

Mendez Middle School Site Summary

Address	5106 Village Square Drive Austin, TX 78744
Number of Permanent Campus Facilities	3
Original Year of Construction	1987
Total Campus Building Area (combined)	173,382 SF



Introduction

The Mendez Middle School campus is located at 5106 Village Square Drive in Austin, Texas. Mendez Middle School was established in 1987. The campus consists of the primary school along with two additional campus buildings. These permanent campus buildings include the Main School Building (BLDG-058A), the South Addition/Theater (BLDG-058B), and the West Addition Building (BLDG-058C). The main building is connected to the other two campus buildings by covered walkways located at the west and south facades.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
5/19/16	Interview	00	10/12/16	Draft Issue
5/19/16 - 5/20/16	Assessment	01	1/23/17	Added comments from Sr. Architect Florence Rice as indicated on email dated 10/28/16 and comments from PM Chad Johnson as indicated on email dated 10/21/16. See pages 1, 2, 4, 6, 13, 15, 21, and 30-33.
10/26/16	Cluster Meeting (Attended)			
10/13/16	Follow-Up			

Main School Building – BLDG-058A

Building Purpose	Administration, Classrooms
Building Area	135,157 SF
Inspection Date	May 19-20, 2016
Inspection Conditions	75°F-80°F, Overcast with rain
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 consists of limestone panels. The exterior construction is original and in average condition for the age of the building. The limestone panels appear to be cracked, chipped, and soiled in various locations while the joints between the limestone panels are dried, deteriorated, and missing in areas. The soil at grade around the building perimeter is eroded in some areas. A void space or hole at the joint of the building foundation and exterior concrete slab at northeast corner of building was observed at the time of survey.	Average
	Exterior Windows	The exterior windows are metal framed with single pane glazing. The windows appear to be in average condition with reported water infiltration around the window frames on the second floor of the west end of the building.	Average
	Exterior Doors	The exterior doors are metal with metal frames. There is one secure main public entryway located at the south side of the building. The entry doors and remaining service doors around the facility are metal. The doors appear to be in average condition.	Average
Roofing	The roof is constructed of standing seam metal. It is in poor condition. There were multiple active leaks observed at the time of survey. Corrosion was observed on the coping edge, and minor soffit damage was observed in several areas. Water draining from the roof via the downspout system was observed to be draining directly onto the walking surface at grade or ponding along the perimeter building foundation causing a safety hazard and soil erosion.		Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	According to AISD staff, a complete roof replacement project has been funded for the Mendez MS buildings. The project is currently under design and could possibly be executed in the summer of 2017.		
Interior Construction	Interior Walls	The first and second wall finishes are comprised of concrete masonry unit (CMU) walls or gypsum walls. The gymnasium areas have CMU walls. The interior construction was observed to be in good condition, with isolated areas in need of repair.	Good
	Interior Doors	The majority of the interior doors were wood with metal frames. Select wood doors show extensive wear and tear.	Average
	Interior Specialties	The metal lockers appeared to be in average condition.	Average
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	All stairs and landings are concrete. All stairs and landings were aged and stained.	Poor
Interior Finishes	Interior Wall Finishes	The female locker room has ceramic tile walls. The female locker room ceramic tile walls were observed to be in average condition showing signs of wear and use. The interior painting in some of the classrooms and corridors appeared to be chipped and flaking.	Average
	Interior Floor Finishes	The first and second floor finishes are comprised of vinyl composition tile (VCT) flooring. The gymnasium areas have wood flooring. The female locker room has ceramic tile flooring. The female locker room flooring was observed to be in average condition showing signs of wear and use. Floor staining and a strong odor were observed in the chemistry closet on the first floor.	Average
	Interior Ceiling Finishes	The first and second floor ceiling finishes are comprised of acoustical ceiling tile (ACT). The gymnasium areas have exposed ceiling to the above structure. There was an active leak and water damage observed in the male locker room shower area. Various areas of stained ceiling tile were observed due to active roof leaks.	Average
Conveying	There is a 3000-pound passenger elevator that serves two floors in the main school building. The elevator is in poor condition. The building staff reported that the elevator is antiquated and beginning to malfunction. A complete inspection needs to be performed by a licensed inspector in order to determine further action.		Poor
Plumbing	Plumbing Fixtures	The Main Building has dedicated student restrooms located on the first and second floor and additional	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>single occupant restrooms in the Health Services and in Administration offices. The school has male and female locker rooms to support athletics and the physical education department. The typical toilet and urinals fixtures throughout the facility are vitreous china with manual flush valves while the sinks are stainless steel with manual faucets. The locker rooms also have single and multi-occupant showers. The single occupant showers have manual controls, and the multi-occupant stainless steel shower terminals have push button "timed" controls. The kitchen has wall mounted vitreous china sinks for personal use and stainless steel kitchen equipment throughout including one, two, and three basing dish/prep sinks. The student lab rooms and faculty break rooms have molded in-counter sinks with manual faucets.</p> <p>Facility-wide, the plumbing fixtures are in average condition with typical wear and tear associated with the age of the system and general everyday use. The wall mounted sink in the health office is separating from the wall.</p>	
	Domestic Water Distribution	<p>Mendez Middle School's domestic water and sanitary waste systems serve the student and faculty restrooms, male and female locker rooms, kitchen, faculty break rooms, and classroom laboratory sinks. Domestic hot water for the school is provided by two 99 gallon, 199 MBH gas water heaters in the main electrical room and one 40 gallon electric water heater located in an exterior mechanical room.</p> <p>Facility-wide, the domestic water system is in average condition with typical wear and tear associated with the age of the system and general everyday use.</p>	Average
	Other Plumbing	<p>The cafeteria roof had roof drains with metal grates for debris prevention.</p> <p>The metal grates are corroded and clogged with debris.</p>	Poor
Mechanical/ HVAC		<p>The building uses a series of WSHPs (water source heat pumps) mounted above the ceiling throughout and in the mechanical mezzanine, for individual zone temperature controls. Each of the heat pumps have condenser water supply and return piping to transfer heat from the refrigerant coil back to an exterior mounted 800-TON (nominal) cooling tower and plate heat exchanger. The system also has two 3,000 MBH and one 2,100 MBH gas to water boilers providing water tempering to the condenser water lines. In addition to the heat pumps, areas of the building are also served by split systems and rooftop package units. PM Florence Rice reported that all WSHPs have been replaced.</p> <p>The HVAC system is in average condition with signs of typical wear and tear</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>consistent with the equipment age. Portions of the system have been replaced in the past five years, but many assets are original to the building's construction. All original heat pumps use R-22 refrigerant, which is outdated and currently being phased out of use. The three boilers in the building appear to be original to construction. These assets are past their expected design life and will need to be scheduled for replacement. The gas fired unit heater in the main mechanical room does not function. Supply air fans in the mechanical mezzanine are past their expected service life.</p>	
<p>Fire Protection</p>	<p>Fire Alarm</p>	<p>The buildings fire alarm and detection system consists of a fire alarm control panel, pull stations, smoke detectors, strobe lights, and annunciators.</p> <p>The fire alarm system is in good condition. All alarming devices appeared to be in working order and the fire alarm control panel had an up-to-date inspection. No major deficiencies were observed during inspection.</p>	<p>Good</p>
	<p>Fire Protection/ Suppression</p>	<p>The building has a wet pipe fire sprinkler system serving the janitors closets and laboratory spaces. Portable dry chemical fire extinguishers are used for fire protection throughout the rest of the school. The kitchen has a dedicated chemical fire suppression system for the exhaust hoods designed for grease fires.</p> <p>The fire protection system is in average condition. The observed fire extinguishers have up-to-date inspection tags and the chemical fire suppression system in the kitchen is in proper working order. However, a majority of the observed wet pipe fire sprinkler system's piping has surface corrosion, which could affect the systems reliability.</p>	<p>Average</p>
<p>Electrical</p>	<p>Electrical Distribution</p>	<p>The building's electrical service originates in a locked room, maintained by the utility provider, adjacent to the building's main electrical room. A bus bar comes through the wall of the main electrical room and feeds the building's main 5000-amp switchboard. The switchboard has seven sections with one section for metering and six sections with fuse switches. Each fused switch feeds one of the main distribution panels throughout the campus. There are six electrical distribution areas inside the main building, two on the first floor, two on the second floor, one between the large and small gymnasiums, and one in the kitchen. Panel MD10 adjacent to the switchboard, has an outdoor power factor correction capacitor bank.</p> <p>The building's electrical service distribution is well maintained and in good condition. Minor deficiencies were observed throughout the building, such as open</p>	<p>Good</p>

