Means YWLA Site Summary

Address	6401 North Hampton Drive Austin, TX 78723
Number of Permanent Campus Facilities	2
Original Year of Construction	1958
Total Campus Building Area (combined)	132,760 SF

Introduction

Bertha Sadler Means Young Women's Leadership Academy is located at 6401 North Hampton Drive in Austin, Texas. Originally built in 1958, the campus includes the Main School Building (BLDG-065A) and the Auditorium Building (BLDG-065B) with spaces for the band, orchestra, and choir. At the time of the assessment, it appeared that water infiltration remediation was taking place in both buildings. The buildings are connected by a covered walkway.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
8/4/16	Interview	00	9/16/16	Draft Issue
7/14/16	Assessment	01	1/18/17	Added comments from the CAC and Principal Christina Ortiz as indicated on approval letter and comments from PM Laura Gass as indicated on email dated 10/28/16. See pages 5, 22, and 24.
10/11/16	Cluster Meeting (Attended)			
10/18/16	Follow-Up			

Main School Building – BLDG-065A

Building Purpose	Administration, Classrooms
Building Area	124,123 SF
Inspection Date	July 14, 2016
Inspection Conditions	95°F - Sunny
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are comprised of brick and metal panel. Runs of brick and panel are interrupted by exposed tube steel columns that are inset, interrupting the brick. Where they occur, downspouts are typically installed in front of the columns inside the inset formed by the interrupted brick. The exterior walls are in average condition. In room 115, there was a flood cut of the drywall, which means the interior of the wall was exposed for the bottom four feet. It is assumed that this is remediation from a flooding event. It was not clear if this was an exterior wall failure or a roof failure. Much of the brick at the sill and below the sill on the first floor was stained. Sealant was observed between downspouts and brick at insets. Water was noted to be leaking out from behind downspouts in two locations. It is unclear if this is for pest or water control. In multiple locations, brick was noted stained as a result of uncontrolled run-off from the roof. The foundation was undermined resulting in the canopy being out of plumb. Holes at the foundation at grade were noted and downspouts appeared to be directing water into the crawlspace from the configuration of catch basins placed at grade. Aged and failing sealants were also noted. Staff reported problems with rodents and ants inside the building. Staff also reported leaks in the exterior walls of rooms 701 and 703.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Windows	The exterior windows are of aluminum-frame construction with single pane glazing. The windows did not appear to be original to the building. The exterior windows are in average condition. Water damage was observed on interior window sills. It was not clear whether this was caused by water infiltration through the brick window sill, failure of exterior joints, or failure of the window system. Many exterior window sills were warped or shifted. This is usually a sign of moisture within the cavity below. Sill flashing had been painted, and the paint system was failing. Staff reports leaks at the windows of rooms 501, 503, and 620.	Average
	Exterior Doors	The exterior doors are hollow metal doors set in hollow metal frames. The exterior doors are in poor condition. Many of the doors exhibited significant rust on the sills. In one case, the top of the door was rusting. Rusting was estimated to be present at 75% of the door panels and 50% of the frames.	Poor
Roofing	The roof areas are covered in several different systems. Metal, single ply, built-up and modified bitumen are all present. The roofing systems are in poor condition. Only roof section A-13 was considered to be in good condition. Roof sections A01, A07, A10, A17 thru A19, A23, A24, and A29 are in poor condition. The remainder are in average condition. The poor rating was determined by the large number of damaged ceiling tiles observed inside of the building and the condition of the roofing systems. The roofing systems exhibited ponding, peeling, age damage, and physical damage in the form of broken parapet materials.		Poor
Interior Construction	Interior Walls	The walls in the classrooms are drywall on metal studs, while corridors are glazed and unglazed masonry units. The unglazed masonry is painted. The interior walls are in good condition. Cracks in the masonry system were noted in the kitchen. In the lower level of the 600-wing, there were two significant cracks in the masonry wall system. In the cafeteria, the wall system below the exterior windows was warping and pulling away from the structure. In the shop area the gypsum board partition at a structural beam appeared deteriorated. The gypsum board construction at the roll up door in the shop area was unsealed and uninsulated. Sealant was noted as damaged in the expansion joint at the elevator.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Doors	The interior doors are typically solid-core wood doors set in hollow metal frames. The interior doors are in average condition. Deterioration was observed to the finishes and the veneer of the doors throughout the facility. Rust was observed on one door and one door frame in the kitchen.	Average
	Interior Specialties	Metal lockers are located in corridors and in the locker rooms of the gymnasium. The lockers are in average condition. The finish system on lockers was aged or displayed wear and tear.	Average
Stairs	Exterior Stairs	The exterior stairs are cast-in-place concrete with pipe railings are painted or a galvanized coating. At the 600-wing, the landing of the second floor stair is supported by a steel structure. The exterior stairs are in poor condition. Rusting was noted on railings. One railing was observed as leaning and another as missing. Trip hazards resulting from damaged anti-slip nosing pieces and cracked concrete sections were noted.	Poor
	Interior Stairs	The interior stairs are cast-in-place concrete with metal anti-slip nosing pieces. The interior stairs are in good condition. Much of the anti-slip character of the nosing had worn off, and many of the railings had chipped or worn paint. One egress stairway in the 600-wing had been closed off and was being used for storage.	Good
Interior Finishes	Interior Wall Finishes	The interior finishes are glazed block, painted gypsum board, and ceramic tile in the bathrooms. The interior wall finishes are in good condition. It has been reported that there was a significant mold issue in the basement of the 600-wing. While reviewing the classrooms and corridor in this area, surface residue was noted on the wall finishes. In some areas, the cove base was coming off of the walls. Cracking in the drywall finish system was also noted in four locations.	Good
	Interior Floor Finishes	The floor finish systems are VCT (vinyl composition tile), carpet, strip wood flooring in the Gyms and on the stage, ceramic tile in the bathrooms and locker areas, quarry tile in the kitchen and painted concrete in the shop. The interior floor finishes are in average condition. VCT was observed to be pitted and damaged throughout the	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		facility. In areas, the VCT was affected by substrate failure. These issues existed in newer VCT installations, such as the main entry hall, and in the older installations. The tile floors in the restrooms consistently had small patches missing. The wood flooring in the gymnasiums was in good condition. The stage had a substantive scratch in it that will require sanding to remove.	
	Interior Ceiling Finishes	The ceiling finishes are exposed acoustic decking at the roof system with exposed mechanical and electrical systems. 2'x4' and 1'x1' Suspended ceiling systems are installed in portions of the facility and vinyl-coated 2'x4' tiles are installed in the kitchen area. Gypsum board ceiling systems are in restrooms. The interior ceiling finishes are in average condition. Water damaged ceiling tiles were noted throughout the facility. The suspended ceiling system in the lower level of the 600-wing exhibited humidity damage. The 12x12 acoustical panel system was observed loose from its structure. Where chilled water lines are exposed in classrooms, discoloration was noted in the paint systems at the valve joints. It was reported by district staff that mold was generated by the failed insulation on the chilled water lines and that most of it had already been cleaned off during summer maintenance. PM Laura Gass reported that the mold/mildew has since returned due to the air conditioning being turned off in the classroom. This is an ongoing issue.	Average
Conveying	System not present. Facility staff reported there is a lift in the 600-wing of the building.		N/A
Plumbing	Plumbing Fixtures	The building has public restrooms for male and female students, and separate staff restrooms are located throughout the facility. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china floor-mount/wall toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks in the janitorial closets, and water coolers are located throughout the facility, typically near the public restrooms. The building has other specialty locations with plumbing fixtures, including a kitchen for the school cafeteria. The restroom plumbing fixtures were observed to be in good condition as the fixtures were	Good

