Martin Middle School Site Summary

Address	81601 Haskell Street Austin, TX 78702
Number of Permanent Campus Facilities	2
Original Year of Construction	1966
Total Campus Building Area (combined)	108,221 SF

Introduction

The Martin Middle School campus is located at 81601 Haskell Street in Austin, Texas. Martin Middle School was established in 1966, and consists of two main buildings. The permanent campus buildings are the two-story Main School Building (BLDG-051A), which includes the administration offices and classrooms, and Building B (BLDG-051B), which includes the stand-alone cafeteria, gymnasium, band room, and main mechanical room. The buildings are connected by exterior covered walkways.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
6/27/16	Interview	00	9/23/16	Draft Issue
7/11-7/12/16	Assessment	01	11/15/16	Added comments from PM Randall Sakai as indicated on email dated 10/28/16.
10/17/16	Cluster Meeting			
10/17/16	Follow-Up			

Main School Building – BLDG-051A

Building Purpose	Administration, Classrooms
Building Area	55,528 SF
Inspection Date	July 11-12, 2016
Inspection Conditions	July 11 - 100°F - Sunny July 12 - 99°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are brick façade on CMU (concrete masonry unit) with painted concrete panels above and below the windows. The exterior walls appeared to be in good condition with some minor areas of paint peeling on the concrete panels above windows.	Good
	Exterior Windows	The exterior windows are aluminum-framed units with single-pane glazing. The windows have metal security screens on them. The windows were observed to be in average condition due to age as some seals at the frames were observed to be deteriorated.	Average
	Exterior Doors	The exterior doors are painted metal with painted metal frames. The exterior doors were observed to be in average condition due to age. Peeling paint and minor corrosion was observed where the paint was chipped and worn.	Average
Roofing	The roof covering is a built-up roof system with ballast on the flat portion and modified bitumen on the low slope areas. There is a small portion of metal standing seam roof over the elevator mechanical room. The roof materials reportedly are ten years old. There is roof access from the BLDG-051B mechanical room yard. Facility staff reported leaks in the administration offices and library. There were a few areas of blistering where air or water was trapped under the built-up roof membrane where leaks could potentially occur. These were generally located around vent pipes and the internal roof drains. The modified bitumen roofing on		Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	the low slope areas appeared to be in good condition. Graffiti was found on the upper roof level over the BRKM stairwell. The roof structure is concrete "T"s and is visible at the upper levels. Some of the "T"s had concrete spalling at the corners with rebar beginning to rust due to exposure to the elements. The standing seam roof does not appear to have been replaced in 2006. There were no visible issues but it appeared aged. The front and side entries have a formed metal barrel vault walkway cover. Both locations appeared to be in good condition. The north walkway cover has netting over the structural members as a bird deterrent, which was torn.		
Interior Construction	Interior Walls	The interior walls are predominantly gypsum board on stud construction, CMU, and brick. The interior walls were observed to be in good condition.	Good
	Interior Doors	The interior doors are wood with painted metal frames. The restroom and mechanical room doors are painted metal. The wood doors were observed to be in average condition due to age and use. The wood veneer was scratched and marked up on various doors, and the small vision lites were scratched. The metal frames had peeling paint.	Average
	Interior Specialties	There are pre-finished metal lockers on the first and second floors in the corridors. The lockers were observed to be in good condition as they appeared to not be regularly used; all the doors were zip tied shut.	Good
Stairs	Exterior Stairs	There are exterior concrete stairs to the principal's office's exterior door. There are stairs to the second floor in the exterior courtyard area that match the interior stairs in finish. They are concrete with embedded metal anti-slip nosing. The exterior stairs were observed to be in good condition showing signs of routine wear and use.	Good
	Interior Stairs	The interior stairs are concrete with embedded anti-slip nosing and painted metal railing. The surrounding walls are exposed brick. The interior stairs were observed to be in good condition.	Good
Interior Finishes	Interior Wall Finishes	The interior wall finish is predominantly painted gypsum board in the classrooms with tack boards and acoustic panels. Some of the classrooms on the second floor have exposed brick, painted CMU, or painted wood paneling as the interior finish. There are plastic laminate	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		panels in the classrooms and corridors with aluminum trim. The restrooms have ceramic tile on the full height of the walls. The interior wall finishes appeared to be in average condition. The plastic laminate in the corridors showed signs of wear due to high use. There was a moisture issue in room 104 near the HVAC (heating, ventilating, and air conditioning) vent that caused the paint to separate from the wall. Further investigation is required to identify the cause of the issue. There was damaged drywall in restroom GRR100 that did not have ceramic tile finish. The brick in the interior stairwells appeared to have been painted at one point in areas of high use or with graffiti above handrails.	
	Interior Floor Finishes	The floor finishes in the classrooms are vinyl composition tile. The restrooms, including faculty restrooms, have ceramic tile. There is vinyl/rubber cover base at all vinyl composition tile. In the administration areas, there is carpet and a small area of Saltillo tile. The flooring appeared to be in average condition due to age and various areas where the vinyl composition tile had been replaced. There were several areas throughout the building where a small portion of rubber cover base was missing, for example, in the second floor corridor between rooms 212 and 214. Facility staff reported an odor associated with the library carpeting and maintenance issues with the tile in the administration restrooms.	Average
	Interior Ceiling Finishes	The ceiling finishes are ACT (acoustic ceiling tile) and grid throughout the classrooms and painted gypsum board in the restrooms. There is a painted stucco soffit in the exterior corridors. The ceiling tile appeared to be in average condition with numerous areas of damaged and discolored ceiling tiles. The ceiling tiles appeared to be aged and mismatched throughout the entire building.	Average
Conveying	The building is equipped with an elevator for second floor access. The hydraulic system for the elevator appears to have been replaced in 2009. The conveying system appeared to be in good condition.		Good
Plumbing	Plumbing Fixtures	The building contains predominantly multi-use restrooms throughout the facility, with single-use restrooms found in the nurse's office, room 104 and faculty restrooms on both the first and second floors. Typical restrooms have floor-mounted vitreous china	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		water closets with manual flush valves and predominantly vitreous china sinks. Additionally, wall-hung vitreous china urinals with manual flush valves are located in the dedicated multi-use male restrooms. Room 104 contains a full restroom with bathtub and shower combination. Some of the classrooms contain a single-basin stainless steel or resin basin sink. The science classrooms have eyewash stations. Storage rooms 117STO and 118STO contain stainless steel sinks with drinking fountains attached. Stainless steel drinking fountains and some combination drinking fountain and water bottle fill stations can be found in the corridors of the building. Multiple mop sinks are found in janitorial closets throughout the building. A few plumbing fixtures were observed to be showing minor signs of deterioration, corrosion and rust but still operational. The male restroom outside the library (BRRLIB) contained a trough urinal and toilets that were dirty and emitting a smell with slight corrosion observed. The urinal in the second floor male restroom BRR200E had low flow and rust on the connection. There was a leak on one of the sinks in the second floor male restroom BRR200W; additionally, the urinal trough was cracked. Corrosion was observed inside the toilet in the male restroom BRR100. The toilet in the nurse's restroom showed evidence of leaks. The sink in the administration restroom was clogged and not draining properly. Room 104 contained a full bathtub that was draining slowly; this restroom was noted to have frequent clogging according to facility staff. Room 117 has five sinks; two sinks had no flow. One of the sinks that had water flow was dripping when the faucet was turned off. The eyewash station had a leak. Room 118 has five sinks; one had no faucet. There are five sinks in room 119. Three of the five sinks were not working; two had no flow, and the third did not have a knob to turn the faucet on. The sink in room 121 had a loose faucet. Room 120 contained four sinks. The eyewash station connected to one sink was not working. Two of the sinks in room 120 were not working. A trough basin with a double-faucet sink in room 120 was working. The sink in room 219 was missing the faucet. The eyewash station in room 219 was draining slowly. The library sink appeared in good condition.	

