# Webb Middle School Site Summary

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|---|---|
| **Address** | 601 E St. Johns Avenue<br>Austin, TX 78752 |
| **Number of Permanent Campus Facilities** | 2 |
| **Original Year of Construction** | 1961 |
| **Total Campus Building Area (combined)** | 120,985 SF |

## Introduction

The Webb Middle School campus is located at 601 E St. Johns Avenue in Austin, Texas. Webb Middle School was established in 1961 and consists of the primary school along with one additional campus building. These permanent campus buildings include the Main School Building (BLDG-053A) and the Stand-Alone Band Hall (BLDG-053B). The Stand-Alone Band Hall was constructed in 2009. The buildings are connected to one another by an exterior covered concrete sidewalk.

| Meeting Log | | Revision Log | | |
|---|---|---|---|---|
| **Date** | **Meeting** | **Revision** | **Date** | **Summary of Content** |
| 8/4/16 | Interview | 00 | 9/23/16 | Draft Issue |
| 8/8/16 | Assessment | 01 | 1/5/17 | Added comments from PM Andrew Miller as indicated on email dated 10/31/16. See pages 3, 6-7, and 18-19. |
| 10/27/16 | Cluster Meeting (Not Attended) | | | |

## Main School Building – BLDG-053A

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|---|---|
| Building Purpose | Administration Offices, Classrooms, Cafeteria, & Gymnasium |
| Building Area | 110,133 SF |
| Inspection Date | August 8, 2016 |
| Inspection Conditions | 90°F - Sunny and hot |
| Facility Condition Index | |

### System Deficiency Overview

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

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Exterior** | Exterior Walls | The exterior walls are brick veneer over CMU (concrete masonry unit) backup. Both classroom wings have painted metal and exposed fiber-cement deck roof overhangs. The exterior brick facade was observed to be in good condition. The masonry joint sealants appeared flexible. The painted exposed metal building structure and metal fascia appeared to be in good condition. Pests were reported in the classrooms, storage rooms, and throughout much of the building. Water intrusion was reported in classrooms 10 through 15 on the ground floor of the 100-wing. | Good |
| | Exterior Windows | The exterior windows are metal framed with single-pane glazing and are original to the building's date of construction. The exterior windows have painted spandrel panels above and below. Windows in classrooms have an operable sash. There are hollow-metal window-walls at the north and south ends of the classroom wings. A visually matching aluminum storefront system is at the new south elevator addition. The original metal windows were observed to be in average condition. The spandrel panels appeared to have been recently painted. The sealant around windows was flexible. The hollow-metal window wall system was reported to leak at the north end of both classroom wings. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | Exterior Doors | The exterior doors are steel with hollow-metal frames. The entry doors have vision panels, and have side-lites and transoms with fixed glazing.<br>The exterior doors were observed to be in average condition. The exterior door hardware was aged and in marginally functional condition in some instances. Acrylic glazing was found in some exterior doors and side-lites; multiple panes of acrylic glazing were observed at the east gymnasium entrance. Thresholds are reported to require frequent replacement and water intrusion was reported to occur at the east entry to COR12. The exterior doors at the east entry to the BIGGYM and COR8 did not function consistently. The removable astragal between the doors was loose. | Average |
| **Roofing** | The main building roof is comprised of smooth-finish modified bitumen, granular surfaced modified bitumen, and built-up roof membrane types. There are continuous gutters and downspouts along most roof edges.<br>It was reported that approximately 65% of the main building roof was replaced in 2007 with the smooth-finished modified bitumen membrane and was observed to be in good condition. The remaining modified bitumen and built-up roofs were visibly aged and had ponding water and deteriorated surfaces. These older roof surfaces were observed to be in poor condition. The remaining original gutters appeared to be severely corroded and no longer functional. Roof leaks were reported above room 111 and 113, the east entrance to COR4 adjacent to the cafeteria, and near the entrance to the library. PM Andrew Miller reported the roof vent flashing at the penetrations has deteriorated and needs to be replaced. | | Average |
| **Interior Construction** | Interior Walls | The interior walls in the cafeteria and the large and small gymnasiums are masonry unit construction. The library and administration offices have metal-framed gypsum board partitions. The common restrooms, shower and locker rooms, corridors, and classrooms have CMU walls. There are metal-framed operable sash interior windows in the cafeteria and wood framed fixed windows in the library.<br>The interior walls were observed to be in average condition and had visible wear and scuffing. The interior windows in the cafeteria were visibly aged and do not operate. | Average |
| | Interior Doors | The interior doors are solid-core wood with hollow-metal frames. There were several instances of steel doors, such as in the cafeteria, that may provide fire separation. Classroom doors have vision panels and some have side-lites.<br>The interior doors, frames, and hardware were | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | observed to be in average condition. Acrylic glazing was found in some side-lite panels in the 100- and 200-wing classrooms. | |
| | Interior Specialties | Painted metal lockers are in the classroom wing corridors and in the athletic dressing rooms.<br>The lockers were observed to be in average condition. General wear and scuffing was visible, but lockers functioned adequately. | Average |
| **Stairs** | Exterior Stairs | There are concrete stairs and ramps with metal railing at the building entrances on the east and south sides of the main building. There is a steel loading dock with steel steps at the kitchen.<br>The exterior concrete stairs, ramps, and metal railings were observed to be in good condition. It was reported that a metal barrier on the exterior stairs adjacent to the cafeteria was loose and required replacement. The steel loading dock and steps were observed to be in average condition. | Average |
| | Interior Stairs | There a multiple sets of interior concrete stairs with metal non-slip nosing and handrails in the main building. There are wood steps for stage access.<br>The concrete stairs and nosings were observed to be in average condition with visible wear. The stair handrails at S4 in COR4 were observed to be inadequately secured to the wall and unsafe to use. Brackets were fabricated with two holes but only one bolt was used to secure the railings. Bolts or nuts were loose at numerous railing brackets. The wood stage steps appeared to be in good condition. | Average |
| **Interior Finishes** | Interior Wall Finishes | The interior wall finishes are predominantly painted CMU or gypsum board surfaces. The interior walls in the cafeteria and the large and small gymnasiums have glazed masonry units at their lower half and painted CMU above. Glazed masonry units are found in the kitchen and the athletic support spaces.<br>The glazed masonry units and painted interior wall surfaces were observed to be in average condition and had visible wear and scuffing. | Average |
| | Interior Floor Finishes | The main building interior floors are predominantly VCT (vinyl composite tile) with a 4-inch rubber or vinyl base. Carpet is found in some administration spaces and the library. The large and small gymnasiums have wood athletic flooring systems. Quarry tile is found in the kitchen and all restrooms have ceramic tile floors. The | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | weight room has a rubber impact absorbing flooring material. The flooring in the shower and dressing rooms are concrete with a liquid applied non-slip coating.<br>The interior floors were observed to be in average condition. The vinyl flooring throughout most of the building was aged and visibly worn. It was reported that tiles required replacement frequently in the ground level classroom wing due to water intrusion. The dressing room floors were observed to be in good condition. | |
| | Interior Ceiling Finishes | There are suspended lay-in acoustical tile ceilings throughout much of the main building. The painted steel structural members and cement-fiber roof deck is exposed in the large and small gymnasiums. Restrooms have painted gypsum board ceiling surfaces and the shower and dressing rooms ceilings painted cement plaster. The kitchen lay-in ceiling tiles are vinyl covered.<br>The interior acoustical tile ceilings were observed to be in average condition. Many tiles have been replaced and some staining was visible from roof or mechanical system leaks. Lay-in tiles in the 130-139 classroom wings were reported to fall from their grid. Attached acoustic tiles were reported to fall frequently and were observed to be missing or partially secured in classrooms. The ceiling grid at the intersection of COR3 and COR4 was sagging, had missing tiles, and gaps between the tiles and grid were visible in numerous locations. | Average |
| **Conveying** | The building is equipped with two hydraulic passenger elevators to service two levels and an ADA (American with Disability Act) accessible chair lift rated at 495 pounds.<br>The elevators observed had a maximum weight capacity of 2,100 pounds. These elevators appeared to be in good condition; a recent inspection certificate issued within the last year, as required, was visible. No operational issues were reported by the facility staff. The chair lift appeared to be in good condition. | | Good |
| **Plumbing** | Plumbing Fixtures | The building has public restrooms for men and women, students, and separate staff restrooms located throughout the facility. These restrooms have vitreous china hand sinks with manual faucets, along with vitreous china, floor-mount toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the men's restrooms with manual flushing mechanisms. There are service sinks found in the janitorial closets, and water coolers located throughout the facility, typically near the public restrooms. | Average |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | The building's plumbing fixtures were observed to be in average condition. Plumbing fixtures in the kitchen were observed to be in good condition. The fixtures located in the restrooms appeared to be aged but in working order and in average condition. The service sinks located in the custodial closest were observed to be in average condition due to age. PM Andrew Miller reported that the ground floor restrooms in the north wing are not ADA compliant. | |
| | Domestic Water Distribution | The sinks located throughout the facility are equipped with hot water. The primary hot water service for the building is provided by two water heaters located in the main mechanical room.<br>The plumbing distribution equipment serving the facility was observed to be in good condition. The water heaters serving the building were observed to be in good condition. | Good |
| | Other Plumbing | The building was equipped with interior floor drains and a backflow preventer.<br>The plumbing equipment serving the facility was observed to be in average condition. The interior floor drains were observed to be aged but in average condition. The plumbing system was equipped with a backflow preventer, which was observed to be in average condition. PM Andrew Miller reported that there are issues with a floor drain within the mechanical room. | Average |
| **Mechanical/ HVAC** | The major mechanical equipment consists of package RTUs (roof top units) located on the roof, packaged split system units serving the classrooms, VAV (variable air volume) AHUs (air handling units) with associated VAV air terminal units and FPBs (fan-powered boxes). The AHUs are served by chilled water provided by screw chillers and an associated cooling tower. Boilers provide heating to the AHUs. These units serve the heating, ventilating, and air conditioning (HVAC) system along with roof-mounted EFs (exhaust fans).<br>Supplemental mechanical equipment for the HVAC system also includes EFs serving the kitchen and restroom exhaust.<br>The HVAC system was observed to be in average condition. Several RTUs appeared to be relatively new and in good condition, while most appeared to be aged and beyond their typical design service life. Condenser coil damage was observed on several units. Condensate piping was observed to lack insulation on units throughout the facility. Corrosion was observed on the unit housing. The split system units appeared to be in good condition. Roof top EFs appeared aged and in poor condition. Several AHUs were observed to be in the process of being replaced while others appeared in average condition. The VAVs and FPBs were located above the ceiling and were inaccessible for assessment. The chillers | | Average |