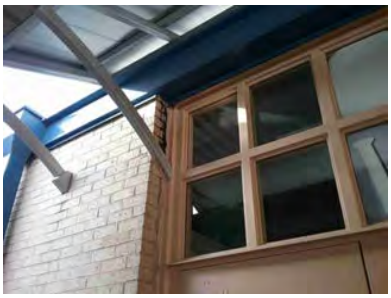
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		typically aged but still operational. The plumbing fixtures in the specialty locations were observed to be in good condition.	
	Domestic Water Distribution	All of the plumbing fixtures are serviced with hot water from multiple GWHs or EWHs (gas water heaters or electric water heaters) located throughout the building. The water heaters are primarily near the cafeteria kitchen and gymnasium. EWH-1 is located in the nurse's office. It was assumed that EWH-1 serves room 102. The GWHs serving the kitchen area were located in a mechanical room on the kitchen dock. GWH-1 serviced the dishwasher directly, and GWH-2 serviced the rest of the kitchen equipment. The GWH-1 tank showed many signs of rusting through, as did many of the associated pipes and pipe fittings. GWH-2 (12 years old) did not show any signs of deterioration. Discharge and supply piping connections on the water heater showed signs of corrosion, and the isolation valve on the cold water side had a pinhole leak causing additional corrosion at its connection point. Galvanized piping was observed in the kitchen water heater room. The recirculation pump associated with EWH-1 had significant corrosion.	Average
	Other Plumbing	The roof drains are equipped with metal grate covers to prevent debris from entering the drainage system. These drains were observed to be in good condition.	Average
Mechanical/ HVAC	The mechanical system consists of three chillers, two located in the basement mechanical room of the 600-wing, and one on the roof of the 100-wing. Each classroom is served by one or two chilled water FCUs (fan coil units) with heating coils. There are 17 packaged RTUs (roof top units) that serve the administration areas, cafeteria, kitchen, and gymnasium. Each wing is supported by its own boiler and associated pump. The mechanical system was in average condition. RTU-7, 9, and 12 were recently replaced in 2014. The remaining 14 RTUs were approaching or had passed their service dates. Many have had several repairs and been damaged through either vandalism or weather. The classroom FCUs were past their service date. They did not show any signs of failure. There were several areas in the 600-wing in which mold was found growing on chilled water piping and some walls. This item is a health and safety risk for the students and staff. The chillers in the 600-wing basement had excessive amounts of mold growing on the insulation, as well as accelerated deterioration of the insulation. The complete 600-wing was very humid and not		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	being controlled. In conversations with staff, the mold was identified as a perpetual item that had to be dealt with continuously. Local controls were not very responsive on a user level.		
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of an alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combinations, pull stations, and smoke detectors. It was reported by staff that room 520 did not have a fire alarm device. The fire alarm system was observed to be in good condition with no deficiencies to report.	Good
	Fire Protection/ Suppression	The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility. All observed portable fire extinguishers had inspection tags dated within the last year as required.	N/A
Electrical	Electrical Distribution	The electrical service enters the building from the 277/480-volt 4000-amp main switchboard “MSB” located on the exterior near the service transformer. The service uses distribution panels that serve branch panelboards and step-down transformers which are located in various electrical rooms throughout the building. The building is not equipped with a lightning protection system. The electrical distribution equipment appeared to be in average condition. It was reported by staff that the distribution panel in Room 101 and the corridor branch panels were reported to be old and a persistent maintenance issue.	Average
	Lighting	The building exterior lighting consists of HID (high-intensity discharge) fixtures located along the perimeter. The main structure's lighting in corridors and classrooms consists of two-lamp fluorescent 2’x4’ recessed troffer fixtures. The lighting for the interior and exterior of the building appeared to be in good condition. The exit lighting throughout the main building appeared to be sufficient and in good operable condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	There is a security system including surveillance cameras in the building. There is a public address system in the building. It was reported by staff that cameras were lacking in corridors, in front of the administration office, and the area east of BLDG-065A. The public address system was observed to be in good condition with no deficiencies to report.	Good

Exterior System Deficiency Examples

Exterior Walls






Exterior Windows



Exterior Doors



Roofing Deficiency Examples



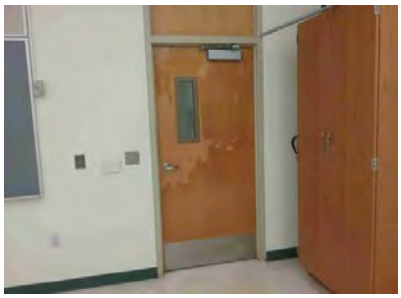

Interior Construction Deficiency Examples

Interior Walls



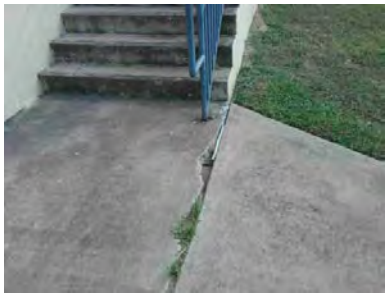


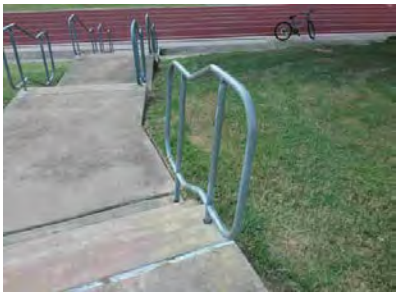
Interior Doors



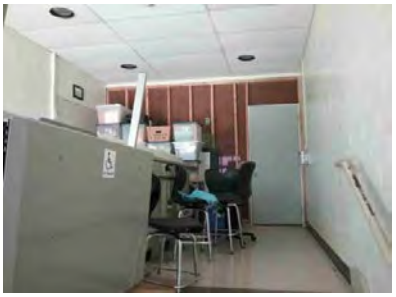
Stairs Deficiency Examples

Exterior Stairs



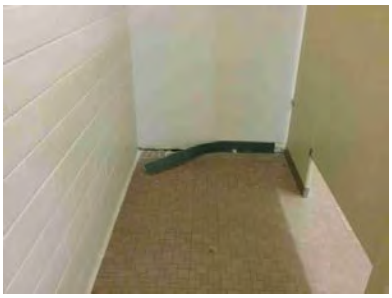


Interior Stairs

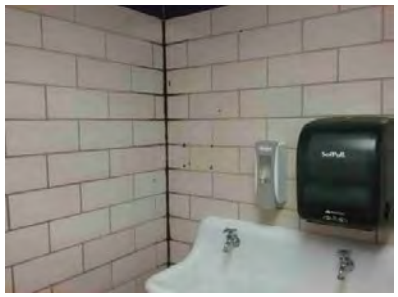
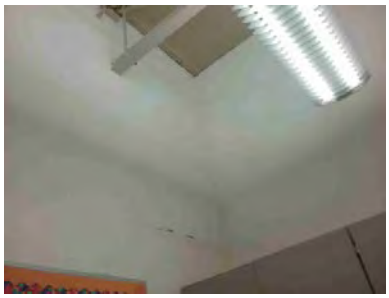


Interior Finishes Deficiency Examples

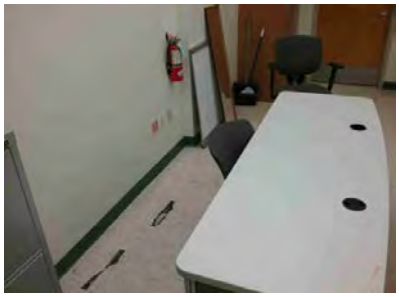
Interior Wall Finishes



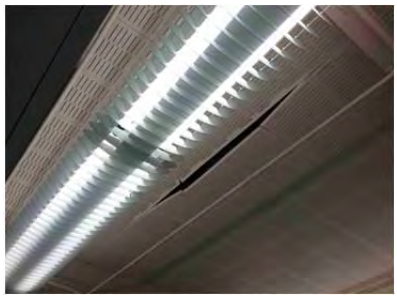


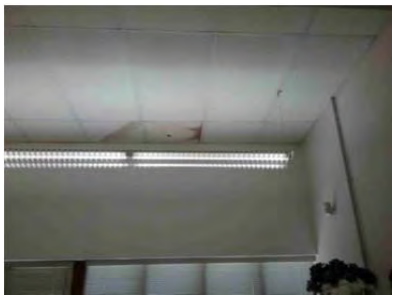




Interior Floor Finishes



Interior Ceiling Finishes

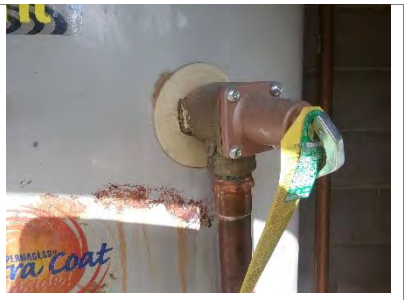



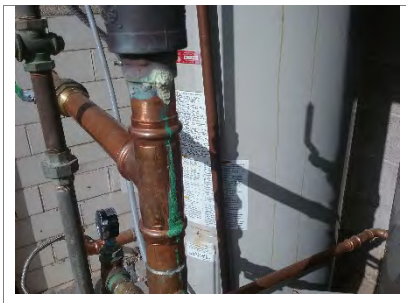


Plumbing System Deficiency Examples

Domestic Water Distribution

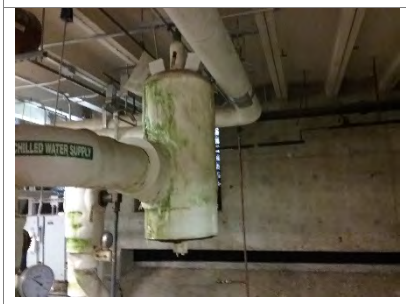







Mechanical/HVAC System Deficiency Examples




Auditorium Building – BLDG-065B

Building Purpose	Music Classrooms
Building Area	8,637 SF
Inspection Date	July 14, 2016
Inspection Conditions	95°F - Partly cloudy
Facility Condition Index	

