Paredes Middle School Site Summary

| Address                                      | 10100 S. Mary Moore Seawright Drive  
                                          | Austin, Texas 78748                     |
|---------------------------------------------|---------------------------------------|
| Number of Permanent Campus Facilities       | 6                                     |
| Original Year of Construction               | 2000                                  |
| Total Campus Building Area (combined)       | 149,205 SF                            |

**Introduction**

The Paredes Middle School campus is located at 10100 S. Mary Moore Seawright Drive in Austin, Texas. Paredes Middle School was established in 2000, and consists of the primary school along with five additional campus buildings. These permanent campus buildings include the Main School Building (BLDG-061A) which has classrooms and the library; the Administration Building (BLDG-061B) which has the administration offices; the Health Services, Life Skills School Building (BLDG-061C); the Stand-Alone Cafeteria (BLDG-061D); the Band Choir Building (BLDG-061E); and the Stand-Alone Gymnasium (BLDG-061F). These facilities are connected by covered concrete walkways.
Main School Building – BLDG-061A

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Classrooms and Library</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>79,885 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>July 20, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>98°F - Partly cloudy, sunny</td>
</tr>
<tr>
<td>Facility Condition Index</td>
<td></td>
</tr>
</tbody>
</table>

**System Deficiency Overview**

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

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Exterior Walls</td>
<td>The exterior of the building consists of a CMU (concrete masonry unit) split-faced block façade with cementitious panels on the second and third floors. Structures on campus are connected by concrete walkways with metal panel canopies. The façade was observed to be in average condition, showing signs of aging. The canopy system was reported to have holes on various panels throughout covered areas. It was observed and verified that this condition existed and was a sign of exposure to the elements and age affecting the material’s integrity. It was also reported that the canopy-covered walkways had no gutter system. When a major rain event occurred, the first floor areas experienced water intrusion, mainly from insufficient drainage on the south side of this structure affecting rooms 104-110 and some courtyard areas. Staff also suggested there could be a flashing issue at the base of the CMU façade and the structure itself. These conditions could not be verified at the time of this assessment due to dry, hot conditions, although sheetrock was being replaced at the time of assessment in room 104 against the south wall.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Exterior Windows</td>
<td>The exterior windows consist of single-pane glazing units with aluminum metal frames throughout the building. This system was observed to be in average condition due to age. The windows were observed to be</td>
<td>Average</td>
</tr>
</tbody>
</table>
## Facility Condition Assessment: AISD
### Paredes MS

<table>
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<tr>
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<th>Subsystem</th>
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<td><strong>System</strong></td>
<td><strong>Subsystem</strong></td>
<td><strong>Condition and Deficiency Overview</strong></td>
<td><strong>System Condition Rating</strong></td>
</tr>
<tr>
<td><strong>Exterior Doors</strong></td>
<td></td>
<td>functional and working as intended with minor signs of wear and tear. Facility staff indicated that very few problems had been encountered with windows facility-wide.</td>
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</tr>
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<td><strong>Exterior Doors</strong></td>
<td>functional and working as intended with minor signs of wear and tear. Facility staff indicated that very few problems had been encountered with windows facility-wide.</td>
</tr>
<tr>
<td><strong>Exterior Doors</strong></td>
<td></td>
<td>The exterior doors are hollow metal double doors with glazing and metal door frames. All doors are original to this building. The exterior doors were reported and observed to be in average condition. It was reported that there were no major issues regarding exterior doors in this building. All doors were observed in working order with some visual signs of wear and tear. It was reported that some doors at different times of the year had trouble closing on their own. Observation of this condition throughout this facility revealed minor occurrences.</td>
<td><strong>Average</strong></td>
</tr>
<tr>
<td><strong>Exterior Doors</strong></td>
<td></td>
<td>The roofing material consists of modified bitumen sheet roofing on the entire surface. The roof was reported and observed to be in average condition. This system was reported to have had only minor issues in the past, but is nearing its typical design service life of 15 years. It was observed to have minor areas where wear and tear had occurred, mostly around mechanical equipment locations. It was reported that the roof drainage consists of gutters and downspouts with splash blocks, and some downspouts draining straight to the ground surface on the southside of this structure, some courtyard locations compounding water intrusion potential through walls during heavy rain events.</td>
<td><strong>Average</strong></td>
</tr>
<tr>
<td><strong>Roofing</strong></td>
<td></td>
<td>The interior wall material is reported to be original to the building and is predominantly constructed of CMU-painted block finishes found in all corridor areas with a small segment in restrooms and entryways combined with drywall. The interior partitions were in average condition.</td>
<td><strong>Average</strong></td>
</tr>
<tr>
<td><strong>Interior Walls</strong></td>
<td></td>
<td>The interior walls of this building are original to construction and consist of hollow wood doors and metal frames. No major issues were reported by building staff concerning the interior doors. The interior doors and frames were observed to be in average condition with normal signs of wear and tear.</td>
<td><strong>Average</strong></td>
</tr>
<tr>
<td><strong>Interior Doors</strong></td>
<td></td>
<td>The interior doors of this building are original to construction and consist of hollow wood doors and metal frames. No major issues were reported by building staff concerning the interior doors. The interior doors and frames were observed to be in average condition with normal signs of wear and tear.</td>
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<td>-------------------------</td>
</tr>
<tr>
<td>Interior Specialties</td>
<td>Wall-mounted metal lockers are present on all three floors where the classrooms are located. The lockers were reported as original to this building. These units were zip-tied shut and could not be accessed. Visual inspection of the outside of the lockers found them to be in average condition with some areas needing repainting.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>Exterior Stairs</td>
<td>Exterior metal pan concrete filled stairs are present leading from the building's North and East parking lots to court yard areas. These exterior stairs were observed to be in good condition. There is a stairwell labeled as S-1 on the floorplans which should be considered exterior since it is exposed to the elements and experiences outside seasonal conditions. This stairwell services all three floors and was observed to be in average condition. The landings on S-1 for all three floors consist of smooth concrete. It was reported that during heavy rain events, from the roof to the bottom floors, these areas become dangerous and slippery. This area could have a non slip surface applied to landings to potentially eliminate this condition. One more location considered to be exterior stairs was between LIBOFC and room 104. This stairway services the first and second floors only and is a metal pan concrete filled stair with a metal railing. These stairs were observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Stairs</td>
<td>Interior Stairs</td>
<td>Interior stairs are present in this building, labeled on the floorplans as S-2. This stairwell services all three floors. This is a metal pan concrete filled stairway finished with rubber tile on both stairs and landings. This system was observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>Interior Wall Finishes</td>
<td>The building’s wall finishes were observed to be in average condition. The majority of wall finishes in the library and classrooms consist of painted drywall finishes. Minor chipping was observed on some of the wall surfaces on the south side of the first floor of this facility. Observations of all three floors of this facility was that painting is needed. Room 104 was in the process of having dry wall repaired at the time of assessment. No reconfiguration of spaces had occurred at this facility.</td>
<td>Average</td>
</tr>
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<td>---------------</td>
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</tr>
<tr>
<td>Interior Floor Finishes</td>
<td>Vinyl floor tile is found throughout the building and is original to construction. Ceramic tile floor is present in the staff and student restroom facilities. The library has carpet tiles. The flooring appeared to be in average condition. The library was reported to have had water intrusion during the last heavy rain event, and its flooring was observed as potentially having reached its typical design service life. Flooring should be considered for replacement in the near future potentially a more water resistant material. Room 110 was reported and observed to have had a section of tile replaced due to water leakage from a console air conditioning unit.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Interior Ceiling Finishes</td>
<td>The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels throughout the building. The interior ceilings were observed to be in good condition. During the walk-through, it was observed that panels had been replaced. This was reported as being maintained by work orders.</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Conveying</td>
<td>A passenger elevator is present at this facility with a 2,500-lb. capacity and is original to construction. This system was up to date on its annual certification and showed signs of wear and use. This system was observed to be in average condition.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>Plumbing Fixtures</td>
<td>The building has student restrooms and separate staff restrooms located in the library. These restrooms have traditional sinks and fixtures with manual faucets, along with floor-and wall-mount toilets with manual flushing mechanisms, and wall-hung urinals in the male restrooms with manual flushing mechanisms. There are service sinks in the janitorial and housekeeping closets on all three floors, and water fountains are located within the building. The restroom plumbing fixtures were observed to be in average condition. The classrooms had long gooseneck faucets that were reported to be tugged on by students, making them loose. The wall-mounted sinks on all three floors in the student restrooms had separated from the walls..</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
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<tr>
<td>------------------------</td>
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<td>---------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Domestic Water</td>
<td>Distribution</td>
<td>The plumbing fixtures in the staff restroom in the library have hot and cold water. Water distribution in student restrooms is cold water only facility-wide. No issues were observed or reported for water distribution, and the system was observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Other Plumbing</td>
<td></td>
<td>It was reported that no issues with the sanitary sewer have been encountered in this facility. During the walkthrough, it was observed that this system was in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td></td>
<td>The major mechanical equipment consists of 57 HP console units that supply heat and air conditioning to individual classrooms on all three floors. Four AHUs (air handling units) are located on the exterior of the roof on the second floor along with a small water heater that supplies hot and cold water to the library restroom and staff restrooms in this building. The air conditioning compressors that supply the library are located on the south side of LIBLAB and had been reported as having design flaws with a compressor having to be replaced every year. It was reported that the HVAC system had recently tripped the main GFI (ground fault interrupter) in the main electrical service four times, and it was suggested that there was a severe direct short issue in a compressor or compressors. It was reported that Freon leaked throughout the system. It was also noted that the fresh air unit seals were failing. Thermostats were not compatible with the system. When asked how they would rate this system, the staff answered poor. The HVAC system was observed to be functioning. These assets are original to construction and are nearing or have surpassed their typical design service life of ten years. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and smoke detectors. It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Fire Protection/</td>
<td>Fire Protection/ Suppression</td>
<td>This building has a fire protection sprinkler system, and it was reported as a wet pipe system. Portable fire extinguishers are also present in allocated areas and proportionally placed within the building with current inspection tags. These fire protection elements were observed to be in good condition at the time of assessment with appropriate certifications present.</td>
<td>Good</td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
<td>The electrical service enters the building at the 480/277-volt 3,000-amp switchboard with supporting main</td>
<td>Good</td>
</tr>
<tr>
<td>System</td>
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</tr>
</tbody>
</table>
|                        |                         | System Condition Rating  
|                        |                         | switchboards located in the electrical rooms throughout proportional locations on this campus. The service feeds transformers and high-voltage panelboards that supply power to campus facilities. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The building does not have a lightning protection system but does contain GFI protection within the main panel.  
It was reported that breakers tripped frequently in the main panel, caused by the air conditioning system. This was confirmed by both mechanical and electrical representatives during the interview process. It was also reported that the electrical system was operating at capacity and did not have any spare capacity for additional load. This system should be evaluated further by a electrical engineer to establish corrective actions to potential additional load requirements going forward. The electrical distribution equipment was observed to be in good condition. |                         |
<p>|                        | Lighting                | The building’s exterior lighting consists of downlights and HID (high-intensity discharge) luminaires that are located along the entire perimeter. The interior lighting consists primarily of 2’x4’ T8 fluorescent luminaires set in troffers. The lighting for the building was observed to be in average condition. It was reported that the exterior wall pack lights were slowly being upgraded to LED (light-emitting diode). It was reported that lighting under canopy walkways was set too low where children could reach and vandalize them. It was also reported that all exterior lighting was poor. Many exterior luminaires appeared to be aged and functioning past their typical design service life, and staff indicated that replacements were needed. | Average                 |
|                        | Communications &amp; Security | This facility has a security system that includes alarms, surveillance cameras, and card readers, as well as a public address system. It was reported that the building was getting a new bell system. Bells were connected to the phone system. If the power went out, the phone system was lost. It was reported that the public address system was not user friendly and had been very inconsistent. According to facility staff, the system was functional but needed upgrades. It was reported that video surveillance was Poor |                         |</p>
<table>
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<tbody>
<tr>
<td></td>
<td></td>
<td>inadequate, and all cameras had poor resolution. It was reported that more camera coverage was needed around the entire perimeter of this campus and that not all card readers worked. It was also reported as a security issue that there was no fencing around the courtyard area. Staff expressed the need for a campus-wide automatic locking system. Staff also reported that the Wi-Fi did not work on the second and third floors. This system was rated as poor.</td>
<td></td>
</tr>
</tbody>
</table>
Roofing Deficiency Examples

