Small Middle School Site Summary

| Address                      | 4801 Monterey Oaks Boulevard  
|------------------------------|-------------------------------
|                              | Austin, TX                    |
| Number of Permanent Campus Facilities | 1                             |
| Original Year of Construction | 1999                          |
| Total Campus Building Area (combined) | 158,395 SF                   |

Introduction
The Small Middle School campus is located at 4801 Monterey Oaks Boulevard in Austin, Texas. Small Middle School was established in 1999, and consists of one main campus building. The Main School Building (BLDG-060A) contains classrooms, administration office, two gymnasiums, cafeteria, and kitchen.
Main School Building – BLDG-060A

<table>
<thead>
<tr>
<th>Building Purpose</th>
<th>Administration, Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>158,395 SF</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>August 8, 2016</td>
</tr>
<tr>
<td>Inspection Conditions</td>
<td>99°F - 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 combination of smooth face and split face CMU (concrete masonry unit) in two colors. Parts of the facility that are more than one story, with the exception of the classroom wings, are CMU block for the first floor and precast panels above the CMU. The multi-story classroom wings are constructed of three colors of precast concrete panels. At the main entrance there is an architectural louvered treatment above the entrance. It was reported and observed that the exterior facade building materials are in average condition. At the public entrances, there are decorative soffits constructed of drywall material. The soffits were observed to be in need of paint and repairs to the drywall. The exterior CMU was observed to have an extreme amount of mold on the surfaces.</td>
<td>Average</td>
</tr>
<tr>
<td>Exterior</td>
<td>Windows</td>
<td>The exterior windows of this facility are aluminum frames with single pane glazing. The circular portion of the building has a two-story high aluminum frame with frosted glass and faux mullions in each window. It was reported and observed that the exterior windows are in good condition based upon their age. It was reported that the windows in the area above the main entrance are leaking.</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>System</td>
<td>Subsystem</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Doors</td>
<td></td>
<td>The exterior doors in all cases are metal doors with metal frames. The main entrance consists of two pairs of doors in a steel storefront frame. There is another pair of doors on the adjoining wall which lead to the administration offices and provide secure access into the facility. In addition to the two pairs of doors, the frame contains glazing on both sides and above the doors. Each of the exterior doors has a glazing lite. All of the doors and frames have a painted finish. The exterior doors were observed to be in average condition considering the amount of traffic and their age. The exterior doors were observed to be sound and work well but are in need of paint and minor repairs. The majority of the doors are faded due to weather and some show scratching on one or both sides. There is one pair of doors that has a sweep attached that is coming off.</td>
<td>Average</td>
</tr>
<tr>
<td>Roofing</td>
<td></td>
<td>The roofing material consists of modified bituminous roofing and standing seam metal roofing. The metal roofing occurs on both sides of the front entrance on the one-story portions of the building. The roof drainage system consists of galvanized gutters and downspouts. In some cases, the downspouts drain into splash blocks and in some cases they drain out onto the ground. The roof drainage system was observed to be in average condition. It was observed that there is rust in the gutters. The roofing was reported and observed to be in poor condition. It was reported there is water migrating down the gymnasium walls. There are roof leaks around the roof top units on the second and third floor. It was observed that this roof is showing signs of degradation due to weather and heat.</td>
<td>Poor</td>
</tr>
<tr>
<td>Interior Construction</td>
<td></td>
<td>The interior walls of this facility consist of both CMU and stud construction with gypsum board finish. The CMU occurs in corridors, kitchens, restrooms, cafeteria, and the gymnasium. The stud construction is used as partition walls in the classrooms. All walls are painted on both types of material. The interior walls were reported and observed to be in average condition. It was reported there is a moisture problem on two of the CMU walls in the gymnasiums. These walls have significant efflorescent staining indicating water intrusion. This is a second floor area with a high bay roof.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Doors</td>
<td></td>
<td>The interior doors in this facility are wood with hollow metal frames. All classroom doors have a small glazing lite.</td>
<td>Good</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
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</tbody>
</table>
|         |           | Each corridor has a pair of wood doors with glazing lites and a hollow metal frame. These doors control access into the area. There are three roll up doors for access to the serving line and one rolling counter shutter at the dishwashing area.  
It was reported and observed the doors and frames are in good condition. It was reported and observed there are classrooms that are connected by a pair of doors. The doors are not being used for access. In many cases, there is furniture in front of the doors and in some places; attempts have been made to insulate the doors for sound migration. The doors allow excess noise between the classrooms and it is reported to be very distracting to students. | Good                    |

