Fulmore Middle School Site Summary

Address	201 East Mary Street Austin, TX 78704
Number of Permanent Campus Facilities	4
Original Year of Construction	1911, 1980, and 2002
Total Campus Building Area (combined)	159,770 SF

Introduction

The Fulmore Middle School campus is located at 201 East Mary Street in Austin, Texas. Fulmore Middle School was established in 1911, and consists of four permanent campus buildings. The Main School Building (BLDG-043A) includes administration offices, classrooms, and theater. Stand-Alone Building (BLDG-043B) was built in 1980 and includes a cafeteria, band, and choir. Stand-Alone Classroom Building (BLDG-043C) includes vocational, art, and shop. Stand-Alone Building (BLDG-043D) includes classrooms. The four buildings are connected to each other by exterior covered sidewalks.

Main School Building – BLDG-043A

Building Purpose	Administration Offices, Classrooms, and Theater
Building Area	72,735 SF
Inspection Date	August 16 and 17, 2016
Inspection Conditions	Upper 80s °F - Rainy
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	Exterior walls are entirely brick with limestone lintels above the first floor windows, at window sills, and at the parapet coping of the original portion of this building. Cement plaster panels are applied to the south wall of the newer west addition to the original building. Plaster soffits extend over the entries. A steel roof ladder is installed on the east side of the north wall at the second floor, which provides access to the third floor roof. The masonry was observed to be in average condition considering its age. Mortar and edges of the brick have deteriorated with age. The staff reported condensate leakage behind the theater stage and that this area is repainted annually. Damage to the inside of the south exterior wall was observed, although the cause of the damage could not be determined. The steel roof ladder appeared to be in average condition, but paint finish was failing. Concrete soffits appeared to be in good condition.	Average
	Exterior Windows	There are two types of windows installed in this building. Newer, clear anodized aluminum single-hung combination units have been retro-fit to openings in the original building. Painted aluminum awning combination units are installed elsewhere. Fixed storefront type windows of the same style are installed at the west stairwells and as clerestory windows above the library. The staff reported that the clerestory windows were leaking. Although it was raining during the assessment,	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		no leaking was observed. Some sashes were missing glazing seal. Cracked glass was observed in at least one of the units. Exterior sealant accessible to examination appeared to be in good condition. Vines had grown over a group of windows.	
	Exterior Doors	West entrance doors are painted hollow metal in hollow metal frames set inside a painted, aluminum storefront. This storefront is installed the full height of the stairwell. The older, original north and south entry doors are painted hollow metal in hollow metal frames with sidelights and transom. All entry doors were in average condition. All lack weather-stripping. Lack of weather-stripping could account for the report by staff that water runs underneath the doors at stairwell S-1-1 during rain events.	Average
Roofing	There are two roof systems installed on this building. The highest two roof levels have a built-up system. These levels are internally drained and piped to leader boxes and downspouts located on the exterior wall, which in turn discharge to a below-grade drainage system. The lower roof levels have a modified bitumen system. The upper level of this system drains to a gutter on the east edge of the level. The gutter discharges onto the lower level through downspouts. The lower level is internally drained to below grade in the same manner as the built-up roof. The built-up system appeared to be the older of the two roof types. The ballast is absent from some of the surface and there is some ponding near a drain, which may indicate that there is little or no slope in the roof and/or the drain is clogged. The staff reported that the roofs leak in stairs S-4 and S-3. Ponding was observed near a drain adjacent to stair S-4 but no evidence was observed for cause of leaking into stair S-3. Utility supports on this roof were not properly seated. The modified bitumen system, utility supports, and roof associated sheet metal appeared to be in good condition. The staff reported that the gutter and downspouts are coming off of the building. There are obvious gaps in the downspouts, which may be an intentional attempt to allow for overflow of the system when drainage backup occurs. The staff believed that the library clerestory windows were leaking. Although thorough inspection of the windows was not possible, there was water ponding adjacent to the windows and therefore the roof could possibly be the source of the leak.		Average
Interior Construction	Interior Walls	Interior walls are either gypsum wallboard on conventional stud framing, masonry, or gypsum wallboard on masonry-backed furring, or plaster. The walls appeared to be in good condition.	Good
	Interior Doors	Stained solid core wood doors are installed in stained wood frames in the original portion of the building. Doors are typically stained solid core wood doors set in	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		painted hollow metal frames in the newer portion of this building and in the renovated restrooms. Painted hollow metal doors set in painted hollow metal frames are installed at the stairs. Most door latch sets appeared to be worn. Doors were marred and the paint on frames was chipped. UL fire-rating labels were painted over.	
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	There is one set of exterior stairs and located at the bottom of the south stair well of the original building. Although old, this cast-in-place concrete stair appeared to be durable and average condition. The stairs did not have abrasive nosing or handrails.	Average
	Interior Stairs	There are four sets of exit stairs in this building. All of these stairs are built of cast-in-place concrete with embedded steel nosing and abrasive tread strips. The two east original building stairs have stained wood handrails, and stained wood capped plaster walls divide the stair runs. The two west end stairs are of similar construction but have terrazzo treads/risers, and painted steel pipe handrails. Smaller wood stairs with either stainless steel or painted steel handrails serve the theater stage. All stairs appeared to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	Paint is the predominant finish. The paint is either applied on plaster, gypsum wallboard, or concrete structure or over structural glazed tile. This includes the inside faces of the exterior walls. All restrooms have been renovated with full-height ceramic tile. The west brick facade of the original building forms the finish for the east wall of the library. Fabric-clad acoustic panels are installed on the upper theater walls. Finishes in the principal suite and the restrooms appeared to be in good condition, while all other finishes were average. Paint on the inside face of a west classroom exterior wall was observed to be peeling adjacent to the windows. Paint and substrate failure was also observed on the south, inside face of the theater stage exterior wall. It was suspected that both deficiencies were the result of moisture intrusion. Staff indicated that the stage wall is repainted annually.	Average
	Interior Floor Finishes	Resilient tile is installed in all classrooms, the nurse station, and the corridors of the original building. Terrazzo floor and wall base are installed in the	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		corridors of the newer portion of the building. Carpet tile is installed in the library. Broadloom carpet is installed in the theater, principal suite, and common area of the counseling and nurse station. Newer porcelain tile is installed in the renovated restrooms. Painted plank wood flooring is installed at the theater stage. Ceramic tile cove units form the base in the newer restrooms. Wood base is installed in the stair intermediate landings and flanking the stair runs. Elsewhere resilient base is installed. All resilient tile and base as well as the stair wood base appeared to be in good, well-maintained condition, including the older tile in the original building. The original building tile could possibly contain asbestos as was also indicated by the staff. Cracks were observed in the terrazzo floors at different levels, yet cracking was not observed at the building exterior. The staff reported that the exterior should be inspected for cracking. All carpet appeared to be in good condition. Staff reported that the library carpet was new. The wood stage floor finish appeared to be scratched and chipped.	
	Interior Ceiling Finishes	Painted gypsum board ceilings are installed in the restrooms and restroom vestibules. The bottom surface of roof panels are exposed to form the ceiling in the library. Elsewhere, a 2'x4' suspended lay-in ceiling grid system is installed throughout. It appeared that the restrooms were a part of a campus-wide restroom renovation and ceilings there appeared to be in good condition. The 2'x4' system was beginning to show age. The staff reported that all ceilings on campus were aged.	Average
Conveying	The building is equipped with a three-stop, 2,000-pound elevator located in corridor COR6 on the first floor. The mechanical equipment for the elevator is located within GSTO100. The inspection certification for the equipment is current. The building conveying system was observed to be in good condition. Faculty reported that the elevator is in good working condition.		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	The building contains predominantly multi-use restrooms. Typical restrooms have floor-mounted vitreous china water closets with manual flush valves. Wall-hung vitreous china urinals with manual flush valves are located in the dedicated male multi-use restrooms. Restrooms contain under mount stainless steel sinks. A single-use restroom is in the nurse's office. Additionally personal use basin sinks are in LIBOFC and GRPRM300. Stainless steel drinking fountains are in the corridors of the building. Science rooms on the second and third floor have resin basin sinks. Plumbing fixtures were in average condition showing minor signs of deterioration due to age. The janitorial mops sinks were in average condition, some showing signs of corrosion around the base. Sinks in GRR300, BRR200, and BRR100 were stuck in the on position. Sinks in rooms 112, 211, 301, 311, BRR300, BRR200, and BRR100 were observed to have no flow. One of the sinks in room 209 was observed to have low flow. The faucet on the sink in WKRM211 was observed to be leaking. Classroom 201 contains a triple faucet sink that was observed to be aged and the faucets were no longer attached well. One of the water closet fixtures in GRR200 was observed to have a cracked base.	Average
	Domestic Water Distribution	A small water heater is observed to be in AHU1B (air handling unit 1B) to feed the nurse's office. No other water heaters are in the building. Domestic hot water is not supplied to the classroom plumbing fixtures. The water heater was observed to be aged and past its typical design service life but in average condition. Distribution plumbing was in average condition with minor signs of corrosion and deterioration with age. The sinks in rooms 303 and GRPRM300 had evidence of leakage underneath them. Construction onsite exposed previously buried distribution lines.	Average
	Other Plumbing	Other plumbing consists of floor drains in the restrooms, storm drains on the exterior and rooftop drains. Other plumbing was observed to be in average condition with signs of degradation associated with age. Grates over the roof drains were observed to be rusted. One of the storm drains was observed to have its grate clogged with debris.	Average

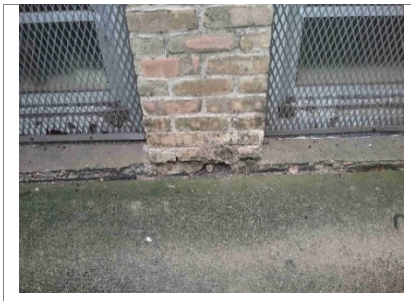
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Mechanical/ HVAC	The building's HVAC (heating, ventilation, and air conditioning) system consists of heat recovery units, air handler units, fan coiled units and air conditioner condenser units. It is assumed the building receives additional cooling and heating from the chillers and boilers located outside building BLDG-043C. Various sized EFs (exhaust fans) and rotary vents feed the building. The AHUs on the floorplan in rooms 111 and 114 were not detectable; they were possibly in the ceiling but were unable to be assessed. AHUs were observed to be aged and past their typical design service life. Heat recovery HRU-2 was observed to have signs of corrosion and rust on the exterior. Heat recovery unit HRU-1 was observed to be making a loud vibrating noise during operation. Both heat recovery units had name plates that were significantly worn and hard to read information. Multiple air conditioning condenser units were observed to be using out of date refrigerant R-22 that is being phased out of use. It was reported in the facility interview that there are issues with heating controls in the building. In ceiling facn coiled units in room 111 appear to be working well. Rooftop rotary vents are extremely aged and rusted. EFs were observed to be aged and reaching the end of their typical design service life.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was observed to be in good condition. No deficiencies were observed during the assessment.	Good
	Fire Protection/ Suppression	A fire suppression system is not present for the building. Fire hose cabinets exist on each floor but fire hoses were not stored inside them. Fire extinguishers are present throughout the building. The fire extingushers were observed to be in average condition. The fire hose cabinet on the third floor contained a fire extinguisher that was out of date on its annual inspection. Fire hose cabinets on the first and second floor did not contain a fire extinguisher. The fire extinguishers in rooms 108, 114, 207, 301, 303, 305, AHU3A, GSTO100, and COR6 were observed to be out of date on their annual inspection.	N/A
Electrical	Electrical Distribution	The main electrical distribution equipment is predominately located in room STO100, although a few panelboards are located in various rooms and corridors. The electrical feed (from BLDG-043C) for the building appears to enter at the 277/480-volt, 800-amp panelboard, which feeds transformers and other 277/480-volt panelboards. The building does not have a lightning protection system. The electrical distribution equipment was observed to	Average