Interior Construction Deficiency Examples

Interior Walls

Stair Deficiency Examples

Exterior Stairs
Interior Finishes Deficiency Examples

Interior Wall Finishes

Interior Floor Finishes

Plumbing System Deficiency Examples

Plumbing Fixtures

Other Plumbing
Mechanical/HVAC System Deficiency Examples
## Administration Building – BLDG-061B

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Administration Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>6,002 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>July 20, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>98°F - Partly cloudy, sunny</td>
</tr>
</tbody>
</table>

### System Deficiency Overview

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

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<tbody>
<tr>
<td>Exterior</td>
<td>Exterior Walls</td>
<td>The exterior of this single-story structure consists of a CMU split-face block façade with cementitious panels. The façade of this structure was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Exterior Windows</td>
<td>The exterior windows consist of single-pane glazing units with aluminum metal frames. This system was observed to be in average condition due to windows being original to construction. These windows were observed to be functional and working as intended with minor signs of wear. Facility staff indicated that very few problems had been encountered with windows facility-wide.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Exterior Doors</td>
<td>The exterior doors are hollow metal double doors with glazing and metal door frames. The exterior doors were observed to be in good condition. It was reported that there were no major issues regarding exterior doors in this building. All doors were observed in working order with some visual signs of wear. It was reported that some doors at different times of the year had trouble closing on their own. Observation of this condition throughout this facility revealed minor occurrences.</td>
<td>Good</td>
</tr>
</tbody>
</table>
### Roofing

The roofing material consists of standing seam metal on the entire roof surface. It was observed to be in average condition with no visual signs of pitting or surface damage. This system was reported to have had no issues in the past but the drainage from roof surface has some issues. It was reported that the roof drainage consists of gutters and downspouts with splash blocks on the exterior portions of this facility. The gutter system for the inside courtyard area drains to the ground surface and has been reported to be a major contributor to flooding that has taken place here during major weather events. The canopies have no gutter system.

<table>
<thead>
<tr>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
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<tbody>
<tr>
<td>Roofing</td>
<td>Average</td>
</tr>
</tbody>
</table>

### Interior Construction

#### Interior Walls

The interior wall material was reported as original to the building and is constructed of CMU-painted block finishes in a small corridor area, and a small segment in restrooms and entry ways combined with drywall. This facility has a mezzanine component above it. The interior partitions were observed to be in average condition.

#### Interior Doors

The interior doors of this building are original and consist of hollow wood doors and metal frames. The interior doors and frames were observed to be in good condition. No major issues were reported during the interview stage of this process.

#### Interior Specialties

System not present. N/A

### Stairs

#### Exterior Stairs

An exterior metal pan stairway is present from the building’s North side parking lots to Bldg 061B, and up to the east side parking lots between Bldg 061A and Bldg 061B. It is constructed of concrete with a metal railing. These exterior stairs were observed to be in good condition.

#### Interior Stairs

System not present. N/A

### Interior Finishes

#### Interior Wall Finishes

The interior wall finishes were observed to be in average condition. Interior wall finishes consisted of various color painted completions. Walls in lobby area of this facility was observed to be having small segments of drywall replaced in lobby area where water intrusion had occurred during last heavy rain event. With minor chipping around lower portion of windows, no reconfiguration of spaces had occurred at this facility.

#### Interior Floor Finishes

The interior floor finishes consist of vinyl floor tile and are original to construction. Ceramic tile floor is present in the adult restroom facilities, while the administration offices contain carpet tile. Evidence of wear and use of this flooring system was observed during the assessment. The flooring appeared...