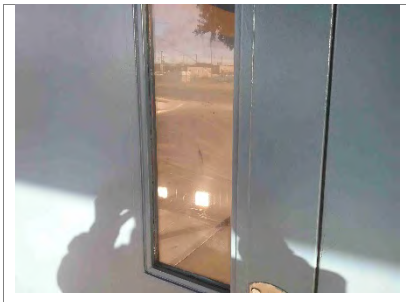
| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | appeared to be aged and in average condition. The cooling tower appeared to be aged and in poor condition. Organic growth was observed on the cooling tower cell media. PM Andrew Miller reported the cooling tower was overflowing and the cooling fins were deteriorated. It was reported that debris and trash is entering the cooling tower. In addition, the RTU at the kitchen needs to be replaced. The boilers appeared to be new and in good condition. A unit which appeared to be a supplemental boiler was observed to be aged and past its useful life. The distribution pumps were observed to be aged and in poor condition. | |
| **Fire Protection** | Fire Alarm | The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel.<br>The fire alarm system appeared to be in good condition. | Good |
| | Fire Protection/ Suppression | The building is not equipped with a fire suppression system. The building was equipped with portable fire extinguishers. The portable fire extinguishers were observed to have been inspected within the last year. | N/A |
| **Electrical** | Electrical Distribution | The electrical service enters the building at the 277/480-volt 1600-amp main exterior switchboard with no main breaker, located near the kitchen. The service feeds transformers and high-voltage panel boards, which are located in various electrical rooms throughout the building. There are six transformers rated at 480-volt primary that step-down to a 120/208-volt secondary, which feeds power to 120/208-volt panel boards. The building does not have a lightning protection system.<br>The electrical distribution equipment appeared to be in average condition. A majority of the assets were observed with out-of-date equipment, and panel capacities were full. Panel A-1, located in the electrical equipment room (corridor 5), was observed to have a missing circuit breaker plate which was considered to be a life safety hazard. | Average |
| | Lighting | The building exterior lighting consists of HID (High Intensity Discharge), and LED (Light Emitting Diode) light fixtures that are located along the entire perimeter and canopies. The interior lighting consists of primarily T8 fluorescent light fixtures.<br>Lighting for the exterior of the building appeared to be in average condition. About 30% of the exterior building lights were not functioning. Lighting for the interior of the building appeared to be in poor condition. Many interior lights appeared aged and past their design life. | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | Observed deficiencies included: broken lenses, inconsistent lamp color temperatures and non-functional fixtures. The facility reported there was no light switch to control the lighting in corridor 12 or for corridor 10-15. The exit light signs in the building appeared aged, and some are being held together with wire. | |
| | Communications & Security | There is a Gemini security system including surveillance cameras in the building. There is public address system in the building.<br>According to facility staff, more interior and exterior cameras were needed.<br>The security system appeared to be in good condition...<br>The public address system appeared to be in good condition with no reported deficiencies. | Good |

## Exterior System Deficiency Examples

Exterior Windows

Exterior Doors



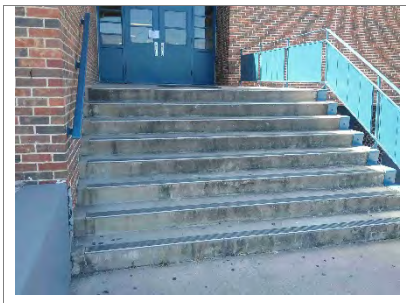
## Roofing Deficiency Examples

## Interior Construction Deficiency Examples

Interior Doors


## Stairs Deficiency Examples

Exterior Stairs



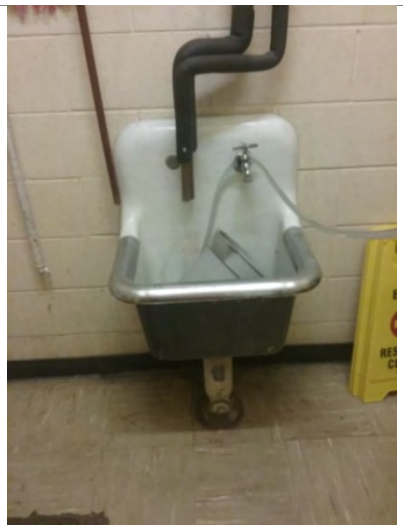

Interior Stairs


## Interior Finishes Deficiency Examples

Interior Ceiling Finishes


## Plumbing System Deficiency Examples

Plumbing Fixtures


Domestic Water Distribution

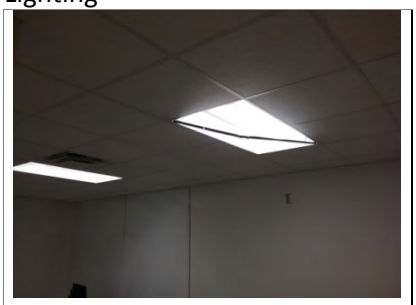
## Mechanical/HVAC System Deficiency Examples




**Electrical System Deficiency Examples**

Electrical Distribution

Lighting




EXIT

## Stand-Alone Band Hall – BLDG-053B

| | |
|---|---|
| Building Purpose | Band Hall |
| Building Area | 10,852 SF |
| Inspection Date | August 8, 2016 |
| Inspection Conditions | 90° F - Sunny and hot |
| Facility Condition Index | |