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		It was reported that the female restroom in the office had clogging problems. The sink was clogged and having issues draining at the time of assessment. There was one combination filling station and drinking fountain upstairs that appeared to be in good condition. There was also a combination drinking fountain and water bottle fill station that had flow to the drinking fountain, but the fill station did not function. The majority of mop sinks had signs of wear and tear as well as corrosion and rust at the base.	
	Domestic Water Distribution	There is a 40-gallon GWH (gas water heater) under the S2 stairs. It is suspected that this feeds the bathtub fixture in room 104. The GWH showed signs of corrosion and rust with leakage on the floor. Various smaller electric water heaters are located throughout the building to provide heated domestic water to specific locations in the school (i.e., 116KIT and library). Domestic hot water is not supplied to the classroom plumbing fixtures. The plumbing distribution equipment appeared to be in average condition with damaged insulation and corrosion and rust observed on piping throughout the building. Several sinks had corrosion and rust in the connecting piping to the sink. The administration kitchen, nurse's office, and nurse's restroom had a hot water faucet, but no hot water was observed coming to the fixtures. The female and male restrooms outside the library contained one sink where the hot water knob had no flow. No flow was observed to the sink when only the hot water faucet was turned on in the second floor female restroom (GRR200W). The sink in room 213 had evidence of a leak. Room 116 contained a sink that had its own water heater underneath it and showed evidence of leaks. The sink containing an eyewash station in room 213 had evidence of leaks and corrosion on the surrounding piping. Damaged connection plumbing was observed in GRR100. There was evidence of leaks under the sink of 118STO.	Average
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system, but the covers had some corrosion. Roof drains showed evidence of debris around them, which could cause the	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		drains to become clogged. The ADMINWHRR and BRRLIB were emitting a sewage smell suspected to be coming from the floor drains. It was reported that there are no water line isolation valves for maintenance to the building and that the school has to be shut down for any water line repairs.	
Mechanical/ HVAC	The building's HVAC system is primarily composed of roof top packaged systems, roof top HRUs (heat recovery units), RTUs (roof top units) and chilled water FCUs (fan coiled units) fed by the boilers and chiller found in the MAINMECH room of BLDG-051B and a cooling tower. Through-wall air conditioned units and heat pump units are found throughout the building to provide heating and cooling to specific locations in the school. Multiple roof top EFs (exhaust fans) ranging in size serve the building. Roof top HRUs were observed to be in average condition, showing minor signs of corrosion and rust. RTUs were older and showed significant signs of corrosion and rust. The chilled water FCUs were observed to be in average condition, with some showing signs of age and wear on the insulation. The FCUs were reported to be original to the building according to facility staff. These units appeared aged and out of date. Units FC-4 and FC-5 were making a loud churning noise during operation. FC-5 was missing the shield covering the belt. FCU-4 was noted to have an active condensation pump on the floor, indicating excessive condensation. According to facility staff, this unit was reported to be leaking and needing excessive maintenance. There was no visible dampness observed on the ground or around the unit, but the storage basin of the pump was full of water. Rooms 202 and 204 were warmer than other upstairs classrooms. This could be an indication that the HVAC feeding these rooms was not working as efficiently as the others. Ceiling-mounted space heater/coolers were found in the exterior restrooms GRR100E, BRR100E, GRR200E, and BRR200E, as well as the female restroom outside the library, GRRLIB. These units were not working, and the units in BRR200E and GRRLIB had no associated thermostat and control present. Some of the roof vents and EFs had minor corrosion. The EF in the upstairs male restroom (BRR200W) was abnormally loud. Multiple HVAC units were using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel. The fire alarm system appeared to be in average condition due to some of the fire alarm end devices being aged or worn, especially those located on exterior walls. Facility staff reported fire alarm system faults that need to be investigated.	Average
	Fire Protection/ Suppression	The fire suppression system consists of fire extinguishers throughout the building. Visual assessment showed these were in average condition. The fire extinguishers in room 116KIT, CUSTSTO, and the administration area were past due on their annual inspections. Multiple fire extinguisher housings were locked so extinguishers inside could not be visually assessed.	Average
Electrical	Electrical Distribution	The building's 277/480-volt electrical service is distributed with various panelboards and transformers. The service feeds transformers and high-voltage panelboards located in various rooms throughout the building. The transformers step down the voltage to 120/208-volt secondary, which feeds power to 120/208-volt panelboards and other miscellaneous equipment. The building does not have a lightning protection system. The electrical distribution equipment was observed to be in poor condition. The majority of the electrical distribution equipment, (e.g., panelboards, transformers, electrical shutoff switches, and controllers) are original to the building construction, although some were added in the 1990s and 2000s. The original panelboards were predominantly manufactured by ITE and were obsolete. Along with the obsolete electrical equipment, common deficiencies included missing screws from panelboard covers, missing breaker covers, corrosion, or lack of specification plates on in-wall transformers. A panelboard located in room 113 was found to have open gaps between the front cover and panel housing. Gaps, loose covers, and open breaker slots should be considered life safety hazards. Several roof top safety switches feeding HVAC equipment were found to be worn and corroded.	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The building's exterior lighting consists of metal-halide/ high pressure sodium and LED (light-emitting diode) luminaires that are located around the building, building egress points, and on the covered walkways within the courtyard area. The interior lighting primarily consists of T8 fluorescent luminaires. It is worth noting that the building's corridor lighting was predominantly keyed-off, which prevented a complete assessment of the interior lighting. The lighting system appeared to be in average condition. Many interior and exterior luminaires appeared to be aged past their design service life. Observed deficiencies included broken or cracked lenses, worn/discolored lenses, and non-functional fixtures. The teacher's lounge had a loose fixture that was not properly mounted. Many of the mechanical and HVAC equipment rooms had extremely poor lighting. There were exit signs throughout the building, but some were non-functional or dim. There were several issues in the branch wiring, including damaged or loose conduit, missing/open junction box covers, and worn/damaged electrical receptacles. Several electrical receptacles had cracked faces with metal exposed. The laboratory classrooms also had corroded receptacles with evidence of arcing on the faceplate. These deficiencies with the electrical receptacles should be considered a life safety hazard and replaced immediately. Many of the classroom light switches were worn. Some stairwell light switches were broken or decommissioned. Facility staff reported that some incandescent bulb style fixtures were installed on the west end of the building and were constantly on. Facility staff also reported dim lighting within the building corridors.	Average
	Communications & Security	The building is equipped with telecommunications/cable systems, with the main backbone equipment located in various electrical and mechanical rooms. The building also has a large satellite dish mounted on the roof. Networking Wi-Fi access points are installed throughout the building. VOIP (Voice Over Internet Protocol) telephones are used for voice communications. Many classrooms had damaged or exposed telephone cabling. Remnants of 1980s Token Ring LAN networking were still present in some of the classrooms. The building security includes surveillance cameras,	Average

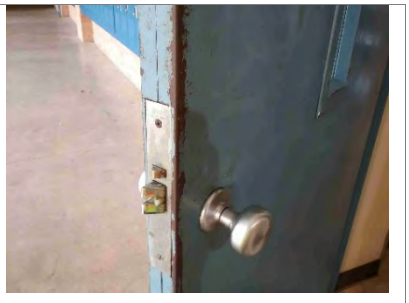
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		motion detectors, and a proximity card access system. The communications and security system was observed to be in average condition. According to facility staff, the surveillance cameras are inadequate for the building and provide inadequate coverage. The parking area and south side of the building were specific areas that needed surveillance improvements. Facility staff reported there were no issues with the timekeeping and intercom systems.	

Exterior System Deficiency Examples

Exterior Walls

Exterior Windows

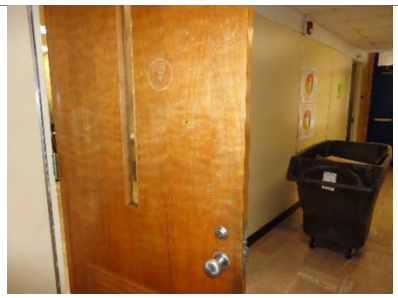
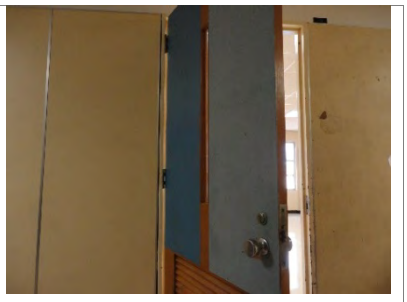
Exterior Doors



Roofing Deficiency Examples

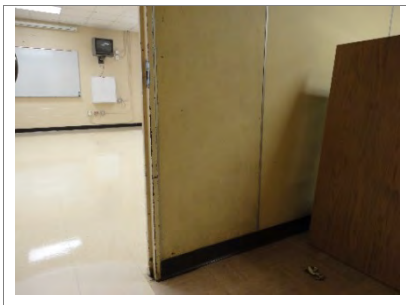
Interior Construction Deficiency Examples