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>junction boxes with exposed wiring. In addition, the building staff reported issues with tripping breakers in the administration area along with insufficient power capacity in the cafeteria.</p>	
	Lighting	<p>The interior lighting throughout the main school is predominantly T8 fluorescent fixtures. Most corridors, offices, and classrooms had two foot by four foot lensed troffers. Emergency and exit lighting is located throughout the building. The main building exterior lighting consists of HID wall pack fixtures. PM Florence Rice reported the majority of interior lighting within the corridor are LED (light-emitting diode) luminaires.</p> <p>Common issues with the lighting were broken or missing covers and lamps that were either missing or inoperable. The exterior lighting of the main school and covered canopies is aged and inadequate. Many of the fixtures have degraded and broken lenses. Some fixtures under the canopies are beginning to separate and detach from their soffits. Areas on the southwest and east facades do not have exterior lights.</p>	Poor
	Communications & Security	<p>The security system consisted of cameras, proximity card readers, keypads, and control panels throughout the building. The main security panel is located in the main office supply room.</p> <p>The building staff reported the security system does not provide sufficient coverage and additional cameras need to be installed throughout the building. Staff also reported issues with coverage of the schools public address system. There is exposed wiring on an exterior public address horn on the exterior of the main building.</p>	Poor

Exterior System Deficiency Examples

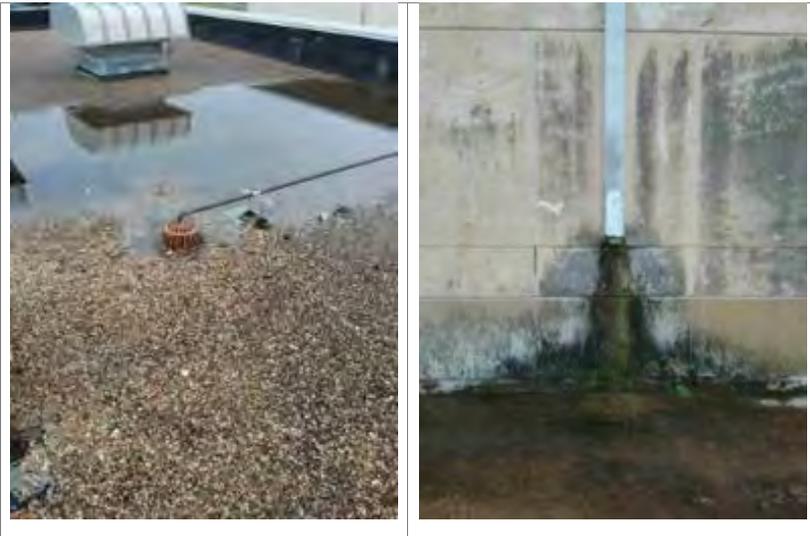
Exterior Walls



Exterior Windows



Roofing Deficiency Examples



Stair Deficiency Examples

Interior Stairs



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes

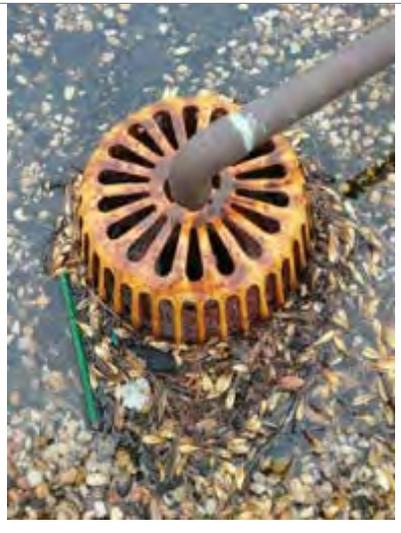


Plumbing System Deficiency Examples

Plumbing Fixtures



Other Plumbing



Mechanical/HVAC System Deficiency Examples



Fire Protection

Fire Protection/Suppression



Electrical

Electrical Distribution



Lighting



Communications & Security



South Addition/Theater Building – BLDG-058B

Building Purpose	Classrooms/Auditorium (Fine Arts Building)
Building Area	20,672 SF
Inspection Date	May 19-20, 2016
Inspection Conditions	75°F-80°F, Overcast with rain
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 consists of limestone panels. The limestone panels appear to be soiled in various locations while the joints between the limestone panels are dried, deteriorated, and missing in areas. A large hole was observed at grade along the exterior foundation wall of the south façade of the building, possibly caused by soil erosion and poor water drainage. The exterior concrete patio slab located at the east façade of the building was observed to be cracked. The joint between the patio slab and building slab was observed to be deteriorated.	Average
	Exterior Windows	The windows are metal framed with single pane glazing. The windows are in average condition. The glazing was scratched and cloudy in some areas obscuring view to the exterior. Some glazing units have BB gun damage/holes.	Average
	Exterior Doors	The exterior doors are metal doors with metal frames. There is a secure main entry located along the west elevation. The entry doors and remaining service doors around the facility are metal. There is a set of sliding patio doors located at the northeast corner of the building. The exterior service doors are steel and in average condition. Exterior sliding patio doors are in poor condition as the doors do not slide or function well in the frame and track. The polycarbonate glazing in the doors is broken and cloudy, obscuring view to the exterior.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Roofing		The roof is constructed of standing seam metal. The roof is in poor condition. Numerous active leaks were observed in interior spaces such as the auditorium at the time of survey. The downspouts were observed to be draining directly to grade adjacent to the building perimeter, possibly causing soil erosion in some areas.	Poor
Interior Construction	Interior Walls	The interior walls are comprised of concrete masonry unit (CMU) walls or gypsum walls. Materials were in good condition.	Good
	Interior Doors	The majority of the interior doors were wood with metal frames. Metal service doors were aged, dented, and in poor condition.	Poor
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Acoustical wall panels are utilized in the band rooms. The restroom walls consist of tile, which is aged and in average condition. AISD staff reported that the restrooms will be renovated in the near future under a funded design project. The walls in the theater were affected by water damage in some areas.	Average
	Interior Floor Finishes	The interior floor finishes are comprised of vinyl composition tile (VCT) flooring. The restroom has tile flooring. The floor of the theater is carpeted. The VCT flooring was in good condition. The restroom tile floors are aged and in average condition. AISD staff reported that the restrooms will be renovated in the near future under a funded design project. The carpet in the theater is in poor condition in some areas due to wear and water damage.	Average
	Interior Ceiling Finishes	The interior has acoustical ceiling tile (ACT). The theater has a gypsum ceiling. The ACT was generally in good condition.	Good
Conveying	System not present.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Plumbing	Plumbing Fixtures	<p>The South Addition has dedicated student restrooms located at the entry to the building. The typical toilet and urinals fixtures are vitreous china with manual flush valves while the sinks are stainless steel recessed in-counter type with manual faucets.</p> <p>All plumbing fixtures are in working condition, however the electric water heater in the janitor's closet has exceed its expected design life and needs to be replaced. PM Florence Rice reported that the student restrooms were renovated during Summer 2016.</p>	Average
	Domestic Water Distribution	<p>The South Addition's domestic water and sanitary waste systems serve the student and faculty restrooms, wall mounted water coolers, janitorial closets, and classroom sinks.</p> <p>Facility wide the domestic water system is in average condition with typical wear and tear associated with general everyday use. Domestic hot water is only provided by a single electric water heater located in the janitor's closet. The domestic water system is in good condition.</p>	Average
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	<p>Similar to the Main Building, the South Building utilizes a series of WSHPs throughout the school for individual zone temperature controls. The heat pumps are mounted above the ceiling or located in the exterior mechanical rooms. Each of the heat pumps have condenser water supply and return piping to transfer heat from the refrigerant coil back to the campus cooling tower and plate heat exchanger. The HVAC system is in average condition with signs of typical wear and tear consistent with the equipment age. Portions of the system have been replaced in the past five years, but many assets are original to the building's construction. All original heat pumps use R-22 refrigerant, which is outdated, and currently being phased out of use.</p>		Average
Fire Protection	Fire Alarm	<p>The South Addition/Theater fire alarm and detection system consists of a fire alarm control panel, pull stations, smoke detectors, strobe lights, and annunciators.</p> <p>The fire alarm system is in good condition. All alarming devices appeared to be in working order and the fire alarm control panel had an up-to-date inspection. No major deficiencies were observed during inspection.</p>	Good
	Fire Protection/ Suppression	<p>Similar to the Main Building, the South Addition has a wet pipe fire sprinkler system serving the janitors closets and the maintenance area. The rest of the facility has dry chemical fire extinguishers for general building fire protection.</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>The fire protection system is in good condition with minimal signs of wear and tear and no visible deficiencies. The observed fire extinguishers have up-to-date inspection tags supporting the observation of proper system maintenance. Additionally, the sprinkler system has been inspected within the last year and a five-year internal valve inspection was performed in June 2015.</p>	
<p>Electrical</p>	<p>Electrical Distribution</p>	<p>The South Addition/Theater's electrical system is fed from the main school to a main switchboard (DP1) in electrical room 309B. There are various other distribution panels fed from this switchboard within the building.</p> <p>The building's electrical distribution system is in good condition. However, there is a large junction box in the storage room with no cover leaving many wires exposed. No other major deficiencies were observed.</p>	<p>Good</p>
	<p>Lighting</p>	<p>The interior lighting in the South Addition/Theater is predominantly recessed or surface mounted T8 fluorescent lighting. In the auditorium, recessed can lights are used over the seating areas and stage lighting over the stage. Common issues found with the lighting in this building was broken or missing covers as well as burnt out or missing lamps. The building also has emergency and exit lighting.</p> <p>One exit light is missing a cover plate leaving exposed wiring. Similar to the main building, HID wall pack fixtures are predominately used for the exterior lighting. The South Addition/Theater's exterior lighting is in similar condition as the rest of the buildings on the school's campus and does not provide sufficient lighting around the entire building.</p>	<p>Poor</p>
	<p>Communications & Security</p>	<p>The South Addition/Theater shares security, public address, and communications systems with the main school.</p> <p>The systems in this building are in similar condition and do not provide adequate coverage.</p>	<p>Poor</p>