System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are comprised of brick and metal panel. Runs of brick and panel are interrupted by exposed tube steel columns. The exterior walls are in average condition. Deficiencies noted were water staining as a result of uncontrolled run-off from the roof, downspouts directing water into the crawlspace through holes in the ground at the foundation, and failure of sealants. The underside of the extension of the roof at the main entry was noted to be stained and damaged. While assessing the exterior walls, drainage issues were noted on the tennis courts.	Average
	Exterior Windows	The exterior windows are aluminum frame construction with clear glazing. Windows do not appear to be original to the building. The exterior windows were in good condition. Interior sill of the exterior windows was observed with minor warping or shifting.	Good
	Exterior Doors	The exterior doors are hollow metal doors set in hollow metal frames. The exterior doors are in poor condition. Doors exhibited significant rust on the sills.	Poor
Roofing	The roofing system is inaccessible due to the lack of roof access. The roof was rated as poor due to the damage observed on the interior of the building. This included the flood remediation taking place and the ceiling tile damage at the band storage rooms.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The walls in the classrooms are gypsum board systems and CMU (concrete masonry unit) that have been painted. The interior walls are in good condition. COMPLAB was observed with moisture remediation in progress. This included the removal of gypsum board that contacted the floor and dehumidifiers running. In one restroom, a clean-out cover was missing, and it appeared that there was moisture damage inside the wall system.	Good
	Interior Doors	The interior doors are solid core wood doors set in hollow metal frames. The interior doors are in good condition. No deficiencies were noted at the time of the assessment.	Good
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	The exterior stairs are cast-in-place concrete with pipe railings. The stairs are in good condition. Minor deficiencies included rusted railings and worn finish at the railings.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior finishes are paint on gypsum board wall systems or CMU. The interior walls were in good condition with one noted deficiency. There was cracked drywall at the north and south sides of the lobby.	Good
	Interior Floor Finishes	The floor finish systems are limited to VCT and carpet. The interior floor finishes are in average condition. The VCT was noted as lifting and exhibiting moisture damage at the west entrance to corridor 12. Carpeting in the band hall was stained.	Average
	Interior Ceiling Finishes	The ceiling finishes are 2'x4' suspended ceiling grid with acoustical tiles, gypsum board and exposed metal decking at the underside of the roof. Significant water damage was noted in the band storage closet. Water damage was observed in COMPLAB at the gypsum board and in CHOIR at the metal decking.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has student restrooms and separate staff restrooms. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china floor-mount/wall toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		mechanisms. There are service sinks in the janitorial closets, and water coolers are located at the front entrance to the building. The restroom plumbing fixtures were observed to be in good condition, as the fixtures were typically aged but still operational.	
	Domestic Water Distribution	All of the plumbing fixtures are serviced with cold water from the main building. The service sink in the janitorial closet is serviced by the EWH in the same room.	Good
	Other Plumbing	Roof drains were not observed due to inaccessibility. There were no reported deficiencies regarding the roof drains.	Good
Mechanical/ HVAC	The mechanical system consists of three split system DX units and two RTUs. The three split system AHUs (air handling units) are located in a mechanical room on the rear of the building adjacent to the mechanical yard. The split system condensing units are located in the mechanical yard on the rear of the building. The AHUs were in good condition and serviceable. The condensing units were aged and appeared to be serviceable. The units had R-22 refrigerant and had exceeded their service date. The two RTUs were not observed due to roof inaccessibility.		Good
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by a Silent Knight control panel. The fire alarm system appeared to be in good condition.	Good
	Fire Protection/ Suppression	The building does not have a fire suppression system. Fire extinguishers were observed and appeared to have current inspections.	N/A
Electrical	Electrical Distribution	In electrical room ELEC EQUIP, the electrical service consists of a 400-amp panel “HB” and two transformers stepping down power from 480 volts to 120/208 volts through two 120/208-volt panels, “PB” and “TP1B.” The building does not have a lightning protection system. The electrical distribution equipment appeared to be in good condition.	Good
	Lighting	The building's exterior lighting consists of downlights and HID fixtures located along the entire perimeter. The interior lighting consists of T8 fluorescent light fixtures throughout the Auditorium. The lighting for the building appeared to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	There is a security system including surveillance cameras in the building. This system appeared to be in good condition with no deficiencies to report.	Good

Exterior System Deficiency Examples

Exterior Walls





Exterior Windows

Exterior Doors


Interior Construction Deficiency Examples

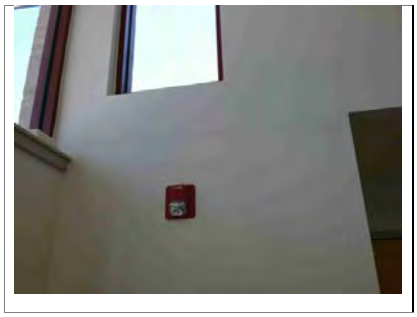
Interior Walls

Stairs Deficiency Examples

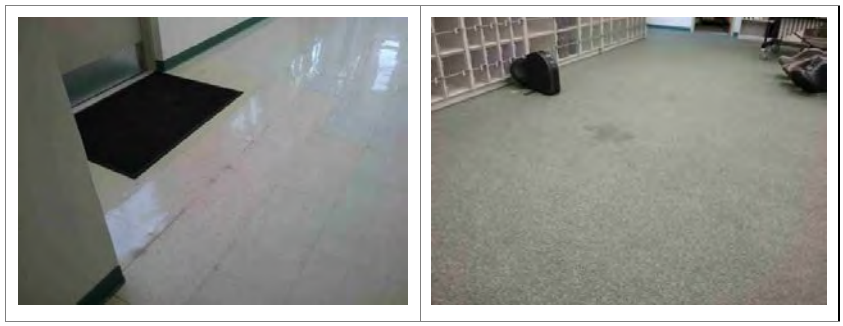
Exterior Stairs

Interior Finishes Deficiency Examples

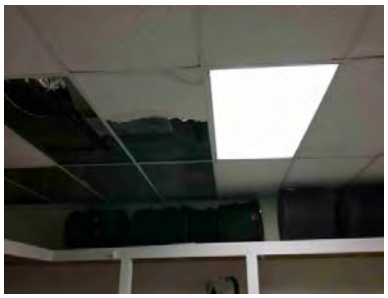
Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples

Means YWLA 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. Seal the buildings from pest intrusion.
2. Replace 75% of the exterior hollow metal doors and approximately 50% of the frames.

Stairs

1. Repair rusting railings at exterior stairs.
2. Repair sidewalks such that trip hazards are removed.

Electrical

1. Review the exterior lighting levels and repair/replace as needed to ensure security and safety.

Main School Building Recommendations

Exterior

1. Investigate the exterior wall system for the source of moisture infiltration.
2. Review the moisture barrier within the wall system and assess the integration of the new window system into the moisture and air barrier system.
3. Route gutters into a storm sewer system or modify the catch basin design such that water is not directed to the foundation.
4. Investigate and correct the cause of the moisture issue in basement classrooms of the 600-wing (requested by PM Laura Gass).
5. Remediate mold in the basement classrooms of the 600-wing.
6. Repair the roll-up door and wall on the west side of the building to provide an air-tight seal.
7. Clean brickwork.

Roofing

1. Reroof surfaces A01, A07, A10, A17 to A19, A23, A24, and A29.
2. Plan to reroof surfaces marked as ‘average’ in the next five years.

Interior Construction

1. Replace the drywall system below windows in the cafeteria.
2. Investigate the 600-wing for possible structural issues seen in the masonry.

Stairs

1. Remove wood partition construction and items stored in stairway at the stair well in the 600-wing.
2. Repair nosings at the 600-wing exterior stair.
3. Repaint railings with a rust-inhibiting system.
4. Repair rusted railing supports. Patch the connection at the concrete/railing connections such that it does not retain water.
5. Reinstall the missing railing.

Interior Finishes

1. Repair drywall systems with damage or cracking. Reinstall floor base.

2. Clean all surfaces of the basement of the 600-wing. Investigate source of residue.
3. Investigate and repair substrate issues at the VCT installation in the main corridor.
4. Repair tile in restrooms that is loose.
5. Refinish the wood stage to remove damage.
6. Replace damaged ceiling tile systems once water infiltration issues have been resolved.
7. Replace 2'x4' ceiling tiles in the basement of the 600-wing.
8. Repair or replace damaged 1'x1' ceiling tiles.
9. Replace insulation on the chilled water lines to eliminate condensation issues.
10. Clean or replace carpeting.

Plumbing

1. Replace corroded piping as identified.
2. Perform a study to further identify the extent of galvanized piping within the structure, and prepare a plan to replace this piping.
3. Replace GWHs in the kitchen, and repair corroded piping. Ensure correct di-electric fittings are used.
4. Replace corroded pumps.

Electrical

1. Provide security cameras in corridors, in front of the administration office, and at the area east of BLDG-065A.
2. Inspect/replace branch original panels in corridors and distribution panels in room 101.

Auditorium Building Recommendations

Exterior

1. Investigate the exterior wall system for the source of moisture infiltration.
2. Review the moisture barrier within the wall system and assess the integration of the new window system into the moisture and air barrier system.
3. Route gutters into a storm sewer system.
4. Replace exterior doors damaged by rust.
5. Clean exterior brick.

Roofing

1. Install proper roof access.

Interior Construction

1. Repair window sills once the moisture issue is diagnosed and resolved.

Stairs

1. Repaint railings with a rust-inhibiting system.
2. Repair rusted railing supports. Patch the connection at the concrete/railing connections such that it does not retain water.

Interior Finishes

1. Repair ceiling finishes once the water infiltration issue has been resolved.

Mechanical/HVAC

1. Replace condensing units.
2. Gain access to roof and further investigate the condition of the RTUs as it was noted in the review comments the roof at the time was inaccessible.