### System Deficiency Overview

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

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Exterior** | Exterior Walls | The exterior walls are brick with CMU backup. Some exterior walls that extend above the adjacent roof surface are clad with metal siding. The exterior walls were observed to be in good condition. Sealants at masonry joints appeared flexible and in good condition. | Good |
| | Exterior Windows | The exterior windows are metal with single-pane fixed glazing. The exterior windows are fixed and do not have operable sashes. Windows on the south and west sides have translucent glazing.<br>The exterior windows were observed to be in good condition. | Good |
| | Exterior Doors | The exterior doors are steel with hollow-metal frames. Entry doors have transoms and side-lites.<br>The exterior doors frames and hardware were observed to be in good condition. | Good |
| **Roofing** | The higher portions of the roof were not accessible during the assessment, but were visible from the ground. The roof membrane is a modified bitumen. There are gutters and downspouts along lower walls.<br>The roof was observed to be in good condition although some ponding was observed at the edge of the roof. The modified bitumen roof was installed in 2009 and has no reported problems. The continuous gutter system was observed to be in good condition. | | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Interior Construction** | Interior Walls | The interior walls are constructed primarily of CMU. Several metal-framed gypsum board partitions are found in the building. There are acoustical panels mounted on walls in the music performance classrooms.<br>The interior walls were observed to be in good condition. | Good |
| | Interior Doors | The interior doors are solid core wood with hollow-metal frames. The doors to classrooms and the corridor have vision panels.<br>The interior doors and hardware were observed to be in good condition. | Good |
| | Interior Specialties | System not present. | N/A |
| **Stairs** | Exterior Stairs | There are concrete ramps with metal railings at the east building entry and at exits from classrooms 300 and 303.<br>The concrete ramps and railing were observed to be in good condition. | Good |
| | Interior Stairs | System not present. | N/A |
| **Interior Finishes** | Interior Wall Finishes | The interior CMU walls, and the gypsum board surfaces, are painted throughout the building. Both the men's and women's restroom walls have a ceramic tile finish. There are acoustic panels mounted on walls in the music rooms 301 and 303.<br>The interior wall finishes were observed to be in good condition. | Good |
| | Interior Floor Finishes | The interior floor finish throughout the building is stained and sealed concrete with a 4-inch vinyl base except in the restrooms where ceramic tile flooring is found.<br>The interior flooring was observed to be in good condition. | Good |
| | Interior Ceiling Finishes | Suspended lay-in acoustical tile ceilings are found throughout most of the building. The roof structure is exposed to view in rooms 301 and 302 and is painted. There are acoustical panels on the ceilings in rooms 300 and 303.<br>The interior ceilings were observed to be in good condition. | Good |
| **Conveying** | System not present. | | N/A |
| **Plumbing** | Plumbing Fixtures | The building has separate public restrooms for male and female students and a separate staff restroom. These restrooms have vitreous china hand sinks with manual faucets, along with vitreous china, floor-mount | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restroom with manual flushing mechanisms. There is service sink found in the janitorial closet, and a water cooler located near the public restrooms.<br>The building's plumbing fixtures were observed to be in good condition. Plumbing fixtures located in the restrooms appeared to be original to the building and in good condition. The service sink in the janitorial closet appeared to be aged and in average condition. | |
| | Domestic Water Distribution | The sinks located in the building are equipped with hot water. The primary hot water service for the building is provided by an electric water heater located in the janitorial closet.<br>The plumbing distribution equipment serving the facility was observed to be in good condition. The water heater serving the building was observed to be in good condition. | Good |
| | Other Plumbing | The building was equipped with interior floor drains.<br>The interior floor drains were observed to be aged but in average condition.<br>The plumbing equipment serving the facility was observed to be in average condition. | Average |
| **Mechanical/ HVAC** | The major mechanical equipment consists of a VAV RTU with associated VAV air terminal units and FPBs. These serve the HVAC system along with a roof-mounted EF. Supplemental mechanical equipment for the HVAC system also includes an EF serving restroom exhaust.<br>The HVAC system was observed to be in average condition. The RTU and associated air terminal units were reported by building staff to be original to the building and were observed to be in average condition. The VAVs and FPBs were located above the ceiling and were inaccessible for assessment. The roof-mounted EF appeared to be in average condition. | | Average |
| **Fire Protection** | Fire Alarm | The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panel.<br>The fire alarm system was observed to be in good condition. | Good |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | Fire Protection/ Suppression | The building does not have a fire suppression system. The building is protected by portable fire extinguishers placed throughout the facility.<br>All observed portable fire extinguishers had inspection tags dated within the last year. | N/A |
| **Electrical** | Electrical Distribution | The electrical service enters the building at the 277/480-volt 600-amp main switchboard located in the electrical equipment room. The service feeds one transformer rated at 480-volt primary that step-downs to 120/208-volt secondary, which feeds power to 120/208-volt panelboards. The building does not have a lightning protection system.<br>The electrical distribution equipment was observed to be in good condition. | Good |
| | Lighting | The building exterior lighting consists of HID and LED light fixtures that are located along the entire perimeter. The interior lighting consists of primarily T8 fluorescent light fixtures. There are exit signs present in the building.<br>The lighting for the building appeared to be in good condition. The exit signs appeared to be functioning at the time of the assessment. | Good |
| | Communications & Security | There is a Gemini security system including surveillance cameras in the building. In the interview notes, facility reported additional exterior security cameras are needed due to recent vandalism<br>There also is a public address system and telecommunications systems in the building.<br>The public address system appeared to be in good condition with no reported deficiencies.<br>The security system appeared to be in good condition. | Good |

## Webb Middle School Campus Summary of Recommendations

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

### Campus Recommendations

#### Plumbing

1. Continuing preventative maintenance on aged plumbing fixtures and / or planning for replacement in the future as fixtures continue to age in all facilities.

#### Mechanical/HVAC

1. Ensure routine preventative maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.

#### Fire Protection

1. Continue annual inspections of the fire alarm system at all buildings.

#### Electrical

1. Replace all electrical equipment affected by age, corrosion or rust. If the corrosion/rust is beyond the enclosure then replacement as suggested.
2. Replace all outdated light fixtures with LED and dimming capabilities.
3. Replace all existing exit signs with LED fixtures.

### Main School Building Recommendations

#### Exterior

1. Further investigate the cause of periodic water intrusion in classrooms 10-15 at the ground level and repair.
2. Further investigate the cause of water intrusion at the east entrance to COR12 at the ground level and resolve the condition.
3. Repair or replace the exterior hollow-metal storefront window system at the north elevation of both classroom wings to eliminate water intrusion during rain events.
4. Replace all acrylic panels with safety glazing at the building entrances on the east side of the building.
5. Replace thresholds where needed at exterior doors.
6. Replace hardware and/or repair doors to ensure proper closure and latching at the entrance near the BIGGYM.
7. Investigate and block access points for rodents and pests through the exterior walls or the ceilings.

#### Roofing

1. Replace corroded metal gutters.
2. Replace aged and deteriorated roofs. Repair or replace roof where leaks are reported (Classrooms 111 and 113, COR4, and above the entrance to the library).
3. Replace deteriorated roof vent connections (requested by PM Andrew Miller).

#### Interior Construction

1. Replace acrylic panels with safety glazing in interior doors and side-lites at classrooms along COR1 and COR14.

#### Stairs

1. Properly secure handrails and banister with required number of bolts and nuts to and restore to a safe condition.
2. Secure any loose non-slip treads where needed.

3. Further investigate condition of steel loading dock and consider replacement with a properly designed concrete dock with metal railings.

## Interior Finishes

1. Replace vinyl tile throughout the facility where worn or damaged beyond useful life.
2. Identify the cause of frequent water intrusion into the ground level classroom wing and resolve before replacing flooring.
3. Repair suspended acoustic ceiling in classrooms 130-139 to prevent falling tiles.
4. Replace ceilings where tiles are detaching from structure.
5. Repair sagging ceiling grid in COR4 and replace tiles as needed.

## Plumbing

1. Repair or replace any damaged condensate drain piping as needed.
2. Renovate ground floor restrooms in north wing to be ADA compliant (requested by PM Andrew Miller).
3. Investigate floor drain issue within the mechanical room and consider replacement with a trench drain (requested by PM Andrew Miller).