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<th>Condition and Deficiency Overview</th>
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<tr>
<td>Roofing</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Construction</td>
<td></td>
</tr>
<tr>
<td>Interior Walls</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Doors</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Specialties</td>
<td>N/A</td>
</tr>
<tr>
<td>Stairs</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Stairs</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td></td>
</tr>
<tr>
<td>Interior Wall Finishes</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Floor Finishes</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
</tr>
<tr>
<td>--------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Interior Ceiling Finishes</td>
<td>The interior ceilings consist of standard 2’x4’ acoustical fiberglass ceiling panels throughout the building. During the walk-through, signs were observed of panels that had been replaced. This was reported as not being extensive in nature. The ceilings were reported and observed to be in good condition.</td>
</tr>
<tr>
<td>Conveying</td>
<td>System not present.</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Plumbing Fixtures</td>
</tr>
<tr>
<td>Domestic Water Distribution</td>
<td>This building contains hot and cold water service. Plumbing fixtures are serviced with hot water from a small EWH (electric water heater) located in the ADMMEZZ room, and it is original to construction. This system was observed to be in average condition.</td>
</tr>
<tr>
<td>Other Plumbing</td>
<td>Observed Interior floor drains in janitor closets and kitchen areas within this facility in average condition. No issues were reported with this system by facility staff.</td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td>The major mechanical equipment consists of compressor units CU-9 to -13 and five AHUs located on the mezzanine segment. These units vary in size. It was reported by mechanical presence of this facility there had been significant compressor equipment replacements due to complete failure of the compressors units campus-wide. The HVAC system was reported and observed to be in average condition with rusting on compressor units. No evident signs of malfunctioning assets were observed during our survey. These assets are original to this facility and are nearing or have surpassed their typical design service life of ten years. In the mezzanine, some ductwork was observed as coming apart and needing maintenance.</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
</tr>
<tr>
<td>Fire Protection/</td>
<td>This building has a fire protection sprinkler system, and it was reported as a wet pipe system. It was also</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Suppression</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>Communications &amp; Security</td>
<td></td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
</tr>
<tr>
<td>-----------------------</td>
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</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>System Condition Rating</td>
<td></td>
</tr>
</tbody>
</table>
Interior Construction Deficiency Examples

Interior Walls

Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Lighting
Health Services, Life Skills School Building – BLDG-061C

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Health Services and Life Skills</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>4,035 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
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</thead>
</table>
| Exterior   | Exterior Walls  | The exterior of the building consists of a CMU split face block façade. This campus building is connected to the other structures by concrete walkways with metal panel canopies.  
The façade was observed to be in average condition, showing signs dirty molding surfaces developing.                                                                 | Average                |
|            | Exterior Windows| The exterior windows consist of single-pane glazing units with aluminum metal frames throughout this building.  
The system was observed to be in good condition with no deficiencies to report. These windows were observed to be functional and working as intended.                                                      | Good                   |
|            | Exterior Doors  | The exterior doors are hollow metal with a metal frames.  
All doors were original to this facility and observed to be in good condition. All doors within this facility were observed to be in working order with no visual signs of malfunction or degradation.                                             | Good                   |
| Roofing    | The roofing material consists of a standing seam metal roofing system on the entire surface. This system was reported to have had no issues in the past. It was observed to be in average condition with no visual signs of pitting or surface damage.  
It was also reported that the roof drainage consists of gutters and downspouts with splash blocks on the outside walls facing parking lots of this facility. There is no gutter system for the inside metal covered walkways in the courtyard area and water drains to the ground surface and has been reported as a major contributor to the flooding that has taken place during major weather events. Overall system average condition. | Average                |
<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interior Construction</strong></td>
<td>Interior Walls</td>
<td>The interior walls are constructed of CMU block. This building has a mezzanine segment. The walls were observed to be in good condition. No reconfiguration of spaces had occurred at this facility.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Interior Doors</td>
<td>The interior doors of this building are original to construction and consist of hollow wood doors and metal frames. The interior doors and frames were observed to be in good condition. No major issues were reported by building staff during the interview.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Interior Specialties</td>
<td>System not present.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Stairs</strong></td>
<td>Exterior Stairs</td>
<td>System not present.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Interior Stairs</td>
<td>System not present.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Interior Finishes</strong></td>
<td>Interior Wall Finishes</td>
<td>The wall finishes were observed to be in good condition. Some walls were observed to have been recently painted. No reconfiguration of spaces had occurred at this facility.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Interior Floor Finishes</td>
<td>Vinyl floor tile is found throughout the building and is original to construction. Carpet tile is also present in facility offices. The flooring appeared to be in average condition. There were no major signs of deterioration observed during the site visit.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Interior Ceiling Finishes</td>
<td>The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels throughout the building. During the site visit, minor signs were observed that panels had been replaced. This was reported as not being extensive in nature. The finishes were observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td><strong>Conveying</strong></td>
<td>System not present.</td>
<td></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Plumbing</strong></td>
<td>Plumbing Fixtures</td>
<td>The building has a restroom for males, females, and students in the nurse’s office. This restroom has a traditional sink and fixtures with manual faucets, along with floor- and wall-mount toilets with manual flushing mechanisms. Another restroom is accessed through the EDLIVING room. The restroom plumbing fixtures were observed to be in working condition and showed no signs of malfunctioning parts. This system was observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>-------------------------</td>
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<td>--------------------------</td>
</tr>
<tr>
<td>Domestic Water Distribution</td>
<td>The plumbing fixtures are serviced with hot water from an EWH located on the mezzanine section. There were no known issues with this distribution system to report. This system was observed to be in good condition.</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Other Plumbing</td>
<td>System not present.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td>The major mechanical equipment consists of CU-6, -7, and -8, and three AHUs located on the mezzanine segment. The units vary in size. It was reported by mechanical staff that there have been constant compressor replacements campus-wide. The HVAC system was reported and observed to be in average condition with no evident signs of malfunctioning assets. These assets are original to construction and are nearing or have surpassed their typical design service life of ten years.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and smoke detectors. It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in good condition with no evident signs of malfunctioning or degrading components.</td>
<td>Good</td>
</tr>
<tr>
<td>Fire Protection/ Suppression</td>
<td>This building has a fire protection sprinkler system, and it was reported as a wet system. Portable fire extinguishers are also present in allocated areas and proportionally placed within this building. These fire protection elements were observed to be in good operating condition at the time of assessment with the appropriate certifications present.</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
<td>The electrical service enters this building at the 480/277-volt 400-amp switchboard with a supporting main switchboard located in the electrical room. The service feeds transformers and high-voltage panelboards that supply power to this building. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The building does not have a lightning protection system, but does contain GFI protection within the distribution system. It was reported that an electrical panel was not accessible and was located behind piping. This room could not be accessed during the assessment. The electrical distribution equipment itself was observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Lighting</td>
<td>The building's exterior lighting consists of wall pack HID luminaires located along the entire perimeter. The</td>
<td>Average</td>
<td></td>
</tr>
</tbody>
</table>
### System Condition and Deficiency Overview

#### Interior Lighting
Interior lighting consists primarily of 2’x4’ T8 fluorescent luminaires set in troffers. The lighting for the building was observed to be in average condition. It was reported that the exterior wall pack lights were slowly being upgraded to LED, and that all exterior lighting was poor. Many exterior luminaires appeared to be aged and functioning past their typical design service life. Staff indicated that replacements were needed.

#### Communications & Security
This building has a security system including alarms, surveillance cameras, and card readers, as well as a public address system. It was reported that the building was getting a new bell system, and that the public address system was not user friendly and had been very inconsistent. According to facility staff, the system was functional but needed upgrades. It was reported that video surveillance was inadequate, and all cameras had poor resolution. Staff reported that more camera coverage was needed around the entire perimeter of this campus, and that not all card readers worked. Staff also expressed the need for a campus-wide automatic locking system. This system was observed to be in average condition.