| Interior Specialties | This facility has two types of lockers. There are single tier and double tier student lockers in the corridors on all floors. There are also lockers in the music rooms which are used for instrument storage. The doors on these lockers have bars rather than solid faces. The lockers were observed to be in good condition. | Good |

| Stairs | Exterior Stairs | There are four sets of exterior stairs. They are poured in place concrete with metal hand rails. The exterior stairs were observed to be in average condition. The metal railing at the gymnasium access stair was observed to be badly rusted. In addition, all of the exterior stairs have significant mold on them. The dock stairs were observed to have a damaged area on the second tread of the stair. | Average |

| Interior Stairs | There are two interior staircases. They are concrete filled metal pan stairs and landings. The have metal nosings and painted railings. The interior stairs are observed to be in Good condition. | Good |
## Facility Condition Assessment: AISD
### Small MS
### September 23, 2016

<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 Finishes</td>
<td>Interior Wall Finishes</td>
<td>All of the interior walls have painted surfaces. The restrooms have ceramic tile wainscoting on some walls. There are acoustical panels at the nine-foot level in the gymnasium. There are also acoustical panels in the orchestra room and the choir room. The interior walls were observed to be in average condition considering their age and amount of traffic in the facility. It was observed there are areas throughout the facility that need to be repainted.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Floor Finishes</td>
<td></td>
<td>There are basically three types of flooring found in the building. The majority of floors have vinyl tile with rubber base. There is ceramic tile in the restrooms and clay tile in the kitchen. There is carpet in portions of the administration offices, computer room, resource room, library, orchestra, and choir room. The gymnasium has a hardwood floor. It was reported and observed that the floor finishes are in average condition. The rubber base is damaged throughout the facility. The carpet is observed to be in average condition showing signs of wear.</td>
<td>Average</td>
</tr>
<tr>
<td>Interior Ceiling Finishes</td>
<td></td>
<td>The majority of interior ceilings consist of 2’x4’ suspended acoustical systems. The lobby corridor has no ceiling with exposed ductwork as does the third floor corridor. The gymnasium also has exposed trusses and metal roofing. The ceiling system was observed to be in average condition. There are visible cases of water stained ceiling tile throughout the building. It was observed that these were isolated small areas.</td>
<td>Average</td>
</tr>
<tr>
<td>Conveying</td>
<td></td>
<td>The building is equipped with a hydraulic passenger elevator to service three levels. The elevator was noted as having a maximum weight capacity of 2,100 pounds. This elevator was observed to be in good condition as a recent inspection certificate is dated October 20, 2015.</td>
<td>Good</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Plumbing Fixtures</td>
<td>The building has male and female public restrooms in the areas of the cafeteria and the gymnasium. There are also restrooms for students, and separate staff restrooms located throughout the facility. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are floor sinks found in the janitorial closets, and water</td>
<td>Average</td>
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</tbody>
</table>
### Domestic Water Distribution

<table>
<thead>
<tr>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Coolers located throughout the facility, typically near the public restrooms. The building also has other specialty locations with plumbing fixtures, which includes the kitchen and the kitchens in the home economics classroom. There are stainless steel sinks in the science classrooms and a few other locations. These plumbing fixtures were observed to be in average condition with some repairs needed. It was reported that gate valve shuts offs for the restrooms are hard to access. The gate valves need to be replaced with separate shut offs for the toilets, sinks and urinals. It was reported there is a leak at the mop sink in the 200-wing. It was reported that some of the rough ins for the toilets do not match the plumbing fixtures. It was observed the toilet in the staff restroom on the third flood is not seated properly. The second floor showers were reported to have cracks in the floor and leak. This area is not usable. It was reported the gas line in the kitchen needs to be replaced.</td>
<td>Average</td>
</tr>
</tbody>
</table>