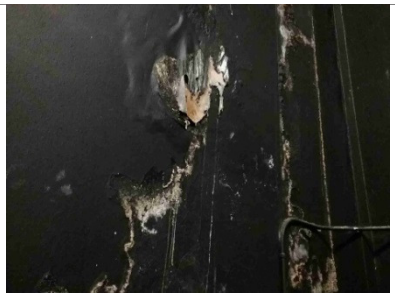
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		be in average condition. The building has several ITE Imperial/ Gould ITE panelboards that are approaching their typical design service life. One ITE Imperial panelboard, located in COR13, was found with corrosion forming on the front access cover for the breakers. A panelboard located within room 305 was observed with missing breaker slot covers, which should be considered a life safety hazard. A number of classroom and corridor located panelboards have non-functional or damaged latches due to being painted several times. This impeded or completely prevented panelboard access, which should be considered a life safety hazard. One classroom panelboard was observed with posters and signs hanging over the panelboard, obscuring its visibility. Another classroom had shelving blocking the panelboard access. Blocking visibility or access to the panelboard should also be considered a life safety hazard. A transformer installed in the stage area was observed with items being stored on top of the enclosure, which should be considered a fire hazard. Faculty reported that many of the subpanels are full with no expansion space available.	
	Lighting	The building's exterior lighting consists of a wide variety of fixture styles. The building has wall-mounted flood lights (unknown lamp style) installed at the roofline. A few screw-in incandescent flood lights are wall-mounted on the building exterior. Covered walkways for the building have surface-mounted fluorescent strip and LED (light-emitting diode) canopy luminaires. Egress lighting appeared to be various downlight fixtures, although one egress has an LED flood light present. The interior lighting consists of primarily recessed troffer and surface-mounted fluorescent luminaires. The lighting for the building was observed to be in average condition. Several exterior luminaires appeared to be outdated, but were difficult to assess due to the height of the building. Fluorescent strip luminaires on covered walkways were missing lens covers and extremely corroded. Several interior exit sign luminaires were found non-functional or dim. The building has a number of branch wiring deficiencies: worn electrical receptacles, missing or damaged electrical receptacle/light switch faceplates, non-grounded electrical receptacles, worn or damaged light switches, loose electrical boxes that house receptacles or	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		switches, and broken or missing exterior electrical receptacle covers. Rooftop conduit was damaged in several areas. A few electrical junction boxes for roofline lighting were damaged or exposed. Faculty reported that the wiring in the building is extremely aged. Faculty also reported that the building still utilizes older T-12 fixtures. It was also reported that some of the restroom fixtures have caught fire. Faculty reported that the flood lights mounted at the roofline no longer function.	
	Communications & Security	The building is equipped with telecommunication/data systems with the main equipment located in room LIBAVSTO. Networking Wi-Fi access points are installed throughout the building. The building utilizes VOIP (Voice Over Internet Protocol) for telecommunications. Digital timeclocks are located throughout the building for timekeeping. The building security is made of surveillance cameras, motion detectors, and a proximity card access system. Interior surveillance cameras are located throughout the corridors and stairwells overlooking the building egresses. Motion detectors are predominately throughout the ground level of the building. The communications and security system was found to be in good condition. Several digital timeclocks were observed not working properly.	Good

Exterior System Deficiency Examples

Exterior walls





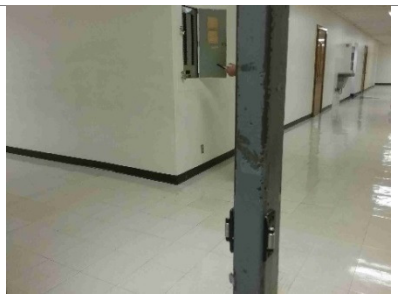
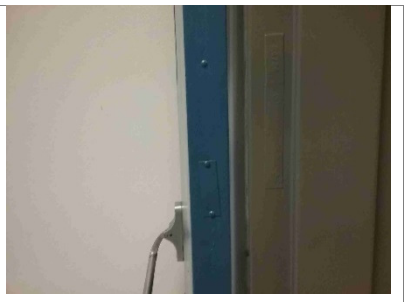
Exterior windows

Exterior doors

Roofing Deficiency Examples

Interior Construction Deficiency Examples

Interior Doors

Stairs Deficiency Examples

Exterior Stairs

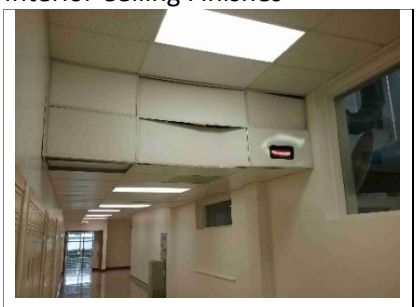
Interior Finishes Deficiency Examples

Interior Wall Finishes


Interior Floor Finishes



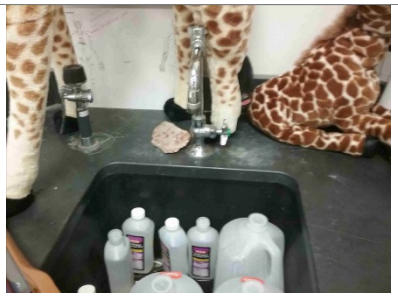
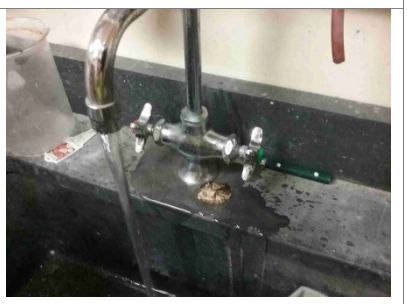
Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



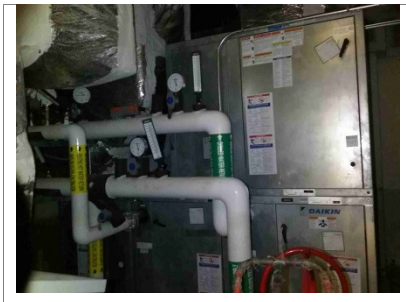




Domestic Water Distribution



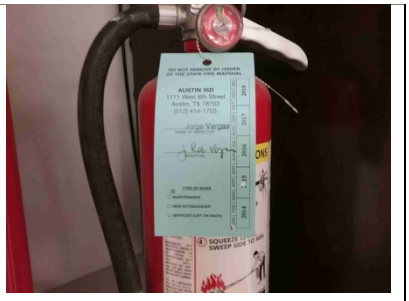

Other Plumbing


Mechanical/HVAC System Deficiency Examples



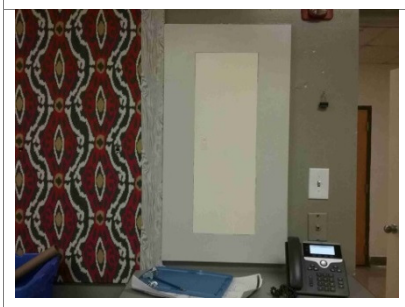
Fire Protection System Deficiency Examples

