pre-K staff parking on grass due to insufficient spaces. | |
| | Parking Lots | There is (1) staff parking lot on site designated as P1 for this report. Parking lot is asphalt.<br><br>Parking Lot Deficiencies:<br>· Block, alligator, longitudinal and transverse cracking, rutting, paint lines severely faded. No lighting. | Poor |
| | Pedestrian Paving | Pedestrian Paving is in average overall condition; however, there are areas of concern.<br><br>Pedestrian Paving Deficiencies:<br>· Concrete paving located at front entrance of school (adjacent to R1) has some cracking by entryways. Sidewalks in this area also have some cracking.<br>· There is a dirt path being used as a sidewalk to connect a sidewalk on the south east corner of the school to the play fields.<br>· Wooden footbridge located by portables is rotten.<br>· Pedestrian entrance located on city street "Aberdeen Way" on the South East corner of the site is not paved and has erosion concerns. Concrete footing for fence post is exposed due to erosion.<br>· Concrete paving has heaved by the doorway on the South East corner of the school creating a tripping hazard. | Average |
| | Site Development | There is a Pre-K center located on the North side of the site. This Pre-K center has the following deficiencies:<br><br>· Waste dumpsters are on the grass and not on the concrete pad present. This is likely due to insufficient space for the garbage truck to approach the dumpsters while on the pad.<br>· There is insufficient parking located at the Pre-K. Cars were observed parking on the surrounding grass. | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | Other deficiencies:<br><br>· Railing (possibly bike rack) located to the South West adjacent to roadway "R1" is in poor condition and is corroded. Seems to serve no purpose.<br>· Pedestrian entrance located on city street "Aberdeen Way" on the South East corner of the site is not paved and has erosion concerns. Concrete footing for fence post is exposed due to erosion.<br>· Access gate on the black metal fence located on the East side of the school between the school and out-building is damaged and heavily corroded | |
| | Site Drainage | Site drainage is in poor overall condition with numerous areas of erosion.<br><br>Site Drainage Deficiencies:<br>· Drain outlet located to the South East of the track has major erosion and buildup that is potentially affecting drain flow<br>· Standing water with surrounding ground saturated was observed to the North West of the retaining pond adjacent to play field.<br>· Drain located on South West corner of school has debris buildup<br>· Significant erosion by corner of concrete retaining wall located to the North of Loading Dock. Re-bar exposed.<br>· Significant debris buildup from drainage in the landscape feature located to the North of the Loading Dock.<br>· Significant erosion adjacent to sidewalk connecting loading dock to parking lot P1. Potential safety hazard due to drop off.<br>· Significant erosion located to the North of tennis courts adjacent to sidewalk.<br>· Damaged downspout on the North side of the school. No underground discharge. Erosion concerns.<br>· Severe erosion caused by downspout on the North side of the school. Erosion extends underneath foundation of school. Likely point of entry for pests.<br>· Downspouts with corrosion at the ground line were observed on the East side of the out-building.<br>· A downspout located on the South East corner of the school was observed to be draining parallel to the building wall and concrete sidewalk edge. Likely causing severe erosion at the end of sidewalk by the road. Adjacent downspout is contributing to this erosion. Gutter system is leaking and staining the wall. | Poor |
| | Landscaping | Landscaping is in generally poor condition. There is dead vegetation throughout the planting beds. Dead or worn grass is prevalent throughout the site. | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| Site Utilities | Water Supply | No deficiencies observed. | NA |
| | Sanitary Sewer | No deficiencies observed. | NA |
| | Storm Sewer | Storm Sewer Deficiencies:<br>· Storm drain outlet pipe located to the south of the track has erosion debris buildup potentially inhibiting flow | Average |
| | Detention Pond | Detention pond appears to be in Good condition.<br><br>Detention Pond Deficiencies:<br>· Tree growing immediately adjacent to inlet pipe, potential flow obstruction in future<br>· Access gate was observed to be open with no lock for securing closed. | Good |
| | Other Site Mechanical Utilities | No deficiencies observed. | NA |