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>interior lighting consists primarily of 2’x4’ T8 fluorescent luminaires set in troffers. The lighting for the building was observed to be in average condition. It was reported that the exterior wall pack lights were slowly being upgraded to LED, and that all exterior lighting was poor. Many exterior luminaires appeared to be aged and functioning past their typical design service life. Staff indicated that replacements were needed.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td></td>
<td>This building has a security system including alarms, surveillance cameras, and card readers, as well as a public address system. It was reported that the building was getting a new bell system, and that the public address system was not user friendly and had been very inconsistent. According to facility staff, the system was functional but needed upgrades. It was reported that video surveillance was inadequate, and all cameras had poor resolution. Staff reported that more camera coverage was needed around the entire perimeter of this campus, and that not all card readers worked. Staff also expressed the need for a campus-wide automatic locking system. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
</tbody>
</table>
Stand-Alone Cafeteria – BLDG-061D

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Cafeteria, Kitchen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>15,853 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>July 20, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>98°F - Partly cloudy, sunny</td>
</tr>
</tbody>
</table>

System Deficiency Overview

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

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Exterior Walls</td>
<td>The exterior of the building consists of a CMU split face block façade. The façade was observed to be in average condition, showing signs of dirt and molding surfaces developing.</td>
<td>Average</td>
</tr>
<tr>
<td>Exterior</td>
<td>Exterior Windows</td>
<td>The exterior windows consist of single-pane glazing units with aluminum metal frames. These windows were observed to be in good condition, functional, and working as intended with no deficiencies reported by building staff.</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior</td>
<td>Exterior Doors</td>
<td>The exterior doors are hollow metal with metal frames. All doors were original to construction and were observed to be in good condition. All doors within this building were observed to be in working order with no visual signs of malfunction. They were showing signs of age. It was reported that some doors at different times of the year had trouble closing on their own.</td>
<td>Good</td>
</tr>
<tr>
<td>Roofing</td>
<td>The roofing material consists of a standing seam metal roofing system on the entire surface of the building. It was observed to be in good condition with no visual signs of pitting or surface damage. This system was reported to have had no issues in the past. It was reported that the roof drainage consists of gutters and downspouts with splash blocks on the outer wall portions of this facility. The gutter system from this structure closest to the inside of the courtyard area drains to the ground surface and has been reported as a major contributor to the flooding that has taken place here during major weather events. Overall system must be rated as average until these conditions are corrected.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>-----------------</td>
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<td>-------------------------</td>
</tr>
<tr>
<td>Interior Construction</td>
<td>Interior Walls</td>
<td>The interior walls are constructed of CMU block. This building has a mezzanine segment. The walls were observed to be in average condition, no reconfiguration of spaces had occurred at this building, with some walls showing minor stress cracks in the kitchen area.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Doors</td>
<td></td>
<td>The interior doors of this building are original to construction and consist of hollow wood doors and metal frames. The interior doors and frames were observed to be in good condition. No major issues were reported during the interview stage of this process.</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Specialties</td>
<td>System not present.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Stairs</td>
<td>Exterior Stairs</td>
<td>A small section of metal pan concrete filled stairs is located in the kitchen loading dock area. These stairs were observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Stairs</td>
<td>Interior Stairs</td>
<td>System not present.</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>Interior Wall Finishes</td>
<td>The wall finishes were observed to be in average condition observed as the original finishes, These consisted of painted finishes on CMU block for both the cafeteria and kitchen wall surfaces. There were no major deficiencies reported by facility staff for the cafeteria and kitchen wall finishes.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>Interior Floor Finishes</td>
<td>Vinyl floor tile is found throughout the building and is original to construction. Ceramic tile floor is present in the kitchen. The flooring was observed to be in average condition. Some evidence of wear and tear to this flooring system was observed during the assessment.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>Interior Ceiling Finishes</td>
<td>The interior ceiling consists of standard 2’x4’ acoustical fiberglass ceiling tiles within the kitchen and serving lines, and a painted exposed metal beam completion in the cafeteria portion of this structure. The ceiling finishes were observed to be in average condition, during survey with ceiling tiles showing discoloration in kitchen area and ceiling finishes in cafeteria area perceived as original finishes.</td>
<td>Average</td>
</tr>
<tr>
<td>Conveying</td>
<td>System not present.</td>
<td></td>
<td>NA</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Plumbing Fixtures</td>
<td>The building has restrooms for students and staff. In the kitchen area, one restroom serves both males and females. The restrooms have traditional sinks and fixtures with manual faucets, along with floor-and wall-</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
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<td>-------------------------</td>
</tr>
<tr>
<td>Domestic Water</td>
<td>Distribution</td>
<td>Domestic water supply to this facility is distributed with both hot and cold water servicing the kitchen areas, and cold water distribution only to the male and female student restrooms. There were no reported issues with the water distribution to the building. A boiler unit supplies this facility with hot water. The system was observed to be in average condition due to age.</td>
<td>Average</td>
</tr>
<tr>
<td>Other Plumbing</td>
<td></td>
<td>There are floor drains located in the kitchen area. It was reported and observed in average condition with reported periodic back ups to drainage lines. These conditions were not evident during survey. Overall conditions warrant an average rating for this system.</td>
<td>Average</td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td></td>
<td>The major mechanical equipment consists of five CUs listed as CU-20 to -24, five AHUs labeled AHU-20 to -24, one heat exchanger, one boiler, and one EF (exhaust fan) located in the KITMEZZ (mezzanine section) of this building. These units vary in size and capacities could not be determined at the time of assessment. This system was observed to be in average condition. It was reported that CU’s for the cafeteria area have been replaced completely in the past. It was suggested by facility staff to be a design flaw. Some assets are original to construction of this facility and were nearing their typical design service life of ten years.</td>
<td>Average</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and smoke detectors. It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in average condition with equipment</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>------------------------</td>
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<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td><strong>Fire Protection/Suppression</strong></td>
<td></td>
<td>This building has a fire protection sprinkler system serving this facility, and it was reported as a wet system. It was also reported that a dry suppression system over the range hoods supports the kitchen area. Portable fire extinguishers are present in allocated areas and proportionally placed within this facility. These fire protection elements were observed to be in good operating condition with the appropriate certifications present.</td>
<td>Good</td>
</tr>
<tr>
<td><strong>Electrical</strong></td>
<td>Electrical Distribution</td>
<td>The electrical service enters this facility at the 480/277-volt 800-amp switchboard with a supporting main switchboard located in the electrical room. The service feeds transformers and high-voltage panelboards that supply power to this building. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The building does not have a lightning protection system, but does contain GFI protection within the distribution system. The electrical distribution equipment was observed to be in good condition. It was reported that an electrical panel was not accessible and was located behind piping. This room could not be accessed during the assessment.</td>
<td>Good</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td></td>
<td>The building's exterior lighting consists of HID luminaires located along the entire perimeter of this facility. The interior lighting consists primarily of T8 fluorescent luminaires set in troffers in the kitchen and serving sections. Over the cafeteria area, lighting consists of pendant T-8 fluorescent luminaires. It was reported that the exterior wall pack lights were slowly being upgraded to LED. It was reported that exterior lighting was inadequate with regard to light strength as well as coverage on the dock section where kitchen staff enter before daybreak. The lighting for the building was observed to be in average condition. Many exterior luminaires were observed as being spaced too far apart and not giving off enough illumination when needed.</td>
<td>Average</td>
</tr>
<tr>
<td><strong>Communications &amp; Security</strong></td>
<td></td>
<td>This facility has a security system, including alarms, surveillance cameras, and card readers, as well as a public address system.</td>
<td>Average</td>
</tr>
</tbody>
</table>
This system was observed to be in average condition. It was reported that video surveillance was inadequate, and all cameras had poor resolution. Staff reported that more camera coverage was needed around the entire perimeter of this campus and that not all card readers worked. Staff also expressed the need for a campus-wide automatic locking system.