## Mechanical/HVAC

1. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
2. Repair or replace any damaged or missing piping insulation as needed.
3. Plan for replacement of the RTUs as they appeared to be past or near the end of their design service life.
4. Repair or replace any fin assemblies of HVAC equipment that shows extensive wear and tear.
5. Address any rust or corrosion observed to the equipment, its associated piping, or any other sub-asset by cleaning, re-painting, and/or repairing by any other means to prevent further deterioration.
6. Clean cooling tower cell media to remove organic growth.
7. Ensure routine preventative maintenance is conducted for cleaning ductwork to promote efficient and clean air flows to all of the facilities' spaces.
8. Replace the cooling tower. Implement a solution to prevent debris and trash from entering the cooling tower until it is replaced (requested by PM Andrew Miller).
9. Replace the kitchen area RTU (as requested by PM Andrew Miller).

## Fire Protection

1. Install fire protection system in building or supply fire extinguishers.

## Electrical

1. Contractor to install missing circuit breaker cover plates to Panel AS-1 in corridor 5. This deficiency is a life safety hazard and should have cover plates installed in open breakers immediately.
2. Contractor to verify load capacity of kitchen panel because in the interview notes, facility reported that the electrical panel in the kitchen is full.
3. Contractor to verify load capacity of electrical panels in room CC230 because in the interview notes, facility reported that the electrical panels are undersized and at the end of their design life.

## Conveyor

1. Continue annual assessments for all the conveyer systems.

## Stand-Alone Band Hall Recommendations

### Plumbing

1. Track install years of water heater and plan for replacement as the typical design service life for a water heater is ten to 15 years.

### Electrical

1. Contractor to provide security cameras on the exterior of the building based on the facility interview notes...

# CRAWL SPACE – Webb MS – Main School Building (BLDG-053A)

| | |
|---|---|
| Building Purpose | Administrative, Classrooms, Cafeteria, and Gymnasium |
| Inspection Dates | September 8, 2016<br>October 5, 2016 |
| Inspection Conditions | 77-81° - Sunny & Dry |

## Crawl Space System Deficiency Overview

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

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| **Soil, Drainage, Ventilation & Access** | Soil Below Building, Site Drainage in Crawl Space | The soil in the crawl space was generally flat and ranged from dry to completely saturated. It appeared that water was infiltrating into the crawl space from around the outside perimeter of the building. While no drainage system was visible, a french drain is detailed in the existing plans on the exterior side of a portion of the perimeter wall. Based on the plans, this drain connects to a storm sewer buried in the crawl space. It is unknown whether this drain is operational.<br><br>Soil/Drainage deficiencies:<br>• Saturated soil / poor drainage | Average |
| | Soil Retainers | The soil retainers observed appeared in decent condition and without significant defects. | Good |
| | Areaways/Ventilation | Ventilation is supplied through areaways around the building. Many of the areaways are clogged with debris, soil, and vegetation. Sweating pipes, slabs, and ducts were seen throughout the crawl space. The areaway grates and surrounding concrete appeared in good overall condition.<br><br>Areaway/ventilation deficiencies:<br>• Partially blocked areaway openings (debris, soil, and vegetation)<br>• Condensation prevalent on pipes and underside of concrete framing | Average |
| | Access Hatches | The crawl space was accessed through floor hatches in rooms CC130 and CCGYM and a side hatch in MAINMECH. Some hatch frames were corroded while other hatches had exposed/corroded reinforcement around the hatch. The side hatch door was missing in one location. In CCGYM, access was limited by low clearance under a floor beam within the | Average |

| | | | |
|---|---|---|---|
| | | immediate hatch vicinity. Access through the hatches in rooms 101E and AHU3 was blocked by several stacked boxes.<br><br>Access hatch deficiencies:<br>• Access blocked by storage boxes<br>• Rusted hatch frames<br>• Missing door on side hatch<br>• Exposed/corroded reinforcement near hatch | |
| **Exposed Structure** | Exposed Columns & Tops of Foundations | The columns are in good condition. No significant deficiencies were seen. | Good |
| | Exposed Faces of Perimeter Walls / Beams | The suspended perimeter cast-in-place beams appeared in good condition. No significant deficiencies were seen. | Good |
| | Exposed Portions of Interior Floor Beams Above | The suspended interior cast-in-place beams are supported by interior columns and perimeter beams. No significant deficiencies were seen in the interior floor beams. | Good |
| | Underside of Suspended Floor Slabs Above | The floor slab is a mix of flat cast-in-place flat slabs and precast concrete channels. The flat slabs appeared in good overall condition. The channels ranged significantly in condition; in the west wing, deficiencies ranged from minor cracks and spalls to severe longitudinal spalling & rebar corrosion in the webs. Nearer to the cafeteria, slab channels were generally in very good condition. In some areas, likely due to insufficient concrete cover in the precast members, slab reinforcement is exposed and rusted. Exposed and corroded reinforcement is also visible at some pipe penetrations.<br><br>Slab deficiencies:<br>• Minor longitudinal cracking to severe longitudinal spalling in bottoms of channel joists<br>• Spalled areas along bottom of channel joists had moderate to severe corrosion in the exposed rebar<br>• Spalling and exposed/rusted reinforcement in underside of precast channel slabs | Poor |
| **Pipes, Ducts, Equipment & Fireproofing** | Suspended Pipes & Hangers | The cast iron pipes and hangers showed signs of mild to severe corrosion. The pipe insulation was degraded and moldy in some areas; elsewhere, it appeared to have been recently replaced and appeared in good condition.<br><br>Pipe deficiencies:<br>• Rusted pipes and pipe supports<br>• Moldy and degraded insulation | Average |

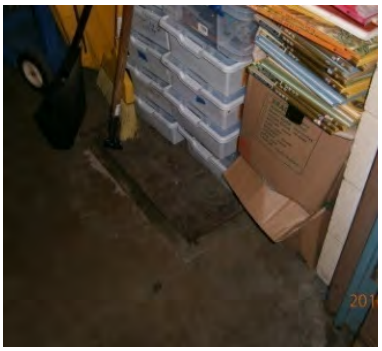
| | | | |
|---|---|---|---|
| | | | |
| | Exposed Ductwork | Externally and internally insulated ducts appeared in good condition.<br><br>Ductwork deficiencies:<br>• Some corrosion visible on ducts | Average |
| | MEP Equipment | No MEP equipment was present in the crawl space areas observed. | N/A |
| | Spray Fireproofing/ Insulation | No fireproofing or insulation was present in the crawl space areas observed. | N/A |

## Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

Areaway clogged with vegetation

Bottom of areaway clogged with soil and debris



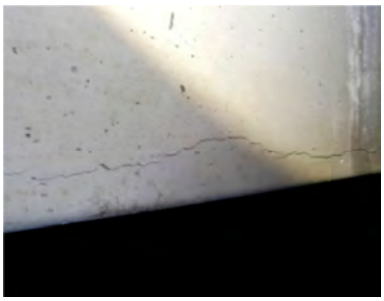
Storage on floor hatch prevents access to crawl space


Condensation on slab underside

Rusted hatch frame

Missing hatch door

## Exposed Structure



Longitudinal cracks along bottom of channel joist

Severe longitudinal spalling along bottom of channel joist, exposed/corroded rebar

Spalling & exposed/corroded reinforcement at slab pipe penetration

Exposed/corroded reinforcement at underside of channel slab, spalling & corrosion in bottom of channel joist

## Pipes, Ducts, Equipment & Fireproofing

Degraded pipe insulation

Rusted cast iron pipe

Rusted pipe hanger

Corrosion on ductwork

## CRAWL SPACE – Webb MS – Fine Arts Building (BLDG-053B)

| | |
|---|---|
| Building Purpose | Fine Arts |
| Inspection Date | September 8, 2016 |
| Inspection Conditions | 81° - Sunny & Dry |

### Crawl Space System Deficiency Overview

While existing structural plans are not available for Building B, we expect that it has a slab-on-grade foundation (no crawl space) based on our observation that there were no perimeter vents or areaways.