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Plumbing System Deficiency Examples

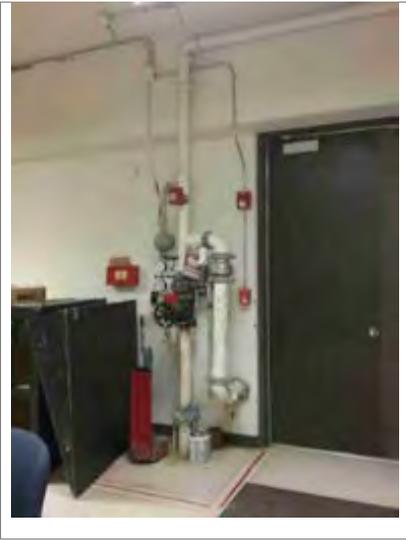
Plumbing Fixtures



Mechanical/HVAC System Deficiency Examples



Fire Protection Deficiency Examples



Electrical

Electrical Distribution



Lighting



West Addition Building – BLDG-058C

Building Purpose	Classrooms
Building Area	17,551 SF
Inspection Date	May 19-20, 2016
Inspection Conditions	75°F-80°F, Overcast with rain
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 consists of limestone panels. The exterior construction is original. The exterior walls appear to be in good condition with minor deficiencies noted. The limestone panels are stained near the downspouts and minor, isolated chips in the panels were observed. The joint between the limestone panels and slab on grade is deteriorated or missing. Rebar is exposed in the concrete entryway slab at the north facade.	Good
	Exterior Windows	The exterior windows are metal framed with single pane glazing. The metal framed windows are in average condition, showing signs of age and cracked glazing.	Average
	Exterior Doors	The doors are metal with metal frames. There is a secure main entry located along the south elevation. The entry doors and remaining service doors around the facility are metal. There are two manually operated fiberglass roll-up doors located on the east facade of the building. The fiberglass roll-up doors appear to be in average condition showing signs of age and use.	Average
Roofing	The roof is constructed of standing seam metal. The roof is in poor condition. Active leaks and stained ceiling tiles were observed throughout building. Water draining from the roof via the downspout system was observed to be draining directly onto the walking surface at grade or ponding along the perimeter building foundation causing a safety hazard and soil erosion.		Poor
Interior Construction	Interior Walls	The walls are comprised of CMU block or gypsum board.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The walls appeared to be in average condition, with instances of cracking or chipped paint.	
	Interior Doors	The interior doors were either wood or metal. These were in average condition showing wear.	Average
	Interior Specialties	The metal lockers were in poor condition. Rust, staining, and graffiti were observed.	Poor
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior finishes are comprised of concrete masonry unit (CMU) walls or gypsum walls. Most interior finishes appear in good condition.	Good
	Interior Floor Finishes	Most of the flooring is vinyl composition tile (VCT). Most interior finishes appear in good condition. The tile flooring in the restrooms is deteriorated and stained.	Good
	Interior Ceiling Finishes	The ceilings are comprised of acoustical ceiling tile (ACT). Most interior finishes appear in good condition. The ceiling tiles were in average condition, showing signs of water damage and dirt in various areas.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The West Addition has two single-user restrooms located in Room C1. The toilets are floor mounted vitreous china with manual flush valves. There are multiple stainless steel group-wash sinks and watercoolers throughout the building. Some classrooms have stainless steel recessed in-counter sinks with manual faucets. Facility wide the plumbing fixtures are in average condition with typical wear and tear associated with the age of the system and general everyday use.	Average
	Domestic Water Distribution	The West Addition's domestic water and sanitary waste systems serve the student and faculty restrooms, wall mounted water coolers, janitorial closets, and classroom sinks. Domestic hot water is only provided by a single 40-gallon electric water heater located in the janitor's closet. The domestic water system is in good condition with no major deficiencies observed.	Good
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	Similar to the Main Building and the South Building, the North Building utilizes a series of water-sourced heat pumps mounted above the ceiling, throughout the school, for individual zone temperature controls. Each of the heat pumps have condenser water supply and return piping to transfer heat from the refrigerant coil		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>back to the campus cooling tower and plate heat exchanger. In addition to the heat pumps, Room C1 and Room C2 have ceiling mounted unit heaters. The building has multiple exhaust fans.</p> <p>The HVAC system is in average condition with signs of typical wear and tear consistent with the equipment age. Portions of the system have been replaced in the past five years, but many assets are original to the building's construction. All original heat pumps use R-22 refrigerant, which is outdated, and currently being phased out of use. These assets are past their expected design life and will need to be scheduled for replacement. The unit heaters in Room C1 and Room C2 are beyond their expected design life and staff reported insufficient heating and cooling in those areas.</p>	
Fire Protection	Fire Alarm	<p>The West Addition fire alarm and detection system consists of a fire alarm control panel, pull stations, smoke detectors, strobe lights, and annunciators.</p> <p>The fire alarm system is in good condition. All alarming devices appeared to be in working order and the fire alarm control panel had an up-to-date inspection. No major deficiencies were observed during inspection.</p>	Good
	Fire Protection/ Suppression	<p>Similar to the Main Building and the South Building, the North Building has a wet pipe fire sprinkler system serving select areas. Sprinklers were observed in the janitor closet, the kiln room, a portion of Room C1. The rest of the facility has dry chemical fire extinguishers for general building fire protection.</p> <p>The fire protection system is in good condition with minimal signs of wear and tear and no visible deficiencies. Additionally, the observed fire extinguishers have up-to-date inspection tags supporting the observation of proper system maintenance.</p>	Good
Electrical	Electrical Distribution	<p>The West Addition has an electrical mezzanine where 480/277-volt power is supplied from the Main School building. This mezzanine houses transformers and distribution panels that handle all the electrical loads of this building.</p> <p>The building's electrical distribution is in good condition. However, one distribution panel had an inoperable latch on its enclosure and some junction boxes were missing their cover, leaving exposed wiring.</p>	Good
	Lighting	<p>The interior lighting throughout the West Addition building is predominantly T8 fluorescent fixtures. Most corridors and classrooms have two foot by four foot lensed troffers. Other classrooms with higher ceilings use pendant mounted T8 fluorescent fixtures.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>Common issues found with the lighting are missing or broken lenses/covers as well as burnt out or missing lamps. Similar to the main building, HID wall pack fixtures are predominately used for the exterior lighting. The West Addition building's exterior lighting is in similar condition as the main building and needs to be repaired and upgraded to provide sufficient lighting around the entire building.</p>	
	<p>Communications & Security</p>	<p>The West Addition shares security, public address, and communications systems with the main school. The systems in this building are in similar condition and need to be updated to provide better coverage.</p>	<p>Poor</p>