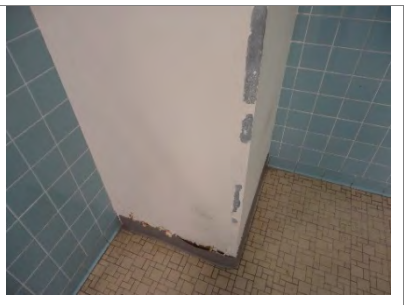
Interior Doors

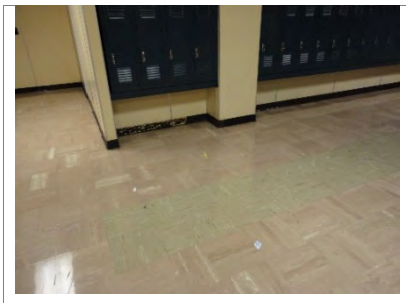
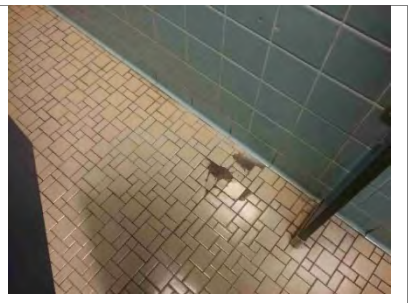
Interior Finishes Deficiency Examples

Interior Wall Finishes



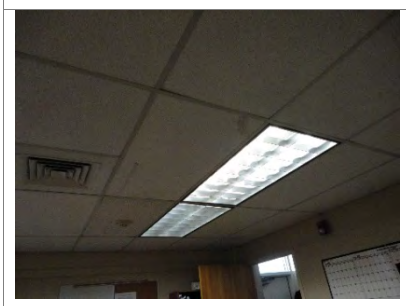



Interior Floor Finishes

Interior Ceiling Finishes



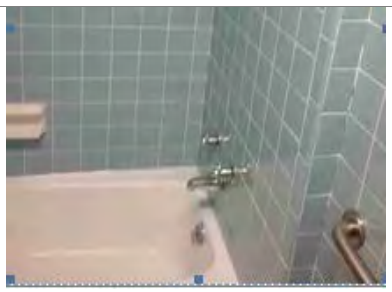



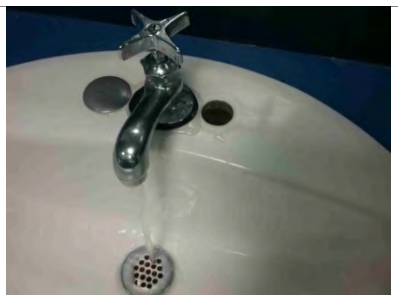
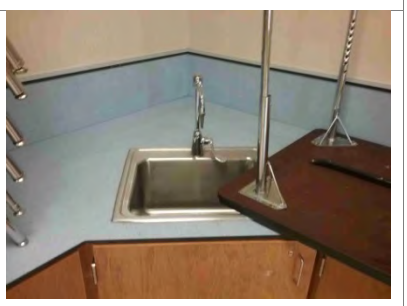
Plumbing System Deficiency Examples