## Webb MS – Campus Summary of Crawl Space Recommendations

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

### Building A Recommendations

#### Soil, Drainage, Ventilation & Access

1. Investigate methods to improve site drainage so water runs away from building instead of into the crawl space
2. Clear blocked areaways
3. Investigate need for improved ventilation
4. Restore access to crawl space (keep storage off hatches)
5. Clean rusted hatch frame and protect from further corrosion

#### Exposed Structure

1. Replace or strengthen severely corroded slab channels
2. Repair badly spalled/cracked concrete elements
3. Clean exposed/rusted reinforcement and protect from further corrosion

#### Pipes, Ducts, Equipment & Fireproofing

1. Repair corroded cast iron pipes & protect from further corrosion or replace
2. Replace heavily corroded hangers/supports
3. Replace degraded/moldy pipe insulation

DRAFT

BOXED AREA SHOWN HERE FOR REFERENCE; ACTUAL CRAWL SPACE AREA IS UNDER LOWER LEVEL - SEE NEXT SHEET

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL
2) SWEATING PIPES, POOR VENTILATION
3) SEVERE LONGITUDINAL SPALLING & CORRODED REBAR IN BOTTOMS OF CHANNEL JOISTS
4) SPALLING AND RUSTED REINFORCEMENT AT PIPE PENETRATIONS
5) DEGRADED AND MOLDY PIPE INSULATION
6) RUSTED PIPES AND HANGERS
7) EXPOSED/RUSTED REINFORCEMENT NEAR HATCH

A
FLR-053A-01

SEE NEXT SHEET FOR CRAWL SPACE LIMITS AT THIS LOCATION

DEFICIENCIES FOUND IN THIS LOCATION:
1) DAMP SOIL
2) SWEATY DUCTS, POOR VENTILATION
3) ACCESS LIMITED BY LOW CLEARANCE IN SOME AREAS
4) HATCH FRAME RUSTED
5) SPALLS AND CRACKS IN BOTTOMS OF CHANNEL JOISTS
6) RUSTED PIPES AND SUPPORTS
7) PIPE INSULATION SOMEWHAT DEGRADED AND MOLDY
8) RUSTED DUCTWORK

ACCESS THRU FLOOR HATCH HERE

SIDE HATCH IS IN LOWER LEVEL

FLOOR HATCH BLOCKED BY BOXES

DEFICIENCIES FOUND IN THIS LOCATION:
1) SATURATED SOIL
2) SWEATING PIPES, POOR VENTILATION
3) CLOGGED AREAWAY OPENINGS
4) CORRODED HATCH FRAME
5) MINOR CRACKING AND EXPOSED REBAR IN CHANNEL JOISTS
6) TORN PIPE INSULATION
7) RUSTED PIPE SUPPORTS

1966 ORIGINAL BUILDING

2008 ADDITION (SLAB-ON-GRADE)

B
FLR-053B-01

ACCESS THRU FLOOR HATCH HERE

APPROXIMATE LIMITS OF CRAWL SPACE OBSERVED DURING SITE VISIT

APPROXIMATE LIMITS OF CRAWL SPACE PER AVAILABLE PLANS AND SITE OBSERVATIONS

NORTH

AUSTIN I.S.D.

DEPARTMENT OF CONSTRUCTION MANAGEMENT

WEBB MIDDLE SCHOOL

601 E. St John
Austin, Texas

FLOOR PLAN
1ST FLOOR

| APPROVALS | | |
|---|---|---|
| DRAWN | CHECKED | APPROVED |
| R.A. | | |
| 02/16/12 | | |
| DWG: 053-FLR-01 | | SHEET |
| DRAWING SCALE | | 1 OF 3 |
| 1" = 30' | | |

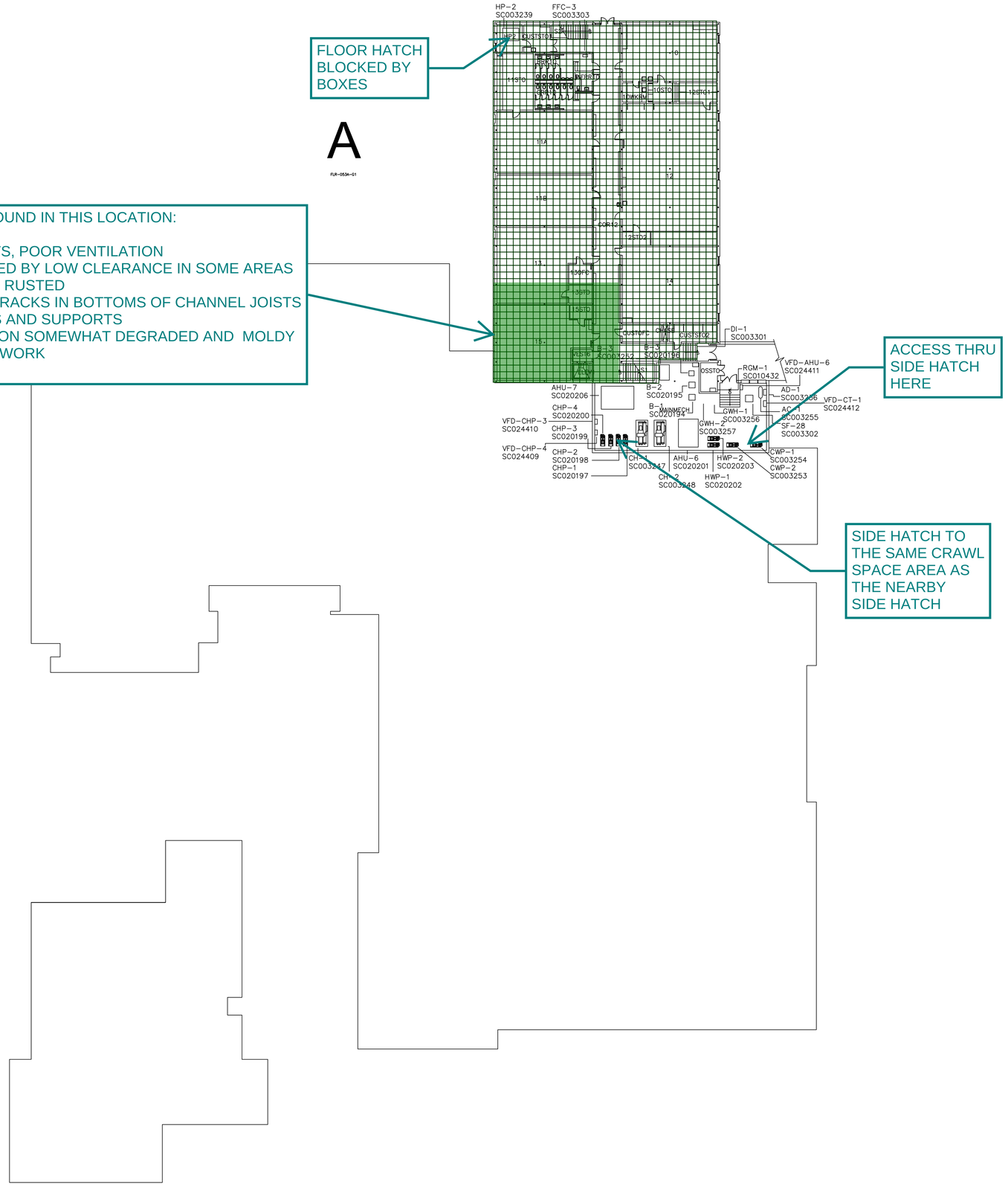
DRAFT

FLOOR HATCH BLOCKED BY BOXES

A

FLR-053A-G1

DEFICIENCIES FOUND IN THIS LOCATION:
1) DAMP SOIL
2) SWEATY DUCTS, POOR VENTILATION
3) ACCESS LIMITED BY LOW CLEARANCE IN SOME AREAS
4) HATCH FRAME RUSTED
5) SPALLS AND CRACKS IN BOTTOMS OF CHANNEL JOISTS
6) RUSTED PIPES AND SUPPORTS
7) PIPE INSULATION SOMEWHAT DEGRADED AND MOLDY
8) RUSTED DUCTWORK




ACCESS THRU SIDE HATCH HERE

SIDE HATCH TO THE SAME CRAWL SPACE AREA AS THE NEARBY SIDE HATCH

NORTH

AUSTIN I.S.D.