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Roofing Deficiency Examples

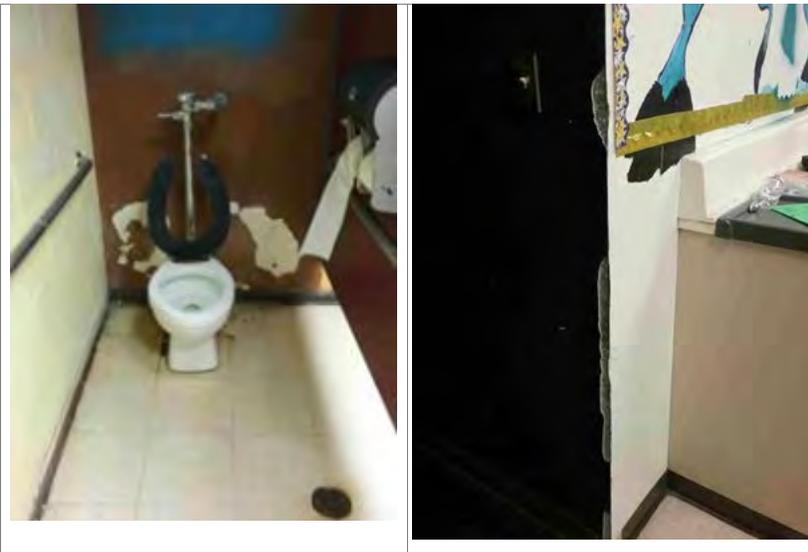


Interior Finishes Deficiency Examples

Interior Specialties



Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples



Fire Protection Deficiency Examples

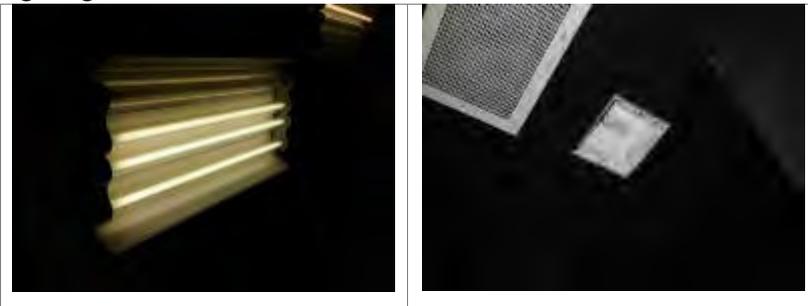


Electrical

Electrical Distribution



Lighting



Communications & Security



Mendez Middle School 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

Roofing

1. Replace standing seam metal roof system complete with a new roof system.
2. Ensure downspouts drain away from building perimeter and foundation walls to prevent soil erosion.

Electrical

1. Properly conceal all exposed wiring in junction boxes throughout the campus.
2. Replace any broken, missing, or degraded light covers/lenses.
3. Replace any missing or burnt out light bulbs.
4. Install additional exterior lighting for all campus buildings.
5. Repair exposed wiring on exterior public address horns.
6. Repair and/or replace security cameras as needed throughout the campus.
7. Upgrade public address system to accommodate all current and future spaces.

Fire Protection

1. Continue annual inspections of the fire protection system and the portable fire extinguishers.
2. Consider installing and providing fire protection to the rest of the school campus.

Main School Building Recommendations

Exterior

1. Replace cracked and chipped precast concrete panels with new panels that match the existing façade. Clean soiled panels free of dirt and moss growth. Replace joint material between precast concrete panels; typical on entire façade.
2. Clean and recaulk precast wall and bench construction at main entry as joints are deteriorated.
3. Backfill hole at the northeast corner of building with gravel and appropriate fill material. Monitor area for continued erosion problems.
4. Repair/reseal windows presenting leak issues.

Roofing

1. Add additional downspouts along the north elevation of the roof (requested by PM Chad Johnson).

Interior Construction

1. Replace doors to janitorial closets and classroom storage rooms with doors that contain vents or louver for air transfer.
2. Repaint deteriorated toilet partitions.

Stairs

1. Clean and seal interior concrete stairs and landings to eliminate discoloration.

Interior Finishes

1. Repaint interior walls where paint is chipped and faded (approximately half of the interior walls).
2. Clean or replace stained portions of VCT flooring.

3. Replace all water-damaged ceiling tiles after the roof has been replaced.

Conveying

1. Repair or replace 3000-pound passenger elevator in the main school building due to age and reliability.

Plumbing

1. Repair the sink in the health office, as it is separating from the wall.
2. Clear the debris from the drain covers of the cafeteria roof and repaint to mitigate further deterioration.

Mechanical/HVAC

1. Plan to replace the two 3,000 MBH (Boiler 1 & Boiler 2) gas to hot water boilers in the main mechanical room due to age and efficiency. They appear to be original to the facility.
2. Plan to replace the single 2,100 MBH (Boiler 3) gas to hot water boiler in the boiler room adjacent to the large gymnasium due to age and efficiency. It appears to be original to the facility.
3. Inspect piping of Boiler 3. The heating hot water piping at Boiler 3 has significant corrosion at the flange and the pipe insulation is damaged. The piping should be inspected to determine the extent of the pipe corrosion and what the required repair should be.
4. Replace all heat pumps original to the buildings' construction, as these units use R22 refrigerant and have exceeded their expected design life.
5. Replace supply air fans in the mechanical mezzanine, as they are past their expected design life.
6. Inspect Heat Pump HP-53 in the mechanical mezzanine, adjacent to the large gymnasium, due to signs of significant oil leakage. The unit appears to be under repair. Because the unit was not running at the time of the survey, it is unclear if it is operational or not. Therefore, the heat pump should be inspected and verified for proper operation, if the unit is not functioning per design; the equipment repairs need to be finalized.
7. Replace the gas fired heater in the main mechanical room that is partially disassembled. The unit appears to be original to the building and is non-functional. Based on age and condition at time of the survey, the heater should be replaced with a new unit.

Fire Protection

1. Inspect the sprinkler system piping in the main building to determine the extent of the surface corrosion and the proper repair.

Electrical

1. Recommend further investigation of the available capacity of the distribution panels in the administration and cafeteria areas by metering the demand and the condition of the branch breakers.

South Addition/Theater Recommendations

Exterior

1. Clean soiled precast panels free of dirt and moss growth. Replace joint material between precast concrete panels; typical on entire façade.
2. Repaint exterior service doors ([PM Florence Rice reported this is in Summer 2016](#)).
3. Replace the exterior sliding patio doors on the east elevation with new sliding or swinging metal doors.
4. Backfill large hole observed along exterior foundation wall. Slope grade away from exterior wall.
5. Patch and repair the cracks in the exterior concrete patio slab. Replace joint between the patio slab and the building slab as it is deteriorated.
6. Replace glazing of exterior windows were scratched/cloudy or containing holes.

Interior Finishes

1. Replace carpet and repaint walls of theater due to water damage from leaking roof.

2. Replace all water-damaged ceiling tiles after the roof has been replaced.
3. Clean wall and floor tile and grout in restrooms if planned renovation is delayed.

Plumbing

1. Replace the aged electric hot water heater in the janitorial closet, as the asset has exceeded its expected design life.

Mechanical/HVAC

1. Replace heat pumps utilizing R-22 refrigerant, which is outdated, and currently being phased out of use. These assets are past their expected design life and will need to be scheduled for replacement.

West Addition Recommendations

Exterior

1. Patch and replace the horizontal joint between the precast panels and the slab on grade. The joint is deteriorated or missing in areas.
2. Patch repair or refinish the concrete entryway slab to cover the exposed rebar.
3. Replace glazing that is cracked or deteriorated beyond repair.
4. Clean and repaint exterior roll-up doors.