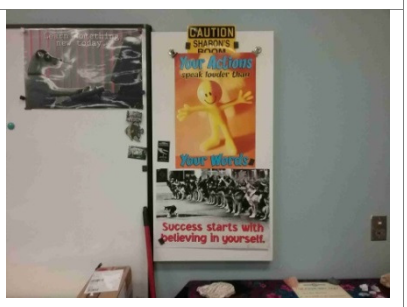
Fire Protection/Suppression



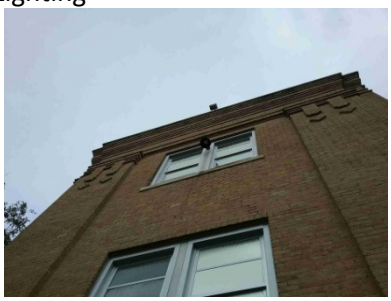
Electrical System Deficiency Examples

Electrical Distribution



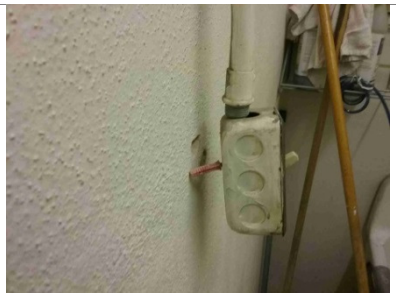


Lighting










Communications & Security

Stand-Alone Building – BLDG-043B

Building Purpose	Cafeteria, Band, and Choir
Building Area	55,143 SF
Inspection Date	August 16 and 17, 2016
Inspection Conditions	Upper 80s °F - Rainy
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 façade is brick with an upper plaster band wrapping around the building directly below the roof. Plaster soffits are installed at the two main lobby entries. Mechanical louvers are installed at various locations in the brick. The exterior wall and soffits appeared to be in good condition. The staff reported that there were cracks in the brick mortar joints, but this condition was not identified during the assessment. Louvers appeared to be in good condition but were beginning to show age. Wall sealant appeared to be in good condition but was absent at grade where the brick extend below the exiting grade at some locations.	Good
	Exterior Windows	Windows are painted, single-glazed, aluminum units. Both fixed and awning units are present. Units appeared to be in good condition with good perimeter sealant.The staff reported that two windows in the kitchen needed to be replaced, but these windows appeared to be in good condition at the time of assessment.	Good
	Exterior Doors	Exterior doors are painted hollow metal doors set in painted, hollow metal frames. Main entry assemblies include single-glazed glass transoms and mid-level sidelights. The bottom sections of sidelights are opaque panels. An area on the kitchen loading dock is enclosed with a painted steel woven-wire mesh gated enclosure. Although entry doors and wire gate appeared to be in	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		good condition, the system was rated as average due to service doors, where the paint finishes were chipped and peeling.The staff reported that gymnasium exit doors leak during storm events. Although it was raining during this assessment, no leaking was observed.	
Roofing	The modified bitumen roof is internally drained. The roof membrane, metal roof curbs, and metal edge flashing appeared to be in good condition. A tree made contact with the roof at the southeast corner of the kitchen. The staff reported that this roof was a built-up roof with ponding. This roof system was not a built-up system and little ponding was observed except above the same southeast corner of the kitchen.		Good
Interior Construction	Interior Walls	Interior walls are either CMU (concrete masonry unit), brick, or gypsum wallboard on conventional stud framing. Woven wire mesh equipment cages are installed in the locker rooms. All walls appeared to be in good condition except the locker room wire cages. The cage paint was chipped.	Good
	Interior Doors	Solid-core, stained wood doors are installed in painted hollow metal frames. The door frames at the kitchen and choir offices include sidelights. An approximate 12' wide by 10' high rolling grille is installed between the upper entry lobby and the northwest corridor. A 7' wide by 4' high rolling shutter is installed between the upper lobby and the student store. Doors and shutters appeared to be in good condition. The face and frame of a choir door were damaged. Hardware in the door between the orchestra room and band office was damaged.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The choir/band/orchestra wing exits onto a cast-in-place concrete ramp that extends to grade. The ramp has flanking wall-mounted steel pipe handrails. The ramp was cracked across the surface, but this crack did not appear to affect the service of the ramp and did not transfer through the adjacent side walls. The paint on the galvanized pipe handrail was peeling.	Average
	Interior Stairs	There are three sets of stairs in this building. The largest stair connects the upper and lower main lobby areas. Two other smaller stairs each provide exterior exiting from the locker rooms. All stairs are sealed, cast-in-place concrete with embedded traction nosing and painted, steel pipe handrails. A wide cast-in-place ramp with similar handrails connects the lower lobby area with	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		the basement level gymnasium and locker room wing. The stairs and ramp appeared to be in good condition.	
Interior Finishes	Interior Wall Finishes	The majority of the finish is paint on either CMU or gypsum wallboard. Paint is applied to the inside face of the concrete or CMU exterior walls. Ceramic tile is installed in the restrooms, kitchen, and locker room showers. Unfinished brick is the finish in the lobby area and some of the cafeteria. Perforated metal acoustic panels are installed on walls in the music rooms and gymnasiums. Mirrors are installed on the weight and ballet room walls. Wall finishes were in good condition with the exception of several deficiencies. The choir and weight rooms wall finish was worn and chipped. Ceramic tile observed in the locker room shower areas appeared to be in good condition. This condition could not be completely confirmed because many items were stored in these areas. Restroom tile was in good, newer condition. The acoustic panels installed on the lower area of the music room walls were scuffed but not otherwise damaged. Some acoustic panels in the small gymnasium were slightly damaged, but this should not affect acoustic performance.	Good
	Interior Floor Finishes	Resilient tile and base is installed in the main entry lobby, corridors, cafeteria, and weight room. Slip-resistant, resilient sheet flooring is installed on the main lobby ramp. Resilient athletic sheet flooring and base is installed in the ballet room. Carpet tile and vinyl base is installed in the band-orchestra-choir area. Stained, wood flooring with a steel angle wall base is installed in the gymnasiums. Porcelain tile is installed in the restrooms, locker rooms, and kitchen. Resilient flooring and base appeared to be in good condition except at two locations. The weight room tiles were rust stained.The ballet room sheet floor seams were separating. The staff reported that the resilient sheet on the ramp was coming up but this condition was not observed. The cafeteria and lobby floors were being refinished at the time of this assessment. Carpet tile appeared to be in good condition except in the music lab where seams are worn. Wood floors appeared to be in good condition, but the joints of the steel angle base were uneven. Porcelain floor tile appeared to be in good condition. Restroom tile appears to be the same newer	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		restroom finish observed elsewhere on campus. The tiles in the locker rooms, however, were patched in the toilet area and have abandoned bench mounting holes elsewhere.	
	Interior Ceiling Finishes	The bottom of the fiber roof deck panels are exposed to form the ceiling in the band, choir, entry lobby, cafeteria, and gymnasiums. Painted pre-cast concrete floor channels form the ceiling in the locker rooms. Suspended, painted, gypsum board ceilings are installed in the lobby restrooms. A 2'x4' lay-in acoustic tiles and ceiling grid system is installed in the music area. The ballet room has a ceiling grid but no tiles are installed. A similar 2'x2' system is installed in the kitchen with vinyl-clad tiles installed. All ceilings appeared to be in good condition, although the staff indicated that all ceilings on campus are aged and that they wish to have it replaced.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building contains predominantly multi-use restrooms. The restrooms contain floor-mounted vitreous china water closets. Wall-hung vitreous china urinals with manual flush valves are located in the dedicated male multi-use restrooms. Restrooms contain under mount stainless steel or wall-mounted vitreous china sinks. Single-use restrooms are in the kitchen and in the male and female dressing room offices. Dressing rooms also contained multi-use and single use showers. Stainless steel and vitreous china drinking fountains are in the corridors throughout the building. A commercial kitchen is located in the school's cafeteria. The kitchen contains stainless steel kitchen equipment, including two triple basin prep sinks. It also has various wall-mounted stainless steel and vitreous china sinks for personal use. Two multi-use coated cast iron hand washing sinks are outside the cafeteria. The building also has service sinks located in various janitorial closets. The majority of the plumbing fixtures were in average working condition with some fixtures showing corrosion on the connections. Multi-use showers in the male dressing room no longer had knobs attached. It was reported by physical education staff that they were no longer in use. The multi-use shower area of the female dressing room was inaccessible due to excessive chairs	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		blocking the entrance. These showers were also reported to no longer be in use. The shower located in the office of the male dressing room was observed to be leaking from its hot water knob. Service sinks in the janitorial closest were observed to have rust around their base. A sink in the restroom off the office in the female dressing room was observed to be clogged. One of the sinks in the male dressing room was observed to be cracked. One of the vitreous china personal use sinks in the kitchen was observed to be leaking from the faucet. One of the water closets in the female dressing room was observed to be clogged. The drinking fountain outside the choir room was observed to have no flow. It was reported in the facility interview that the handwashing sinks outside the cafeteria plug and cause backups frequently. Additionally it was reported in the facility interview that the kitchen had sewage back up into it in the past.	
	Domestic Water Distribution	Domestic hot water to the kitchen is provided by two 100 -gallon electric water heaters stored in mechanical room (AHU16). The mechanical room in the basement (GYMMECH) has a series of instant water heaters; these are in place of where boiler B-3 used to be. It is assumed these split feed the gymnasium showers and the HVAC system. Domestic hot water is not supplied to the classroom plumbing fixtures. Water heaters were newer and in good condition. Distribution plumbing was observed to be average condition with signs of deterioration and corrosion associated with age.	Average
	Other Plumbing	Other plumbing consists of roof drains and floor drains. Floor drains are located throughout the kitchen, in mechanical rooms, and in the restrooms and locker rooms. The floor drain in AHU15 was observed to have rusted grate. One of the floor drains in the kitchen was observed to be missing its grate. Grates on the roof drains were observed to be rusted.	Average
Mechanical/ HVAC	The building's HVAC system is composed of AHUs and a RTU (rooftop unit). It is assumed the building receives heating and additional cooling from the chillers located outside building BLDG-043C and the instant flow water heaters in place of the old boiler. Various exhaust fans serve the building. AHU-14 was observed to be making a squealing noise during operation. AHU-15 was observed to have condensate build up on the exterior of the unit. The RTU		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	was observed to be using out of date R-22 refrigerant. This unit is original to the building and is extremely aged and rusted. It was reported by the facility that the kitchen and cafeteria areas were always warm, and the air conditioning system may be undersized. It was observed to be very warm in the female dressing room indicating lack of HVAC distribution to this area. It was confirmed by staff that this area does not receive sufficient air flow to keep it properly heated or cooled. Some EFs were dented and showed signs of age. EF-5 was observed to be making a loud vibrating noise when operating,		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was observed to be in good condition. No deficiencies were observed during the assessment.	Good
	Fire Protection/ Suppression	The kitchen has a fire suppression system mounted above the range. Additionally a single sprinkler head is in CC Choir. Fire extinguishers are throughout the building. Fire suppression system could not be tested for functionality but visual assessment found it to be in average condition with minor signs of age. Fire extinguishers were observed to be in average condition and up to date on their annual inspections.	Average
Electrical	Electrical Distribution	The building is equipped with a number of 277/480-volt panelboards, 120/208Y-volt panelboards, and transformers for electrical distribution. Faculty has reported that the kitchen has an independent 120/208Y-volt electrical service. The building does not have a lightning protection system. The electrical distribution equipment was observed to be in average condition. The majority of the building's electrical distribution equipment was original to the building construction but had approximately 15 years of typical design service life remaining. Two panelboards were observed with missing breaker slot covers, which should be considered a life safety hazard. The first is Panel E located in room CUSTSTO. The second was a panelboard located in room AHU15. A rooftop safety switch was observed to be worn due to weather exposure. Faculty reported that the panelboard in the kitchen frequently tripped. There was also an electrical related fire within the kitchen in the previous year. Faculty also reported that several electrical outlets within the kitchen	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		were non-functional. It was reported that many of the subpanels were at full capacity.	
	Lighting	Exterior lighting is predominately canopy and wall-mounted flood LED luminaires located on covered walkways, building egresses, and near parking lots. The building also has screw-in incandescent luminaires that are located on the exterior walls. Interior lighting is predominately recessed troffer fluorescent luminaires. The building lighting was observed to be in good condition. Interior lighting deficiencies were limited to burned out lamps. A gymnasium mounted exit sign luminaire was found damaged and dim. Branch wiring deficiencies include missing or leaking electrical outlet covers. Rooftop conduit was observed with severe corrosion in a few areas. Faculty reported that the kitchen luminaires were defective and replacement of the lamps is required every two months. Faculty also requested LED replacements for the gymnasium due to safety concerns when the fluorescent lamps were broken. It was reported that the exterior lighting was insufficient for many areas of the building, especially at the kitchen unloading area.	Good
	Communications & Security	The building is equipped with telecommunication/data systems with the main equipment located in room IDF-C. Networking Wi-Fi access points are installed throughout the building. The building utilizes VOIP for telecommunications. The building security is made of surveillance cameras, motion detectors, and a proximity card access system. Exterior surveillance cameras overlook the nearby parking lot and the kitchen unloading area. Interior surveillance cameras are located throughout the corridors overlooking the building egresses and within the cafeteria and kitchen areas. Motion detectors are installed throughout the building. The communications and security system was found to be in good condition. No deficiencies were observed during the assessment. Faculty reported that the PA system did not work in the kitchen. Faculty also reported that the surveillance cameras for the building had poor resolution. Faculty requested additional cameras for the cafeteria and the building entrance lobby (COR8).	Good

Exterior System Deficiency Examples

Exterior Walls

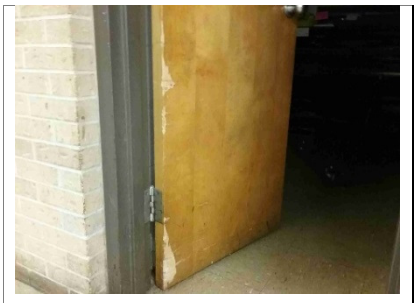
Exterior Doors

Roofing Deficiency Examples

Interior Construction Deficiency Examples

Interior Walls

Interior Doors

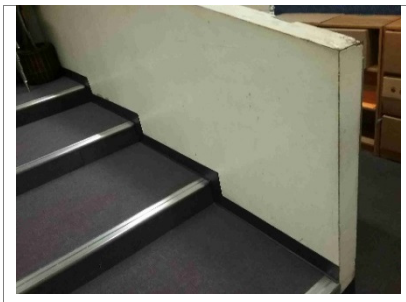


Stairs Deficiency Examples

Exterior Stairs

Interior Finishes Deficiency Examples

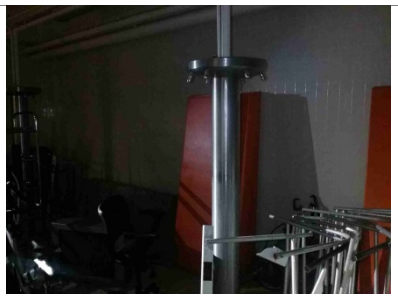
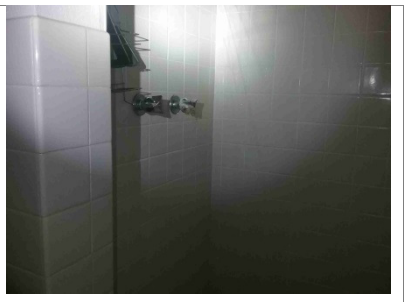
Interior Wall Finishes