Plumbing System Deficiency Examples

Plumbing Fixtures

Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Lighting
Band Choir Building – BLDG-061E

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Band and Choir</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>9,074 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>July 20, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>98°F - Partly cloudy, sunny</td>
</tr>
</tbody>
</table>

System Deficiency Overview

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

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Exterior Walls</td>
<td>The exterior of the building consists of a CMU split face block façade. The building is connected to the other campus buildings by concrete walkways covered with a metal canopy. The façade was observed to be in average condition, showing signs of dirt and molding surfaces developing.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Exterior Windows</td>
<td>The exterior windows consist of single-pane glazing units with aluminum frames. The windows were observed to be in good condition. These windows were observed to be functional and working as intended with no deficiencies to report.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Exterior Doors</td>
<td>The exterior doors are hollow metal with metal frames. All doors are original to this facility. The doors were observed to be in good condition. All doors within this facility were observed to be in working order with no visual signs of malfunction or deterioration.</td>
<td>Good</td>
</tr>
<tr>
<td>Roofing</td>
<td>The roofing material consists of a standing seam metal roof on the entire surface of the building. It was observed to be in good condition with no visual signs of pitting or surface damage. This roof system was reported to have had no issues in the past.</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>-----------------</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Interior</td>
<td>Walls</td>
<td>The interior walls are constructed of CMU block. This facility has a mezzanine segment labeled as BANDMEZZ. The interior wall completions were observed to be in good condition. No reconfiguration of spaces had occurred at this facility.</td>
<td>Good</td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>Doors</td>
<td>The interior doors of this building are original to construction and consist of hollow wood doors and metal frames. The interior doors and frames were observed to be in good condition. No major issues were reported during the interview stage of this process.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Specialties</td>
<td>Band equipment has allocated storage areas and small cage-type storage areas. The storage areas were observed to be functional and in Good condition.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Exterior Stairs</td>
<td>System not present.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Interior Stairs</td>
<td>System not present.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>Wall Finishes</td>
<td>The wall finishes were observed to be in average condition and consisted of painted finishes with some wall surfaces observed to have minor paint chipping and dirty. It appeared that these painted finishes were original finishes. No reconfiguration of spaces had occurred at this facility.</td>
<td>Average</td>
</tr>
<tr>
<td>Finishes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor Finishes</td>
<td>Rubber floor tile is found throughout the larger rooms of this building and is original to construction. Ceramic tile floor is present in the student restroom facilities and corridors C-1, C-2, and C-3 areas. Flooring for band practice rooms and offices consists of carpet tile. No evidence of severe deterioration of this flooring system was observed during the assessment. The flooring was observed to be in average condition with evident signs of wear.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td>Ceiling Finishes</td>
<td>The interior ceiling consists of higher ceilings with standard 2’x4’ acoustical fiberglass ceiling panels throughout the building. During the walk-through, signs were observed of panels that had been replaced. This was reported as not being extensive in nature. The ceilings were reported and observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying</td>
<td></td>
<td>System not present.</td>
<td>NA</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Fixtures</td>
<td>The building has restrooms for male and female</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>--------------------</td>
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<td>-------------------------</td>
</tr>
<tr>
<td>System</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Water</td>
<td>Distribution</td>
<td>Specific plumbing fixtures are serviced with hot water from an EWH located in BANDMEZZ. Cold water only is distributed in the student facilities. The water distribution system was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Other Plumbing</td>
<td></td>
<td>It was reported that the roof drainage consists of gutters and downspouts with splash blocks on the exterior portion. The gutter system inside the courtyard area drains to the ground surface and has been reported as a major contributor to the flooding that has taken place here during major weather events. The choir room sink was reported as having a drainage break below ground surface that had rendered the sink unusable. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td></td>
<td>The major mechanical equipment consists of six CUs on the west side of the building. Six AHUs, one heating exchange unit, and one EWH are located in BANDMEZZ. The AHUs vary in size. It was reported that there were known issues within the entire system campus-wide leaking Freon and requiring compressor replacements. Most of these assets were original to construction and are nearing their typical design service life of 20 years.</td>
<td>Average</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and smoke detectors. It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in good condition with no evident signs of malfunctioning components.</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Fire Protection/ Suppression</td>
<td>This building has a fire protection sprinkler system, and it was reported as a wet system. Portable fire extinguishers are also present in allocated areas and proportionally placed within this building.</td>
<td>Good</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
<td>These fire protection elements were observed to be in good condition at the time of survey with appropriate certifications present. The electrical service enters the building at the 480/277-volt 400-amp switchboard with supporting main switchboards located in the electrical rooms within this structure. The service feeds transformers and high-voltage panelboards, located in various electrical rooms within the building. There are proportionally placed booster transformers also supporting electrical distribution. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The building does not have a lightning protection system, but does contain GFI protection within the main panel. The electrical distribution equipment was observed to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
<td>The building's exterior lighting consists of HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 fluorescent pendant luminaires set in troffers. It was reported that the exterior wall pack lights were slowly being upgraded to LED. Staff reported that lighting was inadequate with regard to light strength as well as coverage on all four sides of this building. The lighting for the building was observed to be in average condition. Many exterior luminaires appeared to be aged and functioning past their typical design service life.</td>
<td>Average</td>
</tr>
<tr>
<td>Communications &amp; Security</td>
<td></td>
<td>This facility has a security system, including alarms, surveillance cameras, and card readers as well as a public address system. It was reported that the public address system was not user-friendly and had been very inconsistent. According to facility staff, the system was functional but needed upgrades. It was reported that video surveillance was inadequate, and all cameras had poor resolution. Staff reported that more camera coverage was needed around the entire perimeter of this campus and that not all card readers worked. Staff also expressed the need for a campus-wide automatic locking system. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
</tbody>
</table>
Stand-Alone Gymnasium – BLDG-061F

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Gymnasium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>34,357 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>July 20, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>98°F - Partly cloudy, sunny</td>
</tr>
</tbody>
</table>

System Deficiency Overview

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

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Exterior Walls</td>
<td>The exterior of the building consists of a CMU split face block façade. The façade of this structure was observed to be in average condition showing signs of some molding and dirty surfaces developing. Gypsum board was being replaced in different locations where existing facilities have walls that encounter the south side of this campus. due to the water intrusion into the building. This system was reported and observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Exterior</td>
<td>Exterior Windows</td>
<td>The exterior windows consist of single-pane glazing units with aluminum frames throughout the building. These windows were observed to be in good working order, functional, and working as intended with no deficiencies observed.</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior</td>
<td>Exterior Doors</td>
<td>The exterior doors are hollow metal with metal frames. All doors are original to this facility. All doors within this facility were observed to be in working order with no visual signs of malfunction. It was reported that some doors at different times of the year had trouble closing on their own. Observation of this condition throughout the building revealed minor occurrences and deemed the exterior doors to be in good condition.</td>
<td>Good</td>
</tr>
<tr>
<td>Roofing</td>
<td>The roofing material consists of a standing seam metal roof on the entire surface of the building and metal paneling covering canopies in this area. It was reported</td>
<td>Average</td>
<td></td>
</tr>
</tbody>
</table>
that the canopy-metal covered walkways had no gutter system, and when a major rain event occurred, the first floor areas experienced water intrusion from the southside of this structure.

It was observed to be in average condition with no visual signs of pitting or surface damage to the roof itself. It was reported that the roof drainage consists of gutters and downspouts with splash blocks. Some downspouts drain straight to the ground surface around the facility and inside courtyard areas.

It was reported that the current gutter system drains to surface areas which have a compounding effect during a heavy rain event, allowing substantial water impact to areas where walls meet the ground surface. This roof system was reported to have had no issues in the past.