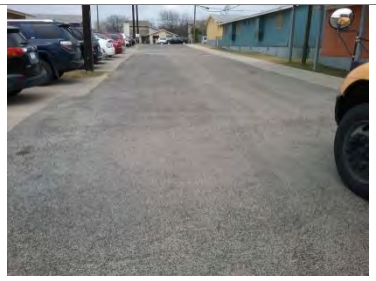
## Site Improvement Deficiency Examples

### Roadways



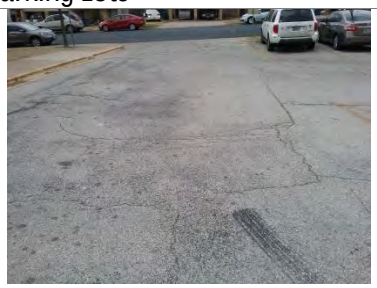
Roadway "R1",

Roadway "R2"



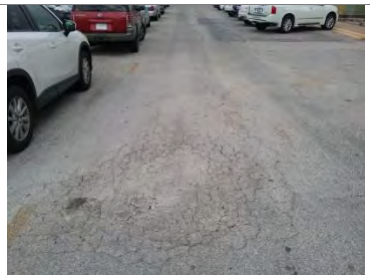
Roadway "R3"

### Parking Lots



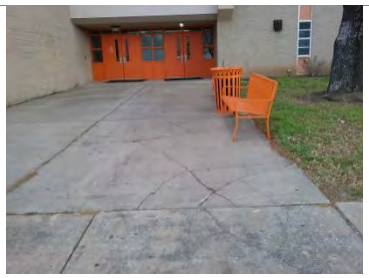
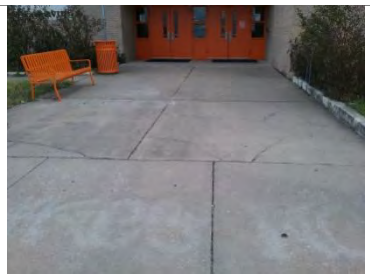
Parking Lot "P1"

Parking lot "P1"

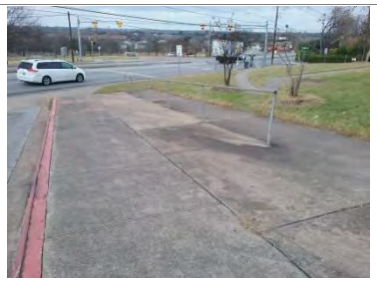


Parking lot "P1"

## Pedestrian Paving

| | | |
|---|---|---|
|  |  |  |
| Sidewalk cracks (Front Entrance) | Sidewalk cracks (Front Entrance) | Sidewalk cracks (Front Entrance) |

## Site Development

| | | |
|---|---|---|
|  |  |  |
| Dumpsters adjacent to Pre-K not on pad | Insufficient paved parking adjacent to Pre-K | Damaged railing |

## Site Drainage

| | | |
|---|---|---|
|  |  |  |
| Displaced sediment due to erosion | Erosion next to sidewalk | Damaged downspout |

## Landscaping

| | | |
|---|---|---|
|  |  |  |
| Dead plants, overgrown planter box | Landscape overgrown and filled with trash | Landscape with trash and insufficient mulch |

Site Utilities

| | | |
|---|---|---|
|  |  |  |
| Drain outlet, erosion and debris buildup | Drain outlet, alternate view | Tree growing on top of inlet pipe at retention pond |

## Play Fields

Areas presented in table are approximate.