Plumbing Fixtures

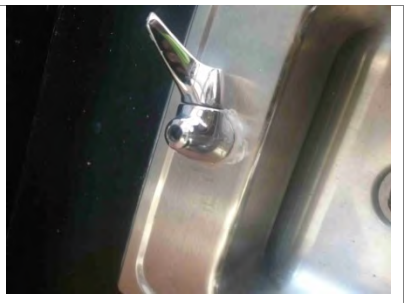




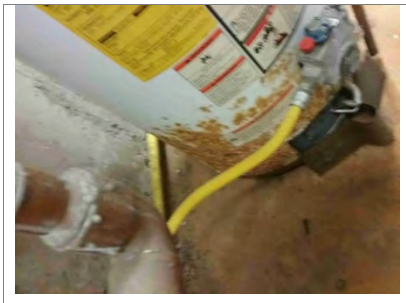






Domestic Water Distribution

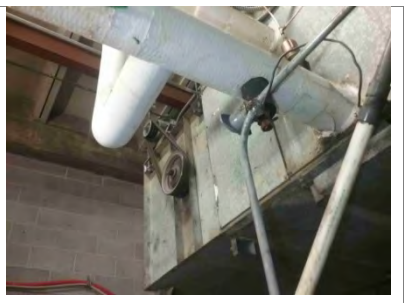





Other Plumbing


Mechanical/HVAC System Deficiency Examples











Fire Protection System Deficiency Examples

Fire Alarm

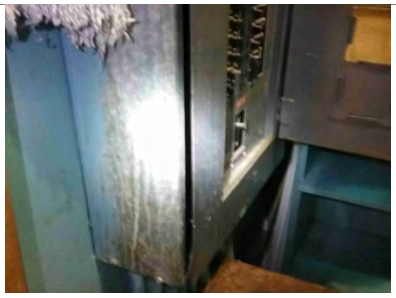
Fire Protection/Suppression

Electrical System Deficiency Examples

Electrical Distribution







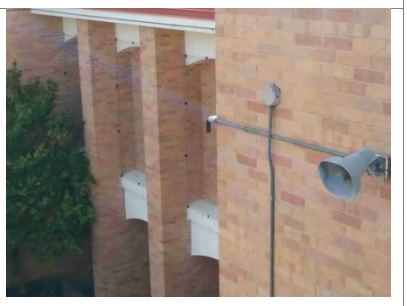

Lighting







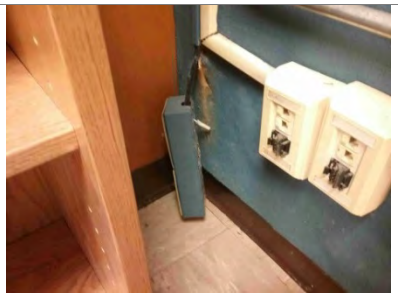


Communications & Security







Building B – BLDG-051B

Building Purpose	Stand-Alone Cafeteria, Gymnasium, Band, and Main Mechanical
Building Area	52,693 SF
Inspection Date	July 11, 2016
Inspection Conditions	100°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are composed of brick with concrete panels above and below the exterior windows. The band building appears to be of more recent construction than the rest of BLDG-051B. The band building has a brick facade with accent bands of brick and limestone and painted stucco surrounding the exterior main entrance and windows. The exterior walls appeared to be in good condition with one isolated area of mortar failure on the south side of the locker room exterior wall. A band of approximately 12 courses of brick had failing mortar midway up the wall with numerous holes. Facility staff reported pest control issues in the kitchen and 300-wing.	Good
	Exterior Windows	The exterior windows are aluminum-framed units with single-pane glazing. The majority of windows have metal security screens for protection. There are very few windows on the north, south and east elevations. The windows were observed to be in average condition due to age as most seals at the frames have deteriorated.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Doors	The exterior doors are painted metal with painted metal frames. The doors on the north and east sides were deteriorating due to age and corrosion. The doors from the small gymnasium and the locker rooms to the exterior did not close properly. Daylight was visible at the floor.	Average
Roofing	The main flat roof level of BLDG-051B is built-up roof covering with ballast. There are roof drains internal to the building from the flat roof. The big gymnasium, small gymnasium, and cafeteria have low slope modified bitumen roof covering and gutters and downspouts that drain to the flat roof with splash pads provided. There is roof access from the mechanical room yard and additional ladders from flat roof areas to higher sloped areas. There is no ladder to the band roof, which is pre-finished metal standing seam roofing. The roof was reportedly replaced ten years ago and appeared to be in good condition with minor areas where patching or repairs have occurred on the modified bitumen roof over the small gymnasium. Facility staff reported leaks over the 300-wing. Further investigation is required to determine the cause of these leaks.		Good
Interior Construction	Interior Walls	The interior walls in the building are a combination of CMU, gypsum board, and stud construction. Some interior walls in the corridor are exposed brick. The north portion of BLDG-051B has wood paneling in rooms TechEd and 301. There are interior windows in the cafeteria that are single-pane glass in painted metal frames. The interior walls were observed to be in good condition with a few areas that had more significant wear and tear, including the weight room, locker rooms and band room. Facility staff reported poor quality repair work in the corridor to the band room.	Good
	Interior Doors	The interior doors consist of wood or painted metal doors with painted metal frames. There is a manual roll up counter door adjacent to the cafeteria and one near the big gym in corridor C10. The painted metal doors were beginning to peel, especially in corridor C10 due to high use near the big gymnasium. The doors to the storage closets in the kitchen had deteriorated and did not close properly. The wood doors were observed to be in good condition surrounding the weight room and had likely been replaced when the stage was removed approximately ten years ago.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Specialties	There are various types of lockers located throughout the locker rooms. Large metal lockers, mobile metal baskets, and small metal wall lockers are present. There are metal lockers along corridor C9. The lockers were observed to be in good condition. The lockers in corridor C9 did not appear to be used regularly as all the doors were zip tied shut.	Good
Stairs	Exterior Stairs	There are concrete stairs on the north side of the TechEd room and the north entrance to corridor C9. The exterior concrete stairs were observed to be in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes are paint throughout the building with acoustical panels in the band room. There are areas of exposed brick in the corridors with some areas of painted brick. There is plastic laminate in corridor C10. The cafeteria has glazed block up to seven feet in the cafeteria and painted block above seen feet. The interior wall finishes were observed to be in average condition. The wear and tear was more severe in corridor C11 to the band room, the big gymnasium's east corridor C10, and the weight room and storage areas on either side of the weight room. The areas of plastic laminate near the restrooms in C10 were aged, and there were areas where the laminate finish was damaged.	Average
	Interior Floor Finishes	The floor finishes consist of vinyl composition tile in the classrooms and corridors, and ceramic tile in the restrooms and locker rooms. There is hardwood in both gymnasiums and on the stage in room 309. The carpet in the band room was being replaced during the assessment. The orchestra room also has carpet. The floor finishes were observed to be in average condition due to age. Areas in the cafeteria, janitorial closets, and corridor C10 showed significant signs of wear due to high use. The ceramic tile in the restrooms was aged and deteriorating, especially in the restrooms east of the big gymnasium. An issue with the gymnasium flooring was reported after the assessment. A patched area had cupping, buckling close to center court north of the logo, and ongoing minor issues at a patch on the north side and a threshold lifting at the southwestern doors. This floor	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		was identified as having vermiculite underneath and should be considered for full abatement and replacement.	
	Interior Ceiling Finishes	The ceiling finishes consist of ACT, painted gypsum board and acoustic panels above steel joists. The ceiling finishes throughout the building were observed to be in good condition with some isolated areas that need repair or ACT replaced. The ACT in storage 440 and the laundry room needs to be realigned and tiles replaced. The painted gypsum ceiling in the female shower area had peeling paint due to moisture.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building contains predominantly multi-use restrooms throughout the facility, with single-use restrooms found in the kitchen and rooms 414A, 416 and in the corridor between the small and big gymnasiums. Typical restrooms have floor-mounted vitreous china water closets with manual flush valves and predominantly vitreous china sinks. Additionally, wall-hung vitreous china urinals with manual flush valves are located in the dedicated multi-use restrooms. Some multi-use restrooms contain stainless steel bowl sinks. The dressing rooms contained single-use and multi-use showers. Additionally, the female coaches' office and room 414A contain single-use showers. Stainless steel drinking fountains and some combination drinking fountain and water bottle fill stations can be found in the corridors and dressing rooms of the building. Exterior to the building, there is a four-spout cement drinking fountain. A commercial kitchen is located in the school's cafeteria in BLDG-051B. The kitchen contains stainless steel kitchen equipment, including two double-basin prep sinks. It also has various wall-mounted vitreous china sinks for personal use. There are two triple-use basin handwashing sinks outside the cafeteria (one on each side of the room). Mop sinks are in the various janitorial closets throughout the building, and appeared to be in average condition, showing signs of age and deterioration and rust at the base. The art room 305 and TECHED classrooms contain coated metal trough sinks. There is a resin trough sink in the art storage room 306. Room 304 has a stainless steel sink and drinking fountain combination fixture.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The majority of plumbing fixtures were observed to be in average working condition, with some showing minor signs of deterioration but still operational. The male restroom was missing stalls, and the water in the urinals was brown, even after flushing. There is one urinal in BDRESSRM that leaks all over the floor when flushed. The drinking fountain outside the male restroom by the big gymnasium was missing an On pushbutton. The exterior four-spout drinking fountain was dirty and had a hose blocking the entire basin. The fountains did have flow when the button was pushed, but leakage was also observed from areas other than the spouts. The drinking fountain between the small and big gymnasiums did not work. There was a combination drinking fountain and water bottle fill up outside the cafeteria. The fountain did not work, but the fill up station was working. There was no flow to the drinking fountain in the cafeteria. The sink in BDRESSRM had no flow. There were sinks in room 431SHWR and 416 that were cracked. There was a sink in room 414A that was had a clogged drain. The cafeteria handwashing sinks had corrosion at the base. The resin sink in room 306 off the art room was unable to be assessed because it was full of art supplies. From visual assessment, it looked aged but in average condition. The coated metal sink in art room 305 was aged and showed signs of deterioration. The multi-use showers in BDRESSRM were working. The single-use showers in BDRESSRM and 431SHWR were full of items and not able to be assessed. From visual assessment, they appeared to be in average condition. The GDRESSRM multi-use showers had knobs broken and did not turn to allow flow to the shower head.	
	Domestic Water Distribution	Domestic hot water to the kitchen is provided by a 100-gallon, 0.199-MBH GWH stored in the mechanical room (KITMECH) located on the outside of the building just outside the kitchen. The plumbing distribution equipment was in average condition with minor corrosion and rust observed on piping throughout the building. No water heater was found for the locker room showers. Room 414STO contained a shower, but no hot water was flowing to it, and there was no visible water heater. There are two double-basin sinks in the kitchen that did not have hot water when the hot water faucet was turned on. Water	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		temperature was only luke warm when turned to hot. The domestic water system was in average condition with typical wear associated with the system's age and general daily use.	
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system, but the covers had some corrosion. Roof drains showed evidence of debris around them, which could cause the drains to clog. Signs of corrosion and rust were observed on exterior piping. The male and female restrooms outside the big gymnasium were emitting foul odors. Other plumbing was observed to be in average condition. It was reported that there are no water line isolation valves for maintenance to the building and that the school has to be shut down for any water line repairs.	Average
Mechanical/ HVAC	The building's HVAC system is composed of a cooling tower, a chiller system, boiler systems, RTUs, roof top air conditioner units, ground condenser cooler air conditioning units, and chilled water FCUs. Through-wall air conditioning units and heat pump units are found throughout the building to provide heating and cooling to specific locations in the school. Various EFs vent the building. The HVAC system was in average condition; however, the majority of the equipment is approaching its expected design service life. Some units showed signs of degradation and rust and corrosion. Multiple HVAC units were using R-22 refrigerant, which is an outdated refrigerant that is being phased out of use. The boilers were aged, showing signs of leakage and rust with possible pest issues. The chiller unit was newer but was extremely noisy, requiring ear protection when assessing the MAINMECH room. The chilled and hot water pumps were aged and showed signs of corrosion and rust. The cooling tower did not have any visible nameplate information, but during visual assessment, the unit appeared to be reaching its end of expected operational design service life. Some of the FCUs were aged and out of date. The FCUs were reported to be original to the building according to Facility staff. These units appeared aged and out of date. Unit FC-9 above the cafeteria stage was making a loud squeaking and blowing noise. This unit was reported by facility staff to have issues with leaking. Units FC-11 and FC-10 in the mezzanine (AHU [air handling unit]-12) could not be safely accessed, and were unable to be inspected. They are assumed to be similar in age and condition to FC-12 in AHU-10. There is an in-wall unit installed above the door in room 308 where the display was working, but the unit was not operating. The unit does not kick on when the controls are toggled. The RTU that feeds the kitchen refrigeration and freezer units had condensation dripping off the connections. The unit was also missing insulation on the connection lines. There is an EF in room 306 that was loud. Some of the roof top vents and EFs had corrosion and rust.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system appeared to be in average condition. The majority of the end devices were near or past their design service life. Exterior mounted end devices were significantly worn, and several end devices in the outdoor corridor were partially painted over.	Average
	Fire Protection/ Suppression	A fire suppression system is present for the range hood in the kitchen with a tank mounted to the wall at the ceiling. Fire extinguishers throughout the building were observed to be in average condition. The fire extinguishers in rooms AHUBAND and 428 (laundry room) and the weight room were past due on their annual inspections. Multiple fire extinguisher housings were locked, so extinguishers inside could not be visually assessed. Additionally, one fire extinguisher housing was found to be missing its extinguisher.	Average
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 2000-amp main switchboard located in MECHSTO. The service feeds transformers and high-voltage panelboards located in various rooms throughout the building. The transformers step down the voltage to 120/208-volt secondary, which feeds power to 120/208-volt panelboards and other miscellaneous equipment. The building does not have a lightning protection system. The electrical distribution equipment appeared to be in poor condition. The majority of the electrical distribution equipment (e.g., panelboards, transformers, electrical shutoff switches, and controllers) were original to the building construction, although some were added in the 1990s and 2000s. As stated earlier, the original panelboards were predominantly manufactured by ITE and were obsolete. Panel K1, located in room KITLOCRM, and Panel L4, located in BGYMSTO, were found with missing breaker covers, which should be considered a life safety hazard. A panelboard located in room 300 was found with tripped breakers. Panel 1H, located in AHUELEC, was found to be improperly installed with the front cover not aligned with the	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		breaker slots. There is a large switchboard located in BGYMSTOD that had items blocking panel access. A transformer on the stage had a damaged front grill that allowed the internals to be accessible. This should be considered a life safety hazard. Several roof top safety switches feeding HVAC equipment were found to be worn and corroded.	
	Lighting	The building's exterior lighting consists of metal-halide/high pressure sodium and LED luminaires located around the building, building egresses, and on the covered walkways within the courtyard area. The interior lighting primarily consists of T8 fluorescent luminaires. It is worth noting that the building's corridor lighting was predominantly keyed-off, which prevented a complete assessment of the interior lighting. The lighting system appeared to be in average condition. Exterior luminaires were dated or damaged, typically with cracked or missing lenses. Occasionally, an interior luminaire was found to be non-functional. Many of the mechanical or HVAC equipment rooms had extremely poor lighting. There are exit signs throughout the building, but some were non-functional or dim. There were several issues in the branch wiring, which included damaged or loose conduit, missing/open junction box covers, and worn/damaged electrical receptacles. One exterior receptacle was found with a missing cover. The band hall storage room had a damaged light plate. Facility staff reported dim lighting within the building corridors.	Average
	Communications & Security	The building is equipped with telecommunications/cable systems, with the main backbone equipment located in various electrical and mechanical rooms. Networking Wi-Fi access points are installed throughout the building. VOIP telephones are used for voice communications. The building security includes surveillance cameras, motion detectors, and a proximity card access system. The communications and security system was observed to be in good condition. Minor deficiencies with the communications system involved loose or improperly mounted network/coaxial receptacle boxes. According to facility staff, the surveillance cameras are inadequate for the building and have inadequate coverage. The parking area and south side of the building were specific	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		areas that need surveillance improvements. Facility staff reported there were no issues with the timekeeping and intercom systems.	