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>Walls</td>
<td>The interior partitions of this facility were observed in average condition and are original to the building and are predominantly constructed of CMU block. The offices and male and female dressing rooms have a combination of both CMU and stud construction finished with gypsum board. Basement rooms are composed of the same.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior</td>
<td>Doors</td>
<td>The interior doors of this building are original to construction and consist of hollow wood doors and metal frames. The interior doors and frames were observed to be in average condition. Some doors appeared to have problems closing on their own after being opened. Need adjustments to be made. The building staff did not report any operational or functional issues with the interior doors in the building.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior</td>
<td>Specialties</td>
<td>Wall-mounted metal lockers are present in the student dressing rooms. Visual inspection of this system found it to be in average condition. With lockers appearing to have been used significantly. No functional issues were observed with the locker units during the site visit.</td>
<td>Average</td>
</tr>
<tr>
<td>Stairs</td>
<td>Exterior Stairs</td>
<td>Stairway S-1 shares access to BLDG-061A and BLDG-061F. The stairway was reported to have drainage problems during heavy rain events. Overhead metal canopy panels did not extend far enough out to keep water directly off the landings resulting in slippery surfaces. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior</td>
<td>Wall Finishes</td>
<td>The interior wall finishes consisted of painted surfaces and were observed to be in average condition.</td>
<td>Average</td>
</tr>
<tr>
<td>System Rating</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>
### System Condition and Deficiency Overview

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finishes</strong></td>
<td></td>
<td>wide. The interior partitions for the basement areas were completed with painted finishes and appeared to be in average condition with instances of minor chipping and wear and tear consistent with age. These conditions were observed in various areas within the lower section of this structure, nearest to the Main Mech Room. No reconfiguration of spaces had occurred at this facility.</td>
<td></td>
</tr>
<tr>
<td><strong>Interior Floor Finishes</strong></td>
<td></td>
<td>Wood flooring is present in the big and small gymnasiums; concrete-finished floors are located throughout the student dressing rooms and basement areas. Corridor 15 has vinyl floor tile. Carpets exist in COMPLAB and BKRMLABS. Ceramic tile floor is present in the staff and student restroom facilities. Carpet in the lab rooms was original to this building and needed replacement. AVLABWD was observed to need refinishing to its flooring. The Main Mech Room had standing water on the floor at the time of assessment. The flooring systems were observed to be in average condition, showing signs of wear and tear.</td>
<td>Average</td>
</tr>
<tr>
<td><strong>Interior Ceiling Finishes</strong></td>
<td></td>
<td>The interior ceiling consists of standard 2'x4' acoustical fiberglass ceiling panels within sections of this building. The gymnasium contains high metal ceilings with no acoustical tile applications present. This system was reported and observed to be in average condition. During the walk-through, signs were observed of panels that had been replaced, and one ceiling tile in the basement area needed to be replaced. This was reported as not being extensive in nature.</td>
<td>Average</td>
</tr>
<tr>
<td><strong>Conveying</strong></td>
<td>System not present.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Plumbing</strong></td>
<td>Plumbing Fixtures</td>
<td>The building has restrooms for male and female students and separate staff restrooms located throughout the facility in the gymnasium area and ground floors. These restrooms have traditional sinks and fixtures with manual faucets, along with floor- and wall-mount toilets with manual flushing mechanisms; the male restrooms have wall-hung urinals with manual flushing mechanisms. There are service sinks in the janitorial and housekeeping closets, and water fountains are located inside and outside this building. An exterior fountain had a section out of service. The restroom plumbing fixtures were observed to be in average condition as the fixtures were operational and</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Domestic Water Distribution</td>
<td>Specific plumbing fixtures are serviced with hot water from two boilers located in the Main Mech Room on the ground floor. Cold water only is distributed in student facilities. The water distribution was observed to be in average condition.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Other Plumbing</td>
<td>It was reported that no issues with the sanitary sewer have been encountered in this building. During the walk-through, it was observed that this system was in average condition.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Mechanical/ HVAC</td>
<td>The major mechanical equipment servicing this building consists of the exterior 9 Compressor units located on the North side of boys and Girls restrooms of this facility, seven HP console units, one electric heating unit, one heating exchanger, and three boilers with supplementing pumps located in ground floor areas. In GYMMEZZ, there are three heating exchangers and six AHUs air handling units numbered (#25 to #30). Supplemental mechanical equipment for the HVAC system includes EFs and fresh air intake powered units. The HVAC system was reported as having continuous problems with non-compatible parts and continuous Freon leaks. This system was observed with evident signs of wear. Some of these assets were original and are nearing or have surpassed their typical design service life. It was reported that water heaters that supply hot water to lockeroom showers are original units and are also nearing typical service life. The system was observed to be in average condition given its age and observed deficiencies.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combinations, pull stations, and smoke detectors. It was reported that the system was working well at the time of the interview. The fire alarm system was observed to be in good condition with no evident signs of malfunctioning components.</td>
<td>Good</td>
</tr>
<tr>
<td>Fire Protection/ Suppression</td>
<td>This building has a fire protection sprinkler system, and it was reported as a wet pipe system. Portable fire extinguishers are also present in allocated areas and proportionally placed within this building. These fire protection elements were observed to be in good operating condition at the time of survey with appropriate certifications present.</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
<td>The electrical service enters the building at the 480/277-volt 800-amp switchboard with supporting main sub panels located in the Main Mech Room. The service feeds transformers and high-voltage panelboards.</td>
<td>Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>located in various areas within the building. There are proportionally placed booster transformers also supporting electrical distribution. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The building does not have a lightning protection system, but does contain GFI protection within the electrical system. The electrical distribution equipment was observed to be in average condition showing signs dusty dirty areas on and around this equipment, in need of preventative maintenance.</td>
<td>Average</td>
</tr>
<tr>
<td>Lighting</td>
<td>Subsystem</td>
<td>The building’s exterior lighting consists of downlights and HID luminaires located along the entire perimeter. The interior lighting consists primarily of T8 fluorescent luminaires set in troffers in office and room environments. In the gymnasium, ceilings contain pendant T-8 fluorescent luminaires. It was reported that the exterior wall pack lights were slowly being upgraded to LED. It was reported that lighting was inadequate with regard to light strength as well as coverage campus-wide. The lighting for the building was observed to be in average condition. Many exterior luminaires appeared to be aged and functioning past their typical design service life.</td>
<td>Average</td>
</tr>
<tr>
<td>Communications &amp; Security</td>
<td>Subsystem</td>
<td>This facility has a security system, including alarms, surveillance cameras, and card readers, as well as a public address system. It was reported that the public address system is not user-friendly and has been very inconsistent. According to facility staff, the system was functional but needed upgrades. It was reported that video surveillance was inadequate, and all cameras had poor resolution. Staff reported that more camera coverage was needed around the entire perimeter of this campus and that not all card readers worked. Staff also expressed the need for a campus-wide automatic locking system. This system was observed to be in average condition.</td>
<td>Average</td>
</tr>
</tbody>
</table>
Stair Deficiency Examples

Exterior 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
Paredes Middle School Campus Summary of Recommendations

This document is based on current conditions observed during field survey and provides recommendations for corrective actions by each discipline. The following recommendations of the findings are found to be common campus-wide needs.

**Campus Recommendations**

**Exterior**
1. The south side area between BLDG-061A and BLDG-061F that has been reported as slippery when wet along with poor drainage. It is recommended that landings and stairs could have a non slip covering applied to correct this condition.

**Roofing**
1. Further evaluate canopy coverering for integrity as well as areas that drain to walkways themselves.
2. Add drainage gutters to canopy walk ways diverting current drainage that impacts courtyard areas.

**Interior Construction**
1. Fresh paint is recommended campus-wide including basements and facilities with multiple floors, interior wall finishes are showing signs of age and wear some finishes appear to be original and have not been refinished since this facility was built.
2. Maintain drywall panels where reports of water intrusion has been experienced, and repair when needed campus-wide.
3. Flooring in library should be replaced with a more water resistant material if water intrusion issues continue in the future.
4. Flooring of all ground rooms that are exposed to the south side of this campus should be evaluated futher and flooring be repaired as needed.
5. Flooring in the basement areas of BLDG-061F should have old worn carpeted areas replaced with a more durable water resistant materials in the future.
6. Scratched worn concrete surfaces in basement areas of BLDG-061F should be refinished.
7. It had been reported that acoustical ceiling tiles were replaced as needed campus wide. It is recommended that basement areas BLDG-061F that are grossly stained and deteriorating tiles be replaced as soon as possible.

**Plumbing**
1. Recommend all sinks within student restrooms campus-wide be resecured.
2. Recommend drainage separation in choir room sink be repaired and sink put back into use.

**Mechanical/HVAC**
1. The HVAC system campus-wide must be evaluated to address reported design flaws and incompatibility of thermostats and parts, Freon leakage, and constant compressor unit replacements in gym,cafeteria and library areas. Repair fresh air units that have been reported as failing campus wide.
2. Correct issues of water leakage in the main mechanical room and water remaining on floors where pumps are operating.

**Fire Protection**
1. Continue annual inspections of the fire protection system and all portable fire extinguishers, maintaining certifications annually.
Electrical

1. Evaluate electrical system by a electrical engineer to establish corrective action for potential additional electrical load requirements if facility is to have supplemental structures or needs to this service enhanced going forward.