Means YWLA School Planned Future Improvements

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

2017 Bond Planned Improvements from PM Rick Kaven on 10/28/16.

- 160044 - Summer 2018.
  - Install new frame, louvers, and door to the mechanical room near the front entry (BLDG-065A).
  - Replace the CHWP (chilled water pump) in the 600-wing crawlspace along with the insulation to all of the piping. Add a fan to exhaust the crawlspace as part of the mold mitigation efforts.
  - Replace two CHWPs (BLDG-065A).

CRAWL SPACE – Means YWLA – Main School Building (BLDG-048A)

Building Purpose	Administrative, Classrooms, Cafeteria, and Gymnasium
Inspection Dates	September 8, 2016 & October 5, 2016
Inspection Conditions	82-84° - Sunny & Dry

Crawl Space System Deficiency Overview

Note: Means YWLA was formerly named Pearce MS.

NOTES CONCERNING CRAWL SPACE OBSERVATIONS: Access to the crawl space areas was restricted completely or very limited in many areas due to inoperable hatches, clogged areaways and/or pipe congestion inside the crawl space. See attached plans for specific access locations and any associated limitations.

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 dry to slightly damp. A drainage system was not seen (nor was one found in the available plans). Several of the areas observed had damp soil, which appeared to be from water infiltration around the perimeter of the building and possibly from leaking pipes. Soil/drainage deficiencies: • Damp soil from water infiltration & leaking pipes	Average
	Soil Retainers	While the observed soil retainers in several locations appeared in decent to good condition, there is extensive retainer failure in the 600 wing. Many of the retainers in this wing have shifted, rotated, collapsed and settled, allowing significant soil intrusion below the perimeter beam framing. Several of the retainers are missing. Soil retainer deficiencies: • Shifted/rotated/settled/collapsed/missing retainers • Significant soil intrusion into void space below perimeter beams	Poor
	Areaways/Ventilation	Ventilation is supplied through areaways and vents. Ventilation was poor in several locations as evidenced by stale and humid air, condensation on slabs and pipes, and moldy pipe insulation. At some areaways, ventilation is significantly impeded by vegetation, leaves, and soil. The areaways themselves are in good condition overall but some	Average

		are inaccessible due to vegetation, a jammed grate, and a lock rusted shut. Most of the areaways have a side hatch in the perimeter beam. Areaway/ventilation deficiencies: • Poor cross-ventilation • Clogged/inaccessible areaways • Broken lock • Sweaty slab and pipes	
	Access Hatches	Access was provided through areaways, a side hatch outside the kitchen area and through floor hatches in COR9, LIBWKRM, and BDRESSRM. A floor hatch in COR11 was locked and could not be opened. A side hatch outside MECHGIRL was screwed shut and could not be opened. Access within the crawl space was severely limited in several locations due to pipe congestion and low clearance under interior floor beams. Side hatches typically had rusty frames and grates with occasional spalled and cracked concrete around the frame. Several side hatch doors were poorly attached to the frames. Access hatch deficiencies: • Limited access within crawl space due to pipe congestion and low clearance • Rusted frames, doors and grates • Spalled and cracked concrete around frames • Exposed/corroded rebar around frames • Hatch doors poorly attached to frame	Average
Exposed Structure	Exposed Columns & Tops of Foundations	The columns appeared in good condition. No significant deficiencies were seen.	Good
	Exposed Faces of Perimeter Walls / Beams	Except for a large vertical crack/separation extending through a perimeter beam in the 600 wing and isolated areas with poor concrete consolidation, the perimeter beams generally appeared in overall good condition. Perimeter wall/beam deficiencies: • Large vertical crack in 600 wing • Poor consolidation in limited areas	Average
	Exposed Portions of Interior Floor Beams Above	The interior floor beams appeared in good condition overall. Limited areas had poor consolidation. Floor beams are supported by interior columns and/or perimeter beams, all of which are cast-in-place concrete. Beam deficiencies:	Average

		• Limited surface defects and poor consolidation • Exposed/corroded reinforcement • Exposed/corroded embedded steel items	
	Underside of Suspended Floor Slabs Above	The suspended slab system alternates between precast channels and a cast-in-place flat slab with either a flat or corrugated soffit. The slabs span between floor beams and were mostly in decent condition. Some slab areas had minor spalling, damaged concrete and exposed/corroded reinforcement at pipe penetrations and at bars without adequate clear cover. Slab deficiencies: • Spalling/honeycombing • Damaged concrete at slab penetrations • Exposed/corroded reinforcement	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	Many of the cast iron pipes and support hangers were found to be significantly corroded. Pipe insulation at some locations was degraded and moldy or sections were missing. In some areas, the pipes were laying directly on the soil. A few pipes were wet and possibly leaking. Pipe deficiencies: • Leaking pipes • Heavily corroded hangers and pipes • Degraded, moldy, and missing pipe insulation • Cast iron pipes in contact with soil	Poor
	Exposed Ductwork	No ducts were present in the crawl space areas observed.	N/A
	MEP Equipment	No MEP equipment was present in the crawl space areas observed.	N/A
	Spray Fireproofing/ Insulation	No fireproofing or insulation was present in the crawl space areas observed.	N/A

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 Damp soil	 Condensation on underside of slab	 Soil intrusion under perimeter beam due to failed soil retainers
 Partially clogged vent	 Inaccessible crawl space due to vegetation	 Inaccessible crawl space – hatch door screwed closed
 Inaccessible crawl space due to low clearance	 Rusted hatch door & frame	 Side hatch door poorly attached

Exposed Structure

Crack/separation in perimeter beam

Steel items embedded in beam are corroded

Honeycombing on floor beam

Slab damage at abandoned penetration, exposed/corroded reinforcing

Exposed reinforcement and poor consolidation in perimeter beam

Rusted reinforcement on slab underside

Pipes, Ducts, Equipment & Fireproofing

Wet pipe appears to be leaking

Rusted cast iron pipe

Rusted pipe hangers

 No gap between pipe and soil	 Degraded/missing pipe insulation	 Deteriorated & moldy pipe insulation

CRAWL SPACE – Means YWLA – Main School Building (BLDG-048B)

Building Purpose	Auditorium
Inspection Date	September 8, 2016
Inspection Conditions	84° - Sunny & Dry

Crawl Space System Deficiency Overview

The crawl space below Building "B" could not be accessed as only the areaway access point is clogged with vegetation as seen in the photo below. Soil around the perimeter is sloping towards the building in some areas, possibly due to failed soil retainers.

Means YWLA – Campus Summary of Crawl Space Recommendations

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

Building A Recommendations

Soil, Drainage, Ventilation & Access

1. Clear clogged areaways & vents
2. Investigate need for additional ventilation
3. Clean hatch frames/doors and protect from further corrosion
4. Fix side hatch doors that are becoming unhinged
5. Replace nonworking locks
6. Replace failed soil retainers; reset intact retainers that have settled below the perimeter beams
7. Re-grade around outside perimeter of building to ensure positive drainage away from foundation

Exposed Structure

1. Clean exposed reinforcement and protect from further corrosion
2. Repair significantly spalled/damaged concrete
3. Investigate need for a structural retrofit of the cracked perimeter beam in the 600 wing, repair crack (repair method to be determined by retrofit engineer)