Interior Floor Finishes


Plumbing System Deficiency Examples

Plumbing Fixtures

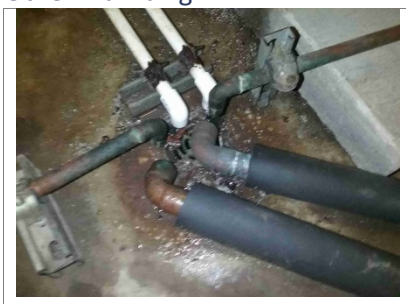








Domestic Water Distribution

Other Plumbing

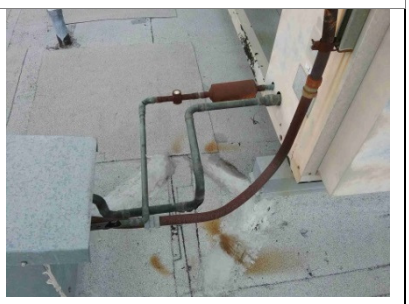


Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Electrical Distribution

Lighting



Stand-Alone Classroom Building – BLDG-043C

Building Purpose	Vocational, Art, and Shop
Building Area	18,500 SF
Inspection Date	August 16 and 17, 2016
Inspection Conditions	Upper 80s °F - Rainy
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 facade is brick with an upper plaster band wrapping around the building directly below the roof. Plaster soffits are installed at the entries. Mechanical louvers are installed in the brick. A mechanical yard screen wall is also built with brick. The walls were observed to be in good condition with few deificiencies. There was a crack in the wall at the west corner of the art suite, adjacent to where the building abuts the mechanical yard screen wall. The crack showed evidence of having been repaired at least once before. The sealant joint between the building and the screen wall appeared to be old and failing.	Good
	Exterior Windows	Two window systems are installed in this building. The first type is an aluminum, single-hung unit. The second type is a painted hollow metal, fixed unit. The aluminum units appeared to be in good condition. Some of the hollow metal units showed signs of rusting.	Good
	Exterior Doors	Painted hollow metal doors are set in painted hollow metal frames. Assemblies appeared to be in good condition including weather stripping. The staff reported that the rear exit door of the administration area leaked when there was a storm event. A gap at the bottom of this door was observed.	Good
Roofing	A single level of a single-ply membrane roof system is installed above this building. This roof is internally drained, and is connected to leader boxes and downspouts located on the west side of the building. These downspouts discharge		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	at grade. Six 2'x4' skylights are installed in this roof. The roof membrane, skylights, sheet metal roof edge, leader boxes, downspouts, and boots appeared to be in good condition. The staff, however reported that the roof leaked in shop 1A and 1B.		
Interior Construction	Interior Walls	Half-height stud framing and CMU partitions are installed in the shop two suite. Elsewhere these are full height. Interior, painted hollow core metal windows are installed in walls at the art graphics lab, shop 1 office, and shop 2 office. All walls appeared to be in good condition.	Good
	Interior Doors	Stained solid-core wood doors in painted hollow metal frames are installed in both shop suites and in the administration suite. Painted hollow-core wood doors in painted wood frames are installed in the shop two suite. Painted hollow metal doors set in hollow metal frames are installed in the art suite and in the shop one suite. All door assemblies appeared to be in good condition except the shop one tech lab door, which was in average condition due to irregular fit and wear. The administration units were in the best condition of all the building doors and frames.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	Three service stairs are installed on the west side of the building. These are cast-in-place with embedded, abrasive safety nosing and painted steel pipe rails. Two entry ramps are installed on the east side of the building. These are also cast-in-place concrete with painted steel pipe handrails. The entire system was in good condition except for the ramp handrails where the paint finish was worn.	Good
	Interior Stairs	Two mezzanine lofts are installed in this building one is in the shop 2 suite. The other is in the art suite. These mezzanines have bolt-assembled, painted dimensional 2x wood guardrails and are accessed by painted steel ladders. Both assemblies appeared to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior wall finish is primarily paint, either on CMU or gypsum wallboard. Paint is also applied to the inside surfaces of the exterior wall CMU. The north wall in the administration area was natural brick. Ceramic tile is installed full-height in the shop 1 laundry and to 7'-4" above the floor in the administration restrooms with painted gypsum board or CMU above the tile and	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		extending to the ceiling. Wall finishes appeared to be in good condition.	
	Interior Floor Finishes	Resilient tile and base is installed in the shop one, art, and administration suites. Carpet tile is also installed in the administration suite offices. Porcelain tile and tile base is installed in the administration restrooms and in the shop one laundry. Concrete floors are installed in the shop two suite. All floors appeared to be in good condition except the shop 2 floor, part of which was sealed,-part of which was not. It was also observed that the concrete floor had small shrinkage cracks.	Good
	Interior Ceiling Finishes	A 2'x4' acoustic tile and suspended grid system is installed in the shop one and administration suite. This system is also installed in the art suite but is installed tight to the bottom of the roof deck. The bottom of the fiber roof deck panels are exposed to form the ceiling in shop two. The restroom ceilings in the administration suite are suspended, painted gypsum board. All ceilings appeared to be in good condition except the art ceiling, which was considered to be in average condition due to the warn appearance. The staff indicated that all ceilings on campus are aged and that it was their wish to have them replaced.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	A single-use restroom is off SHOP1 in the LAUNRM (laundry room). Multi-use faculty restrooms are in the administration area. The restrooms contain floor-mounted vitreous china water closets, with wall-mounted vitreous china urinals in the dedicated male restroom. Restrooms contain under mount stainless steel sinks or wall-mounted vitreous china sinks. The restroom in LAUNRM also contained a shower. Stainless steel drinking fountains are in the corridor. Art rooms have stainless steel and resin sinks for rinsing and hand washing. A coated cast iron trough sink for multi-use handwashing is in the corridor leading to the art rooms. The lounge and administration areas have stainless steel basin sinks for personal use. A service sink is in the janitorial closet CCADM. Majority of the plumbing fixtures were in average working condition. The sink in ART1 was observed to be missing its on/off handle. The handwashing sink in COR11 appears aged and had two faucets that are	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		capped off. The handle on the sink in SHOP1A was observed to be leaking. A sink in WFADM was observed to have no flow.	
	Domestic Water Distribution	A small water heater is underneath the sink in the lounge. The nameplate was on the facing cabinet wall and unable to be read. The unit appeared to be past its typical design service life. Distribution plumbing was observed to be in good condition, but the water heater was in average condition showing signs of age.	Average
	Other Plumbing	Other plumbing consists of floor drains in the restrooms and mechanical rooms. Drains are present on the rooftop. Other plumbing was observed to be in average condition with signs of degradation. Some roof drains were rusted on their grates.	Average
Mechanical/ HVAC	The building's HVAC system is composed of two chillers, three chilled water pumps, two boilers, a hot water pump, AHUs, and RTUs. Various exhaust fans feed the building. RTUs were observed to have rust at the connections. Chilled water pumps were observed to have leakage surrounding the pump. The hot water pump was observed to be newer but have signs of corrosion and rust on the exterior. The boilers were newer and in good condition. Chiller CH-2 was observed to be in good condition, chiller CH-1 was observed to be making a loud vibrating noise. Multiple HVAC units were observed to be using out of date R-22 refrigerant that is being phased out of use. Some rooftop vents and fans were observed to be dented.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panel. The fire alarm system was observed to be in good condition. One exterior wall-mounted annunciator horn end device was found worn due to weather exposure.	Good
	Fire Protection/ Suppression	A fire suppression system does not exist in the building. Fire extinguishers are throughout the building. The fire extingushers were in average condition. The fire extinguisher in SHOP1A was observed to be out of date on its annual inspection.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	The electrical service feed for the facility is located on the west side of the building at the 277/480-volt, 2500-amp switchboard. This switchboard appears to provide distribution for all facility buildings. The service feeds the building's transformers and 277/480-volt panelboards, which are located in various electrical rooms throughout the building. The building does not have a lightning protection system. The electrical distribution equipment was observed to be in good condition. The main switchboard was found with vegetation growing into the switchboard enclosure. A transformer located in AHU10 was observed with items stored on top of the enclosure and should be considered a life safety hazard due to fire potential. The building also had a number of safety switches that were outdated. Faculty reported that the subpanels for the building had no additional capacity.	Good
	Lighting	The building's exterior lighting is primarily composed of LED canopy and floodlight luminaires mounted on covered walkways and the building exterior. The interior lighting consists of primarily recessed troffer, surface-mounted, and suspended fluorescent luminaires. The lighting for the building was observed to be in good condition. Several interior lamps were observed burned out or missing. Several exit sign luminaires were observed to be dim. Branch wiring deficiencies were limited to damaged faceplates for electrical receptacles and light switches. Faculty reported that the exterior lighting at the rear entrance to the administration offices was insufficient.	Good
	Communications & Security	The building is equipped with telecommunication/data systems with the main equipment located in room MAINMECH. Networking Wi-Fi access points are installed throughout the building. VOIP is used for voice communications. The building security is made of surveillance cameras, motion detectors, and a proximity access card system. Exterior surveillance cameras overlook the administration area egress, the student drop-off area, and the west-side parking lot. Motion detectors are installed throughout the building for the security system. The communications and security system was found to be in good condition. No deficiencies were observed during the assessment. Faculty reported that the	Good

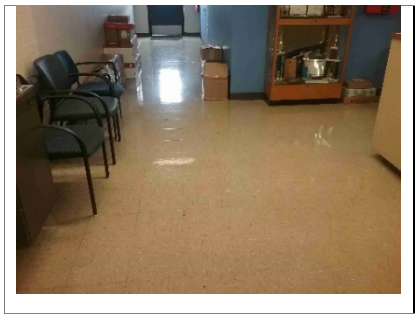
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		exterior surveillance camera on the south side of the building was facing the wrong direction. Faculty requested an additional camera for the west side of the building.	

Exterior System Deficiency Examples

Exterior Walls

Exterior Windows

Exterior Doors



Roofing Deficiency Examples

Stairs Deficiency Examples

Exterior Stairs

Interior Finish Deficiency Examples

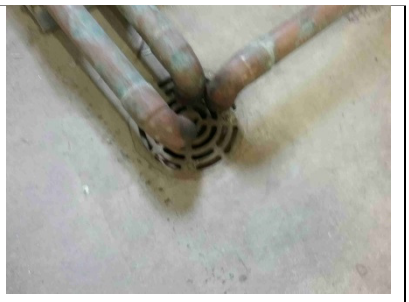
Interior Floor Finishes

Plumbing System Deficiency Examples

Plumbing Fixtures

Domestic Water Distribution

Other Plumbing



Mechanical/HVAC System Deficiency Examples

Fire Protection

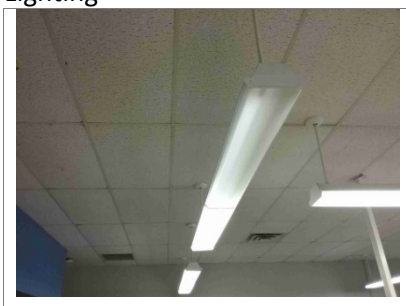
Fire Alarm

Fire Protection/Suppression

Electric System Deficiency Examples

Electrical Distribution

Lighting



Stand-Alone Building – BLDG-043D

Building Purpose	Classrooms
Building Area	13,392 SF
Inspection Date	August 16 and 17, 2016
Inspection Conditions	Upper 80s °F - Rainy
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 wall construction is the same as BLDG-043B and BLDG-043C, but there is an additional plaster band that courses horizontally around the building above the first floor windows. As reported by the staff, an exterior re-grading project was being completed on the exterior south and west side of the building during this assessment. A flooding event occurred during the assessment but this was assumed to be caused by the current incomplete state of construction. The wall system appeared to be in average condition due to one critical deficiency. Brick at the base of the building perimeter was in contact with grade, which could allow for the wicking of moisture into the exterior brick and create a condition for failure.	Average
	Exterior Windows	Exterior windows are painted, aluminum casement with screens. Painted metal awnings are installed over the west and one of the south-facing windows. The windows and sealant appeared to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	Exterior doors are painted hollow metal set in painted hollow metal frames. Door assemblies and hardware appeared to be in good condition. The staff reported that the current regrading project should solve the leaking under the doors. The entire lower level was observed to be flooded during a rain event during this assessment.	Good
Roofing	A modified bitumen roof system is installed at two levels. The upper roof drains through leader boxes connected to downspouts that discharge directly onto the lower roof. The lower roof drains with leader boxes and downspouts that discharge at grade. A high-slope metal roof is installed over the stair well. The roof membrane on both levels of this building appeared to be worn with granular ballast displaced and membrane bubbled. Utility support pads appeared to be in good condition. The roof installation is in poor condition, while the associated sheet metal appeared to be in good condition.		Poor
Interior Construction	Interior Walls	Interior walls are assemblies of gypsum wallboard or plaster on conventional stud framing throughout. All walls appeared to be in good condition.	Good
	Interior Doors	Painted hollow metal doors are installed in painted hollow metal frames. Door assemblies appeared to be in average condition. Doors to classroom 503, 504, and the restroom BRR500 do not close properly due to not fitting the frames and damaged hardware.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	One stair connects the two levels in this building. The stair is sealed cast-in-place concrete with embedded traction nosing and painted, steel pipe handrails. The stair appeared to be in good condition, although two wall-mounted handrail mounts were loose.	Good
Interior Finishes	Interior Wall Finishes	The interior finish is paint on gypsum wallboard or plaster throughout. The finish appeared to be in good condition.	Good
	Interior Floor Finishes	Resilient floor tile and base is installed in the corridors and classrooms. Porcelain floor tile and base is installed in the restrooms. Floors and base appeared to be in good condition. Wall paint was misplaced on some of the porcelain tile.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Ceiling Finishes	A 2'x4' acoustic tile and suspended grid system is installed in the corridors and classrooms. Painted gypsum board ceilings are installed in the restrooms. Ceilings appeared to be in average condition as many of the classroom acoustic tiles are damaged.	Average
Conveying	The building is equipped with a two-stop, 2,100-pound elevator located in corridor COR17 on the first floor. The mechanical equipment for the elevator is located within ELEVMECH. The inspection certification for the equipment is current. The building conveying system was observed to be in good condition.		Good
Plumbing	Plumbing Fixtures	Multi-use restrooms are on both the main level and basement levels of the building. A faculty single-use restroom is on the main floor of the building. Restrooms contain floor-mounted vitreous china water closets with wall-mounted vitreous china urinals in the dedicated male restrooms. Restrooms contain under mount vitreous china and stainless steel basin sinks. A stainless steel sink for personal use is in FKKRM505. Rooms 500-502 in the basement level are science rooms that have multiple black resin sinks and eye wash/safety shower stations. Stainless steel drinking fountains are in the corridors of the building. The plumbing fixtures were in average condition. The sinks in GRR504 and BRR504 were observed to have no flow and missing their push button. The in-island sinks in classrooms 501 and 502 were observed to not be connected and have no flow. One of the sinks in room 502 was missing its handle and was unable to be turned on. Two different sinks in room 502 that had their handle was observed to have no flow. Due to flooding objects were placed in many of the sinks in the basement in order to get them off of the floor. For this reason, not all sinks were able to be assessed for functionality. One of the water closets in BRR504 was observed to be missing its seat. One of the water closets in GRR500 was observed to be leaking when flushed and to have a loose seat. One of the water closets in GRR504 was observed to not flush. The drinking fountain outside of BRR500 and GRR500 was observed to have no flow.	Average
	Domestic Water Distribution	A medium sized 40-gallon water heater is in the mechanical room ELECMECH. It is assumed that this water heater serves the FKKRM505 and janitorial service sink in ELECMECH. Distribution plumbing was in average condition with	Average