### Other Plumbing

<table>
<thead>
<tr>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>System not present.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Mechanical/ HVAC

<table>
<thead>
<tr>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This system consists of two boilers and four pumps in the main mechanical room. There is a cooling tower outside behind the main mechanical area. On the roof top there are eight roof top air-conditioning units, six heating units, and ten condensers. Each classroom has an air-conditioning mounted console. It was reported the silo stair has a new air conditioning unit. It was reported and observed that the mechanical equipment is generally shows weathering and is in poor condition. It was reported that the majority of mechanical equipment is at the end of its design service life. The cooling towers were reported and observed to be in in poor condition. The shaft for the fan is so worn that it is ready to break.</td>
<td>Poor</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
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<td>------------------------</td>
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</tr>
<tr>
<td>Fire Protection</td>
<td>Fire Alarm</td>
<td>This facility has a fire alarm system which includes horns, strobes, pull stations, and detectors. It was reported and observed that the fire alarm system is in good condition.</td>
</tr>
<tr>
<td></td>
<td>Fire Protection/ Suppression</td>
<td>It was reported that this facility has no sprinkler system. It was observed there is a sprinkler system in the 100- and 200-wings of the building but none on the upper floors. There are also fire extinguishers thought out the facility. There is a dry suppression system in the kitchen hoods which is working properly. It is observed that the fire protection system as it exists is in average condition.</td>
</tr>
<tr>
<td>Electrical</td>
<td>Electrical Distribution</td>
<td>This facility has a 3,000-amp service with a 480/277 volt primary and 208/120 secondary and a power factor correction unit. There is no room for expansion on the main but it was reported there is room for expansion on the secondary. It was observed that the electrical distribution system was in average condition for its age but major expansion will be problematic. It was observed that numerous electrical control boxes are missing their covers.</td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
<td>The building’s exterior lighting includes drum lights at the front entrance, can lights under the soffits, wall packs around the classroom wing exteriors, and pole lighting in the parking areas and at the greenhouse. It was observed the lighting in this facility is in poor condition due to wear and tear and old technology. It was reported the drum fixtures are damaged by heat from the incandescent bulbs which turn the lens yellow. It was reported the wall packs are not properly secured to the building. It was reported that it is difficult to access the exterior lighting because there is so much vegetation close to the building. A high lift is required to do the work. It was reported and observed there is insufficient lighting in the courtyard and at the kitchen entrance. Staff also reported the north side of the building needs pole lights as well as more lighting on the south</td>
</tr>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
</tr>
<tr>
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</tr>
<tr>
<td>Facility Condition Assessment: AISD</td>
<td>Small MS</td>
<td>stairway.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It was reported that the existing pole lights are at the end of their design service life and have missing lenses. The interior lighting consists of primarily 2x4 troffer fixtures in the suspended acoustical ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It was reported the high bay fixtures in the gymnasium do not provide sufficient lighting. Staff noted the fixtures are not sturdy enough to withstand being hit by basketballs. LED (light-emitting diode) lighting would be preferred.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It was reported that the capacity discharge emergency lighting units should be replaced with the lighting units that are more energy efficient.</td>
</tr>
<tr>
<td>Communications &amp; Security</td>
<td></td>
<td>This facility has a public address system, card readers, and cameras. The school has a new telephone system. The communication and security systems were observed to be in average condition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It was reported that the public address system cannot be heard in the corridors and outdoors. The card readers are reported to work well. The cameras are reported to work properly but due to their age have poor resolution.</td>
</tr>
</tbody>
</table>
Exterior System Deficiency Examples