Pipes, Ducts, Equipment & Fireproofing

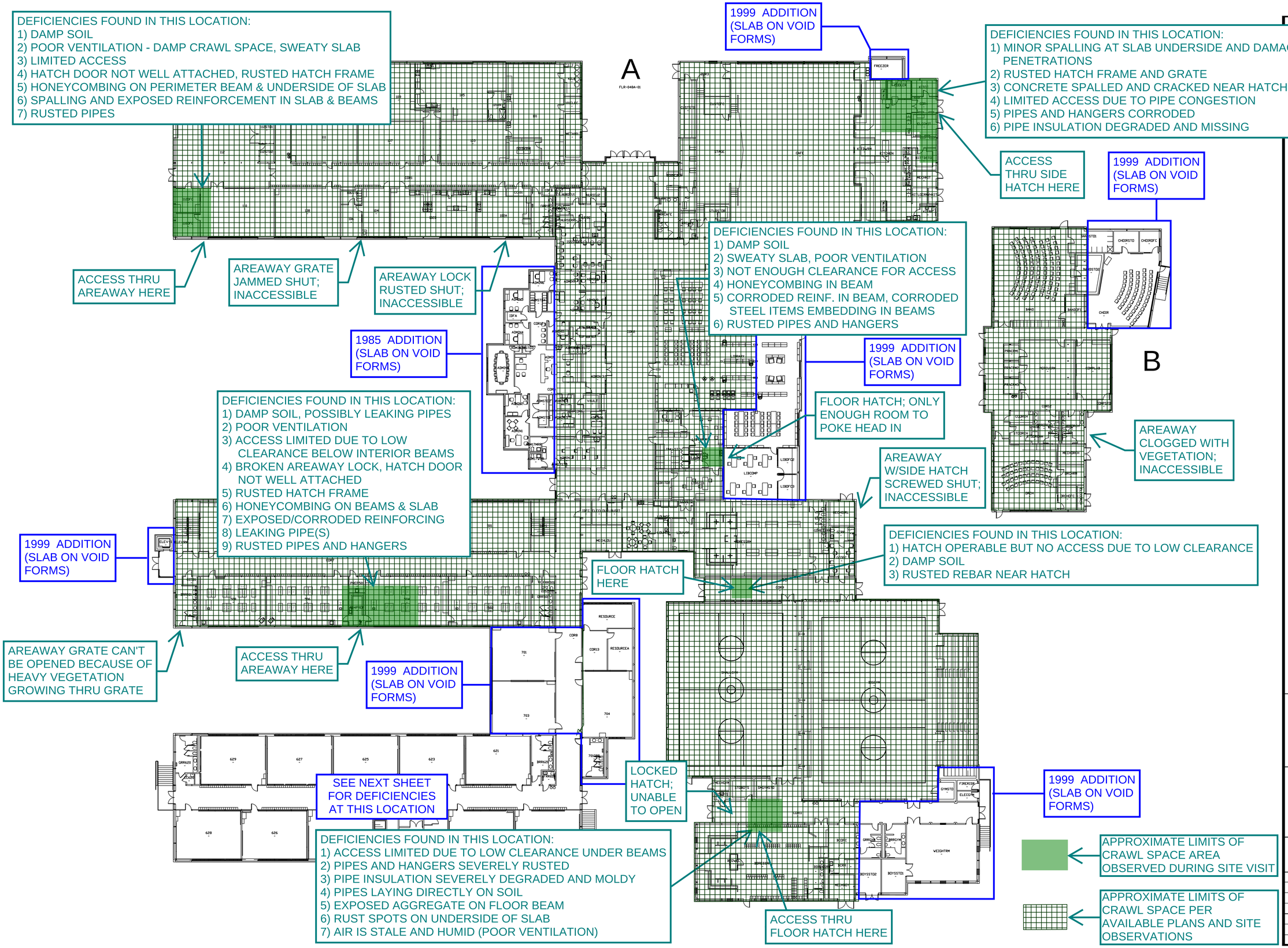
1. Repair leaking pipes
2. Repair corroded cast iron pipes & protect from further corrosion or replace
3. Replace heavily corroded hangers/supports
4. Replace degraded, moldy and/or missing pipe insulation
5. If feasible, raise pipes that are in direct contact with soil

Building B Recommendations

Soil, Drainage, Ventilation & Access

1. Clear clogged areaway
2. Re-grade around outside perimeter of building to ensure positive drainage away from foundation

DRAFT



AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

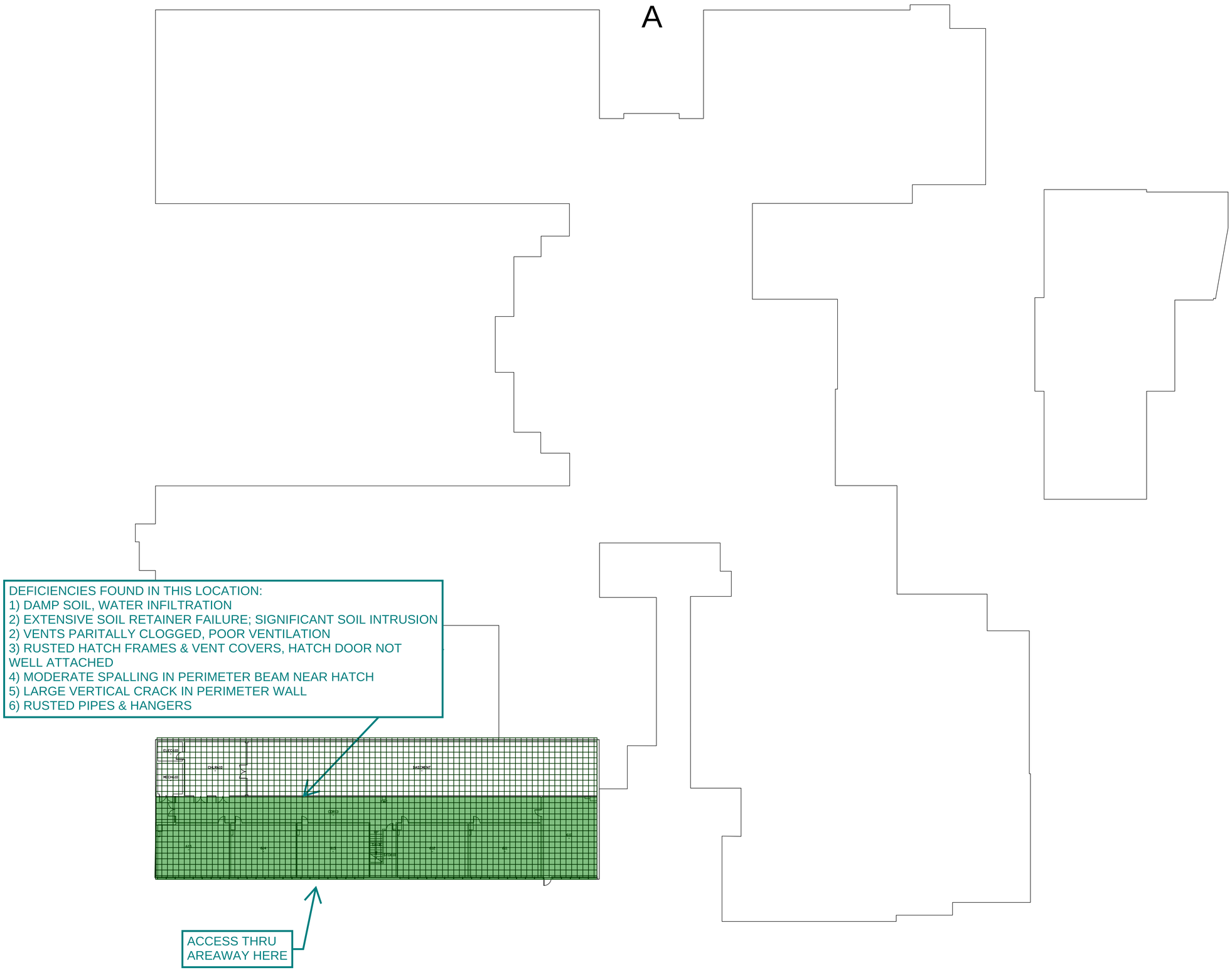
MEANS YWLA

6401 N. Hampton Drive
Austin, Texas

FLOOR PLAN
1ST FLOOR

APPROVALS		
DRAWN	CHECKED	APPROVED
S.L.B.	M.H.B.	S.M.
09/12/13	07/10/13	09/12/13
DWG: 065-FLR-01		SHEET
DRAWING SCALE 1" = 20'		2 OF 3

DRAFT



NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

MEANS YWLA

6401 N. Hampton Drive
Austin, Texas

FLOOR PLAN
BASEMENT

APPROVALS		
DRAWN	CHECKED	APPROVED
SLB	H.O.H.	H.O.H.
03/07/06	03/07/06	03/07/06
DWG: 065-FLR-B1		SHEET
DRAWING SCALE		1 OF 3
1" = 20'		

DRAFT

Bertha Sadler Means YWLA Site Summary

Site/Civil Assessment

Address	6401 N. Hampton Drive
Number of Permanent Campus Facilities	2
Original Year of Construction	1958
Total Campus Area	14 Acres
Data Collection Method	Site Visit
Site Visit/ Assessor	1/19/16 / B. Pearson

Introduction

The Bertha Sadler Means Young Women's Leadership Academy campus is located at 6401 N. Hampton Drive in Austin, Texas. Means YWLA (originally Pearce Middle School) was built in 1958, and consists of the main campus building housing classrooms, administration, gym, and cafeteria, and an auditorium/band building.

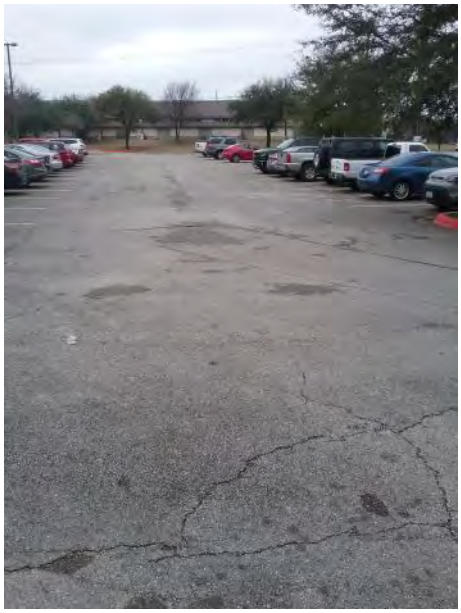
Development Information

Watershed	Little Walnut Creek
Total Impervious Cover	33%
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, North Visitor / Employee Parking	39 CB 0 HC	14,500
P2, West Employee Parking	18 CB 2 HC	6,000
R1, North Bus / Parent Drop-Off	13 CB 3 HC	16,000
R2, West Parent Drop-Off	5 CB 1 HC	6,500
Student Parking	No	-
Parent Drop Off	Yes	21,000
Bus Drop-Off Area	Yes	14,500
Loading Dock	Yes	4,500