2. Continue to replace all exterior luminaires with LED, and add more lighting fixtures to amply illuminate dock areas as well as any access locations that require entrance during dark hours.

3. Replace security camera systems and add more cameras with better resolution for adequate coverage for all buildings. Also replace any non-functioning card readers.

4. This was reported by facility staff as a security need, to Install an interior steel fencing system with the ability to control complete lockdown needs surrounding the courtyard area.
Paredes MS Site Summary

Site/Civil Assessment

<table>
<thead>
<tr>
<th>Address</th>
<th>10100 S. Mary Moore Searight Dr., Austin, TX 78748</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Permanent Campus Facilities</td>
<td>6</td>
</tr>
<tr>
<td>Original Year of Construction</td>
<td>2000</td>
</tr>
<tr>
<td>Total Campus Area</td>
<td>55 Acres</td>
</tr>
<tr>
<td>Data Collection Method</td>
<td>Desktop, Site Visit</td>
</tr>
<tr>
<td>Site Visit/Assessor</td>
<td>1/26/2017 / B. Faust</td>
</tr>
</tbody>
</table>

Introduction
The Paredes MS campus is located at 10100 S. Mary Moore Searight Dr. in Austin, Texas. Paredes MS was established in 2000 and consists of six campus buildings.

Development Information

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Slaughter Creek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Impervious Cover</td>
<td>20 %</td>
</tr>
<tr>
<td>Allowable Impervious Cover</td>
<td>50 %</td>
</tr>
<tr>
<td>Barton Spring Recharge Zone</td>
<td>No</td>
</tr>
</tbody>
</table>

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

March 10, 2017
Parking and Drives

<table>
<thead>
<tr>
<th>Parking and Drives</th>
<th>Configuration</th>
<th>Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1, East of tennis courts</td>
<td>37 CB 4 HC</td>
<td>16,000</td>
</tr>
<tr>
<td>P2, North of tennis courts</td>
<td>30 CB 0 HC</td>
<td>11,000</td>
</tr>
<tr>
<td>R1, East/ parent drop off</td>
<td>45 CB 1 HC</td>
<td>35,000</td>
</tr>
<tr>
<td>R2, North/ bus drop off</td>
<td>16 CB 0 HC</td>
<td>38,000</td>
</tr>
<tr>
<td>R3, North-West</td>
<td>10 CB 0 HC</td>
<td>24,500</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>Yes</td>
<td>9,000</td>
</tr>
</tbody>
</table>

**Parking and Drives Configuration Size**

- **P1, East of tennis courts**
  - Configuration: 37 CB 4 HC
  - Size: 16,000 SF
- **P2, North of tennis courts**
  - Configuration: 30 CB 0 HC
  - Size: 11,000 SF
- **R1, East/ parent drop off**
  - Configuration: 45 CB 1 HC
  - Size: 35,000 SF
- **R2, North/ bus drop off**
  - Configuration: 16 CB 0 HC
  - Size: 38,000 SF
- **R3, North-West**
  - Configuration: 10 CB 0 HC
  - Size: 24,500 SF
- **Loading Dock**
  - Configuration: Yes
  - Size: 9,000 SF

**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_Paredes_MS_Site_Civil_Exhibit for additional information.

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements</td>
<td>Roadways R1, East/ parent drop-off</td>
<td>R1 drive is asphalt with concrete curbs and is the parent drop off at the front entrance of the school. The roadway leading up to the drop off has longitudinal cracks. There is some block cracking seen as the drive curves around the circle drive. Parking is located around the inside of the circle drive. Fire lane paint needs to be re-painted.</td>
<td>R1: Average</td>
</tr>
<tr>
<td></td>
<td>R2, North/ parent drop-off</td>
<td>R2 drive is from the entrance off S. Mary Moore Searight Drive and includes the bus drop off. It is asphalt with concrete curb. The first section of roadway has been known to have water collecting due to the detention pond overflowing. The pavement has some longitudinal and signs of slippage cracks getting closer to the curve in the roadway. The parking area is in front near the entrance, and was observed to be in average condition.</td>
<td>R2: Poor</td>
</tr>
<tr>
<td></td>
<td>R3, North-West</td>
<td>R3 is the asphalt drive with concrete curbs connecting R2 to the loading dock area and leads to parking lots near the tennis courts. The asphalt section leading to the loading dock has raveling and minor cracking. Along the curve towards the parking lots there is alligator cracking along the center of the roadway.</td>
<td>R3: Average</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
</tbody>
</table>
| Loading Dock    |           | The loading dock is on the northwest corner of the school, from R3. This concrete section has minor cracking in the area where the dumpsters are located, also some closer spaced cracking in the area closer to the loading dock. Roadway Deficiencies:  
  - R1, Longitudinal cracking  
  - R1, Block cracking  
  - R1, Re-paint fire lane marks  
  - R2, Water ponding  
  - R2, Longitudinal and slippage cracks  
  - R3, Raveling and minor cracking  
  - R3 Alligator cracking  
  - Loading Dock, Minor concrete cracking | Loading Dock: Average Overall: Average |

| Parking Lots   | P1, East of tennis courts | P1 parking lot is asphalt with concrete curbs and is located along the east side of the tennis courts. There is a small section of raveling in a parking spot on the northwest side of the lot. There is also minor longitudinal cracking in the pavement, in overall average condition. Parking Lot Deficiencies:  
  - P1, Small section of raveling  
  - P1, Minor Longitudinal cracking  
  - P1, Large crack at pavement seam  
  - P2, Gravel parking should be replaced with pavement | P1: Average P2: Poor Overall: Average |

| Pedestrian Paving |           | Overall, the concrete sidewalks are in average condition. Along the entrance drive, there are some pedestrian ramps that have grass growing in the cracks. There are some other locations of cracking and erosion along the side of the concrete sidewalk, especially the sidewalk leading to the track and other fields. Pedestrian Paving Deficiencies:  
  - Vegetation growing out of sidewalk joints  
  - A few sections of sidewalk are broken/heaving/sunken in.  
  - Erosion under and/or adjacent to the sidewalk. | Average |

<p>| Site Development |           | Near the basketball court is some material that looks like it is being used as a ramp up to the court surface. A bike rack is located on the west side of the school near P2 lot, it is in good condition. There are some retaining walls in various locations, most in good condition with some having cracks in the joint | Average |</p>
<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Drainage</td>
<td>Most of the downspouts around the perimeter of the school do not tie into an underdrain system. The north side of the building does have downspouts that tie into an underdrain. A few spots along the building, there is noticeable water marks on the side of the building from water leaking out of the gutter joint. Many of the downspouts have backsplashes that are missing, broken or need to be adjusted to proper flow away from the building. There is an area east of the portables, along the fence near the building that shows signs of water collecting.</td>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Courtyards</td>
<td>The courtyard consists of concrete walkways and various gravel sections. Additional gutters could be used within the courtyard. The gravel areas seem to wash out onto the concrete paths. One of the drains was fully covered in leaves, another needs regrading for better drainage flow.</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>The area around the school is sloped away from the buildings resulting in very little grass growth and areas worn to dirt. The front of the building has retaining walls with some severe erosion washing away the dirt behind the wall. The wall could use an extension to prevent the washout.</td>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Site Utilities</td>
<td>Water Supply</td>
<td>An irrigation control box is misplaced and broken. Water Supply Deficiencies:</td>
<td>Average</td>
</tr>
</tbody>
</table>
Facility Condition Assessment: AISD
Paredes MS

March 10, 2017

System | Subsystem | Condition and Deficiency Overview | System Condition Rating
---|---|---|---
Sanitary Sewer | Misplaced/broken irrigation control box | Average
Sanitary Sewer Deficiencies: | • No fiberglass grease sampling enclosure on site
Storm Sewer | No fiberglass grease sampling enclosure was observed on site | Average
Storm Sewer Deficiencies: | • Inlet grate needs to be cleaned out
Detention Pond | A grate inlet on the south side of the building near the portables needs to be cleaned out. | Poor
Detention Pond Deficiencies: | • Insufficient capacity for detention pond • Debris in detention pond outfall.
Other Site Mechanical Utilities | No issues observed. | Good