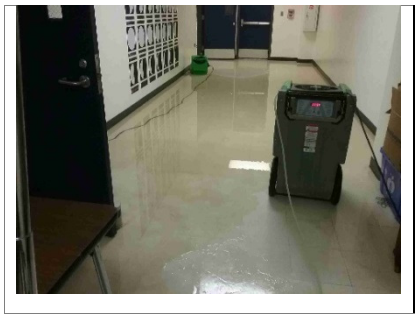
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		minor signs of corrosion observed on it. The water heater was aged and original to the building. Signs of corrosion and rust were observed on the exterior of the unit.	
	Other Plumbing	Other plumbing consisted of floor drains in the restrooms and in the basement science rooms near the safety showers. Floor drains were in average condition with wear associated with the age of the building.	Average
Mechanical/ HVAC	The building's HVAC system consists of roof top units, rooftop heat pump units, and air handler units. Various exhaust fans serve the building. Air handler units were observed to be original to the building and reaching the end of their typical design service life. roof top units were observed to have rust on the exterior of the unit. Heat pump and roof top units were observed to be using out of date refrigerant R-22 that is being phased out of use. Exhaust fan GEF-3 was observed to not be properly mounted and to be dangling by its connecting ductwork.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was observed to be in good condition. No deficiencies were observed during the assessment.	Good
	Fire Protection/ Suppression	A fire suppression system does not exist in the building. Fire extinguishers are located throughout the building. The fire extingushers were in average condition. The fire extinguisher in ELEVMECH was observed to be out of date on its annual inspection.	N/A
Electrical	Electrical Distribution	Electrical distribution for the building is located in room ELEC500. The main electrical distribution panelboard is a two-section 277/480-volt, 250-amp panelboard that supplies power to two transformers and other 277/480-volt mechanical equipment. Each transformer supplies a 120/208Y-volt panelboard. The electrical distribution equipment was observed to be in good condition. One transformer that provides distribution to Panel L was observed with a loud vibration.	Good
	Lighting	The building's exterior lighting consists of wall-mounted and canopy LED/metal-halide/high pressure sodium luminaires. Exterior luminaires are located on the building exterior and at the building egresses. The interior lighting primarily consists of recessed troffer	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		fluorescent luminaires. The lighting for the building was observed to be in good condition. One exterior luminaire was found to be extremely worn. An interior luminaire was missing a lens cover and lamps. One light switch was found with a damaged faceplate. Faculty reported issues with a tripping circuit feeding room 500. Faculty reported that the majority of the exterior lighting has been upgraded to LED luminaires, but the remaining non-LED luminaires are difficult to access.	
	Communications & Security	The building is equipped with telecommunication/data systems, with the main equipment located in room CC500. VOIP is used for voice communications. The building security consists of interior surveillance cameras, motion detectors, and a proximity card access system. Interior surveillance cameras overlook building egresses. The communications and security system were found to be in good condition. Faculty requested a card reader for the south entrance. Faculty also requested an additional surveillance camera to overlook the adjacent parking lot.	Good

Exterior System Deficiency Examples

Exterior Walls

Exterior Doors



Roofing Deficiency Examples

Interior Construction Deficiency Examples

Interior Doors

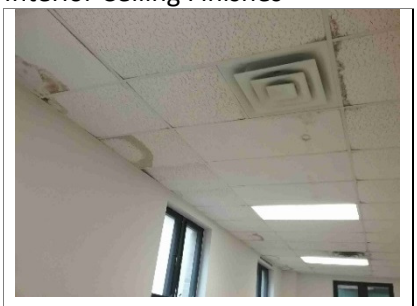
Stairs Deficiency Examples

Interior Stairs

Interior Finishes Deficiency Examples

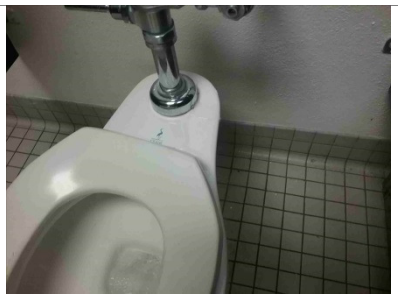
Interior Floor Finishes

Interior Ceiling Finishes



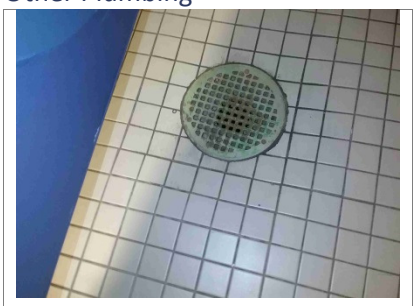
Plumbing System Deficiency Examples

Plumbing Fixtures

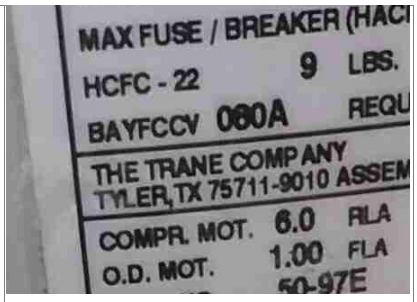


Domestic Water Distribution

Other Plumbing



Mechanical/HVAC System Deficiency Examples



Fire Protection

Fire Protection/Suppression

Electrical System Deficiency Examples

Electrical Distribution

Lighting

Fulmore 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

Interior Finishes

1. Replace damaged ceiling tiles.

Plumbing

1. Repair sinks that are not functioning properly.
2. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.

Mechanical/HVAC

1. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Replace any HVAC equipment nearing its typical design service life before failure occurs.
3. Replace HVAC units that use R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. These systems may need to be replaced before the meet their typical design service life due to refrigeration restrictions.
4. Repair exhaust fans or rooftop vents that were reaching the end of their typical design service life, observed to be damaged, or making excessive vibration and noise.

Main School Building Recommendations

Exterior

1. Examine exterior wall for mortar and brick unit failure due to deterioration. Make corrections as necessary.
2. Investigate the source of reoccurring failure of finish on inside of exterior wall located behind the stage.
3. Repaint roof ladder and ladder cage.
4. Replace deteriorated or missing putty/seal between glass lights and window sashes.
5. Replace cracked window glass lights.
6. Remove vine from window areas.
7. Survey exterior doors and frames for missing/damaged weather stripping and thresholds.

Roofing

1. Investigate the possibility of designing positive slope to roof drains prior to next roof replacement.
2. Inspect the roof for misplaced utility supports. Install new utility chair supports where absent.
3. Test roof drain system for proper drainage and rectify any deficiencies. Repair downspout connections in order to eliminate gaps between drain elements.
4. Inspect the library clerestory windows and adjacent roof system for source of leaks in that area.

Interior Construction

1. Survey interior doors for priority replacement of hardware and door face/ frame repairs.
2. Seek approval of local code official to allow door and door frame UL fire-resistant labels to remain painted or otherwise remove paint from labels.

Stairs

1. Install handrails flanking the exterior stair.
2. Install abrasive safety surface to exterior stair treads.

Interior Finishes

1. Investigate the source of paint failure to the inside face of the exterior wall at the theater stage and around the classroom windows. Repair finish once the source has been corrected.
2. Test the resilient tile floor in the building for asbestos prior to removal or disturbance.
3. Investigate the history of the cracks in the corridor terrazzo floor as these may not be current, active joints. Determine strategy to eliminate future structural damage if cracks are determined to be recent.
4. Sand and refinish theater stage floors.
5. Evaluate the condition of suspended acoustic ceilings on a room-by-room basis. Replace components of the system as determined to be required.

Plumbing

1. Repair or replace water closets that are cracked or not functioning properly.
2. Replace plumbing fixtures that are beyond their typical design service life before failure occurs.
3. Replace water heaters that are showing signs of deterioration and beyond their typical design service life before failure occurs.
4. Repair distribution plumbing that have evidence of leaks around it.
5. Verify exposed distribution plumbing is properly recovered after construction is done.
6. Remove debris from storm drain that was observed to be clogged.

Mechanical/HVAC

1. Repair any HVAC equipment that was observed to be making excessive vibration and noise.
2. Investigate HVAC controls issue noted in the facility interview, make repairs if necessary.

Fire Protection

1. Inspect fire extinguishers that are out of date on their annual inspection; replace if necessary.
2. Install fire hoses in their respective cabinets or remove cabinets if they are no longer necessary.

Electrical

1. Develop a plan to replace electrical distribution equipment that are approaching their typical design service life in the next five to ten years.
2. Replace or repair panelboard in COR13 that has corrosion on breaker access cover.
3. Install breaker slot covers for panelboard within Room 305, as this is a life safety hazard.
4. Repair or replace all panelboard latches that have been painted over.
5. Relocate shelving and posters that impede the visibility and access of panelboards throughout the building, as this is a life safety hazard.
6. Relocate items being stored on top of stage installed transformer, as this could become a fire hazard.
7. Investigate ways to expand subpanel circuits for future projects, as requested by faculty.
8. Replace covered walkway exterior fluorescent luminaires that are corroded and missing lens covers.
9. Replace lamps within exit sign luminaires.
10. Replace worn and non-grounded electrical receptacles throughout building.
11. Replace damaged or missing faceplates for electrical receptacles and light switches.
12. Replace worn or damaged lightswitches throughout building.
13. Secure loose light switch and electrical receptacle electrical boxes that are mounted on interior walls.
14. Replace exterior electrical receptacle covers that are damaged or missing.
15. Repair or replace rooftop conduit and junction boxes that are loose or damaged.

16. Replace existing T12 fluorescent luminaires with T8 or LED luminaires, as requested by faculty.
17. Investigate and replace restroom luminaires that are catching fire, as requested by faculty.
18. Investigate and repair roofline flood lights that no longer function, as requested by faculty.
19. Repair digital timeclocks that are not displaying the time properly.

Stand-Alone Building (Cafeteria, Band, and Choir) Recommendations

Exterior

1. Re-grade area at the base of exterior wall as required to expose buried brick. If this proves to be impractical or does not allow for positive drainage away from the building, install horizontal sealant where brick contacts grade.
2. Repaint exterior service doors where required.

Roofing

1. Trim tree away from contact with the roof.

Interior Construction

1. Repaint locker room wire storage cages.
2. Survey interior doors in the band and choir area for required repairs or replacement of doors and hardware.

Stairs

1. Paint ramp handrail or strip and expose galvanized finish.

Interior Finishes

1. Repaint choir and weight room walls.
2. Evaluate the possibility of replacing the damaged acoustic wall panels in the small gymnasium.
3. Clean and refinish the weight room floor. Replace the weight room resilient wall base.
4. Re-seam the ballet room sheet flooring.
5. Replace the music room carpet tile.
6. Replace or schedule for the future replacement of the locker room floor tile.

Plumbing

1. Remove multi-use showers that are no longer used.
2. Repair showers that are not functioning properly.
3. Repair water closets that are not functioning properly.
4. Repair drinking fountains that are not functioning properly.
5. Install drain grate in kitchen observed to be missing its grate to avoid clogging.
6. Replace plumbing fixtures that are beyond their typical design service life before failure occurs.

Mechanical/HVAC

1. Repair any HVAC equipment that was observed to be making excessive vibration and noise.
2. Repair any HVAC equipment that was observed to have excessive condensation on the exterior of the unit.
3. Increase heated and cooled air flow to the dressing rooms observed to not have proper HVAC flow.
4. Evaluate capacity of HVAC system feeding the kitchen and cafeteria areas; expand if necessary.

Electrical

1. Install breaker slot covers for panelboards within CUSTSTO and AHU15, as this is a life safety hazard.
2. Replace rooftop located safety switch that is worn due to weather exposure.
3. Investigate the issues with the kitchen distribution equipment, as requested by faculty.
4. Investigate ways to expand subpanel circuits for future projects, as requested by faculty.
5. Replace burned out lamps within interior luminaires

6. Replace missing or leaking exterior electrical receptacle covers.
7. Replace damaged exit sign luminaire within gymnasium.
8. Replace worn and corroded rooftop conduit.
9. Replace kitchen and gymnasium lighting with LED luminaires, as requested by faculty.
10. Install additional exterior lighting for the building, especially at the kitchen unloading area, as requested by faculty.
11. Repair PA system within the kitchen, as requested by faculty.
12. Upgrade surveillance cameras that have poor resolution, as requested by faculty.
13. Install additional surveillance cameras within the cafeteria and the building lobby (COR8), as requested by faculty.

Stand-Alone Classroom (Vocational, Art, & Shop) Building Recommendations

Exterior

1. Evaluate the stresses placed on the exterior wall brick where it intersects with the brick screen wall. Take corrective measures and repair corner of wall.
2. Repaint rusted hollow metal exterior windows.
3. Inspect the administration area rear exit door for proper threshold/door bottom weather stripping installation. Adjust or otherwise repair as required to maintain seal.

Roofing

1. Investigate the roof drain and discharge pipe system to understand if it is compromised inside the building below the roof.

Stairs

1. Repaint exterior entrance ramp handrails.

Interior Finishes

1. Complete the seal finish to the exiting concrete floor in shop 2.

Plumbing

1. Replace water heaters that are showing signs of deterioration and beyond their typical design service life before failure occurs.
2. Replace plumbing fixtures that are beyond their typical design service life before failure occurs.
3. Repair any floor drains and associated grates showing signs of deteroration.

Mechanical/HVAC

1. Repair any HVAC equipment that was observed to be making excessive vibration and noise.
2. Repair any HVAC equipment that was observed to be leaking.

Fire Protection

1. Inspect fire extinguishers that are out of date on their annual inspection; replace if necessary.
2. Replace worn exterior fire alarm end device.