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_Means YWLA_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways R1 (North) R2 (West)	There are two main roadways on-site. Roadway 1 (R1) is located on the north side of the campus and is used for parent and bus drop-off, as well as access to Parking Lot 1 (P1). Roadway 2 (R2) is located on the west side of campus and is used for parent drop-off and access to Parking Lot 2 (P2). Roadway Deficiencies: · R1: Drainage issues at curbside, ponding observed. · R1: Drop inlets no longer at roadway elevation. · R1: Pothole in asphalt · R1: The concrete driveway exiting to Northeast Drive has slight longitudinal cracking · R2: The northern concrete drive shows signs of	R1: Good R2: Average Overall: Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		spalling · R2: Longitudinal cracking, raveling · R2: Concrete curb broken	
	Parking Lots P1 (North) P2 (West)	There are two parking lots on-site. Parking Lot 1 (P1) is located on the north side of the campus and is used for employees and visitors. Parking Lot 2 (P2) is located on the west side of the campus and is used for employee parking, with two HC spots. Parking Lot Deficiencies: · P1: Concrete driveway leading to Northeast Drive and asphalt surface has longitudinal cracking · P1: Raveling at curbside of parking lot radius · P1: Asphalt patch observed with significant pothole at edge of patch and unpatched asphalt · P1: Alligator cracking observed · P2: Significant raveling and potholes observed in multiple locations	P1: Average P2: Poor Overall: Average
	Pedestrian Paving	There are numerous sidewalks throughout the campus with cracking observed. Staircases on the south end of campus are in average condition, with some cracking and erosion underneath observed. Pedestrian Paving Deficiencies: · Sidewalks with broken / heaving / sunken sections · Erosion underneath sidewalks, cast staircases, and landings · Metal plate section not flush with sidewalk · Pedestrian path drainage issues between buildings	Average
	Site Development	Fences surrounding campus are in generally good condition, with exceptions noted on exhibit. Some debris / unused material have collected at south perimeter fence as noted. There are bike racks (not utilized) near P2. Site Development Deficiencies: · Fence gate on west end of campus is in need of repair / replacement. · Garden on west campus has numerous concentrated areas of unused material and debris · Fence leaning / damaged · Debris has collected on south end of fence · Bike rack is unused	Average

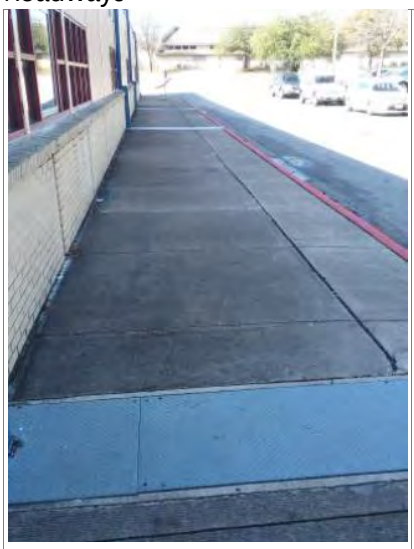
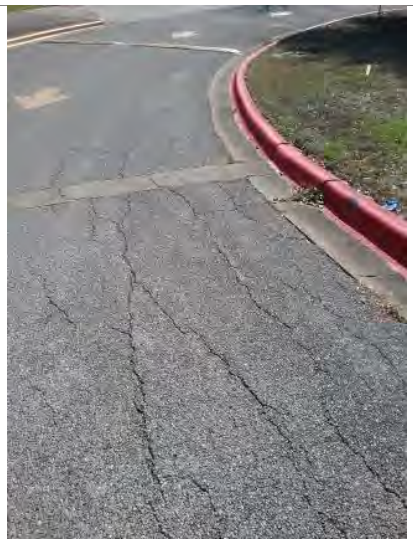
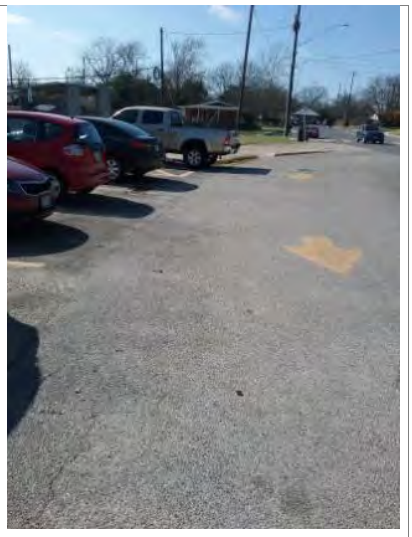
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Site Drainage	It was reported that there have been past attempts to improve site drainage in numerous locations. Water infiltration into buildings is a continuing concern to faculty. Site Drainage Deficiencies: · R1: Water ponds along the curb line. · Erosion under the downspouts and leaking downspouts. · Gutters are needed on west wall of accordion-style roof, water staining on bricks. · Clogged drainpipe daylighting under courtyard slab at fence line, low spot at pipe outlet. · Reported ponding of water in covered walkway on north side of passageway and in front of doorways. · Pest holes on south wall of “600” building. · North wall of “600” building: Inlets underneath downspouts assumed to be connected to storm sewer. Two area inlets are in the landscaping between buildings, low spots against the buildings that should be regraded. One downspout has no inlet constructed underneath. · A rainwater collection barrel with no connection to downspout or overspill · Gutter downspouts around P1 do not tie into storm sewer system and lack splash blocks – erosion observed against buildings · It was reported that work on the sanitary system resulted in the demolition of a previously functioning flume running under the sidewalk to R2. There is observed evidence of erosion against building where downspout now empties onto landscaping · South of the track, the concrete flume used for storm water runoff flows to a heavily overgrown area with a large volume of ponding observed · Southeast corner of the property has an area of ponding	Poor
	Courtyards	There is one courtyard located on the eastern side of campus. Drainage issues have been reported on south and east side of the courtyard, including moisture infiltration into gym on south end of courtyard. Multiple area inlets are in use on paved and unpaved sections of courtyard. Courtyard Deficiencies: · Concrete on the south side of the courtyard cracked	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		and broken, with multiple un- even and spalling sections. · Ponding along the north wall of the gym due to the courtyard sloping south. · Gutter overflows/leaks in the southwest corner of the courtyard · Downspouts are not tied to an underdrain. · Erosion in landscaped areas under downspouts, major erosion to bottom of foundation on the west side of the courtyard. · Flooding up against buildings and along the covered sidewalk running from west to north side of the courtyard · Gutters are needed around the library's accordion-style roof – erosion and water staining under the roof's edge · The sidewalk leading to a gate on the north side of the courtyard is not even and has un-even sections which create a tripping hazard · There is a raised wooden platform with concrete curbs in the northeast corner of the courtyard · Landscaped area in the northwest corner of the courtyard filled with decomposed granite which drains to a severely clogged inlet. · The west end of the courtyard appears to slope towards a door leading into the library · Pest hole on the north side of the courtyard · The landscaped area on the north side of the courtyard has been reported to flood	
	Landscaping	The landscaping around the building perimeter is in generally average condition, with some low spots and areas in need of new sod observed. Landscaping Deficiencies: · East side of the loading dock, a portable was recently removed is in need of new sod / grading / leveling. · East side of the courtyard is a low spot running along the length of storm sewer leading to an outlet daylighting to a concrete flume near the track. · At the end of the concrete flume south of the track, there is an overgrown area that appears to have diverted the flow of storm water from the originally designed path of flow · East of the track there is a low spot between the track and fence with observed ponding	Average

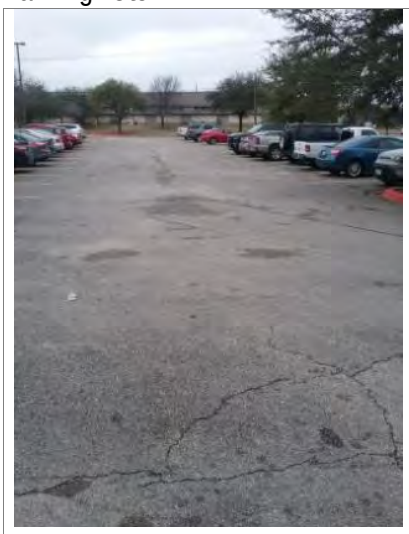
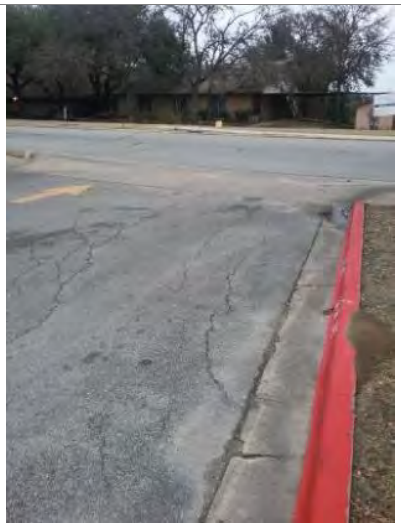
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		· At the gate leading to the fields on the west end of the campus, there is need for re-sodding and removal of rocks used for a temporary drive during previous construction projects. · Irrigation box with a cracked cover · Erosion and low spots north of P2	
Site Utilities	Water Supply	No issues observed during site visit	Good
	Sanitary Sewer	Few issues observed during site visit. Cleanouts missing caps or above grade are indicated on exhibit. No Fiberglass grease sampling enclosure observed. Sanitary Sewer Deficiencies: · Cleanout missing cap and located directly in front and below downspout, preventing splash pad installation. · Cleanout approximately 1' above surrounding elevation. · No fiberglass grease sampling enclosure	Good
	Storm Sewer	Multiple inlets clogged with leaves and debris. Storm sewer outlets and inlets in areas shown on exhibit need to be regraded to maintain positive drainage. Storm Sewer Deficiencies: · Area inlets clogged · Area inlets need to be regraded to maintain positive drainage	Average
	Detention Pond	The single detention pond is located on the southwest corner of the property. The area is overgrown and full of debris. Detention Pond Deficiencies: · Area is in need of repair and regrading · Debris has accumulated in and around the detention pond · Erosion has created drainage channel leading to the drainage pond	Poor
	Other Site Mechanical Utilities	The school has a security system and no reported areas in need of additional lighting. Dumpsters in area of loading dock require concrete pads and drives. Other Utilities Deficiencies: · Faint gas odor observed on south wall of "600" building · No concrete pad at dumpsters	Good