Interior Construction

1. Replace entire ACT system in building after the roof has been replaced.
2. Replace aged and corroded metal lockers.

Interior Finishes

1. Replace floor tile at toilets in restrooms (PM Florence Rice reported this is to be completed in Summer 2016).
2. Repair and repaint instances of chipped paint. Repaint restrooms in entirety (PM Florence Rice reported this is to be completed in Summer 2016).

Mechanical/HVAC

1. Replace ceiling mounted unit heaters in Room C1 and Room C2 (PM Florence Rice reported these heaters have been removed).

Electrical

1. Repair inoperable panel latch on Panel MTDP.

Mendez Middle School Planned Future Improvements

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

2017 Bond Planned Improvements from Sr. Architect Florence Rice on 10/28/16.

- Summer 2017.
 - Replace roof.
 - Install corridor lighting in fine arts and vocational wings.
 - Install new WSHPs in BLDG-058B and BLDG-058C.

CRAWL SPACE – Mendez MS – Main School Building (BLDG-058A)

Building Purpose	Administrative, Classrooms, Gym, and Cafeteria
Inspection Date	August 8, 2016
Inspection Conditions	90° - Sunny and Dry

Crawl Space System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	<p>Soil below building was saturated. Primary source of water under building seems to be from failed soil retainers, with water flow paths appearing to originate from failed soil retainers. Drainage system was present under parts of the building but was not observed in all areas. Drainage system consisted of a concrete flume connected to sump pits. Sump pit was filled with soil. Tree roots were visible in the crawl space under the cook lab.</p> <p>Soil/Drainage deficiencies:</p> <ul style="list-style-type: none"> • Saturated soil / Poor drainage • Drainage system is clogged and inoperable • Tree root infiltration into crawl space 	Average
	Soil Retainers & Carton Forms	<p>Soil retainer panels appear to have been removed to allow pipes to pass under building at the north perimeter of the west wing. Undermined soil retainers were observed at the south perimeter of the west wing. Soil retainers in the west wing were precast concrete panels. Soil retainers in the east wing were plastic soil retainers and no deficiencies were observed. West wing is rated as "average" and east wing is rated as "excellent" (average listed as "good").</p> <p>Soil retainer deficiencies:</p> <ul style="list-style-type: none"> • Undermined and missing soil retainers observed in the west wing 	Good

	Areaways/Ventilation	<p>Areaways were located in multiple spots around the building. Observed areaways appeared in good conditions. Access via areaways was prohibited as areaway grate closures were welded in place.</p> <p>Areaway/ventilation deficiencies:</p> <ul style="list-style-type: none"> • None observed 	Excellent
	Access Hatches	<p>Access hatches were located in storage rooms and mechanical rooms.</p> <p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> • Rebar exposed around edge of access hatch in east wing of building 	Good
Exposed Structure	Columns & Exposed Tops of Foundations (Piers or Footings)	Exposed tops of pier foundations were observed at intersections of interior and exterior beams. No deficiencies were observed.	Excellent
	Inside Faces of Perimeter Walls / Grade Beams	N/A – Building does not contain perimeter walls or grade beams	N/A
	Exposed Faces of Suspended Floor Beams Above	<p>Exterior and interior suspended floor beams were in good condition.</p> <p>Beam deficiencies:</p> <ul style="list-style-type: none"> • Inverted-tee stem damaged at vertical pipe penetration with signs of water infiltration 	Excellent
	Underside of Suspended Floor Slabs Above	<p>Floor slabs consisted of double tee precast panels with 3-inch topping. Underside of double tee flanges could not be observed due to insulation. Double-tee webs were exposed and appeared in good condition, except at the ends of most double tee beams, minor honeycombing was observed.</p> <p>Floor Slab deficiencies:</p> <ul style="list-style-type: none"> • Minor honeycombing at the ends of double tee webs • Exposed rebar at all major leave outs for pipes, ducts and access hatches 	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes	<p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Failed pipe supports in the west wing • Minor to significant corrosion was noted at all observed u-bends in cast iron pipes • Some pipes were not properly isolated from the expansive subgrade and pipes rest directly on the subgrade soils 	Average

	Exposed Ductwork	<p>Only one (1) small duct penetrating the slab was observed.</p> <p>Ductwork deficiencies:</p> <ul style="list-style-type: none"> • No deficiencies in ductwork 	Excellent
	MEP Equipment	N/A – No MEP equipment was present in the crawl spaces.	N/A
	Spray Fireproofing/ Insulation	<p>No spray fireproofing was applied in the crawl spaces. Rigid insulation board was present below the double-tee flanges throughout most of Building A.</p> <p>Fireproofing/Insulation deficiencies:</p> <ul style="list-style-type: none"> • Several small areas were observed where insulation board had fallen or been removed 	Good

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

 <p>Evidence of soil erosion in crawl space due to failed retainer panels</p>	 <p>Tree roots in crawl space</p>	 <p>Sump pit filled with soil & inoperable</p>
 <p>Soil Retainers removed to accommodate pipe</p>	 <p>Undermined soil retaining panels</p>	

Exposed Structure

 <p>Damage to inverted tee stem at pipe leave out</p>	 <p>Honeycombing at end of double tee</p>	 <p>Exposed rebar at crawl space access hatch</p>
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Pipes, Ducts, Equipment & Fireproofing

 <p>Pipe bearing on soil instead of being suspended</p>	 <p>Rusted cast iron pipe</p>	 <p>Failed pipe hanger</p>
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CRAWL SPACE – Mendez MS – South Addition/Theater Building (BLDG-058B)

Building Purpose	Classrooms, Theater, Band Hall, and Choir
Inspection Date	August 8, 2016
Inspection Conditions	90° - Sunny and Dry

Crawl Space System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	Soil below this building ranged from dry at the high points to saturated at the low points. Large man-made pits were visible in some areas of the crawl space soil (purpose of pits is unclear). Water infiltration was apparent and appeared to originate at the areaways. No drainage system was visible and a large pool of standing water was present. Soil/Drainage deficiencies: <ul style="list-style-type: none"> • Saturated soil / Standing water • Inadequate drainage 	Poor
	Soil Retainers & Carton Forms	Concrete soil retainer panels were present in crawl space. Several broken retainers were observed at the east perimeter. Soil retainer deficiencies: <ul style="list-style-type: none"> • Broken soil retainers on the east wall 	Average
	Areaways/Ventilation	Areaways were located in multiple locations around the building. All observed areaways appeared in good conditions. Access to crawl space via the areaways was prohibited because grate covers were welded in place. (Note: access to crawl spaces was via access hatches – see below.) Areaway/ventilation deficiencies: <ul style="list-style-type: none"> • None 	Excellent

	Access Hatches	<p>Access hatches were located in storage rooms and mechanical rooms.</p> <p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> • None 	Excellent
Exposed Structure	Exposed Tops of Foundations (Piers or Footing)	Pier foundations could be seen at intersections of interior and exterior beams. No deficiencies were found in the piers.	Excellent
	Inside Faces of Perimeter Walls / Grade Beams	N/A – Building does not contain basement walls.	N/A
	Exposed Faces of Suspended Floor Beams Above	No deficiencies were observed in suspended floor beams.	Excellent
	Underside of Suspended Floor Slabs Above	<p>Floor slabs were composed of precast double tee panels. At the ends of all observed double tee panels, minor honeycombing was present.</p> <p>Floor Slab deficiencies:</p> <ul style="list-style-type: none"> • Minor honeycombing at the ends of double tees 	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes	<p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Minor rusting was observed in cast iron pipes 	Good
	Exposed Ductwork	N/A – No exposed ductwork found in crawl space	N/A
	MEP Equipment	N/A – No exposed MEP equipment found in crawl space	N/A
	Spray Fireproofing/ Insulation	<p>No spray fireproofing was observed. Rigid insulation board was attached to the underside of the double-tee flanges over most of building. In some areas a substantial amount of insulation had fallen and was laying on the ground.</p> <p>Insulation deficiencies:</p> <ul style="list-style-type: none"> • Detached and/or missing rigid insulation board below floor slabs. 	Good

Crawl space Deficiency Examples

Soil, Drainage, Ventilation & Access

 <p>Large pits of unknown origin present in soil</p>	 <p>Large pool of water present</p>	 <p>Signs of water infiltration coming from open areaway</p>
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Pipes, Ducts, Equipment & Fireproofing

 <p>Rusted cast iron pipe</p>	 <p>Large amounts of insulation unattached and laying on ground</p>	
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CRAWL SPACE – Mendez MS – West Addition Building (BLDG-058C)