Exterior System Deficiency Examples

Exterior Walls

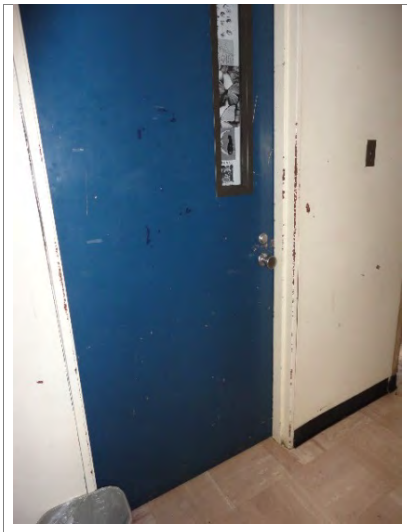
Exterior Windows

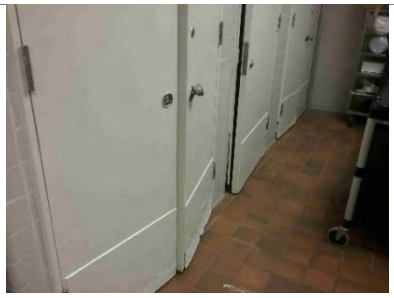
Exterior Doors

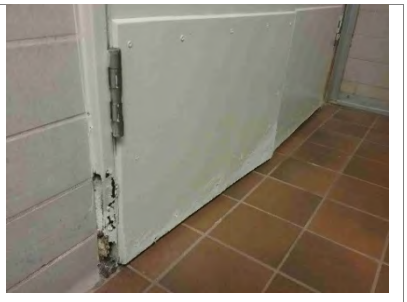
Interior Construction Deficiency Examples

Interior Walls

Interior Doors

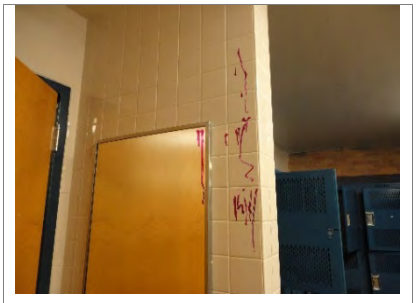






Interior Finishes Deficiency Examples

Interior Wall Finishes

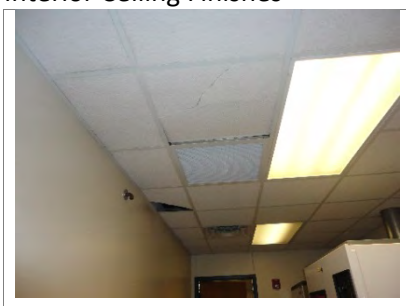
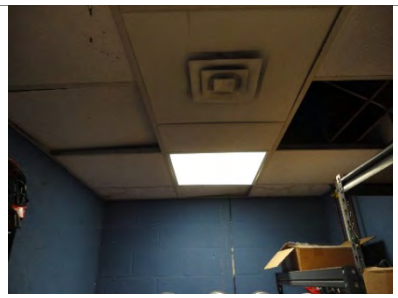


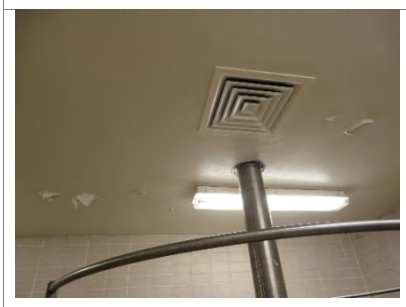
Interior Floor Finishes





Interior Ceiling Finishes

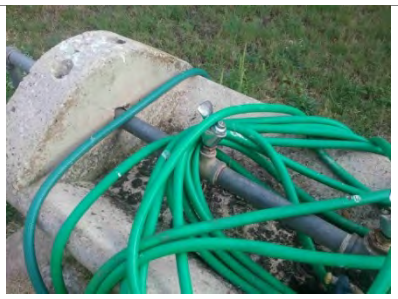



Plumbing System Deficiency Examples

Plumbing Fixtures



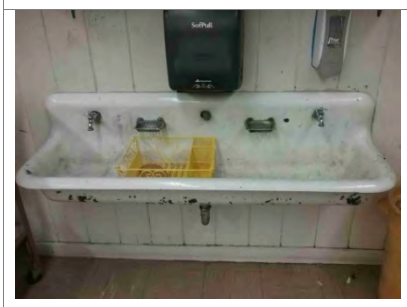
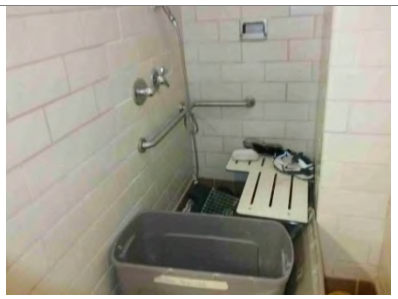
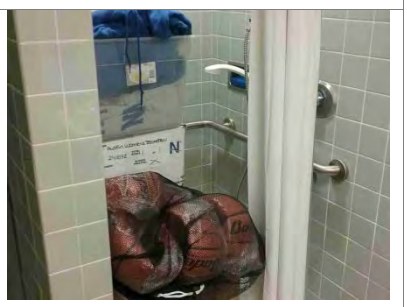






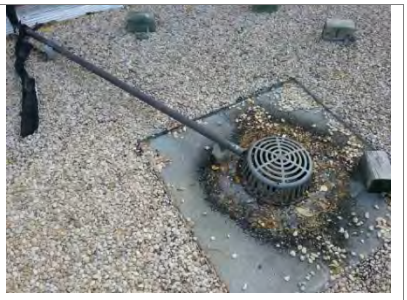




Domestic Water Distribution

Other Plumbing



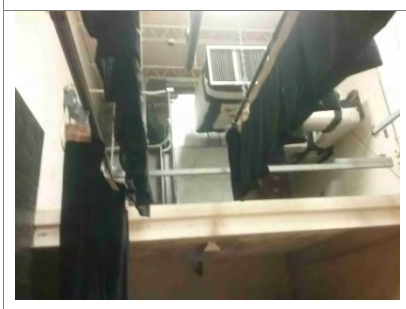
Mechanical/HVAC System Deficiency Examples