Site Improvement Deficiency Examples

Roadways

		
Drainage issues at R1	Longitudinal cracking on R2	Parking area at R2

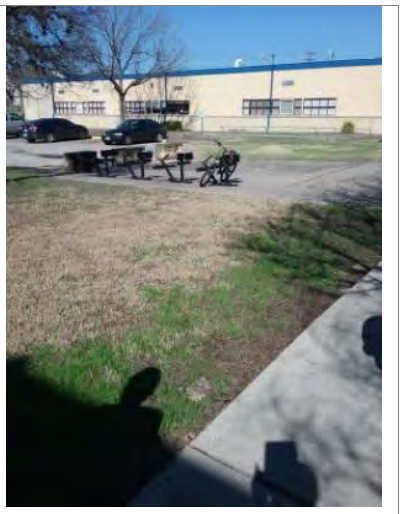
Parking Lots

		
P1: Pothole at end of patch	P1: Cracking leading to drive exiting to Northeast Drive	P2: Raveling around drop inlet

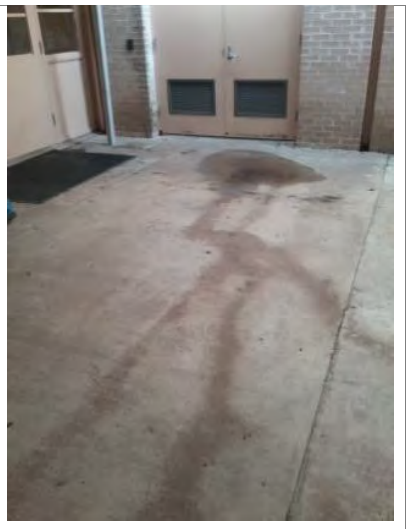
Pedestrian Paving

		
Spalling concrete near stairs at “600” building	Erosion under sidewalk in garden area	Cracking sidewalk at front entrance of school

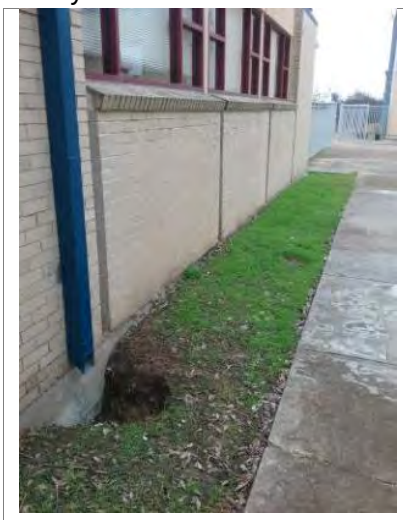
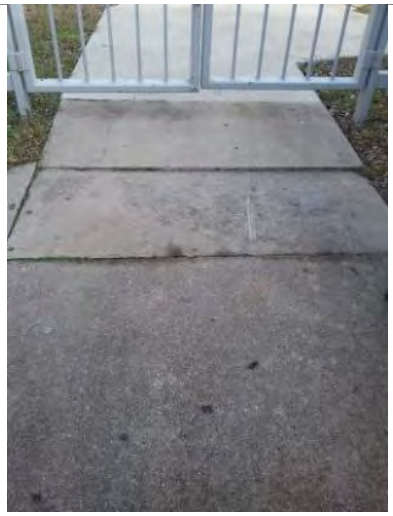
Site Development

		
Damaged fence gate	Debris at south perimeter fence	Bike rack

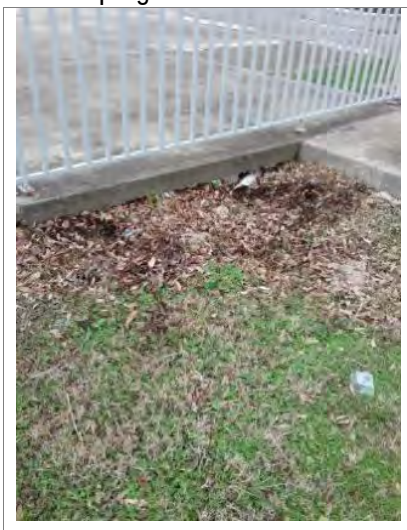
Site Drainage

		
Gutters required on east wall of band building	Demolished flume leading away from building	Ponding water in covered passageway between gym and “500” building

Courtyards

		
Erosion under downspout in courtyard	Un-level sidewalk leading out north gate of courtyard	Poor drainage reported at sidewalk on north side of courtyard

Landscaping

		
Low spot filled with leaves clogging courtyard drainage	Low spots between P2 and R2	Area between “600” and “500” buildings requires re-sodding

Site Utilities

		
Detention Pond needs maintenance	No concrete dumpster pad	Cleanout located under downspout

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	1	3,000
Tennis Courts	2	14,500
Soccer/Multi-Purpose	1	60,000
Baseball Field	-	-
Bleacher Seating	-	-
Track	1	200 M
Green Space	-	-
Football Field	-	-
Playscapes	-	-

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Basketball Court	There is a concrete half basketball court in the courtyard area. There is one hoop which is missing its net. There is severe cracking in the concrete and it doesn't drain well. Basketball Court Deficiencies: · Cracking concrete. · Missing net	Poor
	Tennis Courts	There are two tennis courts on one fenced-in pad in the northeast corner of the site. There is observed water ponding on the surface of the pad. The tennis nets were damaged and out of service Tennis Court Deficiencies: · Water ponding observed in middle of tennis courts · Area inlet south of tennis courts is clogged · Sidewalk surrounding tennis court has separated from tennis court slab, rebar exposed in some locations · Erosion observed around perimeter of tennis court enclosure slab · Damaged tennis nets	Poor
	Track	A track is located on the east side of the campus. Water ponding observed on the southeast corner of the track and	Average

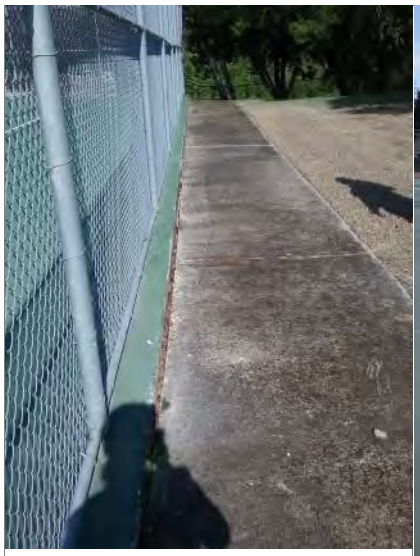
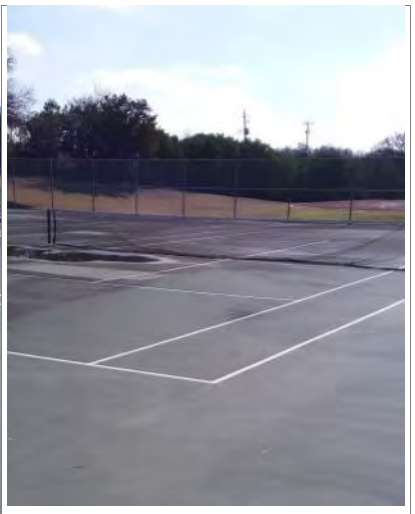
		other locations. Track Deficiencies: · Storm drain in center of track is above grade · Water observed to pond on track and in center of track · Longitudinal cracking observed on crack in vicinity of ponding water	
	Soccer/Kickball Fields	The soccer field on the south side of the campus was observed to have large areas of ponding and poor drainage. The field is also in need of re-sodding and striping. Soccer/Football Field Deficiencies: · Field does not drain · Ponding observed on field · Re-sodding required · Re-striping required · Broken kickball fence.	Poor
	Green Space	N/A	N/A
	Playground Equipment	N/A	N/A