Building Purpose	Classrooms
Inspection Date	August 8, 2016
Inspection Conditions	90° - Sunny and Dry

Crawl Space System Deficiency Overview

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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	Soil below building was largely dry but was damp or saturated at the building perimeter. No drainage system was visible upon inspection. Soil/Drainage deficiencies: <ul style="list-style-type: none"> • No Drainage was visible • Poor drainage / Soil moisture at building perimeter 	Good
	Soil Retainers & Carton Forms	Precast concrete soil retaining panels were present. One retainer on the east wall was observed with exposed reinforcing and overturned/undermined retainers were present on the north perimeter. Soil retainer deficiencies: <ul style="list-style-type: none"> • Overturned/undermined soil retaining panels • Exposed reinforcing at one panel 	Average
	Areaways/Ventilation	Areaways were located at several locations around the building perimeter. Observed areaways appeared in good condition. Access to crawl space via areaways was prohibited as areaway grate covers were welded closed. (Note: access to crawl spaces was via access hatches at building interior – see below.) Areaway/ventilation deficiencies: <ul style="list-style-type: none"> • Minor honeycombing on areaway wall 	Good

	Access Hatches	<p>Access hatches were located near the rolling door in the building interior.</p> <p>Access hatch deficiencies:</p> <ul style="list-style-type: none"> • None 	Excellent
Exposed Structure	Exposed Tops of Foundations (Piers or Footing)	Pier foundations could be seen at intersections of interior and exterior beams. No deficiencies were observed in the piers.	Excellent
	Inside Faces of Perimeter Walls / Grade Beams	N/A – No walls or perimeter beams present in crawl space.	N/A
	Exposed Faces of Suspended Floor Beams Above	No deficiencies were observed in suspended floor beams.	Excellent
	Underside of Suspended Floor Slabs Above	<p>Floor slabs were composed of precise double tee panels with topping slab. Underside of double tee flanges could not be observed due to presence of rigid insulation board. At the ends of all the observed double tee webs, minor honeycombing was apparent.</p> <p>Floor slab deficiencies:</p> <ul style="list-style-type: none"> • Minor honeycombing at the ends of double tee webs 	Good
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes	<p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Rusting pipes at north end of building • Minor leak in one pipe 	Good
	Exposed Ductwork	N/A – No exposed ductwork present in crawl space	N/A
	MEP Equipment	N/A – No exposed MEP equipment present in crawl space	N/A
	Spray Fireproofing/ Insulation	No spray fireproofing was present in crawl space. Rigid insulation board was attached to underside of double-tee flanges and was missing in several areas of the building.	Average

Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access



Overturned soil retaining panels



Moist/saturated soil around perimeter of building

Exposed Structure



Honeycombing in areaway wall

Pipes, Ducts, Equipment & Fireproofing



Insulation intact on one side, and insulation fallen off on the other side of beam



Rusted cast iron pipe



Minor leak from rusted pipe

Mendez MS Campus Summary of Crawl Space Recommendations

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

Main School Building Recommendations

Soil, Drainage, Ventilation & Access

1. Provide proper drainage to keep soil dry.
2. Replace damaged or missing soil retainers.

Exposed Structure

1. Repair inverted tee at leave outs for access hatch, pipes, and ductwork.

Pipes, Ducts, Equipment & Fireproofing

1. Replace corroded cast iron pipe
2. Replace failed hanger rods

South Addition/Theater Building Recommendations

Soil, Drainage, Ventilation & Access

1. Improve drainage to keep soil dry.
2. Replace damaged or missing soil retainers.

Pipes, Ducts, Equipment & Fireproofing

1. Replace corroded cast iron pipe

West Addition Building Recommendations

Soil, Drainage, Ventilation & Access

1. Provide proper drainage to keep soil dry.
2. Repair or replace damaged or missing soil retainers.

Pipes, Ducts, Equipment & Fireproofing

1. Replace corroded cast iron pipe
2. Repair fallen insulation

Deficiencies found in this location:

- 1) Saturated Soil
- 2) Minor honeycombing at the ends of the double tees
- 3) Exposed rebar at access hatch entry
- 4) Pipes running along the ground instead of suspended
- 5) Significant rusting in cast iron pipes
- 6) Minor areas where insulation had fallen
- 7) Clogged sump pit

Deficiencies found in this location:

- 1) No Drainage system was visible
- 2) Slightly damp soil near the perimeter
- 3) Overturned soil retainers at the north perimeter wall
- 4) Exposed reinforcing in soil retainers
- 5) Honeycombing in the areaway walls at the northeast most areaway
- 6) Minor honeycombing at the ends of double tees
- 7) Minor rusting in cast iron pipes
- 8) Minor leak in the middle-south of inspected area
- 9) Insulation was missing from most of underside of slab

Access thru floor hatch here

Access thru floor hatch here

Access thru floor hatch here

Deficiencies found in this location:

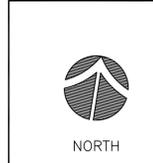
- 1) Saturated Soil
- 2) Tree root infiltration into crawlspace
- 3) Missing soil retainers on north wall
- 4) Broken soil retainers on south wall
- 5) Minor honeycombing at the ends of the double tees
- 6) Exposed rebar at all major leave outs for pipes and ducts
- 7) Abandoned pipe visible on ground
- 8) Failed pipe support
- 9) Significant rusting in cast iron pipes
- 10) Minor areas where insulation had fallen

Deficiencies found in this location:

- 1) Saturated Soil
- 2) Standing water and inadequate drainage
- 3) Broken soil retainers on the east wall
- 4) Minor honeycombing at the ends of double tees
- 5) Minor rusting in cast iron pipes
- 6) Detached and/or missing insulation

APPROXIMATE LIMITS OF CRAWLSPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWLSPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS



REVISIONS					REFERENCE DRAWINGS			
MARK	DESCRIPTION	BY	DATE	APPR				

APPROVALS			
BY	CHECKED	APPROVED	
J.R.			
DATE	10/13/09		

AUSTIN I.S.D.

 DEPARTMENT OF CONSTRUCTION MANAGEMENT

MENDEZ MIDDLE SCHOOL
 5106 Village Square AUSTIN, TX

FLOOR PLAN
 FIRST FLOOR

SCALE	SIZE	DRAWING NUMBER	SHEET	REV.
1/32"=1'-0"	D	058-FLR-01	1 OF 2	0

6 5 4 3 2 1

D

D

C

C

B

B

A

A

6 5 4 3 2 1

Mendez Middle School Site Summary

Site/Civil Assessment

Address	5106 Village Square Drive, Austin, TX 78744
Number of Permanent Campus Facilities	3
Original Year of Construction	1987
Total Campus Area	21 Acres
Data Collection Method	Site Visit
Site Visit/ Assessor	01/27/2017 / J. Bernard



Introduction

The Mendez MS campus is located at 5106 Village Square Drive in Austin, TX. Mendez Middle School was established in 1987, and consists of the main campus building housing the administrative offices, classrooms, gym and cafeteria, a theatre building and shop building.

Revision Log		
Revision	Date	Summary of Content
00	9/27/16	Draft Issue
01	1/23/17	Added comments from PM Chad Johnson as indicated on email dated 10/21/16. See page 10.
02	3/10/17	2 nd Draft Issue

Development Information

Watershed	Williamson Creek
Total Impervious Cover	38%
Allowable Impervious Cover	50%
Barton Spring Recharge Zone	N

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

Parking and Drives

Parking and Drives	Configuration	Size (SF)
R1, Parent Drop-off/ Visitor Parking	14 CB 3 HC	14,000
P1, Staff Parking	75 CB 2 HC	40,000
P2, Staff Parking	55 CB 2 HC	23,000
Student Parking	No	-
Service / Mechanical Yard	Yes	1,700
Bus Drop-Off Area	Yes	11,260