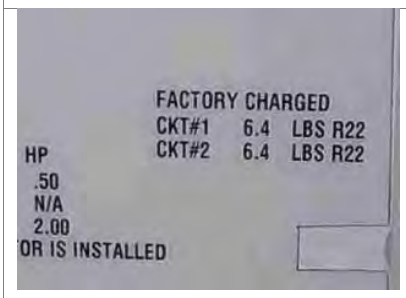






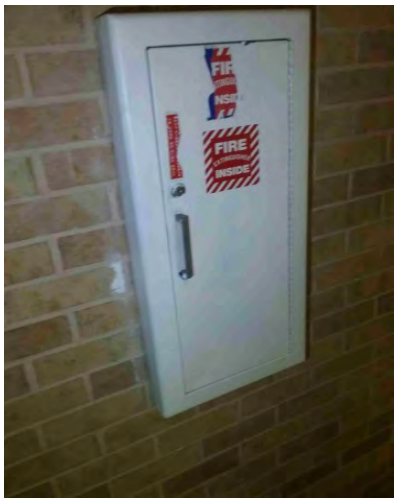



Fire Protection

Fire Alarm


Fire Protection/Suppression

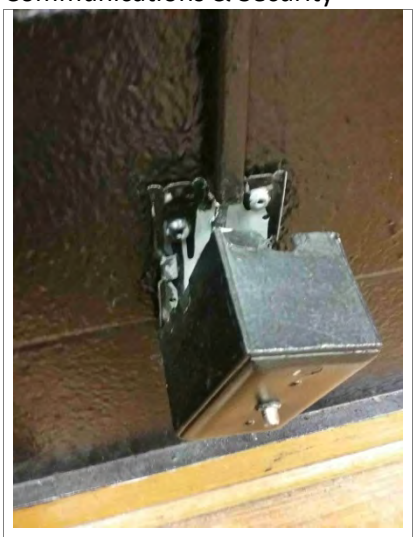


Electrical System Deficiency Examples

Electrical Distribution

Lighting

Communications & Security



Martin Middle School Campus Summary of Recommendations

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

Campus Recommendations

Exterior

1. Replace exterior single-glazed aluminum-framed windows.

Interior Finishes

1. Replace damaged or discolored ceiling tiles that are in approximately 25% of the school area.

Plumbing

1. Replace aged plumbing fixtures to maintain a functioning system.
2. Inspect, clean and repair plumbing in multiple restrooms that are emitting an unpleasant odor.
3. Clean and flush out all floor drains to ensure adequate drainage. It was reported these are not draining properly.
4. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, repainting, or repairing to prevent further deterioration.
5. Remove debris from around roof drains to prevent clogging.

Mechanical/HVAC

1. Replace HVAC equipment that is beyond its expected design service life before failure occurs.
2. Address any rust or corrosion observed on the equipment, its associated piping, or any other sub-asset in all facilities by cleaning, repainting, or repairing to prevent further deterioration.
3. Repair any equipment that was noted with excessive noise/vibration.
4. Replace aged vents on the roof top.
5. 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 they meet their design service life due to refrigeration restrictions.

Fire Protection

1. Inspect all out of date fire extinguishers, and replace as necessary.
2. Replace worn or dated fire alarm end devices.

Electrical

1. Consider the replacement of all original or worn electrical distribution equipment. These are all 50 years old and are past their design service life expectancies.
2. Replace missing screws from all panelboards for the facility.
3. Immediately provide missing breaker cover plates for all panels with open slots, as these instances should be considered life safety hazards.
4. Install specification labels on original in-wall transformers or replace units due to overall age.
5. Correct improperly installed panelboards by using the correct components. There should be no major gaps in the panelboards that allow access to the internal buss bars or wiring.
6. Replace bulbs in luminaires throughout campus that have burned out.
7. Replace all outdated or damaged luminaires with LED luminaires with dimming capabilities.
8. Improve lighting in the mechanical and electrical rooms.
9. Repair or replace exit sign luminaires.
10. Replace exterior electrical receptacle covers that are damaged.

11. Replace all damaged or worn electrical receptacles throughout the facility.
12. Repair open conduit and junction boxes throughout the facility to prevent water and insect infiltration.
13. Install additional surveillance cameras for improved security coverage for the campus, specifically on the facility's south side and parking areas.
14. Improve or supplement corridor lighting.

Main School Building Recommendations

Exterior

1. Repaint concrete panels located above windows.
2. Refinish/repaint the exterior doors around the building.
3. Replace netting on north entrance walkway cover.

Roofing

1. Further investigate roof areas on flat areas of blistering adjacent to roof drains.
2. Remove graffiti at roof level over stairwell adjacent to the breakroom.
3. Repair/patch spalling concrete on structural "T"s to prevent further damage.

Interior Construction

1. Replace interior wood veneer doors and repaint the hollow metal frames.

Interior Finishes

1. Replace plastic laminate panels and trim in the corridor outside rooms 118 and 121.
2. Further investigation the moisture issue at the mechanical grille in room 104, and repair/replace the damaged portion of gypsum board and repaint.
3. Repair gypsum board wall and provide ceramic tile wall finish in female restroom GRR100 at damaged corner.

Plumbing

1. Repair all fixtures (sinks, water closets, eyewash stations, bathtub, water bottle filling stations, and urinals) that are not functioning properly.
2. Replace sink faucets that were broken or missing.
3. Replace cracked urinal in in BRR200W.

Mechanical/HVAC

1. Repair damaged insulation on FCUs.
2. Investigate the condensate pump on the floor by FCU-4 and repair FCU-4 as necessary.
3. Investigate HVAC systems feeding rooms 202 and 204 that were warmer than other second-story classrooms.
4. Repair or replace ceiling-mounted heating and cooling units in the multi-use restrooms that are not working.

Fire Protection

1. Investigate fire alarm system faults, as reported by facility staff.

Electrical

1. Investigate the cause of corrosion on panelboards and repair accordingly.
2. Repair the improperly mounted teachers' lounge luminaire.
3. Consider the removal of Token Ring LAN receptacles.
4. Investigate or replaced dated incandescent bulb fixtures on the west side of the building. These lights stay on all the time.

Building B Recommendations

Exterior

1. Replace exterior painted metal doors and frames on the north and east sides.
2. Further investigate possible issues resulting from mortar failure on the south side of locker room exterior walls.

Roofing

1. Investigate sources of reported roof leaks at the 300-wing.
2. Provide roof access to the band room roof.

Interior Construction

1. Repaint metal doors and frames in corridor C10.
2. Replace doors and frames in the kitchen at KITSTO1, KITCC, and KITSTO2

Interior Finishes

1. Patch gypsum board and paint at window sills.
2. Replace wood window sills in classrooms.
3. Repair gypsum board and repaint walls in corridor C11 to the band room.
4. Replace plastic laminate wall finish in corridor C10.
5. Patch and repaint walls in weight room and adjacent storage areas.
6. Replace vinyl composition tile in classrooms and corridors.
7. Replace big gymnasium flooring with full abatement required.

Plumbing

1. Clean and repair the exterior drinking fountain.
2. Verify the function of single-use showers that were unable to be assessed.
3. Replace sinks that were cracked.
4. Repair or replace sinks that had no flow.
5. Verify the water heater that feeds the kitchen is working properly. Repair or replace as necessary.

Mechanical/HVAC

1. Repair leakage associated with the boilers.
2. Investigate and treat possible pest issue observed in the boiler area. Repair any associated damage.
3. Verify the condition of FC-10 and FC-11 in mezzanine AHU-12 that could not be safely accessed.
4. Repair the above-door unit in room 308 that was not functioning at the time of assessment.

Electrical

1. Remove items in front of the large switchboard in room BGYMSTOD to allow for proper panel access.
2. Repair or replace the transformer on the cafeteria stage that has a damaged grill. This is a life safety issue that needs to be corrected immediately.
3. Replace broken light switch cover in the band hall storage area.

Martin Middle School Planned Future Improvements

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

2018 Bond Planned Improvements from PM Randall Sakai on 10/28/16.

- Summer 2018.
  - Replace panelboards and interior lighting.
  - Replace switchboard.
  - Replace electrical distribution system.
  - Replace AHUs.
  - Improve interior accessibility.
  - Improve restroom accessibility.
  - Improve site drainage at Band Hall.
  - Add athletic storage areas.
  - Replace selected plumbing fixtures.
  - Install safety cables to basketball goals.
  - Install new locker room basket system.
  - Replace and repair indoor bleachers.