Electrical

1. Remove vegetation that is growing into the main switchboard in the cooling tower area.
2. Relocate items that are being stored on top of the transformer installed in AHU10.
3. Investigate the operation of safety switches throughout the building and replace as needed.
4. Investigate ways to expand subpanel circuits for future projects, as requested by faculty.
5. Replace burned out or missing lamps within interior luminaires.
6. Replace lamps within dim exit sign luminaires.

7. Replace damaged electrical receptacle and light switch face plates.
8. Upgrade administration office rear entrance egress with a higher lumen luminaire.
9. Adjust south-side exterior surveillance camera for better coverage.
10. Install an additional surveillance camera for the west side of the building.

Stand-Alone Building (Classrooms) Recommendations

Exterior

1. Re-grade area at the base of exterior wall as required to expose buried brick. If this proves to be impractical or does not allow for positive drainage away from the building, install horizontal sealant where brick contacts grade.
2. Inspect the lower exterior doors after the current exterior re-grading is complete for proper installation/fit of thresholds and door bottom weather stripping.

Roofing

1. Schedule for the replacement of the current roof membrane system.

Interior Construction

1. Repair interior entrance door assemblies for classrooms 503, 504 and restroom BRR500 for proper fit and closure.

Stairs

1. Re-secure loose interior stair handrail brackets to wall.

Interior Finishes

1. Clean dried, misplaced wall paint from tile wall base and floor in restrooms.

Plumbing

1. Repair or replace water closets that are broken or observed to be not functioning properly.
2. Repair drinking fountains that are not functioning properly.
3. Replace water heaters that are showing signs of deterioration and beyond their typical design service life before failure occurs.

Fire Protection

1. Inspect fire extinguishers that are out of date on their annual inspection; replace if necessary.

Electrical

1. Investigate the vibration within transformer that feeds Panel L in ELEC500 for loose components and repair as needed.
2. Replace worn or outdated exterior luminaires that have not been upgraded to LED, as requested by faculty.
3. Replace missing lamps and lens cover in interior luminaire.
4. Replace damaged light switch faceplate.
5. Investigate circuit tripping issues associated with Room 500, as requested by faculty.
6. Install a proximity access card reader for the south-side entrance, as requested by faculty.
7. Install additional surveillance cameras to overlook the adjacent parking lot, as requested by faculty.

CRAWL SPACE – Fulmore MS – Main School Building (BLDG-043A)

Building Purpose	Administration Offices, Classrooms, and Theater
Inspection Date	December 1, 2016
Inspection Conditions	61° F - Sunny & Dry

Crawl Space System Deficiency Overview

The crawl space in Building A could not be accessed due to the presence of asbestos materials.

CRAWL SPACE – Fulmore MS – Stand-Alone Building (BLDG-043B)

Building Purpose	Cafeteria, Band, and Choir
Inspection Date	December 1, 2016
Inspection Conditions	61 °F - Sunny & Dry

Crawl Space System Deficiency Overview

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: The majority of the Building B crawl space could not be observed because the west floor hatch was covered with storage materials.

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 ranged from damp to saturated. There was standing water on plastic sheeting in some areas. The grade is mostly flat and no drainage system was seen (nor was one found in the existing plans). Soil/drainage deficiencies: • Saturated soil / poor drainage	Poor
	Soil Retainers	Precast concrete soil retainers appeared in good condition with no apparent damage or shifting/rotating; no soil intrusion or significant deficiencies were seen.	Good
	Areaways/Ventilation	No vents or other sources of ventilation were found (either from inside or outside). Ventilation was clearly lacking based on the stale and humid air and large amount of condensation present on the concrete framing throughout the crawl space. Areaway/ventilation deficiencies: • No apparent source of ventilation, stale and humid air • A lot of condensation on concrete framing	Poor
	Access Hatches	The east crawl space below the kitchen was accessed through a floor hatch in room AHU15. This hatch was missing its door and was covered with a loose piece of plywood, presumably because of overhead pipes directly over the slab opening that would prevent a hatch door from opening. The floor hatch in room BDST02 accesses most of the crawl space below Building B and was blocked by gym equipment and could not be accessed.	Poor

		Access hatch deficiencies: • Missing floor hatch door • Pipes above slab block floor opening • Hatch blocked by gym equipment	
Exposed Structure	Exposed Columns & Tops of Foundations	The columns appeared in good overall condition; no significant defects were observed.	Good
	Exposed Faces of Perimeter Walls / Beams	The cast-in-place concrete suspended perimeter beams appeared in good overall condition; no significant defects were observed.	Good
	Exposed Portions of Interior Floor Beams Above	The cast-in-place concrete suspended interior floor beams support precast channel slab system and are themselves supported by perimeter beams and interior columns. No significant deficiencies were seen in the interior floor beams.	Good
	Underside of Suspended Floor Slabs Above	An estimated 90% of the suspended precast channels are in good overall condition. Among the remainder, deficiencies on the channel legs ranged from minor cracks to moderate spalls. At spalled concrete the exposed longitudinal leg reinforcement was severely corroded. At least part of the spalls and corrosion can be attributed to insufficient concrete cover. At one location, 5-6 adjacent channels had spalls and badly corroded web reinforcement. Slab deficiencies: • Longitudinal cracks along bottom of channel legs • Moderate spalls along bottom of channel legs • Exposed and severely corroded channel leg longitudinal reinforcement	Poor
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	Many of the cast iron pipes and support hangers were severely corroded. The PVC pipes appeared generally in good condition. Degraded and moldy pipe insulation was seen in some areas. Pipe deficiencies: • Severely rusted cast iron pipes and hangers • Degraded and moldy pipe insulation	Average
	Exposed Ductwork	No ducts were present in the crawl space area observed.	N/A
	MEP Equipment	No MEP equipment was present in the crawl space area observed.	N/A
	Spray Fireproofing/	No fireproofing or insulation was present in the crawl space	N/A

	Insulation	area observed.	

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 Standing water on plastic sheeting	 Saturated soil	 Condensation on concrete framing
 Hatch opening covered by plywood, pipe block access to hatch opening	 West floor hatch blocked by gym equipment	

Exposed Structure

 Spalled precast channel slab soffit, corroded slab rebar	 Longitudinal crack along bottom of channel leg	 Longitudinal spalling along bottom of channel leg

 Exposed and corroded channel leg longitudinal steel	 Multiple adjacent channels with severely corroded web reinforcement	 Multiple adjacent channels with severely corroded web reinforcement

Pipes, Ducts, Equipment & Fireproofing

 Rusted cast iron pipe	 Rusting pipe hangers, degraded/moldy pipe insulation	

CRAWL SPACE – Fulmore MS – Stand-Alone Classroom Building (BLDG-043C)

Building Purpose	Vocational, Art, and Shop
Inspection Date	December 1, 2016
Inspection Conditions	61° F - Sunny & Dry

Crawl Space System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	The soil was dry in the crawl space area observed. No drainage system was seen (nor is one detailed in the existing plans).	Good
	Soil Retainers	Soil retainers appeared in good condition with no apparent damage or shifting/rotating; no soil intrusion or significant deficiencies were observed.	Good
	Areaways/Ventilation	Ventilation is supplied through side vents. Other than torn wire mesh on some vents, no ventilation deficiencies were observed. Areaway/ventilation deficiencies: • Torn vent screens • Ventilation may not meet current code requirements	Good
	Access Hatches	The crawl space was accessed through an elevated side hatch located in an interior basement wall. The side hatch was in good condition and without significant deficiencies. Most of the crawl space was inaccessible due to several tightly spaced pipes blocking passage.	Average
Exposed Structure	Exposed Columns & Tops of Foundations	The cast-in-place concrete columns observed appeared in good general condition; no significant deficiencies were seen.	Good
	Exposed Faces of Perimeter Walls / Beams	The cast-in-place concrete suspended perimeter beams appeared in good overall condition; no significant defects were observed.	Good
	Exposed Portions of Interior Floor Beams	The cast-in-place concrete suspended interior floor beams support precast channel slab system and are themselves	Good

	Above	supported by perimeter beams and interior columns. No significant deficiencies were seen in the interior floor beams.	
	Underside of Suspended Floor Slabs Above	The suspended precast channels appeared in good condition other than minor flexural cracks in some legs and isolated spalls and exposed rebar in some slab soffits. Slab deficiencies: • Minor flexural cracks • Isolated spalls • Exposed/corroded reinforcing in channel slab soffits	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	The pipes appeared in good condition other than moldy pipe insulation and early signs of pipe insulation degradation. Pipe deficiencies: • Moldy pipe insulation, beginnings of pipe insulation degradation	Good
	Exposed Ductwork	Externally insulated ducts appeared in good condition other than very early signs of insulation degradation. Ductwork deficiencies: • Early signs of insulation degradation	Good
	MEP Equipment	No MEP equipment was seen in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	No fireproofing or insulation was present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 Crawl space to the south of access point blocked by pipes		 Torn vent screen

Exposed Structure

 Minor spalls in a precast channel	 Flexural crack in a precast channel leg	

Pipes, Ducts, Equipment & Fireproofing

 Mold & early signs of pipe insulation degradation		

CRAWL SPACE – Fulmore MS – Stand-Alone Building (BLDG-043D)

Building Purpose	Classrooms
Inspection Date	December 1, 2016
Inspection Conditions	61 °F - Sunny & Dry

Crawl Space System Deficiency Overview

The crawl space in Building D was inaccessible. The only potential access points were the side vents, but they were screwed shut (and possibly too small with a 24" x 24" opening). A typical vent is shown in the image below. No access point was found in the existing plans and the head custodian was unaware of any interior access points.

Fulmore 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.

Building A Recommendations

Soil, Drainage, Ventilation & Access

1. Clean asbestos from crawl space so crawl space can be safely accessed.

Building B Recommendations

Soil, Drainage, Ventilation & Access

2. Improve site drainage so that surface water flows away from building.
3. Provide adequate crawl space ventilation.
4. Reroute pipes blocking floor hatch and install floor hatch door.
5. Move gym equipment from floor hatch so west crawl space can be accessed.

Exposed Structure

1. Repair spalled concrete pan joist webs by cleaning exposed reinforcement and patching spalled concrete. Widen channel webs as necessary to obtain sufficient concrete cover.
2. Patch spalled slab areas.

Pipes, Ducts, Equipment & Fireproofing

1. Replace heavily rusted pipes, or clean and protect from further corrosion.
2. Replace heavily rusted pipe supports.
3. Replace degraded/moldy pipe insulation.

Building C Recommendations

Soil, Drainage, Ventilation & Access

1. Repair/replace torn screens on vents.
2. Install bridge or other means to cross over pipes blocking access to south crawl space (see attached plans for approximate location).