Playfield Deficiency Examples

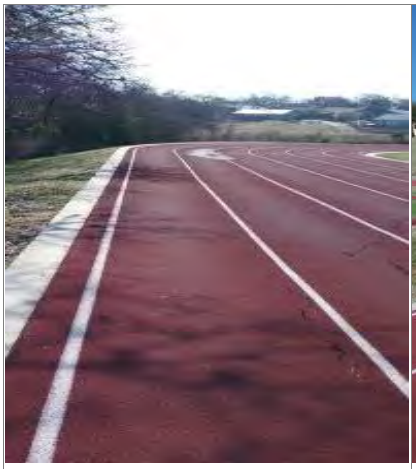
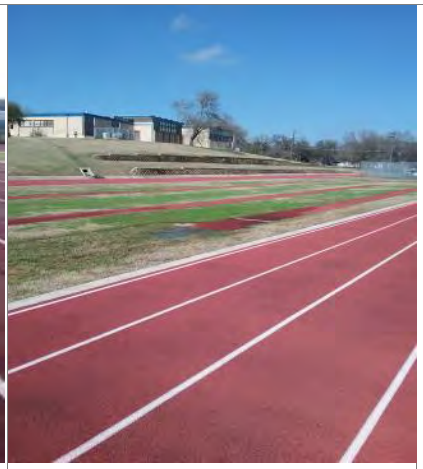
Basketball Court

		
BB court with patches and cracks	Missing BB net	Repaint needed for BB court

Tennis Court

		
Sidewalk separation at tennis court	Severe ponding	Damaged nets

Track

		
Cracking and ponding on Track	Ponding inside Track	Storm drain above ground level

Soccer/ Kickball

	
Ponding on soccer field	Kickball fence in need of repair

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. R1: Drainage issues at curb – further investigation required.
2. Bring inlets level with roadway.
3. Repair pothole in R1.
4. Fill cracks in R1 and R2.
5. Reconstruct north concrete drive into R2.
6. Resurface parking area along R2.
7. Repair broken curb.

Parking Lots

1. P1: Repair concrete drive cracking.
2. P1: Raveling near curbs requires thin overlay.
3. P1: Patch and repair pothole at the edge of a patch.
4. P1: Reconstruct areas of alligator cracking.
5. P2: Structural overlay for areas of extensive raveling.

Pedestrian Paving

1. Replace pedestrian paving that are heaving and have cracks.
2. Backfill around sidewalks / landings with erosion underneath.
3. Metal plates need leveling or replacement.
4. Investigate cause / solution to drainage between buildings in area of covered passageway.

Site Development

1. Repair/replace fence gate.
2. Clean debris in locations around site shown on exhibit and mentioned in report.
3. Repair/replace leaning fencing.
4. Remove debris along fence.
5. Determine if bike rack should be relocated.

Site Drainage

1. Further investigation into solution to drainage issues at R1 required.
2. Place splash blocks or tie downspouts into underground storm drain.
3. Add gutters and downspouts at accordion-style roofing on Library and Band Building.
4. Unclog drainpipe, fill low spot at outlet.
5. Determine solution to ponding water in covered walkway.
6. Fill pest holes where indicated and discovered.
7. Investigate regrading area between “500” and “600” building to drain to area inlets and away from buildings.
8. Install overspill to rainwater collection barrel and re-connect to downspout.
9. Tie downspouts into underdrain or place splash blocks.
10. Reconstruct concrete flume under sidewalk at west wall of “500” building.
11. Reconstruct diversion berm and remove excess vegetation and debris and required to return to design intent.
12. Investigate drainage issues on Soccer Field / Tennis Courts / Track

Courtyard

1. Investigate drainage issues at sidewalks. Replace sidewalks that are cracked, broken, or creating tripping hazards.
2. Determine solution for ponding.
3. Fix gutters that are overflowing/leaking.
4. Tie downspouts into an underdrain.
5. Fill areas eroded under downspouts, place splash blocks or tie to underground storm drain in vicinity.
6. Add gutters to Library and Gym buildings / unclog existing gutters as required.
7. Replace/level up concrete sidewalk.
8. Clean and maintain area with decomposed granite.
9. Fill any pest holes discovered.
10. Add drainage features to allow water to drain away from Library door to area inlet in vicinity or remove portion of curb to allow drainage.

Landscape

1. Analyze the need for irrigation system.
2. Re-sod areas indicated.
3. Fill low spots indicated.
4. Remove debris at fence gate and re-sod.
5. Re-sod areas of recent construction.
6. Remove unnecessary concrete landing.

Water Supply

1. N/A

Sanitary Sewer

1. Replace cleanout caps as indicated.
2. Consider relocating cleanout

3. Install fiberglass grease sampling enclosure

Storm Sewer
1. Regrade inlets indicated to maintain positive drainage.
2. Remove trash, debris, and vegetation from existing drain basins.
3. Connect downspouts with underground storm drain system.

Detention Pond
1. Clean debris from Detention Pond and regrade slopes as required.

Other Utility Mechanical
1. Investigate gas odor on south wall of “600” building.
2. Place concrete pad at dumpsters.

Basketball Court
1. Place new concrete slab for Basketball Court and repaint or remove goalpost and replace slab such that it drains away from buildings and to inlets in vicinity. Add additional inlet as required by drainage study.
2. Replace missing net

Tennis Courts
1. Investigate slab to determine if cracked, place topping slab sloped to prevent ponding in center of court.
2. Resurface Tennis Courts.
3. Clean out clogged inlet.
4. Repair sidewalk around courts.
5. Backfill eroded area around courts.
6. Replace tennis nets

Track
1. Patch / Seal Track surface where cracked.
2. Patch Track surface in area of ponding to slope away from Track
3. Raise elevation of Track and Field features to prevent ponding in locations shown on exhibit.
4. Grade landscaped interior of track to drain towards area inlets.

Soccer/Kickball Field
1. Drainage study required to prevent ponding on Soccer Field due to low elevation on site. High-volume area inlet in vicinity of field.
2. Re-sod and re-stripe field.
3. Replace / Repair Kickball fences.

DRAFT

0 25 50 100
Feet

Legend

(1) Recommended Improvements

Drainage Improvement

Pavement Improvement

Sidewalk Improvement

NOTES:

1. THERE IS RAVELING IN THIS AREA.
2. THERE IS RUTTING IN THIS AREA.
3. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
4. THERE IS ALLIGATOR CRACKING IN THIS AREA.
5. THERE IS A PATCH IN THIS AREA.
6. THERE IS A POTHOLE IN THIS AREA.
7. THE PAVEMENT IS BROKEN.
8. THE PAVEMENT IS SPALLING.
9. THE SIDEWALK IS BROKEN/HEAVING/SUNKEN IN.
10. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
11. THERE ARE PEDESTRIAN DRAINAGE ISSUES.
12. THE METAL PLATE SECTION IS NOT FLUSH WITH THE SIDEWALK.
13. AREAS OF SIDEWALK NEED TO BE REMOVED.
14. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
15. AREAS OF MATERIAL/DEBRIS/CONCRETE NEED TO BE REMOVED.
16. BIKE RACK
17. THERE IS EVIDENCE OF PEST HOLES.
18. REGRADING IS NEEDED TO SLOPE AWAY FROM BUILDING.
19. THERE IS EROSION UP AGAINST THE BUILDING.
20. THE DOWNSPOUTS DO NOT TIE TO THE UNDERDRAIN.
21. GUTTERS ARE NEEDED IN THIS AREA.
22. THERE IS EROSION UNDER THE DOWNSPOUTS.
23. THE SPLASH BLOCK PLACED INCORRECLTY.
24. THIS AN AREA OF KNOWN FLOODING ISSUES. (OBSERVED OR REPORTED)
25. THE RAIN BARREL SYSTEM DOES NOT HAVE AN OVERSPILL. (NEITHER OUT NOR TO A DRAINAGE SYSTEM)
26. THE DRAINAGE IS NOT DRAINING AWAY FROM THE BUILDING/WALKING AREAS.
27. THE AREA INLET IS CLOGGED OR NEEDS TO BE UNCOVERED.
28. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
29. RESODDING IS NEEDED IN THIS AREA.
30. THERE IS OVERGROWN LANDSCAPING THAT NEEDS TRIMMING/PRUNING.
31. THE IRRIGATION BOX IS MISSING A COVER.
32. CONTINUE SIDEWALK TO PAVEMENT.
33. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
34. THE CLEANOUT IS DAMAGED AND/OR THE CAP IS BROKEN.
35. THE AREA INLET IS NOT ADEQUATELY SIZED.
36. THE AREA INLET NEAR THE TENNIS COURT IS CLOGGED OR NEEDS TO BE UNCOVERED.
37. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
38. REPLACE SIGN.
39. THE DETENTION POND IS NOT FUNCTIONAL AND/OR NEEDS TO BE MAINTAINED.
40. THERE IS A POSSIBLE GAS LEAK OR ODOR.
41. THERE IS NOT A CONCRETE PAD UNDER AND/OR IN FRONT OF THE DUMPSTERS.
42. WATER PONDS ON THE COURT/TRACK/FIELD.
43. THE FIELD DOES NOT DRAIN PROPERLY.
44. STRIPE PARKING AREA AT LOADING DOCK - PORTABLE HAS BEEN REMOVED
45. DRAINAGE PIPE CLOGGED AT OUTLET
46. LARGE SINKHOLE DUE TO EROSION UP AGAINST BUILDING - IMMEDIATE ACTION REQUIRED
47. FLUME CLOGGED AND OVERGROWN
48. HANDICAP PARKING SPOT

Map Date: 3/2/2017

AUSTIN Independent School District

AECOM

Means YWLA
6401 North Hampton Dr