Martin Middle School Site Summary

Site/Civil Assessment

Address	81601 Haskell Street, Austin, TX, 78702
Number of Permanent Campus Facilities	2
Original Year of Construction	1967
Total Campus Area	9 Acres
Data Collection Method	Desktop, Site Visit
Site Visit / Assessor	1/12/2017 / B. Faust

Introduction

The Martin MS campus is located at 81601 Haskell Street in Austin, Texas. Martin MS was constructed in 1967 and consists of the main campus building, cafeteria, gymnasium, and band building.

Development Information

Watershed	Lady Bird Lake
Total Impervious Cover	36 %
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, northwest/parking	28 CB 2 HC	11,200
P2, northeast/parking	58 CB 2 HC	17,000
P3, southwest/parking	80 CB	25,000
R1, bus drop off	10 CB	8,500

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_Martin_MS_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways R1 (bus drop off)	R1 is the bus drop off on the north side of the school off Haskell Street. There are some parking spaces along this drive. It is asphalt with concrete curbs. There is alligator cracking and also gravel that has been washed onto the sidewalk and asphalt from the flagpole area that collects along the curb where buses drop off. Roadway Deficiencies: · Significant alligator cracking and raveling · Gravel along curb.	Poor
	Parking Lots P1 (north-west) P2 (north-east) P3 (south-west)	P1 parking lot is on the west side of the school along Comal Street. This is an asphalt lot with concrete curbs. Overall this lot is structurally sound with the seal coat wearing at the surface causing raveling. There are also a few pot holes located in the parking spots. P2 parking lot is located in the north east corner of the school at Haskell Street and Chalmers Ave. This is an asphalt lot with concrete curbs. There are signs of surface wear and raveling as well as some low spots collecting water and various locations of potholes. There is a utility patch that is cracking. P3 parking lot is on the southwest corner of campus off Comal Street. This is an asphalt lot with concrete curb. There is some gravel that has washed onto the asphalt. Also there is a tree in the island along the curb and the tree roots have broken up some of the asphalt at the curb line.	P1 Average P2 Poor P3 Average Overall Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Parking Lot Deficiencies: · P1, Surface raveling and potholes · P2, Surface raveling · P2, Water ponding causing cracking and distortion · P2, Cracking utility patch · P3, Gravel washing into lot · P3, Asphalt cracking and distortion from tree roots	
	Pedestrian Paving	There were sections of concrete curb, gutter, and sidewalk that were observed to be cracked at the west entrance of the school in lot P1. Near the flagpole along R1 bus drop off, the gravel washes onto the sidewalk. A section of sidewalk near the bike rack off Haskell Street is cracking and broken. On the south-east side of the school is a stone path leading to a portable which could be replaced by concrete sidewalk. The sidewalk north-east of the track has some erosion between the concrete and the building. Pedestrian Paving Deficiencies: · Cracked concrete curb and gutter sections · Cracked pedestrian paving sections · Gravel washing onto sidewalk · Sunken pedestrian paving · Outdated stone path sidewalk · Erosion adjacent to pedestrian pavement	Average
	Site Development	There are two bike racks located on campus, both in good condition near two of the entrances to the school. Near the building, north of the track, is a concrete cylinder in the ground that should be removed if no longer in use. Piles of wood planks and concrete adjacent to the track need to be removed. Another area on the northeast side of the tennis courts has some piles of trash, dirt and grass. Site Development Deficiencies: · Misc. concrete cylinders should be removed · Remove piles of wood and concrete adjacent to track · Remove piles of trash/misc. items adjacent to tennis courts	Average
	Site Drainage	On the north side of the school, west of the bus drop off, there is an area between the sidewalks that has erosion and needs regrading. Erosion up against the building was observed. The downspouts do not tie into an underdrain system this has caused erosion at many places. Some gutter drains have splash pads that are broken. Site Drainage Deficiencies: · Areas experiencing erosions adjacent to sidewalks and building	Average

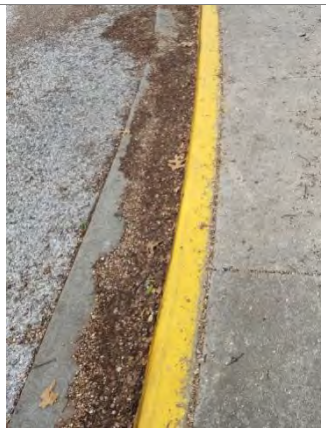
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· Downspouts don't tie into underdrain · Broken splash pads	
	Courtyards	One courtyard is open and in the center of the school and another is covered with an open portion. The larger open courtyard has four downspouts; two that outfall onto the concrete and two that outfall into the dirt. The concrete collects water and doesn't drain well, especially when the drains underneath the benches clog with leaves. The wood benches are in poor condition and the brick wall has a significant crack. The smaller covered courtyard is concrete with typical cracking. A portion off of this courtyard is uncovered and has a grate covered in leaves. Courtyard Deficiencies: · Downspouts don't tie into underdrain · Concrete collects water · Clogged drains · Wood benches in poor condition · Crack in brick wall	Poor
	Landscaping	On the north side of the school, between the building and R1 bus drop off, is an area with bushes and a worn dirt path behind the bushes. This may be used as a walkway. Some of the bushes along the building are missing. On the east side of the buildings, near the P2 lot, there are some vines that are overgrown. Landscaping Deficiencies: · Worn path behind bushes · Some missing bushes · Overgrown vines	Average
Site Utilities	Water Supply	There is a couple of water meters located around the school. There were a few water bibs observed to have minor leaking. Water Supply deficiencies: · Minor water bib leaks	Average
	Sanitary Sewer	A Fiberglass Grease Sampling Enclosure was not observed on site Sanitary Sewer Deficiencies: · No fiberglass grease sampling enclosure	Average
	Storm Sewer	Staff reported that storm water has entered the band hall causing drywall damage. Storm sewer capacity does not seem to be adequate Storm Sewer Deficiencies: · Flooding due to inadequate capacity	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Site Mechanical Utilities	Dumpsters were observed to be on concrete pads but no concrete immediately in front for truck loading conditions. There was also a damaged PVC utility cover. Other Site Mechanical Utility Deficiencies: · No concrete pad in front of dumpsters · Damaged utility cover	Average