Exterior Walls

Exterior Windows

Exterior Doors

Roofing Deficiency Examples
**Interior Construction Deficiency Examples**

**Interior Walls**

![Image of interior wall deficiency example](image1)

**Stair Deficiency Examples**

**Exterior Stairs**

![Image of exterior stair deficiency example](image2)

**Interior Finishes Deficiency Examples**

**Interior Wall Finishes**

![Image of interior wall finishes deficiency example](image3)

**Interior Floor Finishes**

![Image of interior floor finishes deficiency example](image4)
Interior Ceiling Finishes

Plumbing System Deficiency Examples

Plumbing Fixtures

Other Plumbing

Mechanical/HVAC System Deficiency Examples
**Electrical System Deficiency Examples**

**Electrical Distribution**

**Lighting**

**Communications & Security**
Small Middle School Summary of Recommendations

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

Main School Building Recommendations

Exterior
1. Repair and repaint damaged exterior soffits.
2. Power wash the parts of the building that are constructed of CMU to remove dirt and staining.
3. Leak test the windows above the main entrance to determine if/where additional caulking and sealant is required
4. Replace door sweeps that are damaged.
5. Patch, prime and paint all exterior doors.

Roofing
1. Leak test the roof to determine where the problem areas exist. It is nearing the end of its design service life and should be considered for replacement in the near future.
2. Replace rusting gutter.

Interior Construction
1. Remove the pairs of doors between the classrooms and fill the openings with stud and gypsum board construction with sound attenuation within the wall.

Stairs
1. Power wash exterior stairs to remove mold.
2. Patch damaged concrete stair at the dock. Install stair nosing to protect the treads.
3. Replace the rusted railing. Do not paint.

Interior Finishes
1. Survey all interior walls and prioritize needed painting in phases.
2. Determine the source of water that is damaging the gymnasium wall. Remediate the leak. Waterproof and refinish wall.
3. Replace all damaged rubber base.
4. Determine the source of the water at each of the locations where there is damaged ceiling tile. Repair the leaks and replace the tile.

Plumbing
1. Reseat toilets so they match the piping.
2. Repair toilet partitions.
3. Re-plumb the restroom shut-off valves so they independently shut off toilets, sinks, and urinals.
4. Leak test the second floor showers to determine the extent of the cracks. Repair the cracks and consider applying a topping to the area. A rubberized topping might be considered.
5. Replace the gas line at the kitchen.
6. Investigate the installation of a reheat device that can be installed at the third floor.

Mechanical/HVAC
1. The cooling tower appears to be weathered beyond the point of repair. Replace the unit with a new tower that will
be more weather resistant.

2. The mechanical system should be evaluated and the end of design service life units evaluated for replacement to more energy efficient units with new technology.

Electrical

1. Consider the planned projects and upgrades coming in the future. Determine when added capacity will be needed in the primary to determine a schedule for upgrading the service to the building.

2. Replace the covers on all of the electrical boxes which currently do not have covers.

3. Investigate the replacement of pole light heads with a new more efficient head. If the heads cannot be replaced then replace the entire pole and head. This should be a phased plan.

4. Replace high bay fixtures in the gymnasium with more energy efficient fixtures which are designed for a gymnasium application.

5. Add exterior lighting to the kitchen entrance and at the south stairway.

6. Consider replacing the capacity discharge with the newer more efficient emergency lighting.

7. Investigate replacement of the current cameras with newer cameras.

8. Add a camera at the greenhouse for additional security coverage.
Clint Small, J r. Middle School Site Summary

Site/Civil Assessment

<table>
<thead>
<tr>
<th>Address</th>
<th>4801 Monterey Oaks Blvd, Austin, TX 78749</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Permanent Campus Facilities</td>
<td>1</td>
</tr>
<tr>
<td>Original Year of Construction</td>
<td>1999</td>
</tr>
<tr>
<td>Total Campus Area</td>
<td>57 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 / A. Knipp</td>
</tr>
</tbody>
</table>

Introduction
The Small MS campus is located at 4801 Monterey Oaks Blvd. in Austin, Texas. Small MS was established in 1999 and consists of a main campus building, which includes the administration offices, classrooms, cafeteria, and gym. The athletic facilities include a tennis court, soccer field, and a track.