Building D Recommendations

Soil, Drainage, Ventilation & Access

1. Find or create access to building crawl space.

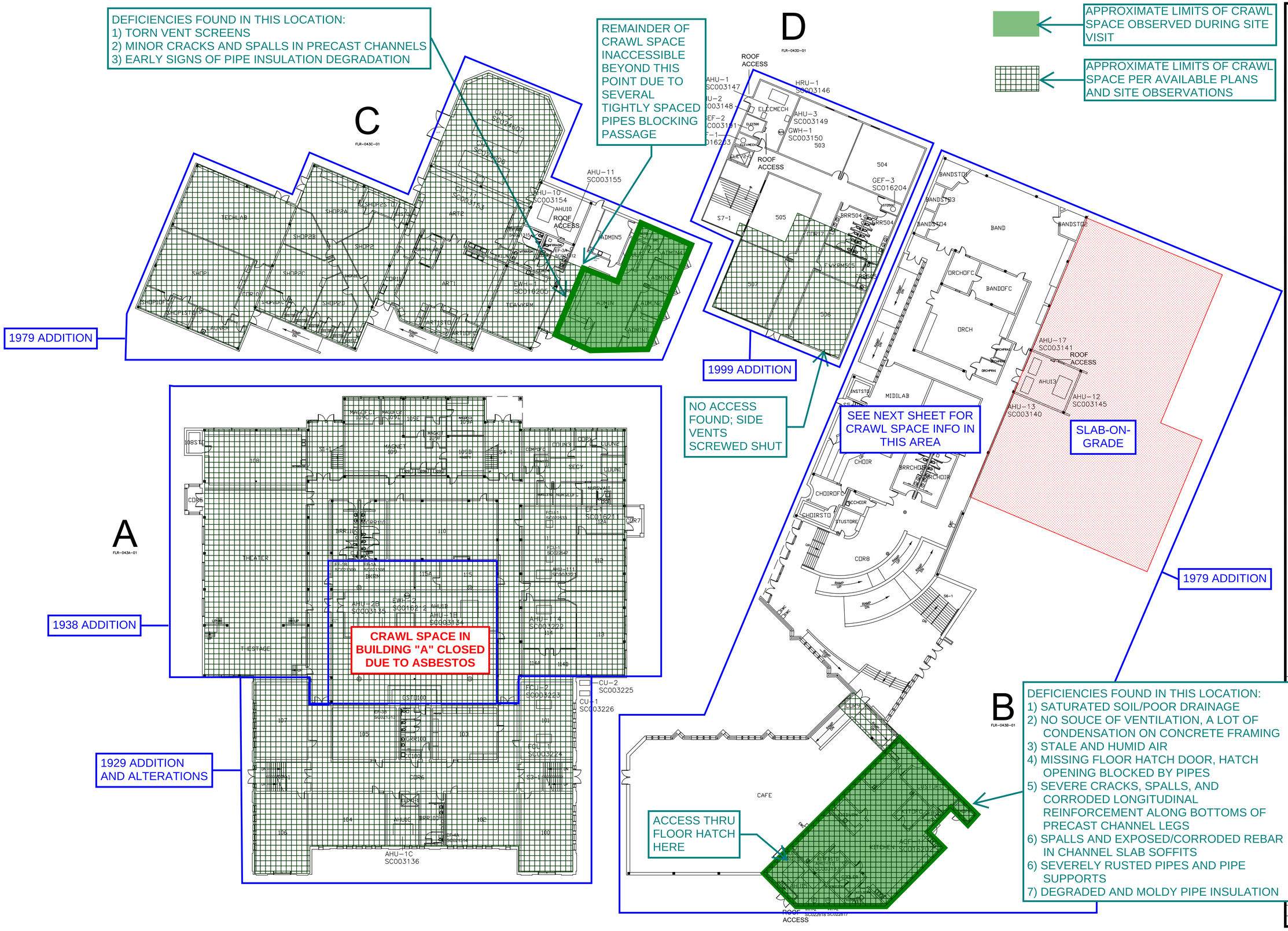
DRAFT

DEFICIENCIES FOUND IN THIS LOCATION:
1) TORN VENT SCREENS
2) MINOR CRACKS AND SPALLS IN PRECAST CHANNELS
3) EARLY SIGNS OF PIPE INSULATION DEGRADATION

REMAINDER OF CRAWL SPACE INACCESSIBLE BEYOND THIS POINT DUE TO SEVERAL TIGHTLY SPACED PIPES BLOCKING PASSAGE

APPROXIMATE LIMITS OF CRAWL SPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWL SPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS



AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

FULMORE MIDDLE SCHOOL

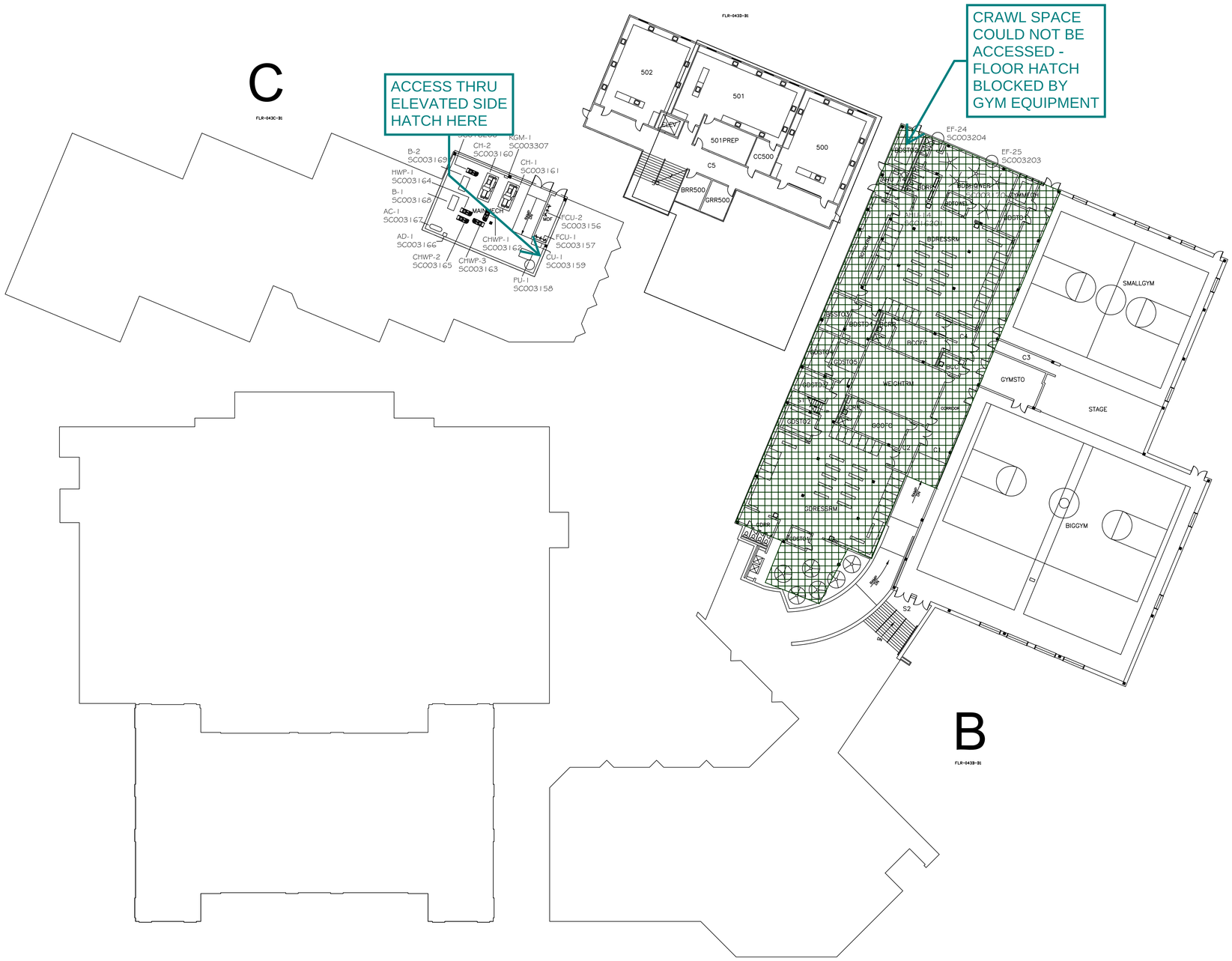
201 East Mary St.
Austin, Texas

FLOOR PLAN
1ST FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
J.R. 07/24/14		
DWG: 043-FLR-01		SHEET
DRAWING SCALE 1" = 20'-0"		1 OF 3

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL/POOR DRAINAGE
2) NO SOUCE OF VENTILATION, A LOT OF CONDENSATION ON CONCRETE FRAMING
3) STALE AND HUMID AIR
4) MISSING FLOOR HATCH DOOR, HATCH OPENING BLOCKED BY PIPES
5) SEVERE CRACKS, SPALLS, AND CORRODED LONGITUDINAL REINFORCEMENT ALONG BOTTOMS OF PRECAST CHANNEL LEGS
6) SPALLS AND EXPOSED/CORRODED REBAR IN CHANNEL SLAB SOFFITS
6) SEVERELY RUSTED PIPES AND PIPE SUPPORTS
7) DEGRADED AND MOLDY PIPE INSULATION

DRAFT



NORTH	REVISIONS					REFERENCE DRAWINGS				AUSTIN I.S.D.	FULMORE MIDDLE SCHOOL		
	MARK	DESCRIPTION	BY	DATE	APPR					DEPARTMENT OF CONSTRUCTION MANAGEMENT	201 East Mary AUSTIN, TX		
						APPROVALS					BASEMENT FLOOR		
							DRAWN	CHECKED	APPROVED	SCALE	SIZE	DRAWING NUMBER	SHEET	REV.
						BY	J.R.			1/32"=1'-0"	D	043-FLR-B1	1 OF 1	0
						DATE	10/07/09							

Fulmore Middle School Site Summary

Site/Civil Assessment

Address	201 E. Mary Street, Austin, TX, 78704
Number of Permanent Campus Facilities	4
Original Year of Construction	1911
Total Campus Area	10 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	1/17/2017 / C. Smith

Introduction

The Fulmore MS campus is located at 201 E. Mary Street in Austin, Texas. Fulmore MS was constructed in 1911 and consists of the theater and classroom building, cafeteria, band hall, gym, orchestra, and classroom building, and two stand-alone classroom buildings.

Development Information

Watershed	East Bouldin Creek
Total Impervious Cover	55%
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)
P1, Northeast/Parking	28 CB	9,800
P2, South/Parking	27 CB 2 HC	14,000
R1, Northeast/Parent Drop-off	28 CB 2 HC	17,500
R2, Between Track and School/ Service Drive	Yes	4,500
R3, Southeast/Bus Drop-off	Yes	3,800

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_Fulmore_MS_Site_Civil_ Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways R1 (entrance/parent drop-off)	R1 is located off E. Mary Street, entering the parking lot and parent drop-off. This roadway is asphalt with concrete curb. There is alligator cracking, significant longitudinal cracks, areas of raveling, and occasional potholes. There is parking included along this roadway. The concrete parking pad needs to be restriped. The condition of R1 is poor.	R1 Poor
	R2 (service drive)	R2 is located between the track and the school buildings. This is asphalt and structurally sound with some debris possibly due to construction. The condition of R2 is average.	R2 Average
	R3 (bus drop-off)	R3 is located off Leland Street and is the bus drop-off. This is asphalt with concrete curb. There is obvious block and alligator cracking and occasional potholes. The condition of R3 is poor.	R3 Poor
		Roadway Deficiencies: · Raveling, alligator cracking, longitudinal cracking, block cracking, and potholes · Striping on Concrete parking pad is faded.	Overall: Poor
	Parking Lots P1 (north-east/	P1 is the parking lot off of E. Mary Street; it is asphalt with concrete curb. This lot has alligator cracking, raveling and potholes. There are also various	P1 Poor

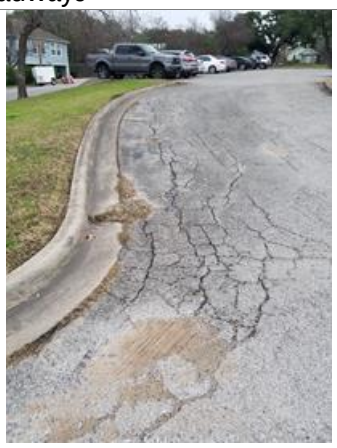
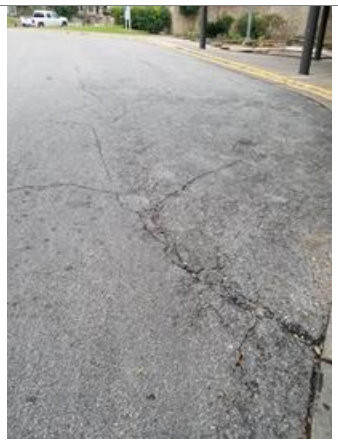
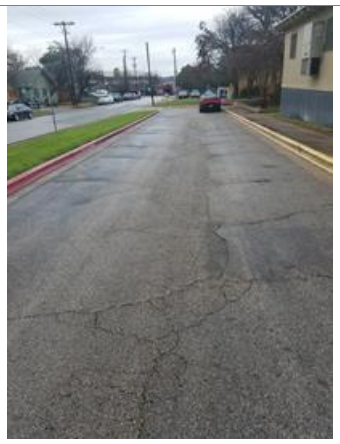
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	parking) P2 (south/ parking)	broken curb stops. The condition of P1 is poor. P2 is the parking lot off of Leland Street; it is asphalt with concrete curb. The asphalt has longitudinal cracking, distortion, and potholes. The condition of P2 is poor. Parking Lot Deficiencies: · Alligator cracks, raveling, potholes · Broken curb stops · Longitudinal, distortion, potholes	P2 Poor Overall: Poor
	Pedestrian Paving	The sidewalks around the school are concrete. There is an area near the front of the school that is a low spot in the concrete where water collects. Some of the sidewalk located on the east side of the building where the buses drop-off is cracked. To the west of the bus drop-off is an area where students walk on the grass and have worn a dirt path. Along the building on the south side of the school, an area has eroded underneath the sidewalk. Near the track is an area of newer concrete. Gravel has washed out, allowing erosion along the concrete. There is also a concrete walkway leading to the track area that ends right at the long jump. Pedestrian paving is in average condition. Pedestrian Paving Deficiencies: · Low spot in concrete · Cracked sidewalk · Worn walking path · Erosion under sidewalk · Concrete drops off	Average
	Site Development	Most of the chain link fencing around the school is in average condition. A section of fencing along R1 roadway is broken. A bike rack is located in the front of the school, to the east of the main entrance. In this same area is the flagpole, which has a stone area that is broken. Some of the gravel washes onto the concrete walkway. Site Development Deficiencies: · Broken fencing · Stone flagpole base is broken	Average
	Site Drainage	There are many downspouts around the school that either have poor connections or are clogged, forcing water to spill out at the seams of the downspouts. Also, there are areas at the outfall of the downspout where the water has eroded the dirt or area around the splash block and often water pools. One of the downspouts is clogged, and a hole has been drilled into a section of the metal to release water. There are a few areas that need to be regraded to allow proper flow into drains. At the portable located at the northwest side of the school buildings, there is erosion, and water is being washed underneath. The site drainage is in poor condition.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Site Drainage Deficiencies: · Downspouts clogged/missing pieces · Downspout outfalls are causing erosion/pooling · Areas not sloping to drains · Erosion/water under portable	
	Courtyards	Two of the downspouts on the south side of the courtyard are overflowing and have bird nests at the top. One of the downspouts is missing a section, and the water goes onto the side of the building and onto the concrete walkway. Another downspout does not lead into a drain, and the water doesn't have anywhere to go. The courtyard needs more gutters. The drains fill and get clogged with the gravel in the courtyard. Some of the construction joints in the concrete are missing the wood pieces. The condition of the courtyards is average. Courtyard Deficiencies: · Clogged/broken downspouts · Need more gutters · Clogged drains · Concrete construction joints missing wood pieces	Average
	Landscaping	There are areas that are worn due to erosion and worn paths due to students walking. The landscaping is in average condition. Landscaping Deficiencies: · Worn foot paths	Average
Site Utilities	Water Supply	There were a couple of locations around the school that had leaking water faucets. This causes pooling under the faucet and damage to the side of the building. Water Supply Deficiencies: · Water faucet leaks	Average
	Sanitary Sewer	No Fiberglass Grease Sampling Enclosure located.	Average
	Storm Sewer	There is a drain around the track in the northwest corner that is filled with vegetation. In the P2 lot, a drain pipe collects water from the east portion of the lot and takes it underneath the concrete to the west portion of the lot. This pipe is clogged and causes water to collect along the curb and pool in the parking spaces. The storm sewer is in poor condition. Storm Sewer Deficiencies: · Vegetation in drain · Clogged drain pipe	Poor
	Detention Pond	There is a small detention pond located on the northeast side of the tennis courts. The pond fills up quickly during a rain event and often will overflow	Poor