DEPARTMENT OF
CONSTRUCTION MANAGEMENT

WEBB
MIDDLE
SCHOOL

601 E. St John
Austin, Texas

FLOOR PLAN
GROUNDS FLOOR

| APPROVALS | | |
|---|---|---|
| DRAWN | CHECKED | APPROVED |
| R.A. | | |
| 02/16/12 | | |
| DWG: 053-FLR-G1 | | SHEET |
| DRAWING SCALE | | 3 OF 3 |
| 1" = 30' | | |

# Webb Middle School Site Summary

# Site/Civil Assessment

| | |
|---|---|
| Address | 601 E St. Johns Avenue, Austin, TX 78752 |
| Number of Permanent Campus Facilities | 2 |
| Original Year of Construction | 1968 |
| Total Campus Area | 15 Acres |
| Data Collection Method | Site Visit |
| Site Visit / Assessor | 1/24/2017 / B. Kwaterski |


## Introduction

The Webb Middle School campus is located at 601 E. St. Johns Avenue in Austin, Texas. Webb MS is adjacent to Webb Elementary School. The site visit and this report consist of all of the land encompassing Webb MS and Webb ES. The site consists of the main campus building, a fine arts building, tennis courts, portables, and a paved track.

## Development Information

| | |
|---|---|
| Watershed | Tannehill |
| Total Impervious Cover | 39% |
| Allowable Impervious Cover | 100% |
| Barton Spring Recharge Zone | Yes |

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

## Parking and Drives

| Parking and Drives | Configuration | Size (SF) |
|---|---|---|
| P1, Northwest corner, faculty and visitor Parking, Parent Drop Off, & Bus Drop Off | 65 CB<br>3 HC | 21,600 |
| P2, East lot, faculty/visitor parking, Parent Drop Off | 27 CB<br>2 HC | 13,213 |
| R1, (Horseshoe Bus/Parent Drop off) | - | 5,250 |
| R2, West edge of P1 leading to ES Portables | 14 CB | 7,008 |
| R3, Fire Lane South of Gated Fence | - | 10,083 |
| Student Parking | No | - |
| Loading Dock | Yes | - |

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_Webb_MS_Site_Civil_ Exhibit for additional information.

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| Site Improvements | Roadways<br>R1 | R1 consists of the horseshoe drop off area located off E. St. Johns Ave. It has alligator cracks near the driveway aprons, large transverse cracking throughout, and some longitudinal cracking in certain areas. | R1<br>Poor |
| | R2 | R2 extends off P1 on the northwest corner of the property and runs along the west edge of the campus. R2 designation stops at the gated fence where R3 continues as strictly a fire lane. Due to a parking shortage, R2 has numerous vehicles parking along the side on top of grass. | R2<br>Poor |
| | R3 | R3 is in excellent condition and looks like relatively new pavement. There is one section of raveling pavement near the covered play area on the south side near the fine arts building.<br><br>Roadway Deficiencies:<br>· R1 & R2 – Transverse Cracks throughout<br>· R1 & R2 – Longitudinal cracking in certain areas | R3<br>Excellent<br><br>Overall<br>Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | · R1 & R2 – Alligator cracking near driveway aprons<br>· R1 – Some curb and gutter is heaved and cracked<br>· R3 – One small area of raveling pavement | |
| | Parking Lots<br>P1<br><br><br><br>P2 | P1 is located on the northwest corner of the campus in front of the Webb portable office. It is used for bus and parent drop off. It appears that it was sealed within the last couple of years and cracks were filled. Some of the crack have widened and reopened. Striping for the drop off lanes is severely faded and barely noticeable.<br><br>P2 is located on the east side of campus and is used for faculty parking and parent drop off. The pavement has numerous longitudinal and transverse cracks with raveling of the surface throughout. Alligator cracking is very prevalent near the loading dock. There are a couple pot holes located in the parking stalls and a utility patch cutting across the middle of the lot. The curb and gutter on the far south entrance is in very poor condition and requires full replacement. Striping for the drop off lane and the curb paint needs to be repainted.<br><br>Parking Lot Deficiencies:<br>· P1 – longitudinal crack on north side has widened and reopened<br>· P1 – Raveling is occurring in a low spot near the accessible parking spots<br>· P1 – There is a pot hole on the south east corner<br>· P1 – There is a low spot where the pavement has sunken in on the east side. There is a drainage issue as indicated by sediment on the pavement.<br>· P2 – Curb and gutter needs replacement on south entrance<br>· P2- Numerous transverse and longitudinal cracks throughout<br>· P2 – Alligator cracking near loading dock<br>· P2 – A few potholes located in the parking stalls<br>· P2 – A large utility patch cuts across the middle of the lot | P1<br>Good<br><br><br><br>P2<br>Poor<br><br>Overall<br>Average |
| | Pedestrian Paving | There is an overall lack of ADA access on the north side of the school. The sidewalk along the northeast corner of the middle school is covered by a lot of sediment/gravel due to improper grading, erosion due to gutters not being tied to an underground system, and lack of landscape edging. There are a few sunken and broken sections of sidewalk throughout campus. There is a drinking water fountain to the south of the ES portables that needs a new concrete landing. Water from the fountain ponds on the sidewalk.<br><br>A sidewalk is recommended to extend from the MS to the track and field area. Currently it is all dirt and becomes mud during rain.<br><br>Pedestrian Paving Deficiencies: | Poor |

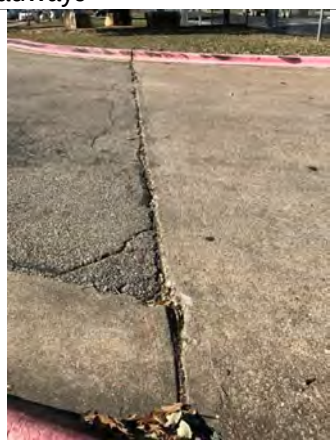
| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | · Various broken or sunken sections throughout campus<br>· There is severe erosion along the sidewalk along the NW corner of the NE main building.<br>· The sidewalk drainage cut just north of the MS portables is clogged<br>· The metal plate section on the north side by R1 is not flush<br>· Sidewalk covered with sediment for an extended length on NE corner of middle school, at the new ramp on the east side of P2, and just north of the fine arts building near an ES portable.<br>· Curb ramps are needed on the north side of campus near R1<br>· Two large pavers are cracked in half near the ES office entrance<br>· Backfill is needed along portions of sidewalk to eliminate drop off | |
| | Site Development | Overall the fences are in good condition. There are a few minor holes and bent sections. There is a lot of vegetation growing on the fence along the west property line.<br><br>A large amount of vegetation is growing out of a gutter along the west wall of the main building.<br><br>AISD security asked that a lock be put on the fence around the solar panel on the east side of the MS. Security stated that they will find students loitering inside the fence after school.<br><br>There is a bike rack on the north side of the school that is in good condition.<br><br>Site Development Deficiencies:<br>· Sections of fence are bent<br>· Sections of fence have holes<br>· There are piles of dirt and various debris that need to be removed<br>· There is a slab of concrete on the east side of the main building that appears to have no purpose and should be removed.<br>· A lock is needed for the fence around the solar panel | Average |
| | Site Drainage | The site drains from north to south and exits through a culvert just north of the track. This water then moves along the north side of the track in a wide and shallow ditch. Staff stated that water ponds in this ditch for days after rainfall and makes it difficult for students to get from the school to the track.<br><br>Majority of the school gutters, except for a few in the center courtyard, do not tie into an underdrain system.<br><br>Some of the portables do have gutters but do not tie into an underdrain. Many sides of the portables need gutters installed. Majority of the portables do not have the HVAC condensates draining to underdrain.<br><br>There is a drainage issue along the west wall of the main building that is | Poor |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | furthest north. During heavy rain water is entering the last two classrooms.<br><br>The south end of the covered playground is covered in sediment and indicates that water is ponding in this area.<br><br>There is a concrete flume extending from all of the gutter spouts on the south side of the main building. The flume is stopping somewhere under a MS portable on the SE side of campus.<br><br>Site Drainage Deficiencies:<br>· There are a couple pest holes near the building<br>· Regrading is needed to slope the surface runoff away from the building in certain locations<br>· There is erosion up against the building due to gutters not being tied in<br>· Gutters are needed on some portables<br>· Majority of gutters do not tie into an underdrain system<br>· Many condensates on portables do not tie into an underdrain system<br>· Water is entering some classrooms on the north side | |
| | Courtyards | The main courtyard is centrally located. There are four small area inlets that need to be unclogged. There is a picnic table that is busted and needs to be removed, and some landscaping is overgrown.<br><br>A couple landscape blocks near the front entrance of the MS need to be realigned.<br><br>Courtyard Deficiencies:<br>· 4 small area inlets are clogged and need to be uncovered<br>· A couple landscape blocks need readjusting | Good |
| | Landscaping | Overall there is a lot of exposed dirt on this site. Many areas need to be regraded and resodded. There are many locations that students are creating their own paths and wearing down the grass. Landscape edging is needed in some areas to differentiate planters from the grassy areas.<br><br>Landscaping Deficiencies:<br>· Many trees and areas that need to be remulched or refilled with decomposed granite<br>· Widespread areas that need regrading and resodding to reduce the amount of exposed dirt<br>· Trees and plants along the building are overgrown<br>· Some irrigation boxes are missing covers or have broken covers<br>· Some irrigation boxes are filled with debris/sediment | Poor |