Development Information

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Barton Creek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Impervious Cover</td>
<td>19%</td>
</tr>
<tr>
<td>Allowable Impervious Cover</td>
<td>25%</td>
</tr>
<tr>
<td>Barton Spring Recharge Zone</td>
<td>Yes</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.
Parking and Drives

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements</td>
<td>Roadways</td>
<td>The main access roads consist of R1, R3, R5, and R6, serving Parking Lots P1 and P2. These roads are lined primarily with concrete curb stop with a few areas of concrete curb &amp; gutter. R2 is a fire lane, with unofficial, unstriped parking along each of the edges along the north side of the school. R4 is a concrete loading dock adjacent to the cafeteria. The main access roads have areas of alligator cracking, slippage cracking, and spalling throughout. R2 also has distortion and slippage cracks especially along the outer edges, likely caused by cars parking along the edges of the roadway. R4 is generally in good condition with the exception of a utility patch across the loading dock surrounded by areas of broken pavement. The curb stops lining roadways throughout the site are in poor condition. Roadway Deficiencies: * R1, Alligator cracking and spalling throughout * R2, Distortion and slippage cracks along edges * R3, Alligator cracking and distortion throughout</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System Condition Rating</th>
<th>R1 Average</th>
<th>R2 Average</th>
<th>R3 Average</th>
<th>R4 Average</th>
<th>R5 Good</th>
<th>R6 Average</th>
<th>Overall Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>System</td>
<td>Subsystem</td>
<td>Condition and Deficiency Overview</td>
<td>System Condition Rating</td>
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<td></td>
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<td>R4, Utility patch and broken pavement</td>
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<td></td>
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<td>R5, Longitudinal cracking along center</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>R6, Alligator cracking throughout</td>
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</tr>
<tr>
<td>Parking Lots</td>
<td>P1 (Northeast Parking Lot)</td>
<td>P1 serves both faculty and visitors, with six handicap spots near the front entrance to the building. P2 serves faculty, but most teachers working in the northern wing of the school park along R2 and enter the school through doors on the north side.</td>
<td>P1 Poor</td>
<td></td>
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<tr>
<td></td>
<td>P2 (Southwest Parking Lot)</td>
<td>P1 and P2 have alligator cracking and raveling throughout, with some areas of potholes and sunken in pavement. Curb stops in both lots are in poor condition.</td>
<td>P2 Poor</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Parking Lot Deficiencies:</td>
<td>Overall Poor</td>
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<td></td>
<td></td>
<td>• P1, Alligator cracking, raveling, potholes, broken curb stops</td>
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<tr>
<td></td>
<td></td>
<td>• P2, Alligator cracking, raveling, potholes, broken curb stops</td>
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</tr>
<tr>
<td>Pedestrian Paving</td>
<td></td>
<td>The pedestrian pavement on site is mostly concrete. There are also walkways throughout the site made of either crushed granite or lined with pavers. Generally, the pavement quality is good with a few areas of broken sidewalk. There are areas adjacent to some sidewalks which will need to be backfilled to avoid a drop-off. Sediment buildup was spotted in multiple sidewalk areas due to low spots in the pavement. There were also multiple wooden sections of sidewalk primarily near the gardens on the northwest side of the building.</td>
<td>Average</td>
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<tr>
<td></td>
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<td>Pedestrian Paving Deficiencies:</td>
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<td></td>
<td>• Broken sidewalk sections</td>
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<td></td>
<td></td>
<td>• Drop-offs adjacent to sidewalk</td>
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<tr>
<td></td>
<td></td>
<td>• Sediment buildup in low spots</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Wooden sections of sidewalk</td>
<td></td>
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<tr>
<td>Site Development</td>
<td></td>
<td>Bike racks were located both in the front and back of the building. At the southeast corner of the building, there is an area of debris which needs to be removed. There is a metal picnic table in front of the school with broken pieces, which is a safety hazard to students. There are also missing wooden pieces on outdoor benches along the north side of the school with nails sticking through to the seating area. The perimeter fence was generally in poor condition with broken areas and holes throughout.</td>
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<td>• Broken benches and tables</td>
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### Site Drainage