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_Mendez_MS_Site_Civil_Exhibit for additional information.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	R1: The drop off roadway/ visitor parking is located on the south side of the school off of Village Square Drive. The roadway is asphalt with concrete curb and gutters. There is some longitudinal cracking, alligator cracks, some potholes, patches on the pavement, signs of distortion and raveling throughout. The paint is worn as well. Roadway Deficiencies:	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<ul style="list-style-type: none"> • Longitudinal and alligator cracking • Potholes and patches • Signs of distortion and raveling throughout • Worn paint 	
	Parking Lots	<p>P1: This is an Administration and Faculty parking lot located on the northwest corner of the building. The parking is asphalt with curb and gutter. Most of the parking lot has some sort of longitudinal, transverse or alligator cracking. The majority of the parking area shows signs of raveling. There are potholes, patches, utility patches, and some distortion. There is also cracked / broken curb & gutter along the perimeter. It was also noted by the principle that there was not enough parking on site. It was noted by the principle that there was insufficient lighting in this area, either from lack of lights or burned out lights. The gate to access the parking lot is damaged. The concrete in the maintenance access area is cracked.</p> <p>P2: This is an Administration and Faculty parking lot located on the northeast corner of the building. The parking is asphalt with curb and gutter. Most of the parking lot has some sort of longitudinal or alligator cracking. The majority of the parking area shows signs of raveling. There are potholes, patches, utility patches, and some distortion. There is also cracked / broken curb & gutter along the perimeter. The paint is worn as well.</p> <p>Parking Lot Deficiencies:</p> <ul style="list-style-type: none"> • Insufficient parking • P1, Longitudinal and transverse cracks, alligator cracking throughout • P1, Patches, utility patches, potholes and distortion • P1, Majority of lot contains raveling • P1, Broken / cracked curb & gutter • P1, Broken gate • P1, Insufficient / broken lighting • P1, Cracked concrete in maintenance area • P2, Longitudinal and alligator cracking throughout • P2, Majority of lot contains raveling • P2, Broken / cracked curb & gutter • P2, Worn paint 	Poor
	Pedestrian Paving	<p>The pedestrian paving at the school is concrete. The majority of the sidewalk is in poor condition. There are several areas around the school where the sidewalk is cracked, broken, heaving or sunken in. There is erosion along the edges of the sidewalk causing a drop-off. There are wooden drainage crossings still in place, as well as clogged drainage cuts. There are areas near removed portables where concrete should be removed. Areas of brick pavers need to be replaced or repaired. There are additional areas where handicapped access ramps appear to be needed.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>Pedestrian Paving Deficiencies:</p> <ul style="list-style-type: none"> • Several areas that are cracked, broken, heaving or sunken in • Erosion causing drop-off • Wood crossing • Clogged drainage cuts • Areas of sidewalk to remove at portables that were removed • Brick pavers need replaced or repaired • Additional wheel chair access ramps needed 	
	Site Development	<p>The perimeter of the schools fields is enclosed with chain-link fencing. There are several locations where the chain-link fencing is broken and where the fencing isn't tied to the post. There are areas of concrete and other debris to be removed. The Solar room is missing outlet protection cover and has broken seats.</p> <p>Site Development Deficiencies:</p> <ul style="list-style-type: none"> • Perimeter fencing needs repair / re-tied to fence • Remove Concrete and trash piles • Solar room as no outlet protection cover and has broken seats 	Average
	Site Drainage	<p>The gutters and downspouts on the school don't tie to an underground enclosed storm sewer system. Rather, they drain above ground into splash pads. There are several areas where there are large holes eroded under the drains or drainage has eroded against and away from the building. There are several damaged downspouts adding to the erosion issues. There are areas of erosion that show signs of pests potentially accessing the crawlspace beneath the foundation. The condensate pipes don't tie to an underdrain.</p> <p>Site Drainage Deficiencies:</p> <ul style="list-style-type: none"> • The downspouts don't tie to underground system causing erosion adjacent to school, and larger holes below the splash pads • Several damaged / broken downspouts • Potential signs of pests accessing crawlspace • General grading needed to minimize erosion around the school • Condensate pipes don't tie to an underdrain 	Average
	Courtyards	<p>There is 1 gated courtyard at the school. The courtyard is primarily a brick /paver covered area. There are some cracked, broken, heaving or sunken in sidewalks. There is a broken planter.</p> <p>Courtyard Deficiencies:</p> <ul style="list-style-type: none"> • Sidewalks are cracked, broken, heaving or sunken in 	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<ul style="list-style-type: none"> Broken planter 	
	Landscaping / Irrigation	<p>There is decent vegetation on site, however there are some areas that need regraded / filled to eradicate erosion causing landscape to not grow. There are several areas needing sod / mulch to replace the eroded areas. Regrade some areas away from building and/or adjust grading around concrete pads and sidewalk. There is some overgrown landscaping that needs maintained. There is no irrigation on site.</p> <p>Landscaping Deficiencies:</p> <ul style="list-style-type: none"> Erosion causing landscape not to grow Sod / mulch areas where erosion has occurred Regrade areas of erosion away from building Overgrown vegetation needs maintained. No irrigation on site. 	Average
Site Utilities	Water Supply	<p>There are a few possible water leaks on the external hose bibs around the school.</p> <p>Water Supply Deficiencies:</p> <ul style="list-style-type: none"> External hose bibs leak 	Good
	Sanitary Sewer	<p>There was no FIBERGLASS GREASE SAMPLING ENCLOSURE on site.</p> <p>Sanitary Sewer Deficiencies:</p> <ul style="list-style-type: none"> no FIBERGLASS GREASE SAMPLING ENCLOSURE on site 	Average
	Storm Sewer	<p>There is little storm sewer on site. Where it was visible, there were signs of clogging requiring general maintenance. There are inlets that need opening maintained, regraded to maintain positive drainage. There are some manholes where the surrounding concrete apron is broken.</p> <p>Storm Sewer Deficiencies:</p> <ul style="list-style-type: none"> Visible clogging requiring maintenance Regraded areas around inlets / outfalls to maintain positive drainage Broken storm sewer inlet aprons 	Average
	Other Site Mechanical Utilities	<p>There are several manholes and utility access boxes with broken or missing covers. There were missing outlet covers in the outdoor solar classroom area.</p> <p>Other Site mechanical Utility Deficiencies:</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<ul style="list-style-type: none"> Manholes and utility access boxes with broken / missing covers Missing outlet cover 	

Site Improvement Deficiency Examples

Roadways

		
Pothole w/ alligator cracking	Roadway patches in pavement	Cracking, surface wear

Parking Lots

		
Pot hole and patch	Cracking, distortion and raveling	Signs of ponding, raveling and cracking

Pedestrian Paving

		
<p>Sidewalk cracking</p>	<p>Sidewalk sinking and heaving</p>	<p>Sidewalk needing Curb cuts</p>

Site Development

		
<p>Concrete no longer needed</p>	<p>Loose fencing</p>	<p>Area of concrete/debris needs to be removed</p>

Landscaping

		
<p>Area with no landscaping</p>	<p>General landscaping</p>	<p>Erosion and lack of grass</p>

Water Supply

	
<p>Water leaking</p>	<p>Uncovered irrigation pipe</p>

Storm Sewer

	
<p>Grown over inlet</p>	<p>Grade inlet to drain</p>

Other Site Mechanical Utilities

	
<p>Missing utility cover</p>	<p>Missing outlet cover</p>

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	2	6,000
Tennis Courts	4	27,000
Soccer/Multi-Purpose	1	54,000
Baseball Field	-	-
Bleacher Seating	-	-
Track	1	200 M
Green Space	1	155,700
Football Field	-	-
Playscapes	-	-



System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	<p>The tennis courts have some cracks on the court surface. There is some damaged fence and top railing missing on fence. There are no back walls on courts.</p> <p>Tennis Court Deficiencies:</p> <ul style="list-style-type: none"> • Surface cracks • Damaged fence • Top rail missing on fence • No back walls 	Average
	Track	<p>The track and long jump tracks are brand new with no damage. The areas around the new track need to be backfilled, sod added, and new sand in pits (this all appears to be currently under construction). However, the existing long jump ramps were still in place, but heavily damaged and need to be removed. The concrete shotput throwing pads are damaged, with no throwing cage.</p> <p>PM Chad Johnson reported that the track has been recently resurfaced.</p> <p>Track Deficiencies:</p> <ul style="list-style-type: none"> • New long jump ramps need sand and areas around backfilled and sod added • Remove existing damaged long jump ramps • Shotput concrete pad damaged and no throwing cage 	Average