| Playfields | Count | Size (SF) |
|---|---|---|
| Basketball Courts | 1 | 4,490 |
| Tennis Courts | 2 | 10,850 |
| Soccer/Multi-Purpose | 1 | 64,000 |
| Baseball Field | - | - |
| Bleacher Seating | - | - |
| Track | 1 | 200 m |
| Green Space | 1 | 100,000 |
| Football Field | - | - |
| Playscapes | - | - |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| Playfields | Tennis Courts | There are (2) tennis courts comprised of (1) playing surface located to the North of the school building. The court is surrounded by chain-link fence with an access gate with lock. There is a large retaining wall on the North side of the court and a retaining wall that varies in height located on the West side of the court.<br><br>Tennis Court Deficiencies:<br>· Playing surface is cracked in multiple locations.<br>· (1) playing net was observed not attached to the mounting system<br>· (1) playing net was observed to be in poor condition<br>· Spalling in multiple locations on North and West retaining walls. | Poor |

| | | | |
|---|---|---|---|
| | | · Chain-link fencing on the East side of court was observed to be damaged. | |
| | Basketball Court | There is (1) Basketball court located to the North of the school building. The surface is asphalt.<br><br>Basketball Court Deficiencies:<br>· Asphalt has raveling in multiple locations and longitudinal cracking, signs of large patch in center<br>· Surface is uneven<br>· Paint lines are faded | Poor |
| | Track | There is (1) 1/8th Mile track with a sprint track located to the North East of the school. Located on the in-field are (2) Long Jump tracks and (1) double ended Pole Vault track.<br><br>Track Deficiencies:<br>· Cracking was observed throughout track<br>· Track surface is peeling and separating along the majority of the inside and outside edges | Poor |
| | Soccer Field/ Football | There is (1) combined soccer/football field located on the South East of the site. The field is in poor condition.<br><br>Julie Vetter from AISD construction management reported that the soccer field does not drain does not currently meet AISD standards. Also irrigation is not present and the lack of grass creates a safety hazard. Regrading of the field is required for proper drainage. Repairs were planned in the 2013 Bond but were not completed due to budget issues, although an outside contractor developed a proposed civil design for repairs.<br><br>Soccer/Football Field Deficiencies:<br>· No lighting<br>· No irrigation system<br>· Grass is completely worn or dead<br>· The grade of the field is extremely uneven with a significant downhill slope starting midfield and extending to the South East.<br>· No field lines | Poor |
| | Green Space | There is a large undeveloped green space located on the North East corner of the site. | Average |
| | Playground Equipment | No playground equipment observed on site | NA |

## Playfield Deficiency Examples

Play Fields

| | | |
|---|---|---|
|  |  |  |
| Basketball court surface | Tennis court surface | Tennis court retaining wall |

Play Fields

| | |
|---|---|
|  |  |
| Track | 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 asphalt roadways R1 and R3
2. Repair curb & gutter sections that have cracks.
3. Repaint fire lane markings.

Parking Lots

1. Resurface asphalt parking lot P1.
2. Restripe pavement markings.

Pedestrian Paving

1. Replace pedestrian paving that are heaving and have cracks.
2. Replace wooden bridges that are deteriorated.
3. Replace dirt path with paving.
4. Improve pedestrian entrance located on “Aberdeen Way” on the South East corner of site.

Site Development

1. Construct concrete approach pavement and replace/modify existing concrete pad at dumpsters located adjacent to Pre-K center.
2. Construct additional paved parking area adjacent to Pre-K.
3. Remove erroneous railing at front entrance.
4. Improve pedestrian entrance located on “Aberdeen Way” on the South East corner of site.
5. Repair/Replace black metal fence gate on the East side of the school between the school and out-building.

Site Drainage

1. Clean all drain inlets of debris and trash.
2. Connect all downspouts to underground drainage to mitigate erosion concerns.
3. Repair severe erosion on North side of school.
4. Repair erosion located on the South East corner of the school.
5. Repair erosion adjacent to sidewalk by loading dock or add safety control (railing)
6. Repair downspouts with corrosion and/or damage

Courtyard

1. N/A

Landscape

1. Overhaul of landscaping design
2. Remove dead vegetation and overgrowth in planters.
3. Replant most planter boxes
4. Fertilize / re-sod dead and worn grass areas

Site Utilities, Water/Sanitary

1. N/A

Storm Sewer

1. Address erosion / debris buildup at drain outlet to the South East of track
2. Remove trash, debris, and vegetation from existing drain basins.
3. Remove tree growing on top of inlet pipe in detention pond.