The property drains into a detention pond located along the east side of the building. There are downsputs all along the main building, but most don’t tie into the underdrain system. Condensate runoff also does not tie into an underdrain system. This causes water to build up along the edge of the building and for erosion to occur, exposing the foundation. Regrading will be needed along the building so water will run away from the building. Along the north side of the building, water flows from the gutter downsputs into trenches dug by the students feeding the many rain gardens on campus. There are rain barrels throughout the campus, most of which need overspills.

There is a known area of flooding along the fire lane on the north side of the building. While there are area inlets near this location, they need to be adjusted to maintain positive drainage.

**Site Drainage Deficiencies:**
- Downsputs do not tie into underdrain system
- Regrading is needed to slope away from the building
- There are known flooding areas
- Rain barrel systems need overspills

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### Courtyards

There is one main courtyard along the west edge of the building. This area is mainly filled with various rain gardens and walking paths. Generally the courtyard was in good condition. There are some concerns about drainage especially during heavy rain events when the rain gardens do not have enough capacity to hold the runoff from the gutters. Students have dug trenches to route some of the water away from the walkways but additional trenches and area inlets would help to alleviate any backlogged water.

**Courtyard Deficiencies:**
- Clogged area inlets on site
- Drainage in courtyard needs additional trenches and area inlets

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### Landscaping

Small MS is a Certified Schoolyards Habitats Site, and the many gardens on campus serve to bolster students’ ability to actively learn about the environment. The gardens seem to be in good condition generally, but some of the rain gardens could be deepened to increase their capacity to hold runoff water. There are areas of resodding needed along the southwest corner of the building near the portable. There are multiple

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<tr>
<th>System</th>
<th>Subsystem</th>
<th>Condition and Deficiency Overview</th>
<th>System Condition Rating</th>
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<td>areas where trees and bushes are overgrown and need to be trimmed back away from walkways. There is erosion throughout the site with areas in need of backfill. Some irrigation boxes are missing covers.</td>
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</table>
|                      |           | Landscaping Deficiencies:  
  - Areas of resodding needed  
  - Cut back overgrown vegetation  
  - Backfill erosion drop offs  
  - Irrigation boxes missing covers |                        |
| Site Utilities       | Water Supply | There are only a few areas of irrigation on campus but all seem to be in good working order. No broken pipes or meters were observed or reported.                                                                                          | Excellent              |
|                      | Sanitary Sewer | No Fiberglass Grease Sampling Enclosure was found on campus                                                                                                      | Fail                   |
|                      | Sanitary Sewer | Sanitary Sewer Deficiencies:  
  - No Fiberglass Grease Sampling Enclosure.                                                                                                                   |                        |
|                      | Storm Sewer | Generally, area inlets on campus were in good condition and unclogged. Two inlets near the track will need to be regraded to maintain positive drainage and cleared of debris. There is a manhole adjacent to the northwest corner of the building which is covered in dirt and inaccessible. | Good                   |
|                      | Storm Sewer | Storm Sewer Deficiencies:  
  - Area inlets near track need to be adjusted and unclogged  
  - Clear manhole of dirt                                                                                                                                   |                        |
|                      | Detention Pond | The detention pond along the east side of the building is in good condition and seems to be draining properly. The outfall into the pond is clear of debris and in good condition.                                                 | Excellent              |
|                      | Other Mechanical Utilities | The dumpsters are on asphalt. There are utility wires that are hanging low.                                                                                         | Poor                   |
|                      | Other Mechanical Utilities | Other Mechanical Utilities:  
  - Dumpsters on asphalt  
  - Low hanging utility wires                                                                                                                                     |                        |
## Site Improvement Deficiency Examples