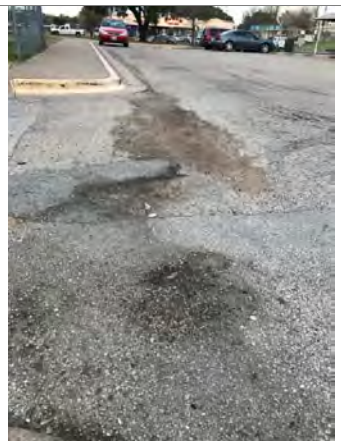
| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| | | · There are low spots along the north end of the main building and along the portables that need to be filled in. | |
| Site Utilities | Water Supply | There is one fire hydrant that needs to be repainted on the south side of the main building.<br>Water Supply Deficiencies:<br>· Need to repaint fire hydrant on south side | Good |
| | Sanitary Sewer | There is a sanitary manhole on the northeast end of campus that Security stated is broken and won't open.<br><br>Sanitary Sewer Deficiencies:<br>· Manhole cover on NE corner is busted and won't open (reported by security)<br>· The area around a few manholes needs to be backfilled<br>· There is no grease sampling enclosure. | Good |
| | Storm Sewer | Existing storm sewer drains are operational | Good |
| | Detention Pond | There is no detention pond on site. | N/A |
| | Other Site Mechanical Utilities | There are exposed wires along the south edge of the furthest south ES portable. There are overhead COMM lines hanging too low near the MS portables.<br><br>The dumpster on the NW side needs a concrete landing pad.<br><br>There is a power pole guide wire in the SW corner near the track that is missing a yellow sleeve. This poses a safety concern.<br><br>Other Utilities Deficiencies:<br>· Exposed wires and low hanging COMM lines need adjusting<br>· ES Dumpster needs a concrete landing pad | Good |

## Site Improvement Deficiency Examples

### Roadways

| | | |
|---|---|---|
|  |  |  |
| R1 alligator cracks and broken pavement | R1 Transverse cracks and busted C&G | R2 alligator cracks |

### Parking Lots

| | | |
|---|---|---|
|  |  |  |
| Sealed cracks reopening | Potholes and patches | Drainage Concern - Sediment |

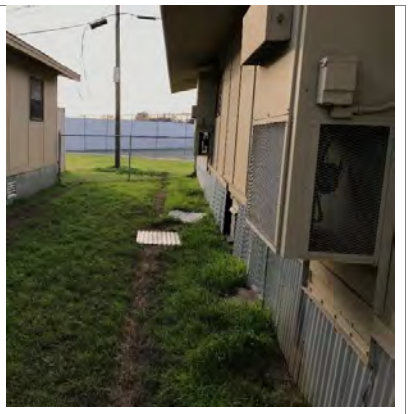
### Pedestrian Paving

| | | |
|---|---|---|
|  |  |  |
| Decomposed granite on sidewalk | Metal plate section not flush | Gutter flume clogged |

## Site Development

| | | |
|---|---|---|
|  |  |  |
| Bent fence | Mound of dirt with debris | Vegetation growing inside gutter |

## Site Drainage

| | | |
|---|---|---|
|  |  |  |
| Location on west wall where water is entering classrooms | Sediment on play area | Condensate drains not tied in |

## Courtyards

| | | |
|---|---|---|
|  |  |  |
| Clogged courtyard inlets | Broken picnic table | Landscape blocks to be adjusted |

## Landscaping

| | | |
|---|---|---|
|  |  |  |
| Tree roots needing soil and mulch | Large areas of dirt needing sod or granite | Overgrown tree blocking walkway |

## Site Utilities

| | | |
|---|---|---|
|  |  |  |
| Fire hydrant needing new paint | Busted manhole w/stuck lid | ES dumpster with no concrete slab |

## Play Fields

Areas presented in table are approximate.

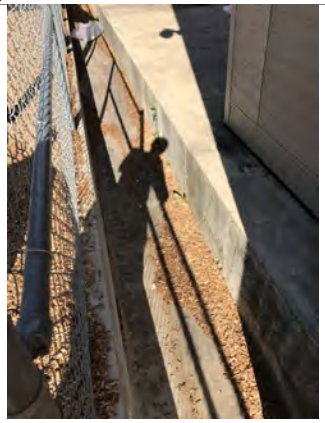
| Playfields | Count | Size (SF) |
|---|---|---|
| Basketball Courts | - | - |
| Tennis Courts | 2 | 11,300 |
| Soccer/Multi-Purpose | 1 | 65,000 |
| Baseball Field | - | - |
| Bleacher Seating | - | - |
| Track | 1 | 400 m |
| Green Space | - | - |
| Football Field | - | - |
| Playscapes | 1 | 4,375 |

| System | Subsystem | Condition and Deficiency Overview | System Condition Rating |
|---|---|---|---|
| Playfields | Tennis Courts | There are large transverse cracks on the court and near the edges the cracks are large enough that grass is growing.<br><br>One net needs tightening and the other needs to be replaced.<br><br>Tennis Court Deficiencies:<br>· Large transverse cracks on court<br>· Nets need replacing | Poor |
| | Track | The track surface is in poor condition as the edges are cracking, breaking off and heaving. There are also some holes in the surface that need patching.<br><br>Two sand pits are filled with vegetation and need to be maintained.<br><br>Track Deficiencies:<br>· Track edges are cracked, breaking off, and heaving<br>· Some holes in the track surface<br>· Sand pits are filled with vegetation | Poor |
| | Soccer Field/ Football | There is one large low spot in the center of the field that ponds with water. This was reported by gym staff.<br><br>Soccer/Football Field Deficiencies:<br>· Large low spot in center of field | Average |

| | | | |
|---|---|---|---|
| | | · Small low spot on the north edge of field with a metal pipe sticking up.<br>· There is a large culvert outfall on the south east edge of the track that needs to be regraded. There is erosion present as well. | |
| | Playground Equipment | There is a covered playscape between the ES portables and the MS main building. The area has new playground chips, but the chips are extending outside of the fenced area and collecting in a large concrete drainage canal on the east side of the playground.<br><br>Playground Deficiencies:<br>· Playground chips are extending outside the fenced area | Good |

## Playfield Deficiency Examples

Play Fields



Chips extending outside play area

Track edge cracking and heaving

Track edge cracking and heaving

Vegetation in sand pits

Outfall needing grading and rip rap

Tennis court large cracks

# 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. Roadway 1 – Remove alligator cracked pavement, patch, and mill. Then apply a structural overlay.
2. Roadway 1 - Remove and replace curb & gutter sections that are heaved and cracked.
3. Roadway 1 – Repaint fire lane markings on curb.
4. Roadway 2 – Remove alligator cracked pavement, patch, and mill. Then apply major overlay.
5. Roadway 2 – Widen roadway and provide parallel parking stalls along west edge of roadway.
6. Roadway 3 – Patch and seal one area that is raveling.

Parking Lots

1. Parking Lot 1 – Refill the minor longitudinal and transverse cracks.
2. Parking Lot 1 – Reseal area near accessible parking spots that is raveling.
3. Parking Lot 1 – Patch pothole on SE corner of lot.
4. Parking Lot 1 – Perform additional analysis on east side of lot where pavement appears to be sunken in and has sediment build up. (Drainage issue).
5. Parking Lot 2 – Remove alligator cracked pavement, patch, and mill. Then apply structural overlay.
6. Restripe lane designations and parking stall pavement markings.