Detention Pond

1. N/A

Other utility Mechanical

1. N/A

Tennis Courts

1. Resurface and repaint the tennis court.
2. Repair fencing on east side.
3. Replace and attach nets
4. Repair retaining walls

Basketball Court

1. Resurface asphalt playing surface
2. Possible re-grade of playing surface
3. Re-paint court
4. Replace backboards/nets

Track

1. Replace the track surface and repaint

Soccer/Football Field

1. Re-grade field
2. Install lighting
3. Install irrigation system
4. Fertilize / re-sod dead and worn grass

Dobie Pre-K Principal and CAC requested the following:

1. Replace playground mulch with soft material as students often get splinters.
2. Add additional door for front and back entrance gate.
3. Add additional staff parking in the back along with approved ADA parking.

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0 25 50 100 150

Feet

## Legend

1 Recommended Improvements

Drainage Improvement

Pavement Improvement

Sidewalk Improvement

NOTES:

1. RAVELING (ASPHALT)
2. RUTTING (ASPHALT)
3. TRAVERSE CRACKING (ASPHALT)
4. LONGITUDINAL CRACKING (ASPHALT)
5. BLOCK CRACKING (ASPHALT)
6. ALLIGATOR CRACKING (ASPHALT)
7. PATCH (ASPHALT)
8. POTHOLE (ASPHALT)
9. CRACKED / BROKEN PAVEMENT (CONCRETE)
10. SUNKEN IN OR HEAVING PAVEMENT (CONCRETE)
11. SIDEWALK CRACKED / BROKEN / HEAVING / SUNKEN IN
12. EROSION UNDER SIDEWALK
13. WOODEN SIDEWALK
14. FENCE IN NEED OF REPAIR
15. MATERIAL / DEBRIS / CONCRETE REMOVAL
16. DAMAGED RETAINING WALL / LANDSCAPING
17. PEST HOLE
18. EROSION AT BUILDING EDGE
19. DOWNSPOUTS DO NOT TIE TO UNDERDRAIN
20. SPLASH BLOCK MISSING OR PLACED INCORRECTLY
21. ADD MULCH OR GRANITE
22. RESOD AREA
23. OVERGROWN LANDSCAPING OR TREES
24. EROSION IN AREA
25. WATERLINE LEAK (POSSIBLE)
26. MAINTAIN DETENTION POND
27. CRACKED / BROKEN PAVEMENT COURT
28. RESURFACE AREA
29. TENNIS COURT NETS MISSING OR DAMAGED
30. BACK WALL – REPAINT
31. BACK WALL – ADD (PAINT) PRACTICE LINE
32. FENCE DAMAGE AROUND TENNIS COURT
33. FAILING TRACK SURFACE
34. ADD TOPSOIL AND REGRADE
35. RESOD AREA
36. FIELD SURFACE IS TOO STEEP / UNSAFE
37. REGRADE DRAIN OUTLET
38. ADD SIDEWALK
39. NO LIGHTING FOR FIELD
40. DRAIN HAS DEBRIS BUILDUP
41. TRASH AND DEBRIS IN LANDSCAPE BOX
42. DOWNSPOUTS CORRODED
43. WATER STAINS FROM GUTTER
44. INSUFFICIENT PARKING (VEHICLES PARKING ON GRASS)
45. INSUFFICIENT LIGHTING FOR PARKING LOT
46. DUMPSTERS NOT PLACED ON PAD, LIKELY DUE TO INSUFFICIENT SPACE FOR TRUCK APPROACH

Map Date: 3/2/2017

AUSTIN Independent School District

AECOM

**Dobie MS**
**1200 E Rundberg Ln**

Imagery Source: Google/TNRIS 2016.