### Roadways

<table>
<thead>
<tr>
<th>Slippage cracks and distortion, R2</th>
<th>Pothole, R6</th>
<th>Broken curb stop, R1</th>
</tr>
</thead>
</table>

### Parking Lots

<table>
<thead>
<tr>
<th>Longitudinal cracks, P1</th>
<th>Pavement is sunken in, P1</th>
<th>Rutting and pothole, P2</th>
</tr>
</thead>
</table>

### Pedestrian Paving

<table>
<thead>
<tr>
<th>Broken sidewalk near tennis courts</th>
<th>Remove sections of wooden sidewalk</th>
<th>Backfill sidewalk</th>
</tr>
</thead>
</table>
### Site Development

| Broken perimeter fence | Remove areas of debris | Broken wooden benches |

### Site Drainage

| Rain barrel collection system | Gutters do not tie into an underdrain | Improve garden trenches |

### Courtyards

| Maintain area inlet | additional area inlets needed |
### Landscaping

| Area near portable needs to be resodded | Resod or add crushed gravel | Continue crushed gravel path through courtyard |

### Site Utilities

| Concrete pad needed for dumpster | Storm sewer covered in sediment | Raise or bury low hanging wires |
## 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>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>4</td>
<td>24,000</td>
</tr>
<tr>
<td>Soccer/Football</td>
<td>1</td>
<td>100,000</td>
</tr>
<tr>
<td>Baseball Field</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Bleacher Seating</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Track</td>
<td>1</td>
<td>400 M</td>
</tr>
<tr>
<td>Green Space</td>
<td>1</td>
<td>239,000</td>
</tr>
<tr>
<td>Playscapes</td>
<td>N/A</td>
<td>-</td>
</tr>
</tbody>
</table>

### System Condition and Deficiency Overview

**Playfields**

- **Tennis Courts**: There is a fenced in tennis area on the west side of the site with four courts. There is cracking throughout the surface of the court. Of the four courts, only one had a net set up and it was in poor condition.

  Tennis Court Deficiencies:
  - Tennis court surface cracking
  - Nets in poor condition or missing

  **Rating**: Poor

**Track**: There is one track on the south side of the site. The track was recently resurfaced and therefore in excellent condition. There is one spot on the edge of the track which will need to be resurfaced as the material is coming up. Both shotput slabs have broken concrete and the pole vault areas need to be cleaned out.

  Track Deficiencies:
  - Track surface peeling up at one location
  - Shotput concrete slabs broken
  - Debris in pole vault area

  **Rating**: Good

**Soccer Field/ Football**: There is a multi-use soccer and football field in the center of the track. There are many additional soccer fields on site but these are leased and maintained by Lone Star Soccer Club. The field is overall in good condition with a few low spots that need to be filled in. Additionally, the area inlets within the

  **Rating**: Good
field area need to be regraded to prevent pooling.

Soccer/Football Field Deficiencies:
- Low spots on field
- Area inlets need to be regraded

Green Space

South of the track, there is additional green space maintained by AISD. There is a disc golf course set up in this area. This green space is not maintained with an irrigation system and seems to be rarely used. There a baseball backstop fence that is in poor condition and needs to be either replaced or removed.