Pedestrian Paving

1. Replace pedestrian paving that is heaving and has cracks.
2. Cleanout sidewalk drainage cut just north of MS portables.
3. Replace and fasten designated metal plate sections.
4. Add additional curb ramps on north side of campus to make more accessible.
5. Replace two large cracked pavers by ES office.
6. Backfill designated areas of sidewalk where a drop off is present.
7. Add sidewalk from south side of school out to track and soccer field.

Site Development

1. Repair fence as shown on exhibit.
2. Remove vegetation from gutter on west wall of main building.
3. Trim vegetation as called out on exhibit.
4. Place a padlock on gate to the fence around the solar panel on east side of MS.
5. Remove various dirt piles and debris around campus.
6. Remove slab of concrete on east side of MS.
7. Install dumpster pads and approach aprons.

Site Drainage

1. Perform drainage analysis along west wall of main building that extends furthest north. Determine a solution to prevent water from entering classrooms.
2. Fill in pest holes around building.
3. Regrade areas shown on exhibit to slope away from the buildings.
4. Tie gutters to underdrain.
5. Add gutters to portables and tie them into an underdrain.
6. Tie portable HVAC condensates into underdrain system.
7. Regrade under gutters where there are signs of erosion.
8. Analyze drainage on the south end of covered play area that is part of R3. The pavement needs to be raised or regrading needs to be done to the area to drain water to the culvert located just north of the track.

Courtyard

1. Unclog four small inlets.
2. Remove busted picnic table.
3. Trim vegetation.
4. Adjust landscape pavers near front entrance of MS.

Landscape

1. Analyze the irrigation system and determine whether the irrigation needs repair or replacement.
2. Mulch around all trees.
3. Fill in various low spots and resod or add decomposed granite to areas of exposed dirt.
4. Replace broken and missing irrigation covers.
5. Clean out sediment in irrigation boxes.
6. Backfill some irrigation boxes to make them more flush with surrounding ground.
7. Add landscape edging as shown on exhibit, particularly near playground where playground chips are eroding outside of the fenced area.

Site Utilities, Water/Sanitary

1. Construct concrete pad and approach for ES dumpster.
2. Restore and repaint fire hydrant south of main building.
3. Replace manhole and manhole cover on NE corner of campus.
4. Backfill around identified manholes on exhibit.

Other utility Mechanical

1. Remove or guard exposed wires along south edge of furthest south ES portable.
2. Adjust low hanging COMM line near MS portables.

Tennis Courts

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

Track

1. Replace the track surface.
2. Repaint lanes and lane numerals.
3. Perform maintenance on 2 sand pits.

Soccer/Football Field

1. Analyze ponding issue center of soccer field.
2. Fill in low spots shown on exhibit and remove metal pipe sticking out of the ground.
3. Regrade and add concrete or rock rip rap to prevent erosion at culvert outfall at the SE corner of track.

Playscape

1. Add edging or remove some of the playground chips to reduce the amount of chips leaving the playground and entering the large concrete drainage channel located to the east of the playground.

DRAFT


0 25 50 100
Feet

## Legend

1 Recommended Improvements

Drainage Improvement

Pavement Improvement

Sidewalk Improvement

NOTES:

1. THERE IS RAVELING IN THIS AREA.
2. THERE ARE TRANSVERSE CRACKS IN THIS AREA.
3. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
4. THERE IS ALLIGATOR CRACKING IN THIS AREA.
5. THERE IS A UTILITY PATCH IN THIS AREA.
6. THERE IS A POTHOLE IN THIS AREA.
7. THE PAVEMENT IS BROKEN.
8. THE PAVEMENT IS SUNKEN-IN.
9. THE SIDEWALK IS BROKEN/HEAVING/SUNKEN IN.
10. THERE IS EROSION UNDER AND/OR ADJACENT TO THE SIDEWALK.
11. THE SIDEWALK DRAINAGE CUT DOESN'T WORK AND/OR IS CLOGGED.
12. THE METAL PLATE SECTION IS NOT FLUSH WITH THE SIDEWALK.
13. THERE IS A WOODEN SIDEWALK SECTION.
14. ADDITIONAL CURB RAMPS ARE NEEDED IN THIS AREA.
15. THERE ARE BRICK PAVERS THAT NEED TO BE REPLACED.
16. THE SIDEWALK NEEDS TO BE BACKFILLED TO AVOID A DROPOFF.
17. THE SIDEWALK IS COVERED BY SEDIMENT.
18. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
19. THERE IS A HOLE IN THE FENCE.
20. AREAS OF MATERIAL/DEBRIS/CONCRETE NEED TO BE REMOVED.
21. BIKE RACK
22. THE FENCE NEEDS TO BE LOCKED.
23. THERE IS EVIDENCE OF PEST HOLES.
24. REGRADING IS NEEDED TO SLOPE AWAY FROM BUILDING.
25. THERE IS EROSION UP AGAINST THE BUILDING.
26. THE GUTTERS DO NOT TIE TO THE UNDERDRAIN.
27. GUTTERS ARE NEEDED IN THIS AREA.
28. THERE IS EROSION UNDER THE GUTTERS.
29. THE CONDENSATE DOES NOT TIE TO AN UNDERDRAIN.
30. THIS AN AREA OF KNOWN FLOODING ISSUES.
31. THE AREA INLET IS CLOGGED OR NEEDS TO BE UNCOVERED.
32. A LANDSCAPE ITEM/PAVER NEEDS TO BE REPLACED/ADJUSTED.
33. THIS AREA NEEDS TO BE REFILLED WITH DECOMPOSED GRANITE.
34. RESODDING IS NEEDED IN THIS AREA.
35. THERE IS OVERGROWN LANDSCAPING THAT NEEDS TRIMMING.
36. THE IRRIGATION BOX IS MISSING A COVER.
37. THE IRRIGATION BOX NEEDS TO BE CLEANED OUT OF DEBRIS.
38. THE AREA AROUND THE IRRIGATION BOX NEEDS TO BE BACKFILLED.
39. THERE ARE LOW SPOTS THAT NEED TO BE FILLED IN.
40. LANDSCAPE EDGING IS NEEDED IN THIS AREA.
41. THE FIRE HYDRANT IS IN POOR CONDITION.
42. THE MANHOLE IS DAMAGED.
43. THE AREA AROUND THE MANHOLE NEEDS TO BE BACKFILLED.
44. THERE ARE OVERHEAD CABLES THAT ARE HANGING TOO LOW.
45. THERE IS NOT A CONCRETE PAD AT THE DUMPSTERS.
46. THERE ARE CRACKS ON THE COURT.
47. AREAS OF THE TRACK ARE PEELING UP.
48. THE SANDPIT NEEDS TO BE CLEANED/MAINTAINED.
49. EDGING IS NEEDED TO BE PLACED/REPLACED/ OR REMOVED.
50. THERE ARE LOW SPOTS THAT NEED TO BE FILLED.
51. WATER IS PONDING ON THE FIELD.
52. DRAINAGE ELEMENTS NEED READJUSTING OR REPLACING.
53. THE NETS ARE IN BAD CONDITION OR NON EXISTENT.
54. CURB REPLACEMENT NEEDED
55. PAVED AREA & STRIPING NEEDED FOR ADDITIONAL PARKING
56. SIGN & POLE IN SIDEWALK NOT ADA COMPLIANT
57. REPAINT LANE DESIGNATIONS FOR THRU TRAFFIC
58. CURB PAINT NEEDED FULL LENGTH OF DRIVE BOTH SIDES
59. ELECTRICAL BOX OPEN SPICED WIRE
60. GUIDE WIRE NEEDS YELLOW PROTECTIVE JACKET
61. NEED TO ADD RAIL SO STUDENTS USE SIDEWALK
62. HEAVY EROSION - DRAINAGE STUDY NEEDED
63. OUTLET NEEDS COVER
64. CONCRETE FLUME APPEARS TO BE DRAINING UNDER PORTABLE
65. RESTRIPE YELLOW CENTERLINE SPLITTING LANES

Map Date: 3/8/2017

Imagery Source: Google/TNRIS 2016.

AUSTIN Independent School District

AECOM

**Webb MS**
**601 E St Johns Ave**