Site Improvement Deficiency Examples

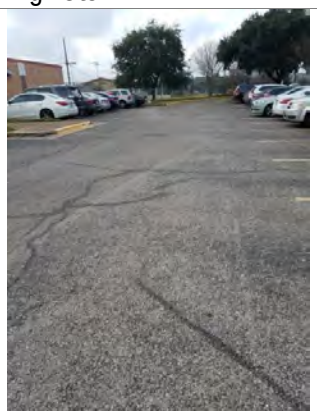
Roadways

R1 alligator cracking

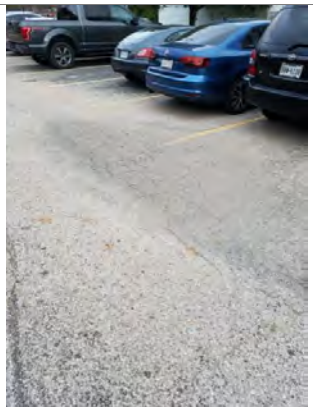


R1 gravel collects

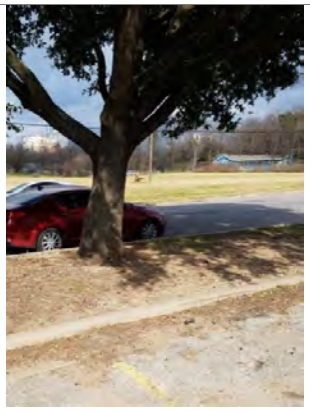
Parking Lots



P1 raveling

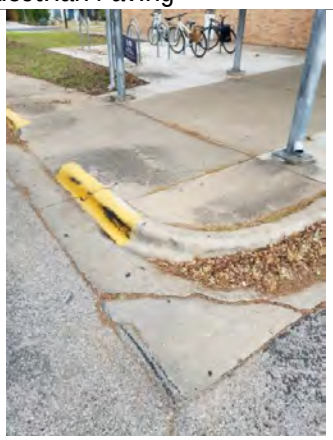


P2 alligator cracking

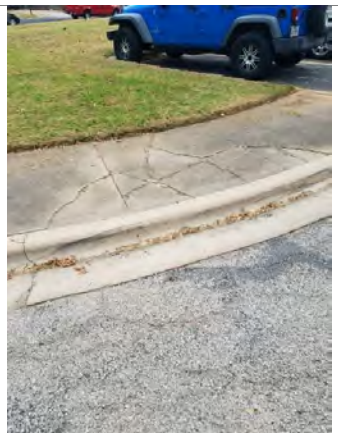


P3 tree roots cracking asphalt

Pedestrian Paving



Cracked gutter, curb, concrete



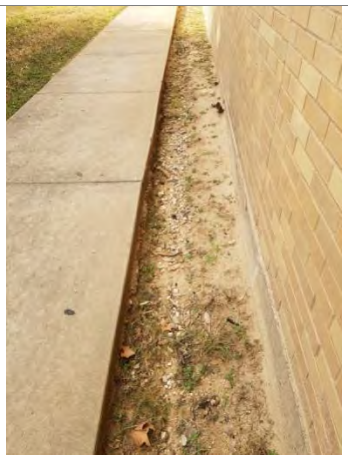
Cracking/sunken sidewalk

Sunken concrete patch

Site Development

Pile of trash

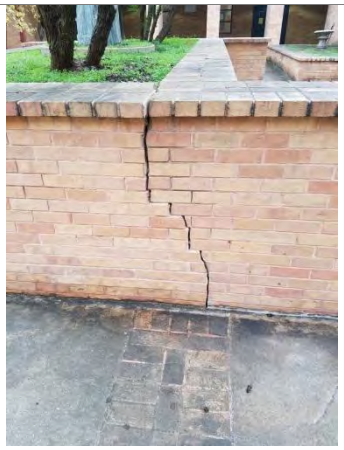
Site Drainage



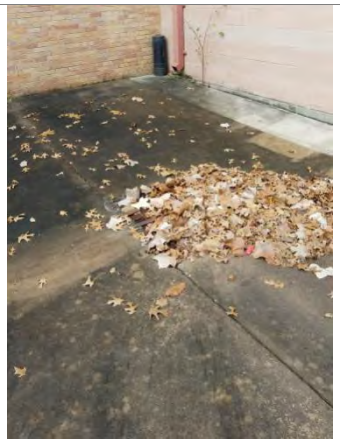
Downspout onto ground	Erosion between sidewalk and building	Broken splash pad

Courtyards

Wooden benches



Brick wall crack



Drain covered

Site Utilities

Damaged utility cover

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Tennis Courts	4	25,500
Track	1	200 M
Field inside Track	1	31,000
Multi-purpose Field	1	60,000
Baseball Field	1	50,000

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	The tennis courts have large cracks with vegetation growing through them. There is one net that is damaged and needs to be replaced. The courts have areas that pool up with water and have begun to crack and become distorted. Tennis Court Deficiencies: · Large cracks with vegetation · Broken net · Poor drainage/ water ponding	Poor
	Track and Field	The track surface is in good condition. The field inside the track seems to be in decent condition and there is a drain within the field. There is a water meter located in the middle of the field which may be a hazard to sport activities. Track Deficiencies: · Oddly placed water meter · Poles near long jump	Average
	Multi-Purpose Field	The multi-purpose field seems to be used as one large field or two smaller fields. The lighting has large bird nests at the very top where the lights are. Multi-Purpose Field Deficiencies: · Large bird nests on top of lighting	Average
	Baseball Field	The baseball field seems to be in good overall condition. The top rail of a portion of the fencing is disconnected. Some of the fencing has been bent, leaving a hole. The lighting that is at the other fields is also at the baseball field with the bird nests. Baseball Field Deficiencies: · Fencing needs repair · Large bird nests on top of lighting	Average

Playfield Deficiency Examples

Tennis Courts

Broken tennis net

Large cracks on court

Water ponding on tennis court

Baseball Field

Damaged baseball field fence

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. Mill and overlay bus drop-off roadway surface
2. Install gravel barrier

Parking Lots

1. P1, Apply seal coat to extend lifetime
2. P1, Fill potholes
3. P2, Apply seal coat to extend lifetime
4. P2, Reconstruct and regrade areas of ponding and distortion
5. P2, Replace cracking utility patch
6. P3, Install gravel barrier
7. P3, Redesign/reconstruct area of tree root distortions

Pedestrian Paving

1. Replace sections of curb and gutter that have cracks
2. Replace pedestrian paving that has cracks or is sinking
3. Install gravel barrier
4. Replace stone path to portables with concrete
5. Regrade sections adjacent to pedestrian paving that have been eroded

Site Development

1. Remove miscellaneous concrete cylinder
2. Remove/clean up trash pile

Site Drainage

1. Regrade area to keep from eroding
2. Tie downspouts into underdrain
3. Replace broken splash pads

Courtyard

1. Tie downspouts into underdrain
2. Regrade concrete to drain
3. Unclog drains/ address possibility of adding drains
4. Replace wood benches
5. Repair or replace cracking brick wall

Landscape

1. Either add vegetation or create path where worn between bushes
2. Plant and maintain bushes
3. Trim or get rid of vines

Water Supply
1. Determine if location of water meter is appropriate in the middle of the field.

Sanitary Sewer
1. Install Fiberglass Grease Sampling Enclosure

Storm Sewer
1. Address capacity of storm sewer system on site

Other Site Mechanical Utility
1. Place concrete approach pad in front of dumpster

Tennis Courts
1. Resurface the tennis court.
2. Repair broken net
3. Adjust drainage system

Track and Field
1. Remove poles near long jump

Multi-purpose Field
1. Clean out bird nests in lighting

Baseball Field
1. Repair fencing
2. Clean out bird nests in lighting

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Feet

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Legend

1 Recommended Improvements
Drainage Improvement
Pavement Improvement
Sidewalk Improvement

NOTES:

1. THERE IS RUTTING IN THIS AREA.
2. THERE IS ALLIGATOR CRACKING IN THIS AREA.
3. THERE IS A PATCH IN THIS AREA.
4. THERE IS A UTILITY PATCH IN THIS AREA.
5. THERE IS A POTHOLE IN THIS AREA.
6. THE PAVEMENT IS BROKEN FROM TREE ROOTS.
7. THE CONCRETE OR CURB IS BROKEN/HEAVING/SUNKEN IN.
8. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
9. THE SIDEWALK IS COVERED BY SEDIMENT.
10. BIKE RACK
11. REGRADING IS NEEDED, AREA ERODED.
12. THE GUTTERS DO NOT TIE TO THE UNDERDRAIN.
13. THE WOODEN BENCHES ARE BREAKING, DRAINS UNDERNEATH BENCHES CLOG, CRACKED BRICK WALL.
14. THERE IS OVERGROWN VINES THAT NEED TRIMMING/PRUNING.
15. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
16. THERE IS NOT A CONCRETE PAD UNDER AND/OR IN FRONT OF THE DUMPSTERS.
17. REMOVE THE OUTDOOR WATER FOUNTAIN.
18. THERE ARE CRACKS ON THE TENNIS COURT.
19. THE TENNIS NETS ARE IN BAD CONDITION OR NON EXISTENT.
20. THE FENCE AROUND THE BASEBALL FIELD IS BENT OR DAMAGED.
21. THE FIELD INSIDE THE TRACK DOES NOT DRAIN PROPERLY.
22. THE TENNIS COURT DRAINAGE ELEMENTS NEED READJUSTING OR REPLACING.
23. GRATE COVERED IN LEAVES.
24. TYPICAL CONCRETE CRACKS
25. THERE IS RAVELING AND POTHOLES IN THIS AREA.
26. THERE IS RAVELING, POTHOLES AND LOW SPOTS IN THIS AREA.
27. THERE IS A LOW SPOT WITH CRACKING IN THIS AREA.
28. MISC. CONCRETE CYLINDER
29. WATER METER
30. MISC. PILE OF VARIOUS ITEMS (WOOD, TRASH, CONCRETE, DIRT)
31. AREA COULD USE CONCRETE SIDEWALK.
32. DRAIN LOCATED INSIDE TRACK, ONLY ONE IN FIELD.
33. POLES WITHOUT FENCING, REMOVE IF NO PURPOSE
34. FIELD LIGHTING HAS LARGE BIRD NESTS AT TOP.
35. STONE LINED FLOWER BEDS, DEAD PLANTS.

Map Date: 3/2/2017

Imagery Source: Google/TNRIS 2016.

AUSTIN Independent School District

AECOM

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