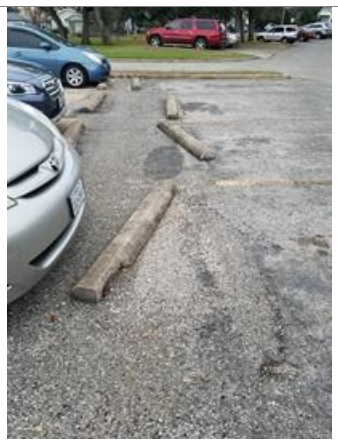
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		and flood the field. The detention pond is in poor condition. Detention Pond Deficiencies: • Pond overflows	
	Other Site Mechanical Utilities	There are two locations of dumpsters. One is just south of the R1 roadway exit onto Brackenridge Street. This is located on a concrete driveway. The other dumpster is in the P2 lot and does not have a concrete pad in front. Other Utilities Deficiencies: • No concrete pad in front of dumpster	Average

Site Improvement Deficiency Examples

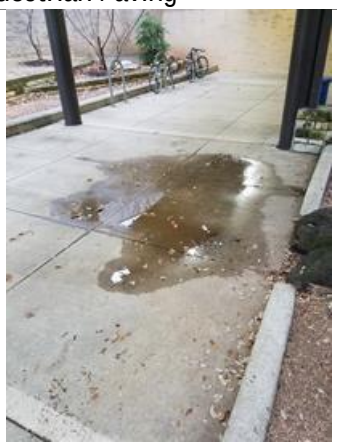
Roadways

		
R1 cracking	R1 drop-off cracking	R3 bus drop-off

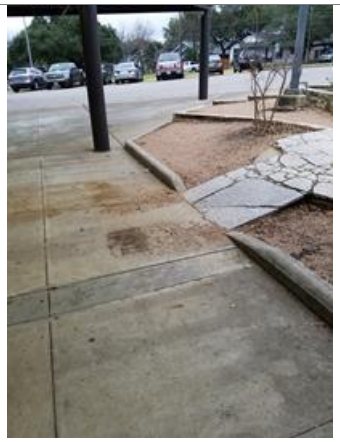
Parking Lots

		
P1 cracking/potholes	P1 broken curb stops	P2 cracking

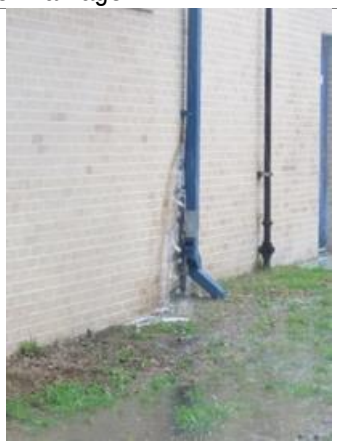
Pedestrian Paving

		
Low spot in concrete near flag pole	Sidewalk cracking near bus drop-off	Erosion under sidewalk near bus drop-off

Site Development

		
Broken chain link fencing	Bike racks	Broken stone at base of flag pole

Site Drainage

		
Downspout overflowing	Detention pond	Area around drain flooding

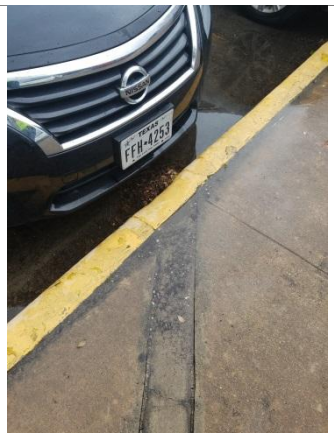
Courtyards

		
Covered/clogged drain	Covered/clogged drain	Downspout missing lower section

Landscaping


Worn foot path

Site Utilities

		
Water faucet leaks	Clogged drain pipe	Missing concrete dumpster pad

Play Fields

Areas presented in table are approximate.

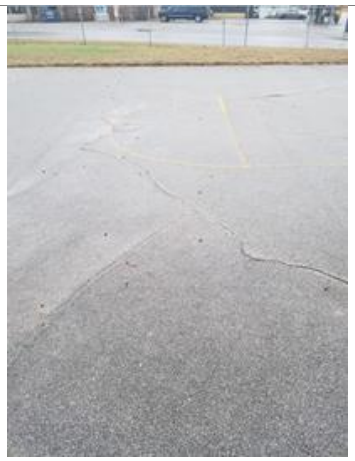
Playfields	Count	Size (SF)
Basketball Courts	2	5,200
Tennis Courts	2	11,000
Soccer/Multi-Purpose Field	1	36,000
Baseball/Softball Field	--	--
Bleacher Seating	--	--
Track	1	800 Ft
Green Space	--	--
Football Field	--	--
Playscapes	--	--

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Courts	The basketball area has two courts with four basketball nets; some are missing the net, and some do not even have a rim. The surface of the court is cracking. There was observed to be erosion adjacent to the basketball court. The basketball courts are in poor condition. Basketball Court Deficiencies: · Missing nets and rims · Court cracking · Erosion adjacent to court	Poor
	Tennis Courts	There are two tennis courts. The surface is cracking, and there are no tennis nets. Nets that are located on the court are possibly used for soccer. Water pools at the entrance to the courts. Along the outside of the court on the west side, there is washing out along the court, which could lead to further damage to the court. The tennis courts are in poor condition. Tennis Court Deficiencies: · Surface cracking · No tennis nets · Water pools at entrance · Erosion on the outside of court	Poor
	Soccer/Multi-Purpose Field	The field on the inside of the track has standing water when it rains. The condition of the field is poor.	Poor

		Soccer/Multi-Purpose Field: · Water pools on field	
	Baseball/Softball Field	System not present.	
	Bleacher Seating	System not present.	
	Track	The track surface is in bad condition; areas are missing and peeling up. There is a section of track surface on the south side that appears to be used for volleyball, but the net is broken. The condition of the track is poor. Track Deficiencies: · Peeling and missing areas of track surface · Broken volleyball net	Poor
	Green Space	System not present.	
	Football Field	System not present.	
	Playscapes	System not present.	

Playfield Deficiency Examples

Basketball Courts

		
Court surface cracking	Missing basketball rim	Erosion adjacent to BB court

Tennis Courts

		
Court surface cracks	Ponding at tennis court entrance	Erosion adjacent to tennis court

Soccer/ Multi-Purpose

	
Water ponding on field	Water ponding on field

Track

		
Peeling and missing track sections	Broken tracks sections	Patches and ponding on 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. Patch and repair, mill and overlay.
2. Restripe concrete parking pad.

Parking Lots
1. Patch and repair, mill and overlay.
2. Replace broken curb stops.

Pedestrian Paving
1. Determine low spot and correct to drain properly.
2. Replace sections of cracked concrete.
3. Add a sidewalk where path is worn.
4. Fill erosion under/along concrete.
5. Determine solution for ending of concrete walkway, Note 10 on the Exhibit.

Site Development
1. Repair the broken chain link fencing.
2. Repair broken stone around flagpole.

Site Drainage
1. Repair broken downspouts.
2. Clean out clogged downspouts.
3. Place damaged splash pads and regrade at downspout outfall.
4. Connect downspouts with underground storm drain system.
5. Assess extent of erosion under portable and fill.

Courtyards
1. Clean out/repair downspouts.
2. Add gutters.
3. Maintain the drains to prevent clogs.
4. Replace missing wood pieces in concrete joints.

Landscaping
1. Reseed areas of worn grass.

Water Supply
1. Repair leaking water faucets.

Storm Sewer
1. Clean/remove vegetation in drain.
2. Unclog drain pipe and find solution to prevent further clogging.
3. Remove trash, debris, and vegetation from existing drain basins.

4. Connect downspouts with underground storm drain system.

Detention Pond

1. Determine cause of detention pond filling and overflowing.

Other Site Mechanical Utilities

1. Place concrete pad around dumpster.

Basketball Courts

1. Resurface the basketball court.
2. Install or repair rims and nets.
3. Fill eroded areas adjacent to court

Tennis Courts

1. Resurface the tennis court.
2. Replace missing nets.
3. Regrade at entrance of courts.
4. Regrade area around the courts to drain properly.

Soccer/Multi-Purpose Field

1. Regrade field to drain.

Track

1. Replace the track surface.
2. Repair or replace broken volleyball net.

DRAFT

Imagery Source: Google/TNRIS 2016.

0 25 50 100
Feet

Legend

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

NOTES:

1. THERE IS RAVELING, ALLIGATOR, LONGITUDINAL CRACKING, POTHOLES
2. BROKEN CURB STOPS
3. RESTRIPE CONCRETE PARKING
4. THERE IS ARE LONGITUDINAL CRACKS, DISTORTION, POTHOLES
5. THERE IS ALLIGATOR AND BLOCK CRACKING, POTHOLES
6. LOW SPOT IN SIDEWALK
7. WORN DIRT PATH, COULD USE SIDEWALK
8. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
9. THERE IS A GAP BETWEEN THE SIDEWALK AND BUILDING
10. THERE IS A DROP OFF AT THE END OF THE CONCRETE.
11. THE SIDEWALK IS BROKEN/HEAVING/SUNKEN IN.
12. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
13. THE BASE OF THE FLAG POLE IS BROKEN, GRAVEL WASHES ONTO SIDEWALK
14. DOWNSPOUT IS LEAKING/BROKEN/CLOGGED COLLECTING WATER.
15. THERE IS NOT A CONCRETE PAD UNDER AND/OR IN FRONT OF THE DUMPSTERS.
16. THE AREA NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
17. BIKE RACK
18. EROSION/WASH OUT UNDER PORTABLE.
19. THE AREA INLET IS CLOGGED OR NEEDS TO BE UNCOVERED.
20. THE DETENTION POND NEEDS TO BE MAINTAINED, FILLS UP QUICKLY AND OVERFLOWS
21. DRAIN PIPE IS CLOGGED, WATER COLLECTS ALONG CURB.
22. WATER FAUCET LEAKS.
23. METAL POST DOESN'T SEEM TO HAVE A PURPOSE.
24. REMAINING PIECES OF PIPING ON TOP OF OVERHANG.
25. HOLES ALONG BUILDING, WATER GOES INTO/UNDER SCHOOL.
26. THERE ARE CRACKS ON THE TENNIS COURT, MISSING NETS.
27. AREAS OF THE TRACK ARE PEELING UP, NEEDS TO BE REPLACED.
28. WATER PONDING ON OR NEAR THE FIELDS.
29. BROKEN VOLLEYBALL NET.
30. AREA WASHED OUT ALONG COURT, NEEDS CHANNEL.

Map Date: 2/21/2017

AUSTIN Independent School District

AECOM

Fulmore MS
201 E Mary St