Green Space Deficiencies:
- Baseball backstop fence in poor condition

Playfield Deficiency Examples

Tennis Courts

| Cracks throughout tennis courts | Damaged net | Missing net | Good |

March 10, 2017
### Track

<table>
<thead>
<tr>
<th>Photo 1</th>
<th>Photo 2</th>
<th>Photo 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hole in new track surface</td>
<td>Pole vault area needs to be cleared of debris</td>
<td>Shotput slab broken along corner</td>
</tr>
</tbody>
</table>

### Soccer/Multi-Purpose

<table>
<thead>
<tr>
<th>Photo 1</th>
<th>Photo 2</th>
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</thead>
<tbody>
<tr>
<td>Area inlets need to be regraded</td>
<td>Low spots in soccer/multi-purpose field</td>
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</tbody>
</table>

### Green Space

<table>
<thead>
<tr>
<th>Photo 1</th>
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<tbody>
<tr>
<td>Baseball backstop fence in poor condition</td>
</tr>
</tbody>
</table>
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 coat entire surface to prevent further cracking
2. R2 – Structural overlay of 2” of more recommended
3. R3 – Structural overlay of 2” or more recommended
4. R4 – Repave utility patch area to prevent further cracking
5. R5 – Perform routine crack filling to prevent cracks from widening
6. R6 – Seal coat entire surface to prevent further cracking. Note: full depth reconstruction may be required to remove small metal plates embedded in roadway surface
7. Replace broken curb stop and curb & gutter sections
8. Repaint fire lane markings and replace faded signage

Parking Lots
1. P1 – Seal coat entire surface to prevent further cracking
2. P1 – Full reconstruction and base repair in sunken-in areas
3. P2 – Structural overlay of 2” of more recommended
4. P2 – Patch potholes
5. P2 – Add curb and gutter throughout to improve drainage
6. Replace broken curb stop and curb & gutter sections
7. Restripe pavement markings in both lots

Pedestrian Paving
1. Replace cracked or broken areas of pedestrian paving.
2. Regrade along edges of sidewalk with drop-offs
3. Reconstruct and regrade areas of sidewalk with sediment buildup
4. Replace wooden bridges that are deteriorated.

Site Development
1. Remove areas of debris from site
2. Repair/replace broken sections of fence

Site Drainage
1. Tie in any downspouts not flowing to a rain garden
2. Tie in condensates to an underdrain
3. Construct overflow trench to guide excess water into a new area inlet
4. Regrade to slope away from edge of building
5. Install overspills on all rain barrels

Courtyard
1. Unclog area inlets in courtyard
2. Complete footpath through courtyard with either pavers or crushed gravel
Landscape
1. Resod areas of worn grass or add crushed gravel
2. Trim back overgrown trees and bushes
3. Add mulch around tree wells
4. Replace broken or missing irrigation covers

Site Utilities, Water/Sanitary
1. Add Fiberglass Grease Sampling Enclosure.
2. Bury or raise low overhead cables
3. Add a concrete pad in front of the dumpster on south east corner of building

Tennis Courts
1. Resurface the tennis court.
2. Replace nets

Track
1. Patch the hole to avoid it spreading
2. Repair concrete shotput pads
3. Clear pole vault area of debris

Soccer/Football Field
1. Fill in low spots on field
2. Regrade area inlets on west side of field

Greenspace
1. Remove old baseball backstop fence and add a new baseball/kickball field
Legend

- **Recommended Improvements**
- **Drainage Improvement**
- **Pavement Improvement**
- **Sidewalk Improvement**

**NOTES:**

1. THERE IS POLISHING IN THIS AREA.
2. THERE IS RAVELING IN THIS AREA.
3. THERE IS DISTORTION IN THIS AREA.
4. THERE ARE TRANSVERSE CRACKS IN THIS AREA.
5. THERE ARE SLIPPERY SPOTS IN THIS AREA.
6. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
7. THERE IS ALLOCAUTION CRACKING IN THIS AREA.
8. THERE IS A PATCH IN THIS AREA.
9. THERE IS A SIDEWALK SECTION.
10. THERE IS A HOLE IN THE FENCE.
11. THERE ARE MATERIALS/DEBRIS/CONCRETE NEED TO BE ADJUSTED.
12. THERE ARE MATERIALS/DEBRIS/CONCRETE NEED TO BE ADJUSTED.
13. THERE IS A HOE IN THE FENCE.
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Map Date: 3/2/2017