**Site Improvement Deficiency Examples**

**Roadways**

<table>
<thead>
<tr>
<th>Block cracking R1</th>
<th>Slippage cracks in R2</th>
<th>Cracking in R3</th>
</tr>
</thead>
</table>
Parking Lots

P1, Longitudinal cracks

P2 Gravel lot

Pedestrian Paving

Grass growing on curb ramp along R2

Erosion along sidewalk to track

Broken concrete along sidewalk to track

Site Development

Broken fencing at track

Cracking in retaining wall joint
### Site Drainage

<table>
<thead>
<tr>
<th>Description</th>
<th>Image 1</th>
<th>Image 2</th>
<th>Image 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backsplash placed incorrectly</td>
<td><img src="image1.png" alt="Image 1" /></td>
<td><img src="image2.png" alt="Image 2" /></td>
<td><img src="image3.png" alt="Image 3" /></td>
</tr>
<tr>
<td>Downspout into underdrain</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erosion along concrete pad for HVAC</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Courtyards

<table>
<thead>
<tr>
<th>Description</th>
<th>Image 1</th>
<th>Image 2</th>
<th>Image 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gravel areas washing out onto concrete</td>
<td><img src="image1.png" alt="Image 1" /></td>
<td><img src="image2.png" alt="Image 2" /></td>
<td><img src="image3.png" alt="Image 3" /></td>
</tr>
<tr>
<td>Water collecting and leaking through wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debris build up at grate</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Landscaping

<table>
<thead>
<tr>
<th>Description</th>
<th>Image 1</th>
<th>Image 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erosion behind retaining wall</td>
<td><img src="image1.png" alt="Image 1" /></td>
<td><img src="image2.png" alt="Image 2" /></td>
</tr>
<tr>
<td>Erosion behind retaining wall</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site Utilities

| Broken irrigation box | Grate needing cleanout |

Detention Pond

| Drainage path cut to Detention Pond | Detention Pond outfall |
Play Fields

Areas presented in table are approximate.

<table>
<thead>
<tr>
<th>Playfields</th>
<th>Count</th>
<th>Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball Courts</td>
<td>2</td>
<td>3,500</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>4</td>
<td>24,400</td>
</tr>
<tr>
<td>Football/Soccer Field</td>
<td>1</td>
<td>100,700</td>
</tr>
<tr>
<td>Track</td>
<td>1</td>
<td>400 M</td>
</tr>
<tr>
<td>Multi-purpose Field</td>
<td>1</td>
<td>110,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playfields</td>
<td>Basketball Court</td>
<td>There is a concrete pad used for basketball that has some minor cracking. One corner collects dirt that builds up along the grass edge. The surface could be restriped and one of the nets is missing.\n</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tennis Court</td>
<td>The tennis court surface is significantly worn and has some cracking. All four courts need resurfacing. At the side of the courts where the gravel lot is located, there is loose gravel that has come onto the court. \n</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Football/Soccer Field</td>
<td>The field inside the track was in good condition, no major issues. There are inlets around the outside of the field just inside the track to collect the field drainage. \n</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Track</td>
<td>There is a fence surrounding the track area, a section is broken on the west side of the track. At the entrance to the track and field are the sand pits for the long jump that need maintenance. The track surface is coming up at the edges where the sand has piled up from the sand pits. There are also various locations where the track surface has been patched.</td>
<td>Average</td>
</tr>
<tr>
<td>Track Deficiencies:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The fence is bent and/or broken in need of repair.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Areas of material/debris/concrete need to be removed.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The sandpits need to be cleaned and maintained.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Areas of the track are peeling up.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Multi-purpose Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>The multi-purpose field south of the track has signs of water ponding. This field</td>
</tr>
<tr>
<td>is lower than the track so it would use regrading for proper drainage.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Multi-purpose Field Deficiencies:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The field does not drain properly.</td>
</tr>
</tbody>
</table>

**Playfield Deficiency Examples**

**Play Fields**

<table>
<thead>
<tr>
<th>Dirt collected on basketball court</th>
<th>Minor basketball court cracking</th>
<th>Worn tennis courts</th>
</tr>
</thead>
</table>

| Broken fence near track | Edge of track coming up, sand on surface | Area surrounding the sandpits |

March 10, 2017
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, Seal longitudinal cracks
2. R1, Seal block cracks
3. R1, Re-paint fire lane markings
4. R2, Address detention pond flooding to avoid ponding
5. R2, Resurface tangential portion of R2 with thin overlay
6. R3, Seal longitudinal cracking
7. R3, Resurface small section of alligator cracking with thin overlay
8. Loading Dock, Seal minor concrete cracks

Parking Lots
1. P1, Resurface small section of raveling with thin overlay
2. P1, Seal longitudinal cracking
3. P1, Apply asphalt patch to large crack at pavement seam
4. P2, Replace entire gravel parking lot with new asphalt

Pedestrian Paving
1. Maintain vegetation growing out of sidewalk joints
2. Repair broken/ heaving sidewalk sections
3. Backfill areas adjacent to sidewalk that have been eroded

Site Development
1. Repair bent/ broken fence sections
2. Remove areas of material/debris/concrete
3. Repair minor retaining wall cracks

Site Drainage
1. Regrade against building so that water drains away from building
2. Temporarily replace splash pads until gutter drains can be connected to underground system
3. Connect gutter drains to an underground system
4. Repair damaged gutter drains
5. Regrade areas of known water ponding issues

Courtyard
1. Add additional gutters in courtyard
2. Add gravel barriers to avoid washing out
3. Uncover/ unclog area inlets
4. Regrade around area inlets to provide positive drainage

Landscape
1. Re-sod many areas of grass that have been eroded and worn away
Site Utilities, Water/Sanitary
   1. Replace irrigation control box

Sanitary Sewer
   1. Install fiberglass grease sampling enclosure

Storm Sewer
   1. Maintain inlet grate

Detention Pond
   1. Address insufficient detention pond capacity
   2. Remove debris at detention pond outfall

Other Utility Mechanical
   1. N/A

Basketball Court
   1. Seal minor court cracks
   2. Replace missing nets

Tennis Court
   1. Completely resurface tennis court

Football/Soccer Field
   1. N/A

Track
   1. Repair broken section of fence around track
   2. Remove areas of debris/material
   3. Maintain sand pits

Multi-purpose Field
   1. Address areas of water ponding/drainage issue
Notes:
1. There is ravelling in this area.
2. There are surface cracks in this area.
3. There are longitudinal cracks in this area.
4. There are block cracks in this area.
5. There is alligator cracking in this area.
6. The pavement is broken.
7. The sidewalk is broken/heaving/sunken in.
8. There is erosion under/alongside adjacent to the sidewalk.
9. The fence near track is bent and/or broken in need of repair.
10. Areas of material debris/concrete need to be removed.
11. Bike rack.
12. The retaining/landscape wall in courtyard is damaged.
13. There is erosion up against the building.
14. The downspouts do not tie to the underground drain.
15. The splash block placed incorrectly.
16. This is an area of known flooding issues (observed or reported).
17. Gutters are needed in this area.
18. The area inlet is clogged or needs to be uncovered.
19. The area inlet needs to be re-graded to maintain positive drainage.
20. There is erosion in this area.
21. There are low spots that need to be filled in.
22. The area inlet is clogged or needs to be uncovers.
23. The detention pond is not functional and needs to be maintained.
25. The tennis courts need resurfacing.
26. The nets are in bad condition or non-existent.
27. Areas of the track are peeling up.
28. The sidewalk needs to be cleaned and maintained.
29. The field does not drain properly.
30. Water leaks out of the gutter joint.
31. Water washed dirt onto sidewalks and driveway.
32. Poling and setting broken.
33. Gravel parking area needs pavement.
34. Homeless camp behind practice field.
35. Broken irrigation control/valve box.
36. Erosion behind retaining wall.
37. Erosion under concrete pad for HVAC units.
38. Only side of school with downspouts tied to underground draining.
39. Valve broken and long term signs of leaking.
40. Splash blocks are broken.
41. Detention drain is closed.
42. Vegetation growing out of sidewalk joints.
43. Large crack at pavement seam.
44. Edge of court collects dirt.