	Baseball / Softball fields	<p>There was no defined baseball diamond on site, there was a back stop fence identifying location to play. The fence is damaged and needs fixed. Erosion control and sod needed in the field.</p> <p>Baseball / Softball Field Deficiencies:</p> <ul style="list-style-type: none"> • Backstop fence needs fixed • Control erosion, add sod. 	Poor
	Soccer field	<p>The soccer field needs regraded and low spots filled. Sod the field. No nets are the goals. Goals are in bad shape</p> <p>Soccer Field Deficiencies:</p> <ul style="list-style-type: none"> • Regrade and fill low spots • Add sod • Goals in bad shape • No nets in goals 	Poor
	Basketball courts	<p>There are 2 basketball courts. Each has cracks in the concrete surface and need to be re-painted The backboards, rims and nets all need replaced.</p> <p>Basketball Court Deficiencies:</p> <ul style="list-style-type: none"> • Cracks in concrete surface • Re-paint needed • Backboard, rims, and nets all need replaced. 	Poor

Playfield Deficiency Examples

Tennis Court

		
Cracks in tennis court	Broken fence	Cracks in tennis court

Track

		
Lack of sand in long jump (under construction)	Landscaping / sod around new tracks	Remove old track and debris

Baseball/ Soccer/ Shotput

		
Damaged baseball fence	Damaged soccer field	Broken shotput pad

Basketball Courts

		
<p>Deteriorating BB hoop</p>	<p>Cracking BB court</p>	<p>Worn and mildew BB court</p>

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. Apply sealcoat to asphalt roadway surfaces with raveling and alligator cracking.
2. Apply crack sealing to minor cracks on asphalt roadway surfaces.
3. Repair pothole
4. Repaint pavement markings.

Parking Lots

1. Repave parking area where distortion, raveling, cracking and patches are worst.
2. Apply sealcoat to asphalt roadway surfaces with slight raveling and cracking.
3. Apply crack sealing to minor cracks on asphalt roadway surfaces.
4. Restripe / paint pavement markings.
5. Add lighting to areas needing additional light.
6. Repair curb & gutter sections that have cracks.
7. Repair broken gate.
8. Repave concrete in maintenance area.
9. Evaluate and add parking as needed.

Pedestrian Paving

1. Replace pedestrian paving areas that are heaving / sinking and have cracks.
2. Correct erosion issues along sidewalks.
3. Replace wooden bridges with steel plating.
4. Clean and maintain drainage cuts under sidewalk.
5. Remove un-necessary sidewalk at portables.
6. Repair or replace brick pavers
7. Add wheel chair access ramps where necessary.

Site Development

1. Repair chain link fencing where broken.
2. Add ties for chain link fencing to tie to the posts.
3. Remove concrete and trash piles on site.
4. Add outlet protection cover to solar room.
5. Repair seats in solar room.

Site Drainage

1. Add underground drainage to tie all downspouts into storm sewer system.
2. Repair or replace damaged downspouts.
3. Add backfill / grading around school to eradicate erosion and pest holes and provide positive drainage away from school.
4. Tie condensate pipes to closed system.

Courtyard

1. Replace pedestrian paving areas that are heaving / sinking and have cracks.
2. Replace broken planter

Landscape

1. Regrade/ add backfill in areas of erosion
2. Replace / add sod / mulch in areas of need.
3. Maintain overgrown / dead vegetation
4. Add landscape / sprinkler system to site.

Water Supply

1. Repair leaky hose bibs on exterior of school.

Sanitary Sewer

1. Install FIBERGLASS GREASE SAMPLING ENCLOSURE

Storm Sewer

1. Routine maintenance on drainage inlets and outfalls.
2. Repair concrete aprons around manholes.
3. Regrade areas around inlets for positive drainage.

Other Site Mechanical Utilities

1. Replace missing lids on utilities.
2. Replace missing outlet covers

Tennis Courts

1. Complete new tracks; sand, landscaping, etc.
2. Repair perimeter fencing and posts.
3. Add top rail to fencing.
4. Add back walls to tennis court.

Track

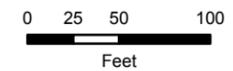
1. Repair / replace track.
2. Replace erosion control fencing.
3. Remove existing long jump ramps.
4. Repair / replace shotput concrete pads.
5. Install shotput throwing cage.

Baseball/ Soccer/ Shotput

1. Fix backstop fencing that is damaged.
2. Regrade soccer field to minimize erosion, add sod.
3. Replace soccer nets
4. Replace or remove shotput pad

Basketball Court

1. Repair cracks in concrete.
2. Install new backboards, rims and nets.



Legend

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

NOTES:

1. THERE IS RAVELING IN THIS AREA.
2. THERE IS DISTORTION IN THIS AREA.
3. THERE ARE TRANSVERSE CRACKS IN THIS AREA.
4. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
5. THERE IS ALLIGATOR CRACKING IN THIS AREA.
6. THERE IS A PATCH IN THIS AREA.
7. THERE IS A UTILITY PATCH IN THIS AREA.
8. THERE IS A POTHOLE IN THIS AREA.
9. THE CONCRETE PAVEMENT IS BROKEN.
10. THE SIDEWALK/STAIRS ARE BROKEN/HEAVING/SUNKEN IN.
11. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
12. THE SIDEWALK DRAINAGE CUT DOESN'T WORK AND/OR IS CLOGGED.
13. THERE IS A WOODEN SIDEWALK SECTION.
14. ADDITIONAL CURB RAMP(S) ARE NEEDED IN THIS AREA.
15. AREAS OF SIDEWALK NEED TO BE REMOVED.
16. THERE ARE BRICK PAVERS THAT NEED TO BE REPAIRED / REPLACED.
17. THE SIDEWALK NEEDS TO BE BACKFILLED TO IN ORDER TO AVOID A DROPOFF.
18. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
19. THERE FENCE TIE STRAP(S) NEED TO BE ADJUSTED.
20. AREAS OF MATERIAL/DEBRIS/CONCRETE NEED TO BE REMOVED.
21. BIKE RACK
22. THERE IS EVIDENCE OF PEST HOLES.
23. REGRADING IS NEEDED TO SLOPE AWAY FROM BUILDING.
24. THERE IS EROSION UP AGAINST THE BUILDING.
25. THE DOWNSPOUTS DO NOT TIE TO THE UNDERDRAIN.
26. THERE IS EROSION UNDER THE GUTTERS.
27. THE CONDENSATE DRAIN DOES NOT TIE TO AN UNDERDRAIN.
28. RESODDING IS NEEDED IN THIS AREA.
29. THERE IS OVERGROWN LANDSCAPING THAT NEEDS TRIMMING/PRUNING.
30. THE IRRIGATION BOX IS MISSING A COVER / HAS A BROKEN COVER
31. THERE IS EROSION IN THIS AREA.
32. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
33. THERE IS A POSSIBLE LEAK IN THE WATERLINE.
34. NOT USED.
35. NOT USED.
36. THE AREA INLET IS CLOGGED OR NEEDS TO BE UNCOVERED.
37. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
38. THE CONCRETE APRON AROUND THE AREA INLET IS BROKEN.
39. THERE ARE CRACKS ON THE TENNIS COURT.
40. THIS AREA NEEDS RESURFACING.
41. THE SOCCER NETS ARE IN BAD CONDITION.
42. THE FENCE AROUND THE TENNIS COURT IS BENT OR DAMAGED.
43. THE SANDPIT NEEDS TO BE CLEANED/MAINTAINED.
44. NOT ENOUGH PARKING.
45. RESODDING IS NEEDED IN THE FIELD.
46. WATER PONDS ON THE FIELD.
47. THE RIMS ARE IN BAD CONDITION OR NONEXISTENT.
48. BROKEN LANDSCAPE PLANTERS
49. CRACKED / BROKEN CURB & GUTTER
50. BROKEN GATE
51. ADD COVER TO OUTLETS IN SOLAR ROOM
52. REPAIR SEATS IN SOLAR ROOM
53. PAVEMENT PAINT STRIPES NEED REPAINTED
54. ADD BACKWALL TO TENNIS COURTS
55. ADD SHOTPUT CAGE / REPAIR CONCRETE PADS
56. THERE IS NO IRRIGATION
57. DOWNSPOUTS ARE DAMAGED
58. FLAG POLE
59. LIGHTS NOT ALL WORKING, NOT BRIGHT / ENOUGH COVERAGE IN AREAS

Map Date: 3/8/2017



Mendez MS
5106 Village Square Dr